Council Minutes

CONFIRMED MINUTES

ORDINARY COUNCIL MEETING
7:00pm, 10 MARCH, 2020
Council Chambers (Level 1), Civic Centre,
23 Dundebar Road, Wanneroo

RECORDING AND ACCESS TO RECORDINGS OF COUNCIL MEETINGS POLICY

Objective

- To ensure there is a process in place to outline the access to recorded Council Meetings.
- To emphasise that the reason for recording of Council Meetings is to ensure the accuracy of Council Meeting Minutes and that any reproduction of these Minutes are for the sole purpose of Council business.

Implications

City of Wanneroo Strategic Community Plan 2017/2018 to 2026/2027:

"4 Civic Leadership
4.2 Good Governance
4.2.1 Provide transparent and accountable governance and leadership"

Recordings pertaining to the proceedings of Council Meetings shall be retained in accordance with the *State Records Act 2000.*

Implementation

This Policy shall be printed within the Agenda of all Council Meetings which include:

- Ordinary Council Meeting;
- Special Council Meeting;
- Annual General Meeting of Electors; and
- Special Electors Meeting.

To advise the public that the proceedings of the meeting are recorded.

Evaluation and Review Provisions

Recording of Proceedings

1. Proceedings for Council Meetings; as well as Deputations and Public Question Time during these meetings shall be recorded by the City on sound recording equipment, except in the case of a meeting where Council closes the meeting to the public.
2. Notwithstanding subclause 1, proceedings of a Council Meeting, which is closed to the public, shall be recorded where the Council resolves to do so.
3. No member of the public is to use any audio visual technology or devices to record the proceedings of a Council or Committee Meeting, without the written permission of the Mayor or the Mayors Delegate.

Access to Recordings

4. Members of the public may purchase a copy of the recorded proceedings or alternatively, listen to the recorded proceedings at the Civic Centre. Costs of providing a copy of the recorded proceedings to members of the public will include staff time to make the copy of the proceedings; as well as the cost of the digital copy for the recording to be placed on. The cost of staff time will be set in the City's Schedule of Fees and Charges each financial year.
5. Elected Members may request a copy of the recording of the Council proceedings at no charge.
6. All Elected Members are to be notified when recordings are requested by members of the public, and of Council.
7. Transcripts can be produced on the request of the Chief Executive Officer and will include staff time set by the City's Schedule of Fees and Charges.

City of Wanneroo

CONFIRMED MINUTES OF ORDINARY COUNCIL MEETING

HELD ON TUESDAY 10 MARCH, 2020

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M I N U T E S

Mayor Roberts declared the meeting open at 7:00pm and read the prayer.

Good evening Councillors, staff, ladies and gentlemen, we wish to acknowledge the traditional custodians of the land we are meeting on, the Whadjuk people. We would like to pay respect to the Elders of the Nyoongar nation, past and present, who have walked and cared for the land and we acknowledge and respect their continuing culture and the contributions made to the life of this city and this region and I invite you to bow your head in prayer:

Lord, We ask for your blessing upon our City, our community and our Council. Guide us in our decision making to act fairly, without fear or favour and with compassion, integrity and honesty. May we show true leadership, be inclusive of all, and guide the City of Wanneroo to a prosperous future that all may share. We ask this in your name. Amen

Please refer to agenda for details of full reports and attachments.

Item 1 Attendances

TRACEY ROBERTS, JP	**Mayor**

Councillors:

NATALIE SANGALLI	North Coast Ward
LINDA AITKEN, JP	North Coast Ward
CHRIS BAKER	North Coast Ward
SONET COETZEE	North Coast Ward
LEWIS FLOOD	North Coast Ward
FRANK CVITAN, JP	Central Ward
JACQUELINE HUNTLEY	Central Ward
PAUL MILES	Central Ward
DOT NEWTON, JP	Central Ward
VINH NGUYEN	South Ward
BRETT TREBY	South Ward
GLYNIS PARKER	South Ward
DOMENIC ZAPPA	South Ward

Officers:

DANIEL SIMMS	Chief Executive Officer
MARK DICKSON	Director, Planning and Sustainability
HARMINDER SINGH	Director, Assets
DEBBIE TERELINCK	Director, Community & Place
NOELENE JENNINGS	Director, Corporate Strategy & Performance
SHANE SPINKS	Manager Community Facilities
EMILLE VAN HEYNINGEN	Manager Strategic Land Use Planning & Environment
GREG BOWERING	Manager Approval Services
SCOTT CAIRNS	Manager Waste Services
KAREN MCPHERSON	Communications & Brand Business Partner
NATASHA SMART	Manager Council & Corporate Support
YVETTE HEATH	Minute Officer

Item 2 Apologies and Leave of Absence

HUGH NGUYEN South Ward

Moved Cr Newton, Seconded Cr Cvitan

That Cr Baker be granted a leave of absence from 4 July to 19 July inclusive.

CARRIED UNANIMOUSLY

There were 35 members of the public and two members of the press in attendance.

Item 3 Public Question Time

Public Questions Received in Writing

PQ01-03/20 Mr K Roberts, Amos Road, Wanneroo

Item PS04-03/20 Consideration of Amendment No. 4 to the East Wanneroo Cell 3 Approved Structure Plan

1. *Why has the Council not reviewed this submission by considering how the current R20 zoning aligns with the City's overall housing strategy and the potential impacts or improvements with R40 zoning, making a decision on what the proposal is for R40 zoning over current R20?*

   Response by Director, Planning & Sustainability

   At the time of formulating LPP3.1, Scott Road was not serviced by a bus route. Considering the provisions of LPP3.1, the applicant has requested an amendment to recode the amendment area from Residential R20 to R40.

2. *How can the council make a recommendation without considering both R20 (current) and R40 (potential state) and making a recommendation in line with the facts regarding both? Some of the main supporting points raised by the council are also true, if not more so, when looking at R20 zoning. Particularly given the common Council comments of "fitting with the area" and "supplying a housing variety" are certainly more true for R20 considering new developments within Wanneroo. A clear differentiation is needed here.*

   Response by Director, Planning & Sustainability

   The proposal was assessed under the provisions of the City's LPP3.1 and the WAPC's Liveable Neighbourhoods policy. The amendment area is located outside the housing precincts as identified in LPP3.1 and the proposal has therefore been assessed against the criteria listed in Table 3 of LPP3.1 which apply to other infill development outside the housing precincts.

   At the time of adopting the structure plan in January 2001, Scott Road was not serviced by a high frequency bus route. Therefore the amendment area was coded R20.

   One of the criteria to be satisfied by the proposal is that the amendment area being located within 250 metres of a high frequency bus route designated stop. In this regard the following matter was noted in the Council report:

"Although LPP 3.1 identifies higher density development may be appropriate within 250 metres of a high frequency bus route, regard should also be given to walkable catchment efficiency as outlined in Liveable Neighbourhoods (LN). LN considers that typically, most people will walk up to 400 metres for daily activities and up to 800 metres to a train station or town centre. The amendment area falls predominantly within a 400 metre catchment area of high frequency bus route 467 (designated stop on Scott Road) which demonstrates the land is in close proximity to public transport as required by Criterion No. 2."

3. *Based on commentary in both this agenda and February's agenda it is pretty clear a developer is already involved here as the proposed road layout change is very specific, and will ultimately define a block layout to optimally support R40 zoning. Otherwise, why doesn't the Council reject this road proposal to be "considered during the subdivision stage" and only consider the rezoning proposal against its merits. Furthermore, not one reply to this submission has been in support of this development (the two in support conditions to support have been completely rejected for consideration by the council). My local petition now sits at over 150 signatures. Are the views of the local's whom voted for elected members of the Council not even deserving of a mention?*

Response by Director, Planning & Sustainability

In regard to the road layout it was noted in the report as follows:

"The proposed amendment depicts a road across the site between High Road and Amos Road. This is only a concept and is not part of a typical structure plan. The applicant has amended the proposal to remove the road reserve and correctly show the entire site being recoded from R20 to R40. A road reserve will be created through a future subdivision application if one is necessary for future development."

The City received 12 submissions during the first round of advertising and three during the second round of advertising. The City did not receive the 150-signature petition.

4. *The Council have still either not reflected at all or have partially reflected the concerns I have raised in my submission document in the summary items on page 45 of the March Briefing Agenda. Particularly around where I have outlined misalignment with the proposal against all 4 objectives of LPP 3.1 - not just around 'housing affordability' - which I haven't even discussed. Additionally on page 47 discussing my commentary on LPP 3.1's objective 2 is only partially reflecting what I wrote to clearly weigh in favour for the proposal - this is deliberately misleading and shows a lack of transparency in itself. The other major item of concern raised being the lack of or incorrect facts or data in the Proposal document, discussed below in point 2. Can the council comment as to why they are omitting critical information from the public submissions?*

Response by Director, Planning & Sustainability

In regard to the objectives of LPP3.1 it was noted as follows in the report:

"The objectives of LPP3.1 are as follows:

To address State government policy to increase housing density within the existing urban footprint of the metropolitan region and meet State Government infill housing targets;

- *To address housing affordability within the City by providing a variety of housing stock. ;*

- *To better utilise existing infrastructure and amenities in existing suburbs by providing additional dwellings in close proximity; and*
- *To promote higher density development in appropriate locations.*"

The proposed amendment supports the objectives of LPP3.1 as follows:

- It addresses the WAPC's State Planning Policy 3 – Urban Growth and Settlement by proposing higher density development in areas accessible to transport and services
- The proposed R40 density addresses housing affordability by providing a variety of housing stock;
- The proposed amendment would better utilise the existing infrastructure and amenities available in this locality; and
- As demonstrated in Table 3 above the amendment promotes R40 density in an appropriate location.

5. *Like in the Proposal document, the spatial distance reference in this Agenda are not correct I have raised these concerns and highlighted the lack of consistency and definition around how distances have been calculated. As per Liveable Neighbourhoods distance people would generally walk is 400m using the pedestrian network. This should be the baseline to calculate all the distances by, or it should be clearly highlighted this is not the case. On page 48, as stated in my questions last month, direct line distances are compared to LN 400m criterion - this is not a like to like comparison. Using the possible block layout provided by in the proposal, well less than 50% of the block fall within a 400m walking distance. In fact the overall average walking distance, by block over the layout is approximately 500m, well outside the 400m definition. How can the council justify the proposal meets the LN criteria without doing a like for like comparison?*

Response by Director, Planning & Sustainability

The Scott Road bus stop is located approximately 60 metres from the intersection of Scott Road and High Road. If the developer choose to undertake a conventional subdivision development, the walking distance between the farthest lot on Amos Road via Scott Road/High Road/Amos Road and the bus stop would be 479 metres and the closest lot on High Road would be 261 metres away. Therefore the average distance is 370 metres.

6. *It is not clear exactly what criteria the council are assessing this proposal against. Administration has stated that the "Council is required to make a decision on the planning merits of a proposal when considered against the City's planning framework" however out of the 4 supporting points on page 49, one is referencing a WAPC policy and the others are factually untrue or unsupported. Can the council clearly define the assessment criteria for planning proposals and provide a fact based and supported recommendation?*

Response by Director, Planning & Sustainability

See response Item 4 above.

7. *Of the 4 supporting points outlined on page 49*
- Point 1 provides no facts to support the statement. Does not define/ distinguish between a benefit of development in general or an R20 - R40 benefit.
- Point 2 - I have discussed this in my submission (as outlined previously). R40 zoning is likely more expensive than existing R20 housing and the City already has countless

R40 developments in progress. Point two also does not clearly define if it is addressing development in general or an R40 benefit over R20. R40 does not succeed in providing variety nor affordability.
- Point 3 - tied back to previous points, this does not define a benefit of R40 in excess of R20. Nor have the points regarding this in my submission in line with this been considered or raised.
- Point 4 - previously discussed. Is not an appropriate location as defined in LPP 3.1.

Response by Director, Planning & Sustainability

The submitter is referring to Administration's response to the four objectives of LPP3.1. In this regard the following response is provided.

Objective 1 – This relates to the WAPC State Planning Policy on Urban Growth and Settlement which encourages higher density development in areas accessible to transport and services. In this instance the amendment area is within walking distance to the bus stop on Scott Road and the area is well serviced with power, water and sewerage.

Objective 2 relates to housing affordability. It was reported as follows in the Council report:

The submitter has stated that considering the recent Wanneroo land sales as available on a real estate website, an R40 3-bedroom house and land package could cost A$320-380,000, whereas a R20 4-bedroom house and land package would cost around A$425,000. Based on the lot area and the size of the house in both scenarios, the submitter believes that an R40 block is not affordable.

One of the objectives of LPP3.1 is to address housing affordability within the City to provide a variety of housing stock. In the discussion paper on Planning Provisions for Affordable Housing released by the former Department of Planning in 2013, affordable housing was referred to individual dwellings that are sold or rented to low to moderate income household at a rate they can afford. The above information has demonstrated that an R40 house and land package is more affordable than and R20 house and land package. Therefore the amendment proposal satisfies the objective of LPP3.1.

Objective 3 is to better utilise the existing infrastructure. The amendment proposal will better utilise the existing infrastructure such public transport.

Objective 4 is to promote higher density development in appropriate locations. The amendment area being located within walking distance to the bus stop on Scott Road, it is considered be an appropriate location for higher density development.

8. *The second advertisement of this proposal does not appear to have been circulated out to the same wider audience as in the first round given the agenda comments. Also the timing over the Christmas and New Years period meant that it may have been missed by many members of the public. Can the council confirm how many letters were sent on both advertisements and why the second did not get a mention in the local newspaper nor was a sign posted to inform a wider audience? I have since increased the petition to over 150 signatures, most of which were completely unaware despite being closer to the area that the supporting submission from Chicquita Place received during the first round of advertising.*

Response by Director, Planning & Sustainability

Under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 the local government must advertise an amendment proposal in one

or more of the following ways:

- Notice to owners and occupiers; or
- Notice in the local newspapers; or
- Notice in the website; or
- Sign on site,

For between 14 day and 28 days.

A notice was placed in the Wanneroo Times of 7 November 2019 and on the City's website. The City wrote to all those one hundred residents and occupiers who were contacted during the first round of advertising.

In view of the Christmas season, the City re-advertised the amendment for a period of 35 days (seven days more than the statutory period of 28 days) from 5 December 2019 to 9 January 2020.

No sign was placed at the site. Administration concluded that the other consultation was adequate.

9. *The council has been quite adept in pushing questions aside referring to the "subdivision stage" regarding community concerns regarding capping block sizes, building covenants and driveways etc. Where it benefits the proposal but quick to push back on items such as enclosing the development and making in a private estate "not fitting in with the area". This is not operating with consistency or transparency. Ultimately the new proposed road layout will more or less determine the final block layout which ties to the community concern which has been disregarded. This being the case, the current road approval should be maintained and the council should reject the new road layout as it offers no value "until the subdivision stage". A road layout change can be considered at the "subdivision stage" and the council should only consider the zone recoding proposal against its merits.*

Response by Director, Planning & Sustainability

The proposal is to consider an amendment to the structure plan to increase the residential density from R20 to R40. Many of the issues raised related to the next stage in the planning process which is the subdivision of the land. At the subdivision stage the road layout will be determined as well as the size and location of lots. All of this has to be in accordance with the provisions of the Residential Design Codes and the Liveable Neighbourhoods policy.

It was also noted in the report as follows:

The proposed amendment depicts a road across the site between High Road and Amos Road. This is only a concept and is not part of a typical structure plan. The applicant has amended the proposal to remove the road reserve and correctly show the entire site being recoded from R20 to R40. A road reserve will be created through a future subdivision application if one is necessary for future development.

10. *Pretty minimal work has been done to check off the engineering aspects of the rezoning, particularly around the traffic impact statement and the surface stormwater drainage. The current agenda references a study/ data collected by the City outside of the proposal regarding the Traffic impact statement on High Road only, this information is not included inside the proposal. The Amendment makes many statements such as "this would have been accounted for when the area was planned" - with no facts, statements or references to back it. Can the Council confirm of the area east of Amos Road to Leonore was always planned to be R40 density and that stormwater, power,*

water and footpath infrastructures as well as park facilities (including the access and facilities were designed for this area of Wanneroo was planned back in the 80/90s? This is what the amendment is stating as fact.

Response by Director, Planning & Sustainability

The area between Amos Road and Lenore Road is currently zoned Residential, Public Purpose and Special Rural in the District Planning Scheme No.2. The Residential zone falls within East Wanneroo Cell 3 and makes provision for 10% public open space. The amendment area was coded R20 in the originally approved structure plan. Considering the provisions of LPP3.1, the applicant has requested an amendment to the structure plan by recoding the area to R40. At the subdivision stage (the next stage in the development process) the developer will be required to address matters relating to stormwater and provide footpaths as required. The developer will also be required to provide all necessary infrastructure services including water and power and liaise with the relevant authorities to ensure this is delivered. This is normally a condition(s) of subdivision.

11. *In line with many of the above points, the advertisement of the planning proposal for the Ingham's Farm is much more factually sound. Why do the council not have a quality acceptance criteria for proposals? Why does the Council not consider the big picture over the whole City of Wanneroo rather than trying to check a few criteria via poor practice?*

Response by Director, Planning & Sustainability

East Wanneroo Cell 3 Structure Plan No.3 was approved by the WAPC in 2001. Any development proposal within this cell will be assessed under the provisions of this structure plan, relevant District Planning Scheme No.2 provisions and planning policies. Each proposal at the various planning stage is required to provide satisfactory information to enable the City to determine the proposal.

12. *Why did my questions from February's meeting seem to disappear and not get answered? They did get acknowledged, but not answered.*

Response by Director, Planning & Sustainability

The item was withdrawn from the February Council meeting Agenda.

The following are Mr Roberts questions to Council's February Meeting and Administrations response as noted in the schedule of submissions.

1.There should be a covenant on housing relating to design criteria on minimum building verge/street offsets/ building height restrictions, roof materials, minimum lot sizes/widths etc.

Response:
The proposal is to recode the amendment area from Residential R20 to R40. The applicant intends to subdivide the land to create R40 lots. The design of the dwellings on each lot will be determined as per the provisions of the R-Codes, which prescribes development standards such as setbacks, minimum lot size ($180m^2$) and building height. Therefore there is no need for a covenant to enforce the R-Code standards.

If the developer, however, wishes to impose design standards over and above the R-Codes standards, on colour of the roof, brick, boundary fence etc. then they may do so through a private restrictive covenant with the prospective purchasers and the City will not be a party to this covenant.

2. The amendment does not consider any alternative scenarios such as area becoming a private estate.

Response:
The proposal is to recode the land from R20 to R40. There is no requirement for this level of detail to be provided at this stage of the planning process.

3. the amendment will increase traffic and also about the impacts of vehicles parked on the street, particularly given the proximity to Wanneroo Primary and Secondary schools.

Response:
The applicant submitted a Traffic Impact Assessment (TIA) which estimated that the amendment area could yield 64 R40 lots. At the rate of 8 vehicle trips per dwelling per day, the total volume of traffic generated would be 512 vehicles per day (vpd) of which, 40% (204 vpd) is expected to exit via Amos Road and 60% (308 vpd) via High Road.

The width of the road reserve and carriageway of Amos Road and High Road are 20 and 7.2 metres respectively. As per the provisions of the Western Australian Planning Commission's (WAPC) Liveable Neighbourhoods Policy, these roads have a capacity to carry an indicative traffic volume of 3,000 vpd. The 2018 traffic volumes on Amos Road and High Road were 419 and 1584 vpd respectively. The additional volume of traffic generated by the proposed development is not likely to impact on the normal flow of traffic on these roads.

The City's Transport and Traffic section has assessed the TIA and advised that the traffic generated by this development would not impact on the normal movement of traffic on Amos Road and High Road.

In regard to vehicles parked on the street it is noted that every dwelling proposed when the land is subdivided will contain two parking bays as per the provisions of the Western Australian Planning Commission's Residential Design Codes.

4. *The number of lots at R40 development could exceed the estimated 64 lot yield.*

Response:
The submitter is concerned that the amendment area could yield 94 R40 lots at an average lot size of 220m^2 in area. The submitters calculations do not take into account the land required for a 15-metre wide internal road and any common property access way(s) that may be required. The exact number of lots can be determined only at the subdivision stage.

Public Questions Received at the Meeting

PQ02-03/20 Mr A Campbell, Dirleton Loop, Butler

Item PS01-03/20 Petition PQ01-10/19 "Request for the City of Wanneroo to Declare a Climate Emergency"

If the WALGA Climate Change Declaration is passed, is it going to heavily influence and affect Council decision-making in the future and if so, to what extent?

Response by Director, Planning and Sustainability

Attachment 2 of the report sets out the Council's declaration. WALGA provides a template and Council has amended that to reflect the local circumstances that it sees and reflects the

Council's commitment to climate change which is in addition to a raft of measures that Council has in place such as Adaption and Mitigation Strategy; Energy Reduction Plan and other items referenced within the report. It is a declaration of Council intent but also reflects the need for local governments to work collaboratively to address this issue as it is not just an issue for the City but it is a global issue.

PQ03-03/20 Mr D Wake, St Road Quinns Rocks

Item PS01-03/20 Petition PQ01-10/19 "Request for the City of Wanneroo to Declare a Climate Emergency"

Great to see young people taking the initiative and raising the issue of climate change. It is happening and time to take action so declaration of a climate emergency would be a great step by the Council. A number of other institutions around the world have done this. It sends a signal to State and Federal Government who could be doing more and showing the community that it is reflecting growing concern about our changing climate which is impacting on communities, the economy and the environment as highlighted by the events on the East Coast this summer. IPCC highlight that the UN has said there is 10 years to take action to significantly reduce emissions by 2030 and zero emissions by 2050 but at the current rate we are not going to get there. While this may be symbolic to some degree, it is a good step forward.

Response by Mayor Roberts

Take that as a statement and like to acknowledge the good work you and the Quinns Rocks Environmental Group do in the community and thank you as the initiator of that group.

Item 4 Confirmation of Minutes

OC01-03/20 Minutes of Ordinary Council Meeting held on 10 February 2020

Moved Cr Huntley, Seconded Cr Baker

That the minutes of the Ordinary Council Meeting held on 10 February 2020 be confirmed.

CARRIED UNANIMOUSLY

Item 5 Announcements by the Mayor without Discussion

OA01-03/20 Welcome to Shire of Gingin Representatives

Welcome to our visitors from the Shire of Gingin, Shire President Cr Wayne Fewster and fellow Councillors plus the CEO Mr Aaron Cook and Executive staff who have come to view our Council meeting tonight.

OA02-03/20 Deputy-Mayor Cr Cvitan - Appointment of Mayor as President of WALGA

Deputy Mayor Cr Cvitan announced that at the WALGA State Council meeting Mayor Roberts was successfully appointed as President of WALGA. He passed on everyone's congratulations on the appointment and added that she would be a worthy representative for the State as well as for local Council.

OA03-03/20 Presentation of Certificate of Appreciation - Organisation of African Communities WA

Ladies and Gentleman, I am very proud this evening to present a Certificate of Appreciation from the Organisation of African Communities WA for our $5,000 sponsorship of the WA African Communities Awards 2019.

The City highly values its relationship with the Organisation of African Communities, a not-for-profit group that provides support, services and representation for all African people living in WA.

We are especially appreciative of the Organisation's Executive President Joe Tuazama who gives up his time to chair of the City's Multicultural Advisory Group. Joe's advice was a contributing factor to the huge success of the Wanneroo Festival this year which attracted 10,000 people.

I am proud and honoured to be the Mayor of such a wonderful and progressive City that supports such an important community group.

Item 6 Questions from Elected Members

CQ01-03/20 Cr Coetzee - Completion of Coastal Path between Burns Beach and Mindarie

In the Community News last week there was an article about the coastal path between Burns Beach and Mindarie, how is this progressing and when will it be completed?

Response by Director Assets

The coastal dual use path from Burns Beach to Mindarie is a joint project between the City of Wanneroo, the City of Joondalup and the Western Australian Planning Commission. This project received $2m funding from WAPC with both Cities contributing the remainder of funds. There are three sections of this dual use path with the middle section of 2.5km being fully complete. Tamala Park Regional Council has contributed approximately $730,000 to the 550m section to the north joining the Catalina development and we are awaiting a clearing permit approval for that section, after which time construction will commence and take about 3-4 months. City of Joondalup is project managing the project on behalf of all three organisations and have been working with Peet Development for a number of years to complete the section to the South, adjoining the Burns Beach development, but there is no firm confirmation of when that will be completed.

Item 7 Petitions

New Petitions Received

PT01-03/20 Request Traffic Control Measures, Dalecross Avenue, Madeley

Cr Zappa presented a petition of 24 signatories requesting the City of Wanneroo to provide more effective traffic control measures to slow the speed of traffic in Dalecross Avenue, Madeley.

Moved Cr Parker, Seconded Cr Treby

That Petition PT01-03/20 be received and forwarded to the relevant Directorate for reporting back to Council.

CARRIED UNANIMOUSLY

Update on Petitions

Nil

Item 8 Reports

Declarations of Interest by Elected Members, including the nature and extent of the interest. Declaration of Interest forms to be completed and handed to the Chief Executive Officer.

Cr Treby declared an indirect financial interest in Item CP01-03/20 due to being employed by DLGSCI to provide strategic advice on major sporting and cultural infrastructure, including the item before Council. (20/105483)

Cr Coetzee declared an impartiality interest in Item CP02-03/20 due to the two aquatic centres mentioned in the report being a part of her local government election campaign in 2019.

Cr Baker declared an impartiality interest in Item CP02-03/20 due to living 3km from the site advocated by YBJV Partners and having advocated this site plus the need for a 50m pool during his local government election campaign in 2019.

Planning and Sustainability

Strategic Land Use Planning & Environment

PS01-03/20 Petition PQ01-10/19 "Request for the City of Wanneroo to Declare a Climate Emergency"

File Ref:	26259 – 19/421108
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	2

Moved Cr Sangalli, Seconded Cr Parker

That Council:-

1. ENDORSES the City of Wanneroo becoming a signatory of the Western Australian Local Government Association Climate Change Declaration;

2. NOTES the continuation of the City's integrated approach to climate change through implementing existing measures to adapt to and mitigate climate change, within the City's jurisdiction and ability, including the Climate Change Adaptation and Mitigation Strategy, Energy Reduction Plan, and Waterwise Council Action Plan; and

3. NOTES that the City will continue to improve data collection and management associated with greenhouse gas emissions to allow for setting baselines and targets and setup ongoing monitoring.

Motion to Amend

Moved Cr Zappa, Seconded Cr Treby

To add a new recommendation 4.

4. REQUESTS the City establish a "Youth Forum on Climate Change" for Wanneroo residents to seek feedback and input into the City of Wanneroo's commitments as stated in the Western Australian Local Government Associations Climate Change Declaration.

CARRIED UNANIMOUSLY

Substantive Motion as Amended

That Council:-

1. ENDORSES the City of Wanneroo becoming a signatory of the Western Australian Local Government Association Climate Change Declaration;

2. NOTES the continuation of the City's integrated approach to climate change through implementing existing measures to adapt to and mitigate climate change, within the City's jurisdiction and ability, including the Climate Change Adaptation and Mitigation Strategy, Energy Reduction Plan, and Waterwise Council Action Plan; and

3. NOTES that the City will continue to improve data collection and management associated with greenhouse gas emissions to allow for setting baselines and targets and setup ongoing monitoring.

4. REQUESTS the City establish a "Youth Forum on Climate Change" for Wanneroo residents to seek feedback and input into the City of Wanneroo's commitments as stated in the Western Australian Local Government Associations Climate Change Declaration.

The substantive motion as amended was put and

CARRIED UNANIMOUSLY

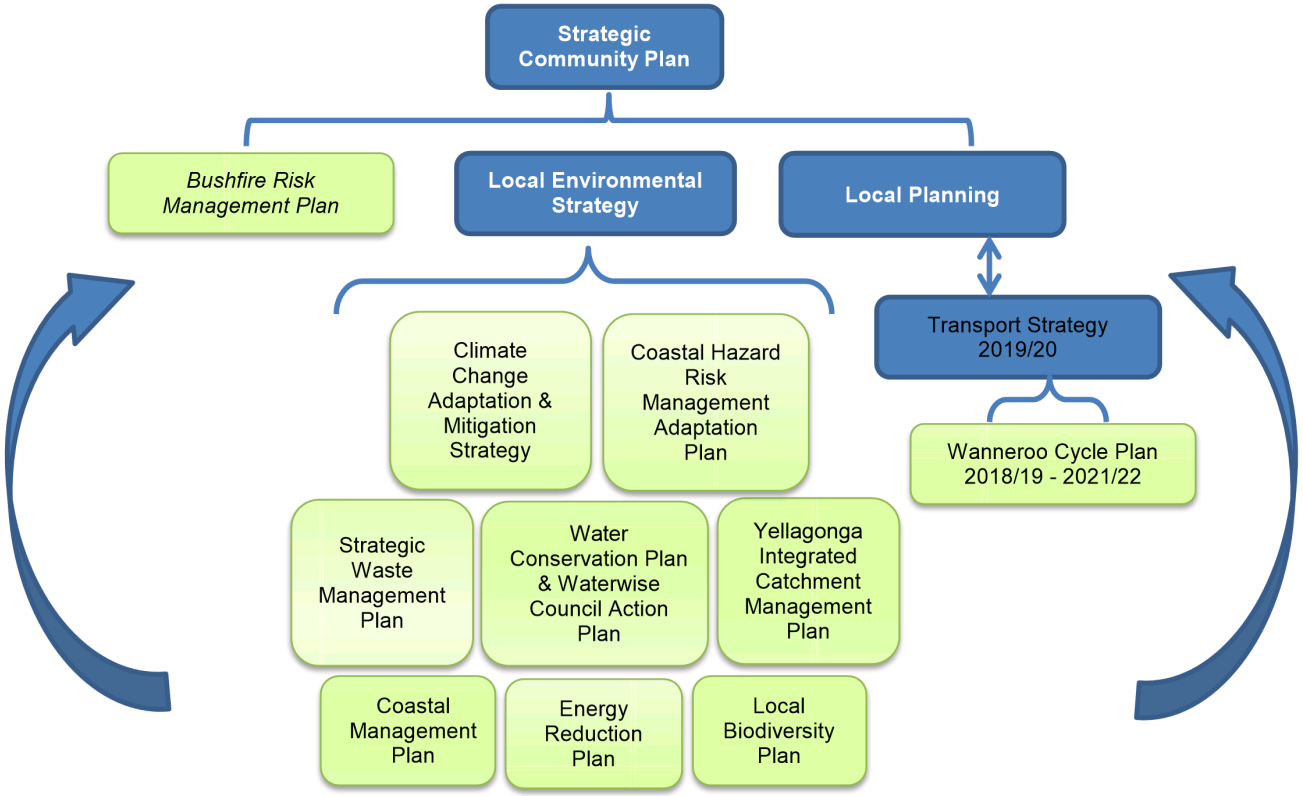


Figure 1: Visual representation of the City of Wanneroo's approach to addressing the issue of climate change

The Western Australian Local Government Declaration on Climate Change

City of Wanneroo acknowledges that:

- Evidence shows that climate change is occurring.
- Climate change will continue to have significant effects on the Western Australian environment, society and economy, and the Local Government sector.
- Human behaviours, pollution and consumption patterns have both immediate and future impacts on the climate and environment.

City of Wanneroo supports the:

- Environmental, social and economic benefits of addressing climate change immediately.
- Achievement of sustainability through a balance between the environmental, economic and social impacts.
- Opportunity for Local Government to demonstrate leadership in climate change management within its ability and jurisdiction, and working with and encouraging the community to come along the journey.
- Development of equitable and implementable State and Commonwealth strategies for climate change management.

City of Wanneroo as a signatory to the Declaration commits to:

- Set an appropriate, individual Local Government emissions reduction target and work toward its achievement.
- Work with State and Federal Government to pursue appropriate funding for implementation of key actions and activities for climate change management at a local level.

DRAFT

- From time to time assess the regionally specific risks associated with climate change and implications for Local Government services, and identify areas where appropriate mitigation and/or adaptation strategies should be applied.
- Review and update the existing Climate Change Adaptation and Mitigation Strategy/ Action Plan for climate change actions across all Local Government functions.
- Ensure that, at appropriate intervals, the strategic plan and policies for the Local Government are reviewed and amended to reflect climate change management priorities and emissions reduction targets.
- In due course, as resources become available, further pursue encouragement and empowerment of local community and local businesses to adapt to the impacts of climate change and to reduce their greenhouse gas emissions.
- Monitor the progress of selective climate change initiatives and ensure achievements are communicated to Council and Community.

Signed:

Mayor - City of Wanneroo

Date:

Signed:

President - Western Australian Local Government Association

Date:

PS02-03/20 Review of Local Planning Policy 3.3: Fauna Management

File Ref:	34620 – 19/481019
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	2

Moved Cr Sangalli, Seconded Cr Baker

That Council:-

1. **Pursuant to Subclause 5 (2) of the deemed provisions of DPS 2, ADOPTS the final draft revised Local Planning Policy 3.3: Fauna Management included in Attachment 1;**

2. **Pursuant to Subclause 4 (4) of the deemed provisions of DPS 2, PUBLISHES notice of its adoption of the Policy in the Wanneroo Times and North Coast Times Community newspapers; and**

3. **FORWARDS a copy of the adopted Policy to the Western Australian Planning Commission for its information.**

CARRIED UNANIMOUSLY

Planning and Sustainability
Local Planning Policy Framework
Local Planning Policy 3.3: Fauna Management

City of Wanneroo

AUTHORISATION	Adopted 13 November 2018
REVIEW	Biennial. Next scheduled review 2020

Policy Objectives

The objectives of this Policy are to:

1. Ensure the effective management of macro-fauna by landowners and/or developers of land proposed for urban development; and

2. Avoid the unwanted impacts of displaced macro-fauna due to habitat disturbance.

For the purpose of this Policy, 'fauna' and 'macro-fauna' relates specifically to kangaroos and emus.

All other fauna are covered by the existing requirements for preparation of a Vegetation and Fauna Management Plan (FVMP), or equivalent, in accordance with clause 4.24 of District Planning Scheme No. 2.

Related Documents

Environmental Management Plan Guidelines – These guidelines provide specific detail relating to all types of environmental management plans.

Policy Provisions

Part 1 - Principles of Fauna Management

1.1 The protection and management of all fauna located on a development site is the responsibility of the owner of the land and not the community, the City of Wanneroo, or the Department of Biodiversity, Conservation and Attractions (DBCA);

1.2 Fauna shall be managed in a proactive manner by the developer or land owner prior to the removal of vegetation or disturbance of habitat;

1.3 No fauna should be allowed to remain unmanaged within a developed area;

1.4 'Directional clearing' (referring to the method of land clearing in a predetermined direction so that fauna moves away from the site) in order to displace fauna populations into surrounding habitat will not be an accepted method of fauna management; and

1.5 Fauna shall be managed in a humane manner at all times and in accordance with all relevant animal welfare legislation, including post relocation. Costs associated with the appropriate and humane management of fauna are considered to be a normal cost of development borne by the developer.

Part 2 - Requirements for Fauna Management

2.1 In accordance with clause 4.24 of District Planning Scheme No. 2, a 'Vegetation and Fauna Management Plan' (VFMP) should be prepared in accordance with the City of Wanneroo Environmental Management Plan Guidelines to support Structure Plans, subdivision applications or development applications for bulk earthworks. A VFMP should address the key principles of fauna management set out in Part 1 of this policy and include any of the fauna management measures listed in provision 2.2;

2.2 Prior to any disturbance or clearing of existing native vegetation/natural wildlife habitat and/ or approvals given to commence modification of a site, the following measures will be required to be undertaken by a suitably qualified expert on behalf of the land-holders/landowners:

2.2.1 Survey the fauna (type and number) contained on the site/property intended to be cleared and developed, and document appropriately, including potential impacts to fauna and how those impacts will be avoided or minimised.

2.2.2 Install kangaroo and emu proof fencing to the satisfaction of the ~~DBCA and the~~ City of Wanneroo prior to the disturbance of existing habitat where macro-fauna is known to be present. Fencing needs to encompass the entire perimeter of the ~~section of land~~ land holding that is intended to be ~~either~~ disturbed ~~or cleared,~~ and needs to be in place for the duration of site works across all stages of development.~~;~~

2.2.3 Fencing will include signage at intervals of 75 metres or intervals as required by the City to direct any enquiries to the developer/landowner and the DBCA.

2.2.4 Consideration of all available options for effective and humane fauna management must be demonstrated. If the satisfactory relocation of the fauna is not possible, the advice of the DBCA and experienced wildlife management practitioners should be undertaken to develop alternative options for management.

2.2.5 If required, ~~O~~obtain relevant ~~permits~~ authorization for the ~~relocation~~ management of fauna from the DBCA.

2.2.6 Undertake ~~full relocation of the fauna in question to an area which will not be detrimentally impacted by the fauna,~~ the management program in accordance with ~~necessary relocation~~ applicable permits or license ~~and~~ on advice from the DBCA.

~~2.2.7 If the satisfactory relocation of the fauna is not possible, the advice of the DBCA on alternative options for management of the fauna is required.~~

~~2.2.8 Obtain relevant permits for alternative fauna management options to relocation, from the DBCA.~~

~~2.2.9~~2.2.5 ~~Install kangaroo and emu proof fencing to the satisfaction of the DBCA and the City of Wanneroo prior to the disturbance of existing habitat where macro-fauna is known to be present. Fencing needs to encompass the entire perimeter of the section of land that is intended to be either disturbed or cleared, and needs to be in place for the duration of site works.~~

~~2.2.10 Undertake the approved alternative management option as advised by the DBCA for the fauna in question in accordance with the relevant specifications and permits.~~

2.3 Fauna management is to occur as early as possible in the planning and development stages before any development or clearing takes place. It should not be delayed to the final development stages. Containment fencing (as per Section 2.2.2) should therefore be installed early and within a maximum of three weeks of the fencing being installed the fauna need to be removed in accordance with the approved Fauna Management Plan. .

~~2.43 The City will not clear conditions of subdivision for the implementation of an approved VFMP until such time as it can be adequately demonstrated that fauna has been safely, humanely, and effectively managed in accordance with the approved VFMP.~~

2.~~5~~4 The standard monitoring period for a site that is subject to fauna management will be 3 years, unless otherwise agreed by the City. At the time of handover of a site to the City, this monitoring period may require extension until such time as fauna is adequately managed in accordance with the approved VFMP.

PS03-03/20 Yanchep-Two Rocks Development Contribution Plan - Annual Review of Costs

File Ref:	23156V02 – 20/62008
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	4

Moved Cr Baker, Seconded Cr Sangalli

That Council:-

As RECOMMENDED by the Audit and Risk Committee meeting held on 18 February 2020:-

1. **NOTES the outcome of the annual review of the Yanchep-Two Rocks Development Contribution Plan as depicted in Attachment 1;**

2. **ENDORSES the revised Yanchep-Two Rocks Development Contribution Plan cost estimates in accordance with Clause 11.4 of *District Planning Scheme No. 2* as outlined in Attachment 1, including:-**

   a) **A decrease in the total infrastructure costs from $27,871,906 to 27,153,086 as outlined in Attachment 1;**

   b) **An increase in the cost per dwelling from $3,175.25 to $3,398.77, as depicted in Attachment 1; and**

   c) **Pursuant to Clause 11.6 of Schedule 14 of *District Planning Scheme No. 2* NOTIFIES affected landowners of the recommendations of the Annual Review and INVITES comment in writing from those landowners for a period of 28 days, including the request for the termination of the Yanchep Two Rocks Technical Advisory Committee; and**

3. **NOTES that the Yanchep-Two Rocks Development Contribution Plan Technical Advisory Committee SUPPORTS the approach set out in 2 above.**

CARRIED UNANIMOUSLY

	Projected Costs			Catchment					Cost Apportionment					
Infrastructure Item	Total Cost	Grants & Other Contributions	Net Project Cost	Existing Dwellings pre-LPP 3.3	Lots/Dwellings contributed under LPP 3.3	Dwellings Contributed to date	New Dwellings to 2030	Total Catchment	City Contribution (%)	City Cost ($)	DCP Contribution (%)	DCP Cost ($)	Estimated Remaining Dwelling Yield	Cost per Dwelling
YANCHEP TWO ROCKS DCP														
Facility Costs														
Surf Life Saving Club, Yanchep Lagoon	$ 7,939,850	$ 500,000	$ 7,439,850	3089	541	828	5762	10220	30.23%	$ 2,248,698	69.77%	$ 5,191,152	5762	$ 900.93
Coastal Node Facilities, Capricorn Coastal Node	$ 2,158,873	$ -	$ 2,158,873	3089	541	828	5762	10220	30.23%	$ 652,520	69.77%	$ 1,506,353	5762	$ 261.43
Public Open Space (Active), Yanchep Metropolitan Centre														
- Oval groundworks	$ 2,873,996	$ -	$ 2,873,996	3089	541	828	5762	10220	30.23%	$ 868,667	69.77%	$ 2,005,329	5762	$ 348.03
- Oval landscaping	$ 5,318,646	$ 975,000	$ 4,343,646	3089	541	828	5762	10220	30.23%	$ 1,312,869	69.77%	$ 3,030,777	5762	$ 525.99
- Pavilion	$ 2,781,721	$ 790,333	$ 1,991,388	3089	541	828	5762	10220	30.23%	$ 601,898	69.77%	$ 1,389,490	5762	$ 241.15
- Land Costs	$ 6,080,000	$ -	$ 6,080,000	3089	541	828	5762	10220	30.23%	$ 1,837,683	69.77%	$ 4,242,317	5762	$ 736.26
Sub Total Facility Costs	**$ 27,153,086**	**$ 2,265,333**	**$ 24,887,753**							**$ 7,522,336**		**$ 17,365,417**		**$ 3,013.78**
Administration Costs														
Estimated Loan Servicing Costs - to 2030	$ 3,627,301	$ -	$ 3,627,301						0.00%	$ -	100.00%	$ 3,627,301	5762	$ 629.52
Estimated Administration Costs (Administer the DCP) ($70,500 p.a.)	$ 765,263	$ -	$ 765,263						0.00%	$ -	100.00%	$ 765,263	5762	$ 132.81
Sub Total Administrative Costs	**$4,392,564.11**	**$ -**	**$4,392,564.11**							**$ -**		**$ 4,392,564**	**5,762**	**$ 762.33**
Income/Expenses up to 31 October 2019														
Collected contributions										$ -		-$ 3,037,122	5762	-$ 527.10
Interest										$ -		-$ 156,626	5762	-$ 27.18
Existing loan costs												$ 709,889	5762	$ 123.20
Existing admin costs												$ 309,588	5762	$ 53.73
Sub Total Deductions										**$ -**		**-$ 2,174,272**	**5,762**	**-$ 377.35**
TOTAL										**$ 7,522,336**		**$ 19,583,710**	**5,762**	**$3,398.77**

Approval Services

PS04-03/20 Consideration of Amendment No. 4 to the East Wanneroo Cell 3 Approved Structure Plan No. 5

File Ref:	20608-04 – 20/52101
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	8

Moved Cr Newton, Seconded Cr Parker

That Council:-

1. **Pursuant to subclause 20(2)(e) of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2 RECOMMENDS to the Western Australian Planning Commission that the proposed Amendment No. 4 to the East Wanneroo Cell 3 Approved Structure Plan No. 5 as contained in Attachment 2 to the report be approved WITH MODIFICATION to recode the entire amendment area as Residential R40 and to delete the road reserve shown in the amendment plan;**

2. **Pursuant to subclause 20(2) of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2 PROVIDES a copy of the report on the proposed amendment to the Western Australian Planning Commission including the schedule of submissions and the City's response and recommendations; and**

3. **ADVISES the submitters of its decision.**

CARRIED UNANIMOUSLY

AMENDMENT NO. 4

TO THE

EAST WANNEROO CELL 3

AGREED STRUCTURE PLAN NO. 5

This Amendment to the Agreed Structure Plan has been prepared under the provisions of Part 9 of the City of Wanneroo District Planning Scheme No. 2

RECORD OF AMENDMENTS MADE TO THE EAST WANNEROO CELL 3

AGREED STRUCTURE PLAN NO. 5

Amendment No.	Description of Amendment	Finally Endorsed by Council	Finally Endorsed by WAPC
4	Recoding Lot 68 (71) High Road, Wanneroo from R20 to R40, and revising the proposed road layout.		

AMENDMENT NO. 4 TO THE
EAST WANNEROO CELL 3 AGREED STRUCTURE PLAN NO. 5

The City of Wanneroo, pursuant to Part 9 of District Planning Scheme No. 2, hereby amends the above Agreed Structure Plan by:

1. Recoding Lot 68 (71) High Road, Wanneroo from R20 to R40, and revising the proposed road layout.

AGREED STRUCTURE PLAN No. 5
EAST WANNEROO CELL 3
AMENDMENT No. 4

Lot 68 (71) High Road
WANNEROO

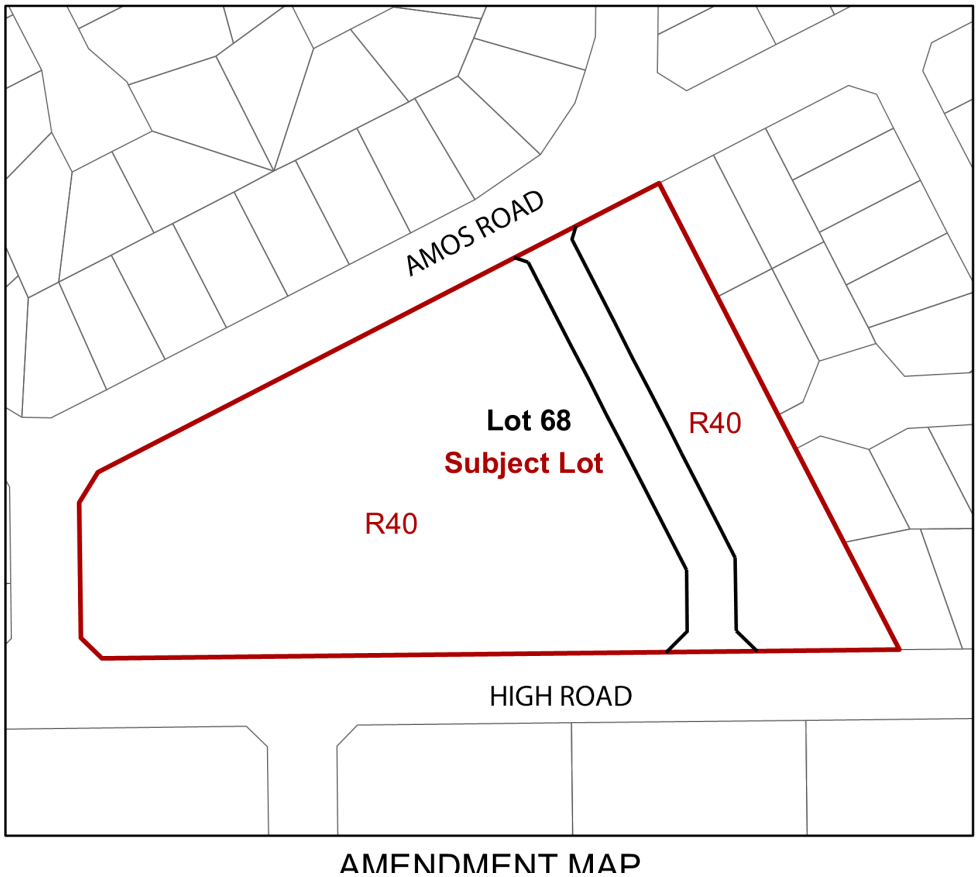


EXISTING

Metres
0 25 50 100

N

GDA



LEGEND

ROAD RESERVE REALIGNMENT

AMENDMENT MAP

City of Wanneroo
Produced by Planning & Sustainability

This Structure Plan Amendment is prepared under the provisions of the City of Wanneroo District Planning Scheme No. 2

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 4 TO THE EAST WANNEROO CELL 3 AGREED STRUCTURE PLAN NO. 5

WAS APPROVED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

……

Signed for and on behalf of the Western Australian Planning Commission

…….

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the *Planning and Development Act 2005* for that purpose, in the presence of:

……. Witness

…….. Date

…….. Date of Expiry

PS05-03/20 Local Planning Policies

File Ref: 3446 – 20/65760
Responsible Officer: Director Planning and Sustainability
Disclosure of Interest: Nil
Attachments: 3

Moved Cr Baker, Seconded Cr Newton

That Council:-

1. Pursuant to Clause 4 of the Deemed Provisions of the City of Wanneroo District Planning Scheme No.2, resolves to PREPARE the following Local Planning Policies, as contained in Attachments 1, 2 and 3:

a) Local Planning Policy 4.25: Substantial Commencement;

b) Local Planning Policy 4.11: Variations to Building Envelopes;

c) Local Planning Policy 2.10: Sea Containers; and

2. ADVERTISES the Local Planning Policies, as shown in Attachments 1, 2 and 3 for a period of 42 days by way of the following:-

a) An advertisement published in the Wanneroo Times newspaper at the commencement of the advertising period;

b) Display at the City of Wanneroo's Civic Centre Building and on the City of Wanneroo's website; and

c) Letter to the Department of Planning, Lands and Heritage.

CARRIED UNANIMOUSLY

Planning and Sustainability
Local Planning Policy No. 4.25
Substantial Commencement of Development

City of Wanneroo

AUTHORISATION	Adopted [insert date of adoption]
REVIEW	Next scheduled review 2024

PART 1 – POLICY OPERATON

Application and purpose

This purpose of this policy is to provide guidance on what constitutes substantial commencement of development in order to determine whether or not a development approval has been activated within the stipulated timeframe.

Objective

The objectives of this policy are:

- To provide a clear description of what constitutes substantial commencement of development approval;
- To provide certainty about the validity of a development approval;
- To provide a clear and consistent manner of determining whether a development approval has been activated within the prescribed timeframe.

Relationship to Other Policies, Guidelines and Documents

This policy is to be read in conjunction with the development standards and requirements of District Planning Scheme No. 2 and its associated policies.

Draft for Advertising

PART 2 – POLICY PROVISIONS

1. Definitions

For the purposes of this policy, the following definitions apply. For other definitions the District Planning Scheme No. 2 definitions apply.

Substantial commencement	means that some substantial part of work in respect of a development approved under a planning scheme or under an interim development order has been performed;

Development approval	means development approval of the local government obtained under District Planning Scheme No. 2.
Works	in relation to land, means — (a) any demolition, erection, construction, alteration of or addition to any building or structure on the land; and (b) the carrying out on the land of any excavation or other works; and (c) in the case of a place to which a Conservation Order made under the *Heritage of Western Australia Act 1990* section 59 applies, any act or thing that — (i) is likely to damage the character of that place or the external appearance of any building; or (ii) would constitute an irreversible alteration to the fabric of any building;

Draft for Advertising

2. General policy provisions

Commencement of Development

Where development approval has been granted under clause 68 of District Planning Scheme No. 2:

(a) the development must be substantially commenced —
  (i) if no period is specified in the approval — within the period of 2 years commencing on the date on which the determination is made; or
  (ii) if a period is specified in the approval — within that period; or
  (iii) in either case — within a longer period approved by the local government on an application made under clause 77(1)(a); and

(b) the approval lapses if the development has not substantially commenced within the period determined under paragraph (a).

Where approval has lapsed, no development or works can be commenced until such time that further approval has been sought and obtained.

For the purpose of determining that substantial commencement of a development approval has been undertaken and in order to determine that the approval is valid and has been activated, the following shall be considered to be substantial commencement:

Works considered to be Substantial Commencement of Development

Type of Development	Extent of Works
Development involving construction or works	Earthworks and the laying of the whole slab or flooring of the ground or basement level
Development involving use of land or building	Carrying out the fitting out of premises, where required, and the approved activity has commenced

Works not considered to be Substantial Commencement

Type of Works/Action	Comment
Demolition of existing structures	Not consistent with the definition of substantial commencement
Demolition of structure where the development approval involves partial demolition and/or alteration of an existing building	Not consistent with the definition of substantial commencement
Preparatory works such as surveys, investigations and reports	Considered as preparatory works in relation to a development approval but not actual works
Lodgement or granting of Building Permit	Considered as documentation process and not construction

Draft for Advertising

Planning and Sustainability
Local Planning Policy No. 4.11
Variations to Building Envelopes

City of Wanneroo

AUTHORISATION	Adopted [insert date of adoption]
REVIEW	Next scheduled review 2024

PART 1 – POLICY OPERATON

Application and purpose

Building envelopes are used in various parts of the City as a means of protecting and retaining vegetation that is deemed to be worthy of retention and as means of ensuring that the proximity of development does not conflict with the use or amenity of the locality in which they are provided. This policy applies to all areas of the City to provide guidance to applicants and the City in regards to the circumstances that may be considered to modify an existing building envelope.

Objective

The objectives of this policy are:

- To ensure that building envelopes are sited to minimise the loss and removal of vegetation;
- To reduce land use conflicts between adjoining properties; and
- To promote the orderly and proper development of land by identifying in what circumstances a building envelope may be varied.

Relationship to Other Policies, Guidelines and Documents

This policy should be read in conjunction with the development standards and requirements of District Planning Scheme No. 2. This policy does not apply to general residential development sites where a local development plan is in place.

Draft for Advertising

PART 2 – POLICY PROVISIONS

1. Definitions

Building envelope: means an area of land within a lot marked on a plan approved by the responsible authority within which all buildings (not including boundary fences) and effluent disposal facilities on the lot must be contained.

For the purposes of clarity a building envelope excludes areas used for:

- open air car parking areas;

- access driveways;
- boundary fencing;
- firebreaks; and
- services to the dwelling such as water, sewer, power, gas, telecommunications.

2. General policy provisions

Building envelopes are created for various reasons, such as controlling the extent of development and the retention of vegetation and natural landscape features.

Landowners and developers may seek to vary the location, extent and shape of building envelopes in some cases, to accommodate development. This policy has been prepared to provide guidance to applicants for matters to consider when submitting proposals for development approval which seek to vary a building envelope.

In dealing with applications to vary the location and size of an approved building envelope, the City must be satisfied that the proposed envelope will be able to accommodate development that is consistent with the objectives of the zone for the specific area. In this regard the City will require supporting information with an application that demonstrates the form of future development.

Draft for Advertising

In considering variations to building envelopes, the City will have due regard to the following matters:

- Whether the proposed envelope is similar in area to the area of the current building envelope;
- It is located to avoid and minimise the removal of vegetation that is considered worthy of retention by the City;
- The level of bushfire risk;
- Any geophysical constraints;
- Any building setback distances in the District Planning Scheme No. 2 or other policy;
- The location of any dwellings or other buildings and outdoor living areas on adjoining lots for the purpose of maintaining separation and protection of amenity.

Building envelopes are to generally be of a regular shape and comprise one contiguous area. More than one building envelope may be considered provided that there are no more than three envelopes on any one lot and that the total land area is similar to the total area of the current building envelope.

Notwithstanding the requirements above, an increase in the size of a building envelope may be considered, but any increase should be a maximum of 10% of the area of the original approved building envelope and is required to address the above criteria.

Justification will need to be provided to accompany any proposal to vary a building envelope that is relevant to the purpose such as:

- Environmental reports;
- Bushfire Management Plan;
- Geotechnical study

Such reports or supporting information must be prepared by a suitably qualified expert at the applicants expense.

Draft for Advertising

Planning and Sustainability
Local Planning Policy No. 2.10
Sea Containers

City of Wanneroo

AUTHORISATION	Adopted [insert date of adoption]
REVIEW	Biennial. Next scheduled review 2024

PART 1 – POLICY OPERATON

Application and purpose

To guide and control the use of sea containers on private property throughout the City in order to ensure that an acceptable standard of development is achieved that does not detrimentally affect the amenity of the locality.

This Policy applies to the use of sea containers on private property throughout the City. Sea containers used in construction or for storage on a site constitute "development" under the City of Wanneroo District Planning Scheme No. 2 and are subject to the requirement for development approval unless otherwise specified in this Policy.

For the purposes of this Policy, the use of sea containers shall be assessed for compliance with this Policy and are not to be assessed as "Outbuildings" as defined by the Residential Design Codes (R-Codes).

Draft for Advertising

Objective

The objectives of this Policy are:

- To provide guidance and control for the installation and use of sea containers within the City;
- To ensure the visual impact of sea containers does not unreasonably detract from the amenity of adjoining properties and the area generally.

Relationship to Other Policies, Guidelines and Documents

This Policy should be used and read in conjunction with the development standards and requirements of District Planning Scheme No. 2 and the R-Codes.

Planning and Sustainability
Local Planning Policy No. 2.10
Sea Containers

City of Wanneroo

PART 2 – POLICY PROVISIONS

1. Definitions

For the purposes of this Policy a Sea Container is defined as: A large prefabricated metal box of a standard design and size used for the transport of goods by road, rail, sea, or air that can be used for holding or storing goods and equipment temporarily or permanently.

2. General

1. Sea containers will be permitted where used for the storage of building materials and equipment in connection with a building under construction, subject to:

   (a) being on-site only for the time the building works are being carried out; and
   (b) it is only placed on-site after the issue of a building permit on the site; and
   (c) it is removed within 14 days after the building works are completed.

2. Sea containers used for temporary storage purposes will be permitted where on-site for a maximum period of 7 days for the purpose of relocating personal goods to/from a property.

3. Development approval is not required to be obtained for sea containers compliant with Clause 1 or 2 or where compliant with the requirements of District Planning Scheme No. 2 or the deemed to comply requirements of the R-Codes. In all other instances development approval is to be obtained and is to be the subject of consultation with owners and/or occupiers of affected land.

4. In all cases the sea container will:

   (a) Not result in a detrimental impact on the amenity of adjoining land or the area in general
   (b) Not compromise the approved development or use by:
      i. Impinging on any car parking bays required to satisfy the minimum car parking requirement for the approved development or use; or
      ii. Obstructing access; or
      iii. Obstructing a visual truncation provided to an accessway.
   (c) Be in good repair and of a uniform colour to complement the building to which it is ancillary or surrounding natural landscape features; and
   (d) Be appropriately screened (vegetation or otherwise) where considered necessary by the City.

5. Where used for habitable purposes, sea containers are required to comply with all relevant legislation.

Draft Not Advertising

Planning and Sustainability
Local Planning Policy No. 2.10
Sea Containers

City of Wanneroo

Residential zoned land or land used for residential purposes

Development approval is required to be obtained where any variations to the requirements of District Planning Scheme No. 2 or the deemed to comply requirements of the R-Codes is proposed and will be subject to consultation with owners and/or occupiers of affected land. Sea containers may be permitted having regard to the provisions of clause 4 above.

Land not zoned Residential or not used for residential purposes

Development approval is required and may be granted having regard to the provisions of clause 4 above. Consultation with owners and/or occupiers of affected land will be required where stipulated by District Planning Scheme No. 2 or where deemed necessary.

Roads and Reserves

This policy does not apply to the placement of sea containers within local reserves or road reserves, but shall be subject to the City's Local Laws where applicable.

Draft for Advertising

Assets

Infrastructure Capital Works

AS01-03/20 Tender No 19192 - Leatherback Park Sports Amenities Building Construction

File Ref: 32966 – 19/357186
Responsible Officer: Director Assets
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Parker, Seconded Cr Baker

That Council:-

1. **ACCEPTS the tender submitted by Bistel Constructions Pty Ltd for Tender No.19192, for the provision of Major Works for Construction of Leatherback Park Sports Amenities Building and Multipurpose Room at the Fixed Lump Sum Price of $1,420,772.28 in accordance with the terms and conditions specified in the tender document and subject to the City receiving all necessary permits and approvals; and**

2. **NOTES the addition of $155,667 of Municipal Funding in the draft 2020/2021 capital budget to cover the shortfall of the Community Sporting and Recreation Facilities Fund (CSRFF) grant for the construction of Leatherback Park Sports Amenities Building and Multipurpose Room.**

CARRIED UNANIMOUSLY

Waste Services

AS02-03/20 Better Bins Funding Agreement

File Ref: 1458V02 – 20/65987
Responsible Officer: Director Assets
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Huntley, Seconded Cr Cvitan

That Council:-

1. **ENDORSES the Funding Agreement for Better Bins Kerbside Collection Program between the City and the State of Western Australia as referenced in this report; and**

2. **AUTHORISES, BY ABSOLUTE MAJORITY, the Chief Executive Officer to execute the Funding Agreement for Better Bins Kerbside Collection Program between the City and the State of Western Australia.**

CARRIED BY ABSOLUTE MAJORITY

Community & Place

Community Facilities

Cr Treby declared an indirect financial interest in Item CP01-03/20 due to being employed by DLGSC to provide strategic advice on major sporting and cultural infrastructure, including the item before Council.

Cr Treby left Chambers at 8:00pm.

CP01-03/20 Wanneroo Raceway Master Plan

File Ref:	35395 – 19/470455
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	2

Moved Cr Huntley, Seconded Cr Miles

That Council:-

1. **ENDORSES, for the purposes of public comment, the draft Wanneroo Raceway Master plan, as shown in Attachment 1 of this report; and**
2. **NOTES that the draft Wanneroo Raceway Master Plan will be released for a 42 day public comment period from 30 March 2020 to 10 May 2020, with the outcome to be reported to Council at its meeting held on 30 June 2020.**

CARRIED UNANIMOUSLY

Cr Treby returned to Chambers at 8:07pm.





Wanneroo Raceway Master Plan Report

Dave Lanfear Consulting | City of Wanneroo | May 28, 2019

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Executive Summary

The existing Wanneroo Raceway comprises 62 hectares (Lot 12748) surrounded by bushland with a variety of adjacent land parcels providing for a range of motorsport opportunities. The extended site to the north offers the potential opportunity to develop onto another 109 hectares of land. The purpose of the Master Plan was to identify options for investment and the extent of any future development for potential motorsport, tourism, sport, events and business opportunities which could support both emerging community requirements and the City's evolving economy.

Wanneroo Raceway provides a unique facility and opportunities for the resident population of the City. It has been identified through a variety of reports as a site which has the potential to deliver both community and economic benefits to the City. As a regional and state level facility, Wanneroo Raceway draws principally from a state wide catchment for circuit racing and driver/rider training activities. Within a 10km catchment of the site, it is estimated that the population will expand from the 2016 level of 122,616 to 178,515 in 2036 (ABS Census data). This population growth will necessitate the development of a range of community and commercial opportunities to support the emerging population.

Through the review and consultation process a number of key aspects were considered which are critical to the redevelopment of Wanneroo Raceway. These can be summarised as:

- There are opportunities to attract tourists through an integrated events strategy, should the site receive the appropriate level of investment.
- The current Wanneroo Raceway motor racing circuit has a number of design deficiencies which will require addressing.
- Current Wanneroo Raceway infrastructure is ageing and much of the associated supporting infrastructure is in need of improvement if the site is to reach its full potential for community and economic return.
- The site and surrounding land are subject to a number of constraints which may impact on development and will need to be addressed if the full potential is to be reached. These relate to environmental, water management, bushfire risk, indigenous heritage, planning and conservation.
- The need for alternative sporting opportunities has been previously identified. In particular, the site has the potential to accommodate a variety of non-motorised cycle sports; in particular, the relocation of Wanneroo BMX Club.
- There are numerous opportunities (based on industry benchmarking) to develop the site and surrounding land into a comprehensive motorsport and events destination. However, this will require the expansion of the current site to protect the interests of the existing user groups (most notably the WA Sporting Car Club).

Facility development options were explored for the current Wanneroo Raceway site and expanded land to the north. It was determined that the most effective and efficient way of developing the site was to develop a separate FIM grade 2 circuit on land to the north of the existing circuit, whilst maintaining the existing club racing circuit as an independent entity. This would enable the two circuits to perform different functions and ensure that a variety of uses could be undertaken within the broader complex at any one time, thereby maximising use and potential visitor throughput.

It was determined that priorities for investment should be ranked in accordance with the following priority list:

- Priority 1: Essential element to drive income and sustainability of the site and/or essential club infrastructure components.
- Priority 2: Marginal economic value but important extension of club activities.
- Priority 3: Marginal development options to be considered. Possible future developments under investigation.

The table overleaf identifies the development options as they are ranked together with the Order of Probable Cost (OPC) associated with each priority level.

Priority 1	Priority 2	Priority 3
FIA Grade 2 FIM Grade B Circuit, including:		
• 4.27 km | Main FIA Circuit • 2.6 Km National Circuit • 1.7 Km Club Circuit • Enhanced Spectator Area • Temporary Grandstand • Primary Paddock • Primary Pit Building	Secondary Paddock Secondary Pit Building 750m Straight for Informal Drag Racing	Speedway and/or dedicated criterium area and/or jet boat area (subject to further consideration).
Wanneroo Raceway		
Rationalise current infrastructure and undertake asset improvements.		
Driver Experience Centre		
Operate within the existing Wanneroo Raceway circuit and where necessary be closed off to run as a separate smaller circuit.		
Off-Road Facilities		
Integrating the existing FIM Motocross circuit within an extreme sport zone	Multi-Use Off Road Area	Dirt Speedway Oval
Non-automotive Facilities:		
• Existing Infrastructure and Storage • Open Parkland • Hotel • Luxury Villas • Potential Amphitheatre Location(s) • Commercial / Retail Units • Extreme Park Welcome Centre • BMX Track • Pump Track • Camping Area and Event Parking • Existing Natural Trails	Motor Museum Automotive Club House	Infield Jet Boat Area
Ancillary facilities		
• Site Welcome Structure • Parking Area • Protected Bushland • Primary Access • Secondary Access		
Cost: $183,436,175	**Cost: $33,695,598**	**Cost: $13,898,002**

To accompany the report, a risk assessment was undertaken which will need to be reviewed as the development of the Master Plan evolves. A recommendation to endorse the Master Plan and subsequent engagement and approval process is on page 64.

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1. Master Plan Development

Wanneroo Raceway is located within the City of Wanneroo, on Crown land vested under a management order to the City of Wanneroo. The City leases the site to the WA Sporting Car Club (WASCC). The land comprises an area of approximately 60 hectares, being a portion of 440 (Lot 12748) Wattle Avenue, Neerabup. The Council has recently resolved to surrender the existing lease and approve a new lease for a further 10 years (which expires in 2028) to enable a Master Plan process to be developed and implemented.

The primary objective of developing a Master Plan for the Wanneroo Raceway site is to potentially provide for separate, but interconnected, racing circuits for car and motorcycle racing, with integrated and connected pit, administrative and ancillary facilities. The plan is to support the proposed infrastructure development with an integrated governance model (management of the circuit(s)) and a funding model which supports a 10-year implementation horizon.

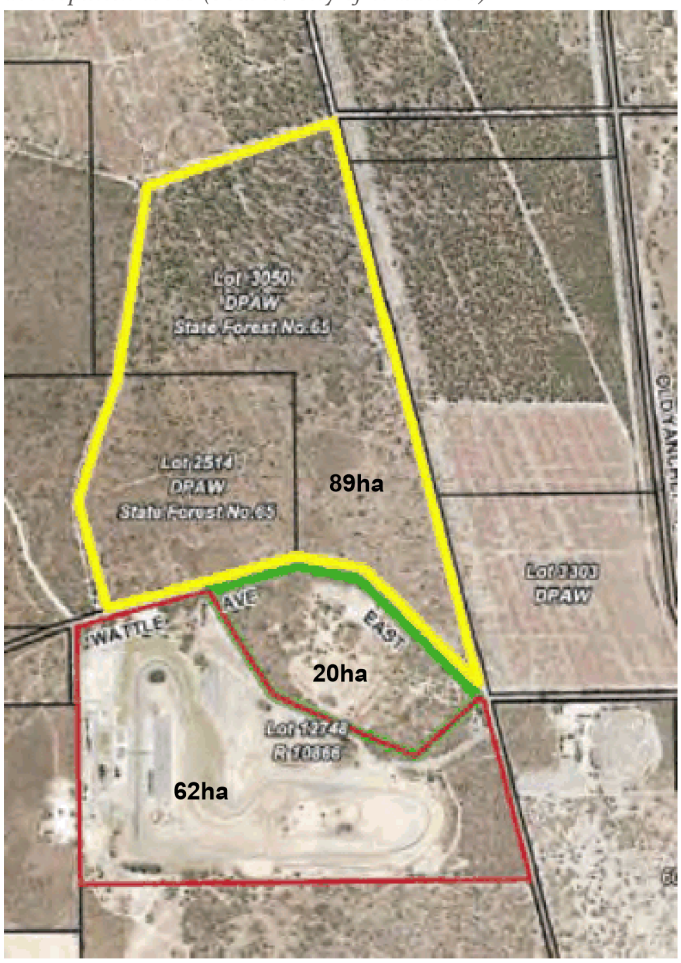
1.1 Wanneroo Raceway and Surrounding Land: The Study Area

The Wanneroo Raceway site and the potential surrounding land area is shown at figure 1.

The existing Wanneroo Raceway consists of 62 hectares (Lot 12748) surrounded by bushland with a variety of adjacent land parcels providing for a range of motorsport opportunities to the east and south east (both formal and informal) and limestone extraction to the southwest. These include:

- Jacks Hill, Hill Climbing circuit which lies within Wanneroo Raceway on the northeast boundary adjacent to the motocross facility. It is recognised as WA's only permanent Hill Climb circuit.
- AJS Motorcycle Club which is the adjacent motocross and motoTrails circuit with direct access off Wattle Avenue. The circuit caters for two and four wheel motocross classes. The track has the capability to be accessed 7 days a week. They currently do not run any Motorcycling Australia/Motorcycling WA events due to a decision to source their own insurances at the start of the 2018 season.

Figure 1: Wanneroo Raceway and surrounding potential development areas (Source: City of Wanneroo)



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- Off-Road Road Rush: A commercial operation on land adjacent to Wanneroo Raceway which focusses on off-road driver experience opportunities in V8 Trophy Trucks, UTV or WRX Turbo Rally Cars. It also offers extreme hot laps/passenger rides.
- Wanneroo International Kartway (Lot 600) which lies to the south, off Wattle Avenue immediately to the east of Wanneroo Raceway. This is to be considered as part of the extended development of Wanneroo Raceway.
- A series of off-road riding tracks to the south of Wanneroo International Kartway and to the north of Trandos Road (to the south of which lies Nearabup Power Station and Industrial Estate).
- Pinjar Park Speedway: Including two speedway tracks specifically for solo (adult and peewee racers) and sidecars. A large speedway circuit has recently been completed through crowd funding, replacing a small speedway circuit which was principally accessed off Pederick Road. The new circuit is accessed off Yanchep Road, with overflow parking adjacent to the older track.
- Wanneroo Junior Motocross Club which lies between the new and older speedway tracks and to the west of the Nearabup Industrial Estate.

The Master Plan subject land has incorporated Jacks Hill and the AJS Motorcycle Club land, although it is not proposed to alter current infrastructure, but rather enhance access opportunities and consider greater diversity in use. In addition, the Master Plan has sought to consider two sites on lots to the north of the existing Wanneroo Raceway. These sites are currently in the control of The Department of Biodiversity, Conservation and Attractions (Lots 2514 and 3050). The total land area occupied by these Lots is 89 hectares.

The current Wanneroo Raceway circuit starting grid lies on its western side which is typified by a series of garages, commercial buildings, the WASCC administrative offices and parking areas. The western part of the site is relatively flat land which rises from west to east as the track climbs. Access to the site is off Wattle Avenue via Old Yanchep Road.

1.2 Context: Development Considerations

The master planning process considers linkages to existing motor-cross, BMX and go-kart facilities within the precinct and the potential development of other motor sport and cycling activities (i.e. drift track, jet boat racing, 4WD training and rally, mountain bike trails, etc.) either within the existing footprint of the Wanneroo Raceway or on adjacent land. Consideration is also to be given to the existing Edith Cowan University's (ECU) Motor Sport Program and potential of the future facility within the motorsport industry within Australia and South East Asia.

Recent investment in the facility and previous master plans has sought to enhance the service offered to motorsport and extend the race circuit and motorsport precinct. However, following a document referenced as the Hall Report (Barbagallo Raceway WA) in 2016, the WASCC temporarily ceased the use of the Raceway for motorcycling, pending the implementation of the report recommendations. Whilst motorcycle ride days were re-introduced late in 2018, the MA track licence was removed. However, more recently a Memorandum of Understanding has been agreed between WASCC and Motorcycling Australia with the intention of re-introducing competitive motorcycle racing back to the circuit, and upgrade works have been undertaken to address safety concerns. This included the addition of a new chicane and installation of safety barriers at key points with MA re-instating the circuits MA track license with effect from 1 March 2019. The re-introduction of competitive motorcycle racing at the circuit is now set to commence in 2019.

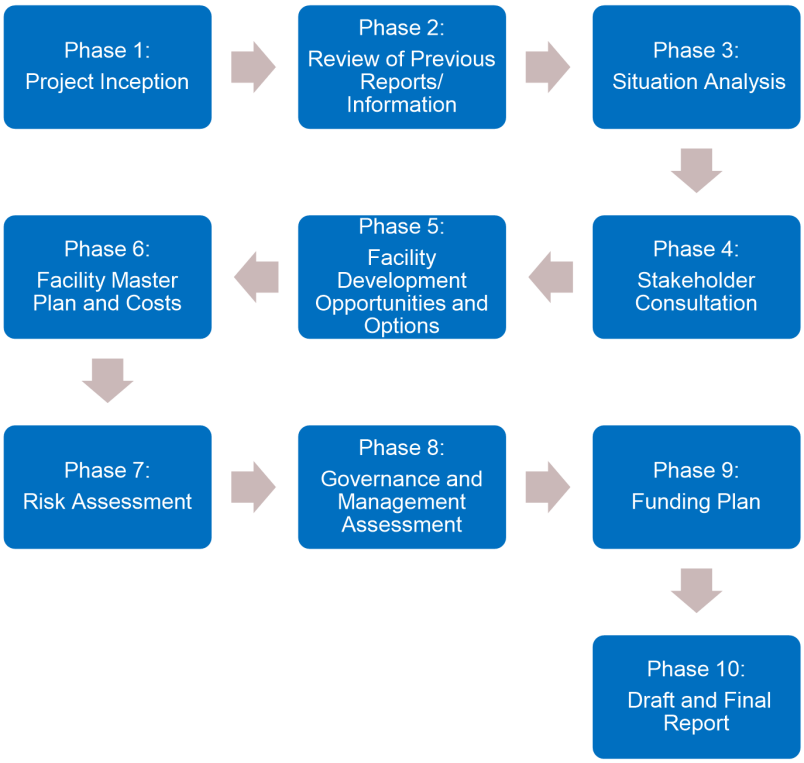
1.3 Master Planning Process

The Master Plan has been developed in accordance with the following process:

- A review of background material.
- Identification of current trends and benchmarking with a view to establishing existing and future needs.
- The documentation of alignments with motorsport user groups strategic plans and state government policy/planning documents.

- Documenting options and potential extent of any development and to determine the feasibility of the development, having regard to technical, facility design, facility planning hierarchy, management and financial considerations.
- Undertaking and developing a high-level risk analysis.
- Determining the broad order of magnitude cost estimate for options considered.
- Providing a site Master Plan which is supported by a functional design brief, appropriate staging, cost and funding model, having considered the implications of all statutory obligations.

This is more particularly detailed below:



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2. Document Analysis and Review

This section identifies the critical considerations identified through the document review. The detailed analysis is provided at Appendix A, whilst the key messages are provided below.

2.1 City of Wanneroo

City of Wanneroo Strategic Community Plan 2017/18 – 2026/27

The Strategic Community Plan sets out the strategic direction for the City of Wanneroo and more specifically the key strategic themes, objectives and actions to meet the requirements of residents. The key strategic outcomes and actions required to be undertaken and relevant to the Master Plan include:

- Create opportunities that encourage community wellbeing and active and healthy lifestyles
- Facilitate opportunities within the City to access peak and elite activities
- Develop strong economic hubs locally and near transport
- Build capacity for businesses to grow
- Attract investment development and major infrastructure

Wanneroo Raceway is a significant land resource within the City and subject to developing infrastructure, which meets both the needs of the local community and the commercial sector acting as a major catalyst for external investment and potential aligned tourism opportunities.

Corporate Business Plan 2018/19-2021/22 (City of Wanneroo)

The plan which forms part of the City's Integrated Planning Framework references the importance of key partners and stakeholders in being critical to the success of delivering the outcomes which the City is seeking to achieve.

Draft Tourism Lands assessment (City of Wanneroo: Farlane Consulting)

The draft document specifically references Wanneroo Raceway as a critical part of the City's economic offering. It is nevertheless important that the City exercises a positive level of influence or control over assets over which the City has some control to achieve the desired outcomes of the Integrated Planning Framework.

The City, therefore, may play a significant role in de-risking investment through activities, including potentially using a 'carrot and stick' approach to regulation, lease holdings and asset management to ensure governance processes are suitable to realise opportunities. In specific reference to Wanneroo Raceway, a commitment to ongoing stakeholder engagement and communication should be followed to develop a low conflict approach which can potentially deliver more effective outcomes.

Impact of Barbagallo Raceway on the Perth NW Region Economy – 2009

This document advocated for the V8 Supercars event to be retained and further advocated for funding to be provided by the State Government for the upgrade of Barbagallo Raceway. This was subsequently undertaken and was supported by a series of studies assessing the feasibility and rationale for investment.

Tourism Strategy and Supporting Actions 2011-2017 (City of Wanneroo)

The strategy references 'All events of significance e.g. the V8 Supercars held at Barbagallo Raceway' which should all be used to attract additional visitors and to bring additional economic and social benefits to the area. One of the main recommendations which emerged from the strategy was (in conjunction with external stakeholders) to continue to investigate ways of increasing the economic impact of existing and new strategic events in the City, e.g. conferences and Barbagallo Raceway.

Smart Growth Strategy 2005 (City of Wanneroo)

The strategy, whilst dated, highlights a number of principles which should underpin the development of Wanneroo Raceway. These include:

- effective use and development of land and buildings for the benefit of the local area.

- creating opportunities to enhance and develop the identity of our places and our people, and to improve equity and inclusiveness within our community.
- opportunities that enhance industry growth and promote job creation within our region.

Draft Wanneroo Cycle Plan (City of Wanneroo December 2018)

The plan advocates for a cycle-friendly environment within the City that is desirable, accessible and attractive to a variety of users, and also provides a credible alternative to vehicle use for 0 - 10km trips. It will be important to recognise this requirement; and in particular, the need to assess any Master Plan against its potential to deliver the desired outcomes of the Cycle Plan.

Wanneroo BMX Club Relocation (City of Wanneroo) Concept Report November 2016

This document identified four potential sites for the relocation of Wanneroo BMX Club. None of the four sites was considered viable due to various environmental and water management issues. The report emphasises the issues associated with the availability of land to accommodate a facility requiring the extent of infrastructure (particularly event overlay and car parking) desired to facilitate the growth of BMX. As a result, the club remains inhibited in its potential growth opportunities.

2.2 State Department and Agencies

North West Sub-Regional Planning Framework

The North West Sub-Regional Planning Framework sets out the strategic planning measures to support growth through to 2050. It references the need to develop regional level sporting infrastructure to meet the needs of a gradually expanding population and demographic base. Wanneroo Raceway is a regional level sporting facility with the capability to provide opportunities for the growing population of Wanneroo and surrounding local government areas. It is, however, important to ensure that infrastructure continues to diversify and be co-located with other users. This will require greater collaboration in the planning and evolution of the facility.

Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (Department of Sport and Recreation)

This document identifies a number of key challenges which are relevant to the development of Wanneroo Raceway. This includes:

- The ongoing requirements for Western Australia's sport and recreation organisations to proactively develop governance models that are collaborative and strategically aligned partnerships.
- The importance of recognising the needs of communities into the future by being efficient with resources, focussing on the function of sites, providing equitable access to facilities and securing strategically important regional scale spaces.
- The need for increased commercialisation of community-based sport and recreation organisations which are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue.
- Optimise the value derived from public and private funding in tight fiscal circumstances.
- To increase participation and affordability of resources by being proactively inclusive and to achieve broader social objectives, such as the reduction of crime and improvements in mental and physical health. It is important to stimulate healthier and socially beneficial outcomes for our community.

State Sporting Facilities Plan Framework 2013

The State Sporting Facilities Framework references Wanneroo Raceway and potential site developments, including the requirement to upgrade and redevelop the raceway facility. The implementation of site review recommendations is essential to maintain the viability of the facility for national road races. With regard to motorcycling, a site investigation is recommended to identify suitable land with sustainable tenure to use as a competition venue and a community resource. Reference is also made to the need to develop a BMX

facility feasibility to accommodate national and international events linked to growth in the sport following Olympic entry. With regard to cycling, the development of a closed road circuit venue to support criterium and road racing and as a centre for bike education is recommended.

Tourism WA – Various Publications

The state tourism body has undertaken a variety of studies across local governments within the Perth metropolitan area and in regional WA. The City of Wanneroo has not benefitted from specific research related to the area. It is to be noted, however, that within the *Two-Year Action Plan* for Tourism Western Australia (2018 and 2019), the Perth SuperSprint is identified as one of seven major events within the state during the period of the plan. A strong focus is on attracting visitors from the Asian market where Tourism WA aim to maximise visitation, leveraging our proximity and time zone to establish Perth as the alternative entry point to Australia from Asia. This is to be supported by increasing direct air services from Asia to Perth. The strategy also promotes the intention of developing a world-class events strategy to drive visitation and reposition Perth by developing a calendar of events that prioritises visitation to and around Western Australia, including driving greater tourism outcomes from existing events.

Of the key visitation statistics over the past year (WA Tourism Research on domestic and international visitation to the state), the following trends are important considerations:

- Interstate spend in WA increased by (+) 7.8% to $1.56 billion as a result of increases in leisure and business visitation, as well as an increase in the average daily spend of visitors, despite a drop in total nights.
- The number of intrastate holiday trips grew by (+) 7.7% to 3.7 million overnight visitors, whilst intrastate holiday visitor spend increased by 0.8% to $2.19 billion dollars.
- International visitation to Western Australia (WA) has grown by (+) 0.6% in the year ending September 2018 to 954,800 visitors, equivalent to 11.3% of all international visitors to Australia.
- The total number of nights international visitors spent in the State declined by (-) 5.3% to 25.9 million nights.
- Due to this decline in visitation and nights, as well as a decline in the average daily spend of visitors, total international visitor spend in WA declined by (-) 6.8% to $2.2 billion. There was, however, strong growth in specific markets from India, Japan and Germany.

The growth in domestic visitation is underpinning the tourism market while WA seeks to increase its international market share. The concerning trend is the decline in the number of nights visitors spent in the state. A more comprehensive tourism offer linked to a broader event strategy has the potential to address that decline.

2.3 Sporting Bodies and Organisations

Economic Contribution of The Australian Motor Sport Industry Overview (CAMS – Ernst & Young)

This document highlights the value of motorsport within the jurisdiction of CAMS across Australia (i.e. it does not include motorcycle sport which is the responsibility of Motorcycling Australia). Within Western Australia it is estimated:

- The economic output is $268m; the value add is $116m and 1,630 jobs are supported. 7,640 compete only; 457 compete and officiate; 2,209 officiate only and 6,926 are other club members.
- The industry supports 54 tracks and venues; 193 clubs and 744 events.

It is estimated nationally that motorsport provides for 150,000 participants, with an economic output of $2.7 billion and direct added value of $1.2 billion, generating 16,300 jobs, Circuit and speed events (non-circuit racing) are the two largest motor sport disciplines in Australia. Speedway contributes $1,136m to the national economy (of which $94m is value) whilst karting contributes $157m to the national economy (of which $68m is value add) and 956 jobs (5.9% of the Australian motorsport industry output).

Motor sport events (including tourism and event operations but excluding self-funded participants) account for 32% of the Australian motor sport industry's output and generate:

- $0.9 billion in direct industry output

- $0.4 billion in value added
- 5,227 jobs

Participant expenditure accounts for 49% of the Australian motorsport industry's output. Participant expenditure generates:

- $1.3 billion in direct industry output
- $0.6 billion in value added
- 7,948 jobs

The overall value of motorsport extends beyond the financial impact, with a direct contribution to community development and enhancing community health and wellbeing (both in terms of physical and mental health). A revised study currently being undertaken by Deloittes indicates that the overall contribution of motorsport to the economy is now in excess of $3 billion. The output of this study is expected in 2019.

CAMS Strategic Plan 2017-2019

The Strategic Plan in advancing the growth of motorsport focusses on four areas:

- Delivering sustainable financial growth
- Continued improvement in membership services
- Grow Participation and Membership
- Align Strategy, Culture and Performance

The key areas include growing core revenue streams; increasing membership and embedding a high performance culture within the organisation.

CAMS – Track Operators Safety Guide (June 2013)

The guide aims to provide guidance on most areas related to the operation of a CAMS Licensed Venue. As CAMS do not own the venue, it is the responsibility of the venue operator to consider how the guidelines are to be implemented in order to provide the adequate level of safety. The guideline is continually updated and a revised version is expected within the next 12 months. these guidelines are to be used as the basis for circuit infrastructure within the Master Plan.

Motorcycling Australia Strategic Plan 2017 – 2020

The strategic Plan sets out five priority areas for motorcycling development across Australia. These include:

- Database (Information System)
- Development – Officials
- Funding Model – initially licensing
- Development – Clubs
- Unified National Brand

Motorcycling Australia seeks to develop programs that aid increasing resources and provision of safe, high-quality facilities for members and the public.

Motorcycling Australia Track Guidelines (2018)

The guidelines, which have recently been updated, must be applied in their entirety for a newly-constructed track. In the case of existing tracks, where there is identified non-compliance with the guidelines, a Targeted Risk Assessment (TRA) must be performed by the Track Inspector. These guidelines are to be used as the basis for circuit infrastructure within the Master Plan.

BMXA Strategic Plan 2015 – 2018

BMX Australia has adopted three strategic priorities as the pillars upon which the sport is nurtured and promoted. Each pillar has specific aims and outcomes, yet requires complementary action to support and deliver the vision of BMX Australia. This includes:

- Partnerships – Generate relationships that maximise opportunities for BMX.
- Participation – The local BMX club is the key delivery channel for BMX participation.
- Performance – Providing best practice services, support and programs from the grassroots to the elite level is integral to the growth of BMX in Australia.

BMX Australia Track Guidelines

Track Guidelines identify the following requirements depending on the level of infrastructure:

TRACK REQUIREMENTS	National Championships	National Series	State Championships / Series	Regional	Club
Class Race	CN	CN	Class S	Class R	Class C
Starting Hill	Height: 5m Width: 8m		Height: 2.5m Width: 8m		
Total Length of Track	300M – 400M		280M – 450M		
Width of Track	1st Straight 8m All other straights: 5m 1st Turn: 5m Turns: 5m (for competitions, maximum riders 8, minimum 5)		1st Straight 8m All other straights:5m 1st Turn: 4m Turns: 4m (for competitions, maximum riders 8, minimum 5)		
Number of Straights	Minimum 4				
Minimum Number of Turns	3				
Starting Gate **-Width** **-Height**	7.3m wide 50cm high Slip resistant				
Length First Straight (minimum)	Men / Women: 70m Challenge: 50m		Men / Women: 50m Challenge: 50m		
Markings	White lines clearly marked on the track				
Transponder Cable	Start Hill and Finish Line		No		
Fencing	On straights minimum 2m from track				
TRACK AMENITIES					
Class of Race	CN	CN	CN	CN	CN
Staging	10x8 Covered		10x8 Preferred		
Grandstands – Available Space for Seating	3000	1000	500	250	250
Lighting	Yes	Preferred	No		

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Available Parking Bays	1000	500	250	100	50
Drug Testing Area	Yes		If required	No	

Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia

The plan maps a vision and framework that will be used to guide the future development and growth of cycling in Western Australia. It includes:

- Participation: To get over 1 million Western Australians regularly riding by 2020.
- Sporting Success: To increase the number of Western Australian cyclists winning gold at national championships.
- Infrastructure: To increase the number of cycling infrastructure facilities in metropolitan and regional WA (includes cycle paths, mountain bike trails and cycle sport facilities) every year

Of the challenges the following are relevant to the Wanneroo BMX Club and future facility developments:

- We have an inadequate number of cycle sport facilities.
- The financial and workforce capacity of our cycling organisations and clubs is fragile, which is limiting the breadth and depth of impact they can have in our community.
- Our cycling organisations still tend to operate in isolation, with operational and functional duplication in many areas, and limited instances of collaboration and resource sharing.

2.4 Wanneroo Raceway Historic Documentation

Wanneroo Raceway has been the subject of a number of reports, plans and investigative reports. Some of the documentation referenced below does not have the support of the current board, but nevertheless does provide context to the current site operations.

Preliminary Project Concept Report - 2008 and Stage 3: Barbagallo Raceway Review 2009 (both undertaken by GHD)

The initial documentation looked at the various options for the future of Wanneroo Raceway from doing nothing to substantial track modifications. Further research was recommended to look at the potential development options from limited investment to address the retention and support for major events (including supporting the V8 series) to major track extensions. The documentation supports the improvement of the existing track and an increase in size of the existing track to cater for more internationally-recognised styles of events. In considering the future of the track, and identifying a 'wish-list' of preferences, the development of a track which is desirable to both spectators and drivers, with excellent viewing areas, multiple and varied corners (fast corners, big sweeping corners, undulations) and world class pit facilities, is promoted.

Driving Ambition - WASCC's Roadmap to 2020 (PWC 7 July, 2012)

The club's vision was identified as becoming a leader and innovator in the provision of motorsport facilities and events in Australia, taking on a broader role in the community around the responsible use of motor vehicles and as a centre of excellence for motorsport technology in the state.

The five-part strategy includes:

1. Invest in new facilities
2. Develop and maintain core member services
3. Develop and maintain external customer services
4. Manage communications and stakeholders
5. Strengthen core capabilities and governance

Part of the future planning process explored a revised governance structure with a General Manager reporting to a committee through the President.

Wanneroo Safety Enhancement Options Identification and Assessment (Hall Technical) 2013

The Report was obtained by the Department of Sport and Recreation for provision to stakeholders for the purposes of facilitating consultation between stakeholders in relation to safety improvements at the track, as a result of prior safety incidents. Specific recommendations were made in respect of safety enhancements desired to reduce serious injury.

Wanneroo Motorsports Park: A Business Plan for The Development of New Land Adjacent to the Existing Motor Sport Facility in Neerabup, WA. (Motor Sport WA Ltd. (MSWA) Working Group) 2015

The objective of the planning process was to cost-effectively develop appropriate recreational facilities to cater for the current and future growth of the sport and industry of motor racing. It was identified that the present facilities are inadequate for the needs of the multi-discipline, current user groups. The choice was either an alternative racing circuit constructed on a greenfields site or expansion of the current facility. Options for the site development included:

- Circuit options to develop an FIA Grade 2 and FIM Homologation B standard to be designed as a multi-purpose venue for motor-related activities.
- The lease of the new land will be held by the site operators (identified as Motorsports WA) as Lessee of State Land administered by the Department of Parks and Wildlife (DPaW – now the Department of Biodiversity, Conservation and Attractions).
- Combine the existing venue with the new venue at some stage when construction reaches the stage of linking circuits.
- Other branches of motorsport will be included in the Wanneroo Motorsports Park concept including motocross, autocross, supermoto, jet boats, go-karts and off-road. Common-user facilities will mean that all the clubs associated with these types of motorsport will have access to modern support facilities.
- The development of driver training facilities on the basis that Western Australia has a shortage of such facilities. The Wanneroo Motorsports Park was to incorporate facilities for providers of driver training services as well as road/truck safety education and training.

Governance Framework of Motor Sport WA Limited - Public company limited by guarantee (May 2016)

The document specifically advises on the governance direction for Motor Sport WA Ltd which was developed to sit above the WASSC in developing motorsport. It advises that the Board should comprise a minimum of five directors, although seven directors is the preferred number. A member of the Board may continue in office for a term of three years and until the next Annual General Meeting. The Board set up was in accordance with the ASC Sports Governance Principles Coverage (Australian Sports Commission: Sports Governance Principles 2013)

2.5 Local Sporting Club Documentation

WA Sporting Car Club Strategic Plan 2017-2022

The strategic plan has been informed by previous studies undertaken by GHD and PWC (referenced above) together with a survey of members and general meetings. The strategic priorities for the club can be summarised as:

- Governance and structure: To ensure it is effective and efficient and consistent with leading member-based sporting organisations.
- Resources: To deliver the clubs aims and objectives.
- Service and Professionalism: To deliver member experience satisfaction.
- Collaboration: To foster relationships with external agencies for mutual benefit.
- Technology and Innovation: To embrace opportunities.
- Youth: A focus on the 16-30 year age bracket.

It is estimated that currently only 40% of members participate in motorsport events; the target is 75%. The club intends to develop a motorkhana facility and ensure the facility is focussed on events, although there is no obvious link to the objectives of Tourism WA. Expanding partnerships (most notably, school/educational partnerships) is a key objective.

Wanneroo BMX Club Strategic Plan

Wanneroo BMX Club has sought to relocate from its current facility for the past decade. The most recent Strategic Plan for Wanneroo BMX Club in 2015, has been provided for review. The key priorities of the club are:

- Securing a long term lease on their current facility or assist in sourcing another suitable site.
- Increase height (5m Start Gate) and change profile of start ramp to be compliant to Union Cyclist International (UCI) BMX Standards.
- Build new track in line with current designs including upgraded lighting.

2.6 Demographic Considerations

The demographic analysis has been undertaken by reviewing current and future population dynamics through Profileid™ and Forecastid™. The initial process assessed the critical components of the population within the City of Wanneroo. This was supported by an assessment of the 10km catchment relative to the existing Wanneroo Raceway site. (Ordinarily, regional and sub-regional level facilities will draw at least 80% of their users from a 5-10km catchment.) The detail is provided at Appendix B, while a summary of the key outcomes is provided below.

City of Wanneroo

The Estimated Resident Population of the City of Wanneroo in 2016 (authorised Census) was 188,212. This represents an increase of 36,135 since the 2011 census. The City has a population density of 2.74 persons per hectare. The residents live in approximately 70,329 dwellings with an average household size of 2.83. Key population dynamics include:

- 89,086 people living in the City of Wanneroo in 2016 were employed, of which 62% worked full-time and 37% part-time. 23% of households earned an income of $2,500 or more per week in 2016.
- The City of Wanneroo had a higher proportion of pre-schoolers and **a lower** proportion of persons at post retirement age than Greater Perth in 2016.
- The City of Wanneroo population forecast for 2018 is 212,096 and is forecast to grow to 412,996 by 2041.
- The greatest population change for the City of Wanneroo as will be from 2016-2021 (3.94%) and as a raw number between 2026 – 2031 (45,014).
- Between 2016 and 2026, the age structure forecasts for the City of Wanneroo indicate a 52.0% increase in population under working age, a 56.4% increase in population of retirement age, and a 39.0% increase in population of working age.
- In 2016, the dominant household type in the City of Wanneroo was 'Couple families with dependants', and by 2026 the largest forecast increase is expected in 'Couple families with dependants'.

The City of Wanneroo is a relatively diverse municipality in terms of its land use and economic base. The reason for population and household growth in the City of Wanneroo can be attributed to several sources. These include:

- The large number of young adults leaving home within the region (notably in areas to the south, such as the Cities of Joondalup, Stirling and, over time, Wanneroo itself) seeking to establish new households and families.
- Substantial net overseas (and to a lesser degree, interstate) migration gains to the region.

- The role the City plays as a lifestyle destination, with many opportunities for coastal and rural living in northern areas, especially in Two Rocks and Yanchep.

This should provide for a more diverse range of housing markets in the City, with first home buyers, families upgrading to second and third homes, as well as empty-nesters and retirees looking for a new lifestyle.

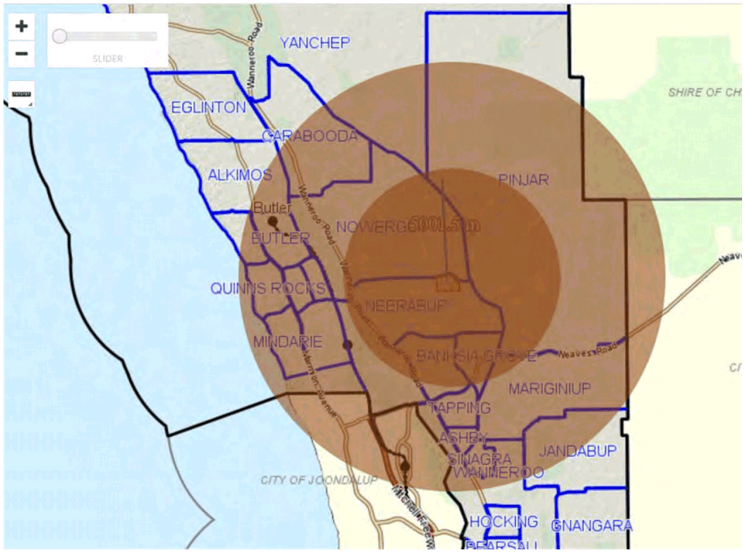
Key population changes and projected growth for the City of Wanneroo indicate:

- Overall, 23.0% of the population was aged between 0 and 15, and 9.9% were aged 65 years and over, compared with 19.1% and 13.8% respectively for Greater Perth (2016 data).
- From 2011 to 2016, City of Wanneroo's population increased by 36,131 people (23.8%). This represents an average annual population change of 4.36% per year over the period.
- The major changes in age structure in this area between 2011 and 2016 were in the age groups:
    - 30 to 34 (+4,015 persons)
    - 50 to 54 (+3,148 persons)
    - 45 to 49 (+3,079 persons)
    - 5 to 9 (+2,767 persons)
- In 2016, the dominant age structure for persons in the City of Wanneroo was ages 30 to 34, which accounted for 8.2% of the total persons.
- The largest increase in persons between 2016 and 2026 is forecast to be in ages 0 to 4, which is expected to increase by 8,351 and account for 8.6% of the total persons.
- The largest 5-year age group in 2026 is 0 to 4 years, with a total of 24,254 persons.

Wanneroo Raceway Catchment Analysis

As a regional and state level facility, Wanneroo Raceway will draw principally from a state wide catchment for its circuit racing and driver/rider training activities. The demographic analysis has taken two critical catchments to gain an understanding of the potential influences on the use and commercial viability as an events venue. Figure 2 highlights the 5km and 10km catchments around the Wanneroo raceway. They include suburbs within the City of Wanneroo, City of Joondalup and City of Swan.

Figure 2: 5km and 10km catchment around Wanneroo Raceway – including suburb boundaries.



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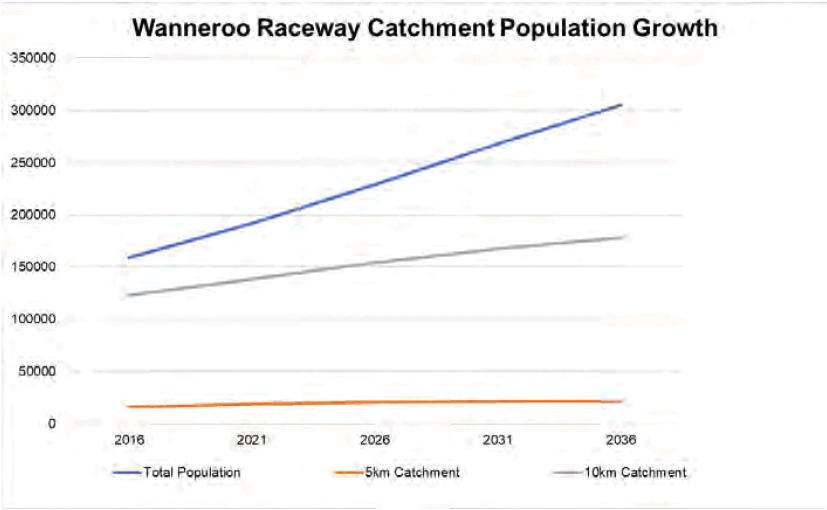
The suburbs within the City of Wanneroo, City of Joondalup and City of Swan that fall within each catchment is estimated based on the percentage of residential land within the suburb apportioned to the catchment.

Figure 3 highlights the growth that is projected to occur within the catchment for the Wanneroo Raceway from 2016-2036.

Figure 3 Wanneroo Raceway Catchment Population Changes 2016 – 2036 (Source: Forecastid™)



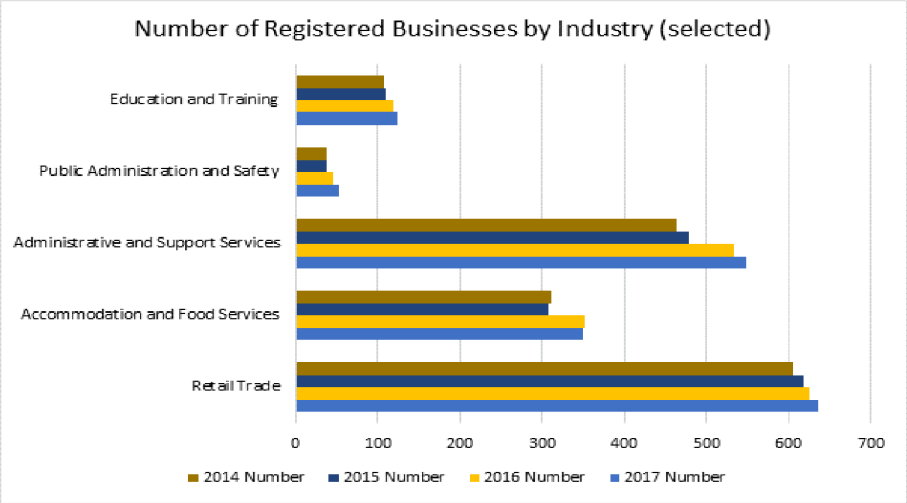
The projected population growth highlights the substantial growth within the 10km catchment of the site from which event infrastructure will draw. The growth within the 5km catchment is relatively low in comparison and indicates a generally diminishing trend as new and infill development reaches close to capacity by 2016. The 10km catchment highlights a minimum 11,000 catchment growth in each 5 year increment to 2036. The overall 10km catchment population will expand from a 2016 level of 122,616 to 178,515 in 2036. The 5km catchment is projected to grow from 15,658 in 2016 to 21,076 in 2036.

The suburbs within the 10km catchment with the highest number of residents and growth (i.e. over 10,000 existing residents) include Butler and Clarkson. During the next 20 years the suburbs of Ashby-Sinagra, Banksia Grove, Mindarie-Tamala Park, Quinns Rocks and Wanneroo will reach those levels with only the suburbs of Tapping, Kinross and Iluka either declining or remaining static.

Registered Businesses in Wanneroo

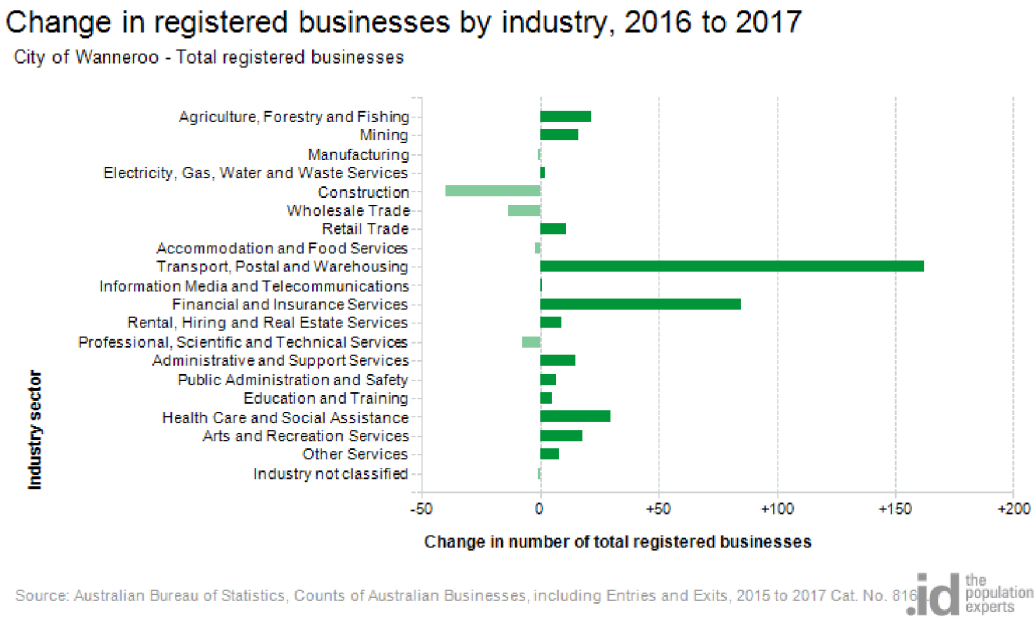
In order to gain an understanding of the current tourism market within the City of Wanneroo an assessment of registered businesses was undertaken utilising Profileid™. During the period 2014 to 2017, whilst there had been a growth in accommodation and food service businesses, it still represented half of the number of registered retail trade businesses and 2/3rds of the administration and support businesses. Figure 4 overleaf refers.

Figure 4: Selected Registered Business Growth (Source: Profile.id)



The period from 2016 to 2017 indicated a slowdown in the market as the number of businesses reduced. In the same period, construction, wholesale trade, professional, scientific and technical services, information media and telecommunications and manufacturing declined in the City. This is reflected in the general slowdown in the economy which affected non-essential service items. This is identified in Figure 5 below.

Figure 5: Change in registered businesses from 2016 to 2017 (Source: Profile.id)



As the economy recovers, the growth in these sectors is likely to respond accordingly. It is to be noted that during the period of 2014 to 2017, those services which respond to population growth (education and training, administration and support services and the retail trade) grew at a consistent level. Little can be determined in respect of the need for additional holiday/short-term destination accommodation from the research in relation to Wanneroo and the broader metropolitan Perth area. The provision of visitor accommodation needs to be combined with more effective marketing, securing hallmark events and collaboration between government-funded agencies and other tourism partners (source: auditor-general Colin Murphy in 2017 responding to the outcomes of the State Tourism Strategy 2020). Where a

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coordinated approach is undertaken and backed by a robust tourism offer which meets the needs of the visiting community, the demand for additional low to high end tourism accommodation can be justified. This has been the case in the most recent motorsport development at Tailem Bend (South Australia) where a commercial operator has targeted a specific gap in the high-end Asian market. This is referenced later in the report.

2.7 Summary Conclusions

The main conclusions which can be derived from the documentation under review highlight the following:

- Wanneroo Raceway provides a relatively unique venue within the state which offers the opportunity to access elite motorsport and event opportunities. If developed appropriately, it could be a catalyst to attract external investment and increase tourism activity within the City and northern metropolitan Perth community.
- The City has consistently supported the retention of V8 activities on the site and has identified the site as a primary focus to drive the local economy. Events are a key to future economy and the site is unlikely to achieve its maximum potential without additional infrastructure, including accommodation, retail, corporate hospitality and commercial opportunities, to enable the site to provide a diversity of activity and events that can operate all year round for the benefit of local businesses and tourists.
- The importance of regional level sporting infrastructure as a mechanism to attract tourists through an integrated events strategy should not be underestimated. Out of seven major events identified by Tourism WA within their current two year plan, six are sporting events.
- For motorsport, the site's potential (due to inefficiencies in the circuit design) is not currently being maximised. This includes limitations placed by a track width of 9m (whereas the minimum track width for a new circuit under CAMS guidelines is 10m and preferably 12m) and the track length of 2.4km which makes it one of the shortest on the Supercars circuit. Opportunities should be explored to address current known track/circuit deficiencies while also presenting an opportunity to attract substantial external investment to increase the attractiveness of the services on offer to a broader interstate and international community. This may also require consideration of a different governance structure over an extended site area to facilitate greater opportunities for external investment.
- The investment in new facility infrastructure at an extended Wanneroo Raceway site is supported by a number of background documents which sought to balance the requirement to develop and maintain core sporting club member services, while also providing the opportunity to lead and innovate and become a centre of excellence for a broad range of motorsports and supporting industries.
- The WASCC (whilst having previously indicated that the current Board does not support the historic documentation associated with previous boards) has used the documentation to support its current Strategic Plan which advocates for an efficient and effective governance structure, enhancing infrastructure and a focus on events.
- For cycling, Strategic Community Plan advocates the provision of a wide variety of infrastructure to meet the needs of a diverse community. The extended Wanneroo Raceway site should not be seen in isolation, but rather as part of an integrated cycle network.
- For BMX infrastructure, the location of a replacement Wanneroo BMX Club facility will be important, particularly the consideration of a strong alignment with other sports, and also in particular the opportunities for additional wheeled sports. The ideal location for any relocated BMX facility would be on existing or proposed multi-functional sporting sites which have readily available services (for floodlighting and watering of the track) and extensive available car parking areas for use during their main competition days of Friday evenings and for the occasional state and interstate event.
- The high levels of growth anticipated for Wanneroo indicate a need to increase and enhance community service opportunities for a growing and diverse population base. There needs to be a balance between an ageing in place community within established suburbs and infrastructure to

service and increasing family focussed age profile in emerging suburbs. The 10km catchment of the site would service a population of 180,000 by 2036 principally across the Cities of Wanneroo and Joondalup. For major events, the population catchment would be an extended regional base in excess of half a million residents within the northern suburbs by 2036. The localised 5km catchment is more limited, partly due to the surrounding bush and commercial areas, which also acts as a buffer in protecting the site for future growth in use.

3. Site Constraints

The extent of the development of the full site was assessed. This included the site of the current racing circuit and ancillary infrastructure and the adjacent motocross track (which is largely unconstrained) and the 89ha of land to the north. The following section identifies the critical considerations and potential implications.

3.1 Constraint Mapping

The references below relate to a series of constraints which were mapped during the site assessment process. This included the extended Wanneroo Raceway site, a 2km buffer and approved structure plans. A 2km road network catchment was also mapped to identify the current limitations associated with the surrounding road infrastructure and relative ease of access to the extended site. These are provided at Appendix C.

Public Drinking Water Designation

The site lies adjacent (to the west of) a P1 drinking water area. Areas classified as P1 are managed with the objective of risk avoidance to ensure that there is no degradation of the drinking water source by preventing the development of potentially harmful activities in these areas. Sport and recreation use are incompatible with a P1 designated area. Whilst the P1 designation is on the edge of the site, development adjacent to the area must be strictly controlled to avoid any potential contamination.

Bushfire Prone Areas

The bushfire prone mapping indicated that part of the site lies within a 'Bushfire Prone Zone'

Within a 'bushfire prone zone' under state government legislation, additional planning and building requirements may apply to developments. The legislation which includes the Planning and Development (Local Planning Scheme) Amendment Regulations 2015 and new State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) became fully operational on 8 April, 2016. The legislation requires development applications in designated bushfire prone areas to be accompanied by a Bushfire Attack Level (BAL) assessment. When assessing development applications in bushfire prone areas, local governments should consider the existing requirements of the local planning scheme as amended by the LPS Amendment Regulations 2015, the objectives and policy measures contained in SPP 3.7, and the Guidelines for Planning in Bushfire Prone Areas, including the bushfire protection criteria and other bushfire risk management measures applicable to the development application. Where all bushfire protection criteria contained in the Guidelines for Planning in Bushfire Prone Areas have been met, the development application is considered to be compliant with the requirements of SPP 3.7.

Bush Forever Sites

The full development site contains a number of designated Bush Forever sites. Under such circumstances, any potential development should seek to avoid these areas and put in place an appropriate management plan to ensure that the areas are not unduly affected by adjacent activities.

Aboriginal Heritage

There are no known Aboriginal Heritage sites within the extent of the site, although the surrounding area is known to contain sites of Aboriginal Heritage significance. The South West Land and Sea Settlement Agreement, which is the largest native title settlement in Australian history, encompasses approximately 200,000 square kilometres in the South West. The settlement is made up of six individual Indigenous Land Use Agreements (ILUAs) including the Whadjuk People ILUA which covers the Perth metropolitan area. As at 17 October 2018, the ILUAs are responsible for determining land outcomes under the Native Title Act 1993. The existing Wanneroo Raceway and land to the north is within the Whadjuk People ILUA. As such, any future development and extension to the site will need to be referred. Native Title applications are made to the Federal Court under the Native Title Act 1993. The ILUA of the Whadjuk People operates under the requirements of the Native Title Act 1993.

Environmentally Sensitive Areas

There are designated areas of environmental sensitivity, both within the current Wanneroo Raceway site and land to the north. Many of these areas are Bush Forever sites and therefore any potential

development should seek to avoid these areas and put in place an appropriate management plan to ensure that the areas are not unduly affected by adjacent activities.

Plantations

The northern part of the extended Master Plan site lies within an area designated as a Forest Products Commission Plantation. Many of the plantations are softwood species that have been planted to help reduce Australia's reliance on imported timbers. Other plantations include WA sandalwood and various eucalypt species which are protected under Commonwealth and State Government legislation.

Threatened Flora and Fauna

The mapping related to threatened flora and fauna indicates that there are pockets of protected areas which align to other protection designations. As a result, development should seek to avoid these areas and put in place and appropriate management plan to ensure that the areas are not unduly affected by adjacent activities.

Native Vegetation

The native vegetation mapping accords with other environmental constraints and therefore the same principles will apply.

Residential buffer

On all the constraints mapping, the current structure planning and 2km noise buffer from residential properties were identified. The purpose of providing this was to emphasise the potential implications of encroaching residential development. In order to ensure the extended Wanneroo Raceway site is protected for future generations, it is suggested that a policy be developed to ensure no new residential development or other noise sensitive activities are placed within the 2km buffer.

3.2 Visual Site Audit

The current Wanneroo Raceway site and surrounding area was inspected from a visual perspective. This included a combination of on site inspections and a series of aerial photographs obtained via a drone. The detail is provided at Appendix D. The output of the site audit confirmed:

- The relative isolation of the site is both beneficial and contains challenges which would need to be overcome. This includes:
    - Existing bushland acts as a natural buffer. However, while it contains areas of degraded bush, there are also pockets of highly-regarded and protected bushland.
    - Access into the site is constrained and if the site was to be developed further, alternative access points will need to be considered. Road infrastructure has been improved to service the residential estates and commercial areas to the south and west of the site, but not leading into the Raceway, which is a relatively circuitous route.
    - The relative isolation of the site and potential limited servicing will necessitate significant investment to extend service infrastructure.
    - Due to the relative isolation, the cost of clearing and developing the land will incur a high cost impost.
- Current site car parking is relatively good with potential opportunities for overspill car parking for events on adjacent land.
- Current Wanneroo Raceway Track:
    - There is generally good visibility of 70-80% of the track from the main viewing area and on the grass banking areas to the north and east of the track.
    - There are opportunities presented to both shorten the track and provide additional challenging driver infrastructure. The basic track shape, however, is relatively fixed with three potential track configurations permissible (short track, intermediate and full circuit).

    - The width of the track is the key inhibiting factor which limits its potential for major international events.

- The substantial pits area stretches north to south for 195m with direct access onto the track to the west and a large bitumen surface to the east which also provides for drifting, skid pan and driver training opportunities. An additional small drifting area is provided to the south of the bitumen surface.
- The existing burnout area lies to the north of the pits area and to the south of bend 1. The pan is 51m in width with a varying length of 38m to 26m. An internal track provides access to the burnout area from the pits and drifting area.
- The main office, media and event officiating building is located on three stories centrally positioned to the west of the starting grid and main straight. Access is provided to the pits area located in the centre of the track from the building by a footbridge, all constructed within the past five years.
- The site comprises a range of buildings mainly located on the western boundary. These include a substantial garaging area principally for club members use, maintenance and storage buildings, industrial units (used by driver training bodies which are based on site), ablutions, offices/meeting rooms, shaded grassed areas and spaces which can be used for event day commercial opportunities. Many of the buildings are old and in need of refurbishment, modernisation and/or replacement.
- Due to the way the site has been developed, access throughout the site is confusing and lacks effective signposting.
- The lack of effective passive and active surveillance areas within the site.

The current site limitations will need to be addressed through the master planning process. It is, however, considered that due to the current track limitations, its redevelopment to meet CAMS, MA, FIA and FIM requirements is prohibitive. Options should be considered to develop a compliant facility on the adjacent land, whereby the club and driver training infrastructure can be secured on the existing Wanneroo Raceway site and the commercialised event and activity space to be considered on land to the north.

4. Consultation Outputs

The extent of the development of the full site was assessed. This included the site of the current racing circuit and ancillary infrastructure, as well as the adjacent motocross track (which is largely unconstrained) and the 89ha of land to the north. The following section identifies the critical considerations and potential implications.

4.1 City of Wanneroo

Internal meetings and a cross-departmental workshop were held with the City of Wanneroo staff. The key considerations were:

- There is a need to put the club governance consideration to one side and work with the WASCC and other parties as the Master Plan evolves.
- Previous work had included a further review of alternative options for the BMX facility. It is important to consider options for both the relocated BMX club infrastructure and the potential development of a permanent criterium circuit. BMX is a priority and the City is in need of a definitive answer.
- The attraction of international, national and state level sporting events is an essential outcome of the plan. The focus will be on tourism linked to current strategic planning work.
- The option to utilise the site in partnership with ECU will be beneficial. Additional infrastructure is unlikely to be required as the courses/faculty gain access to existing facilities.
- From a land use planning perspective, the development of permanent tourist, hotel and additional commercial development on site is considered an acceptable ancillary use.
- The City is not fixed to jet boating as this option was identified in a previous site concept plan.
- There are significant environmental constraints on the land to the north and the department (DCBA) have advised the City that circumstances have changed since the initial site master plan was developed. Additional approvals may now be required.
- The City considers the site as providing the most significant opportunity to enhance economic development through tourism and events.
- Department of Lands has changed its approach to accessing land to the north. However, this should not prevent its consideration for development.

4.2 State Government

The Department of Local Government, Sport and Cultural Industries

The Department was consulted in respect of the future development of the site. It confirmed:

- Any development of the site can only be achieved through state government who, through the state effectively, has influence over the future use of the land, relevant approvals and through potential funding.
- Land to the north of the current raceway site will not be transferred to the City under current circumstances.
- The Department was unclear why the City had progressed the Master Plan without state government endorsement.
- The City has indicated to the Department, it is not planning to implement aspects of the outcomes of the WA Motorsport Strategy (which is currently in draft), including:
    - Addressing risk associated with the development.
    - Governance – ensuring that the governance structure is open and equitable.

  - Performance management -ensuring that the current use of the land is subject to an effective performance management regime to deliver the widest possible community access.
  - Advising that the City does not have the power to determine the WASCC track enhancement and asset management obligations.
- The Department would wish to understand how the 2009 plan fits into current thinking and why it is perceived to be no longer relevant.
- The introduction of motorcycle racing under an exclusive Ride Days contract and the lack of adherence to restricted speeds, despite the operator having assured the Department otherwise.

The Department of Biodiversity, Conservation and Attractions

The department advised that although the leasing of the area to the north of the existing Wanneroo Raceway site identified in 2009 by the previous GHD Master Plan report was supported by the department, circumstances have since changed. This view also takes into account the support provided by the Department at the time of the former Motor Sport WA Ltd, in applying to lease an expanded area for the development of a motorsports and driver training precinct. The Department is of the view that any new lease proposal would require a substantial number of approvals (referenced below).

If the approvals can be overcome, the Department advises that the future management and/or possible integration with existing recreational bike trails invested in by the department as part of the State Trail Bike Strategy would also need to be taken into consideration. The Department would request that the applicant be a state/peak body with the ability to independently govern, manage and develop the facility into the future.

The approvals and consultations required prior to the granting of a CALM Act lease include:

- Internal departmental consideration for the lease proposal.
- Department of Environment Regulation for the granting of a clearing permit.
- Department of Water – the area is adjacent to a Priority 1 area of the Gnangara Underground Water Pollution Control Area.
- Forest Products Commission regarding timber planting and harvesting operations planned within the area.
- The South West Aboriginal Land and Sea Council regarding potential Aboriginal Heritage issues.
- Department of Aboriginal Affairs.
- Department of Mines, Industry Regulation and Safety – an existing exploration licence and/or mining lease was identified over the area at the time of the previous lease application.
- Department of Planning, Lands and Heritage.
- Conservation and Parks Commission – the vesting body for the land to be consulted for comment on any lease proposal.
- The Minister for Environment's approval for the granting of a CALM Act lease.

Whilst there are a series of consultations and approvals necessary to develop on land to the north of the existing track, none of these are insurmountable at this stage. Further analysis will be required and this will need to be identified in the implementation plan aligned to any future master planning proposals.

Tourism WA

Tourism WA was contacted to provide comment on the potential development and economic opportunities the future development/redevelopment of the site may present. In spite of assurances that Tourism WA was to provide a detailed written comment, this has not materialised. Tourism WA did, however, indicate that events are key to the future economy and there is a need to develop infrastructure in a consolidated and strategic manner in accordance with accommodation, retail,

hospitality and associated services. To attract the overseas (and particularly the Asian) market the tourism offer needs to be linked to a broader service offer aimed at retaining the visitors within the state to benefit from the range of destination attractors.

4.3 Sporting Clubs

The WA Sporting Car Club (WASCC)

The WASCC focussed on the following:

- The critical issue is the lease and length of lease in respect of likely future investment which may be made by the club.
- The club considers it must utilise its excess capacity and lower the cost to an achievable entry.
- The provision of additional track/circuit and more facilities.
- The WASCC confirmed that the feasibility of widening the existing track is not possible. Current licensing is renewed on a grandfathering clause, at present. If major changes are proposed, this would mean the track would need to comply with current day licensing requirements at a cost.
- The club advises that it is preferable to keep the current track and have a higher level of activity on another track.
- The biggest challenge with the current circuit is considered to be the bridge and new build.
- There is a current relationship with Edith Cowan University (ECU) who use the track for free. The WASCC would wish to explore potential opportunities to increase revenue.
- Options to be considered include:
    - Skid pan Motorkhana on the Hill – 200m x 150m which doubles up for big events
    - Tracks to be inter-connected (capable of being used for supercars and superbikes – International Events)
    - Motor Museum and Experience Centre
    - Rally Practice area
    - 4WD capabilities
    - A dedicated cycling area
    - Increased short-term accommodation needs – a pre-requisite if the site and surrounding tourism potential is to be realised

Wanneroo BMX Club

Include coaching at track from 4:00pm every day. The main day for competitions is Friday and weekends are used for training. Ideally, the club would want to be in a position to develop a facility of a similar nature to the 2018 Commonwealth Games BMX Venue, Sleeman, which is considered to be the ideal footprint for a replacement track. The current priorities of the club area to:

- Maintain the club as a medium-term solution at the current site.
- In future, there will be a need to cater for a full range of members. The current priorities are identified as:
    - Pump Track
    - Mini Wheelers
- The profile of the site is important due to the need to attract sponsorship from visible signage.
- Parking is the main issue currently (1,200 people attend major events and 3,000 attend nationals).
- Access to toilets and changing facilities are essential.

- Reticulation is important to reduce dust contamination.
- Shade is essential for competitors and spectators (and the ability to erect shade around the track temporarily).

4.4 State and National Peak Sporting Bodies

For extensions to the operations of Wanneroo Raceway to be considered, it was considered important to obtain the views of the relevant sports Peak Bodies as their support is fundamental to the success, or otherwise, of the facility as an expanded regional and national focused events facility. The Peak bodies have the capability to identify and secure events which can form part of an integrated events strategy for the City. The core outputs of this consultation process are provided below:

Confederation of Australian Motorsports (CAMS)

CAMS identified the following as important considerations if the development of Wanneroo Raceway was to be supported.

- The national body would prefer a private operator and ownership of land.
- Club management on state land is the least preferred option. It is considered that tax payer money into a single club is problematic as the club model dictates access to a facility and is not always in the best interests of the sport.
- An independent board should be set up to manage a track on crown land. This should include state government, local government and specialist advice which is representative of the sport.
- The view of CAMS is that every track has the ability to make significant financial returns. Good and effectively run venues are booked out a year in advance and offer a diverse range of competition, events, driver and rider opportunities.
- Examples of facilities which operate under severe restrictions were identified. It should be noted that they are also successful viable businesses. For example:
    - Sandown, which is restricted to five events annually. However, the income generated from all activities underpins Sandown and Caulfield Horse Racing Venues.
    - Tailem Bend – Sam Shahin recently purchased 20 open wheelers at $400-500k for drive day experience and the facility continues to be a viable business expanding its service offer to the Asian market.
- It is important to consider future-proofing. The Asian market provides excellent opportunities for the Australian motorsports market and there is massive demand and growth in electric vehicles.
- The introduction of RACES at Wanneroo Raceway is not supported by CAMS.
- Concern was expressed that the lack of Asset Management is a major issue at Wanneroo Raceway.
- The potential impact of Keysbrook (proposed motorsport complex within the Shire of Serpentine Jarrahdale) is important. CAMS indicates that it is 100% behind the venture, due to the governance structure advocated and approach of the proponents.

Motorcycling WA

The interview with Motorcycling WA occurred prior to a recent agreement between the WASCC and the State Sporting Association to work in partnership with the view of re-introducing motorcycling competition at Wanneroo Raceway in 2019. The comments have been modified marginally following further discussion with the MWA CEO, but could be overcome if the current agreement is fulfilled.

- MWA took a Board decision to no longer recognise Wanneroo Raceway as a motorcycling venue and therefore the track licence has been removed. This, however, will be reinstated if MWA reaches agreement on the return of competitive motorcycling at the circuit.

- The introduction of RACES on an exclusive deal has effectively removed any opportunities for other ride day experience companies to ply their trade at the venue (considered to be effectively a restraint of trade) – MWA recognises this as being the main income generator of the sport.
- The organisation is 100% supportive of Keysbrook development and will continue to use Collie, although the distance and competition with Track Action Moto Ride Days is problematic.
- MWA does not wish to operate a venue.
- MWA could invest up to $200k to enhance venue safety at Wanneroo Raceway and would be prepared to commit to that if the outcome achieves competitive motorcycle racing at the circuit.
- The decision not to use the venue was based on government advice (an outcome of the Hall Report).
- The current ride day events utilise a safety mechanism which is not sanctioned by MWA. Currently MWA is awaiting a coroner court finding associated with Queensland Raceway which utilises the safety mechanism.
- MWA is looking to diversify and expand opportunities. This has resulted in the expansion of speedway activities (solo) at Kwinana.

Australian Drag Racing Association

The Australian National Drag Racing Association (ANDRA) is the drag racing sanctioning body of Australia. ANDRA is also officially recognised as the controlling body of drag racing in Australia by the Confederation of Australian Motorsport (CAMS) and the Federation Internationale de l 'Automobile (FIA).

There are limited drag strips in Western Australia and only one facility that meets ANDRA's minimum track specifications. The main state level facility is at Kwinana which is currently being managed by VenuesWest. The site also incorporates dirt track speedway. State government has indicated that it has no intention of managing the site on a permanent basis and recently approached the market to obtain Expressions of Interest with regard to the potential sale of the land or leasing of the site to a commercial operator. To date, no commercial operator who is prepared to operate the site has been identified.

ANDRA has stated that the state could accommodate a further two drag strips and would strongly support the development of a new dragstrip in the north of metropolitan Perth.

ANDRA Championship Drag Racing competition is conducted over a timed distance of one quarter of a mile, one eighth of a mile or one thousand feet, where approved by the ANDRA Board. For non-championship events, any distance less than one quarter of a mile may be used.

Timed distance from the start line to the finish line for quarter mile competition is 1,320 feet (402.34 metres). The speed trap covers the last 66 feet (20.30 metres) of the timed distance before the finish line, to measure the terminal speed of vehicles at that point. The timed distance for other competitions is:

- 1,000 feet (304.8 metres)
- 660 feet (201.17 metres)

Westcycle

The views of Westcycle are identified below:

- With regard to BMX, Westcycle are supportive of the club relocation subject to securing appropriate access conditions.
- Current BMX Proposals include:
    - Cockburn BMX redevelopment
    - Byford Relocation
    - State Administration Centre

- The importance of the local club is emphasised in maintaining a high level of engagement and participation.
- Criterium: Not a preferred location due to distance from CBD.
- Reference 'Our Bike Path 2014 – 2020': A strategic framework for cycling in Western Australia.
- The redevelopment and enhancement of existing infrastructure will assist in Westcycle generally, and BMX WA specifically, to achieve its core objectives of increasing the number of cycling infrastructure/facilities in metropolitan and regional WA.
- An important component of the strategy is to encourage current clubs and members to work in partnership with local governments to achieve this common aim.
- Extensive Mountain Bike Infrastructure supported.

For the development of the BMX track, reference was made to the UCI specifications which are referenced earlier in the report. Westcycle indicated that there are moves within the cycling industry to reduce the starting hill to 6m, rather than the current Olympic height of 8m. Given the investment into these facilities worldwide, this change may not be immediate.

BMX WA

- BMX want one state facility with an 8m ramp and is looking to develop the business case in 2019. There is no high-performance facility in WA, and it is the only state in Australia without an 8m ramp. BMX WA currently train on all tracks in the metropolitan area.
- Any sports can co-locate with BMX, (the only issue is car parking) - shared club room, canteen and toilets – ensuring adequate provision and access. Anyone with a bike could utilise the track and surrounds.
    - Chula Vista (USA) is the optimum level of provision – normal racing track, Olympic track, dirt jumps and mini wheelers.
    - The Sleeman Sports Complex in Queensland have a number of sports in one location. Ideally, Sleeman should be replicated in WA.
- Current club participation structure:
    - Mini Wheelers – 2 and above
    - Sprockets – 5-7
    - Open License – 8 upwards.
    - A junior development program for 12/13 year olds (new initiative).
- Competition structure:
    - 2-4 mini wheelers
    - 5-7 sprockets
    - Individual age groups up to 17
    - 17+
    - 30+
    - Elite class
- Events:
    - 1 x National
    - 7 x National series
    - 1 x state championships
    - 10 x state series

Events are shared around the tracks which have the capability to operate them. Bunbury was the focus of the nationals in 2018.

4.5 Other Consultees

Queensland Raceway

As part of the consultation process, additional consultation was undertaken with the operator of the ride days at Wanneroo Raceway. The company is based at Queensland Raceway and a subsidiary of the company also license riders and events (through RACERS). The comments below reflect the views of the ride day operator:

- They are committed to operate 25 ride days annually (through a $100k investment initially).
- There are three critical roles associated with motorsport: venue management, event provider or participant.
- It is considered that the operation of RACERS brings risk back in line with activities and is not purely venue-driven.
- Current safety air fences utilised for ride days include 512 4 x litre bottles in a bag (1.2m x 1.2m x 3m) joined together with the aim of cushioning impact and avoiding both the bike and rider being thrown back on the track.
- The major issue for a facility manager and event operator is public participation and the need to ensure licences are available to the wider public, who are the main users and potential income generators.
- The Key business outputs of the business are Happy Laps (Breakfast and 20 mins drive) generating $180k annually with a $100k profit (equivalent to five weeks of track operating costs).
- RACERS and the event operation are controlled by APRA-regulated insurance through Lloyds of London which is orientated towards the amateur participant with a peer to peer judiciary.
- The operator does not favour club operators. A company has a desire to please people and customer satisfaction is critical. This is not always reflected in club-managed operations and facilities.

Edith Cowan University

Edith Cowan University was contacted as part of the consultation process due to the current motorsports course they operate. The Bachelor of Technology (Motorsport) program was established in 2006. The course incorporates the designing, building and racing of open-wheel cars in a Formula Student Competition. This is based on the Joondalup Campus and utilises Wanneroo Raceway to test and trial the performance of their cars. The key focus is on innovation and manufacturing techniques with the aim of providing students with opportunities to work in national Supercar Championships, NASCAR and other racing teams. At the time of writing the report, a response was still awaited from a representative of the University. It is, however, understood that despite its relatively modest budget, ECU intends to develop and expand this educational offering and wish to maintain access to the circuit as a valuable part of the course content.

The outputs from the full consultation process have been used to inform the subsequent master planning considerations.

5. Facility Benchmarks

In order to determine the relative merits of development options for the Wanneroo Raceway site, current trends and development initiatives related to motorsport and extended event infrastructure have been assessed. This incorporates motorsport facilities which provide capacity for event infrastructure and other specific wheeled sports opportunities related to the development of BMX and criterium track infrastructure.

5.1 Existing Motorsport Facilities

Current industry trends indicate there is an ongoing reduction in motor sport facilities due to increasing land values, further development of residential areas and associated noise disturbance and competing interests for the area's use. These factors are impacting now on the high use of the remaining motorsport facilities. Wanneroo Raceway, based on the assessment of current booked calendar days, does, however, have spare capacity. The current spare capacity, in part, has resulted from the recent lack of access to the site for motorcycle ride days and competition. A recent partnership agreement between the WASCC and Motorcycling WA has sought to resolve the issues related to track access and safety concerns for riders. Track and run-off improvements in January 2019 have, it is understood, resolved safety concerns for motorcycle competitions. In addition, the introduction of controlled ride days in 2018 has enabled commercial ride day activities to be reintroduced to the site, albeit on an exclusivity deal with RACERS.

From a future facilities perspective, CAMS is aware of, and is supporting, a large range of local, regional and state motor sport facility projects. These include:

- Victoria: Ballarat – Council is investigating a new track at Ballan. Mildura through Mildura Rural City Council is looking to develop stage one of a major motor sport complex. Pakenham through Cardinia Shire is looking to develop a regional motor sport complex. Latrobe – Council has undertaken a needs and feasibility study for the Gippsland Motorsport Events Complex and is soon to develop a full business case.
- Northern Territory – Hidden Valley upgrades, including the opportunity for night lighting.
- Queensland – Ipswich Raceway has plans for a $52.5M redevelopment. This has been proposed for some time, but at this stage the plans are shelved. New facilities have been in the planning stage for Toowoomba and Brisbane airport.
- South Australia – Tailem Bend. The Bend Motorsport Park recently opened (late 2018) and features a 4-configuration track (category 2 FIA licence and FIM A/B Licence for motorcycle racing). The venue will cater for a variety of disciplines including circuit racing, drag racing, drifting, karting, rallying and rallycross.
- New South Wales – Continued development of Sydney Motor Sport Park and a second circuit track at Bathurst (currently in the planning phase).
- Western Australia – State review and strategy development for a tarmac-based motorsport facility is currently underway.

An overview of current selected motor racing complexes within Australia and New Zealand is provided at Appendix E. The key outputs from this research, which is relevant to the future development of Wanneroo Raceway, can be summarised as:

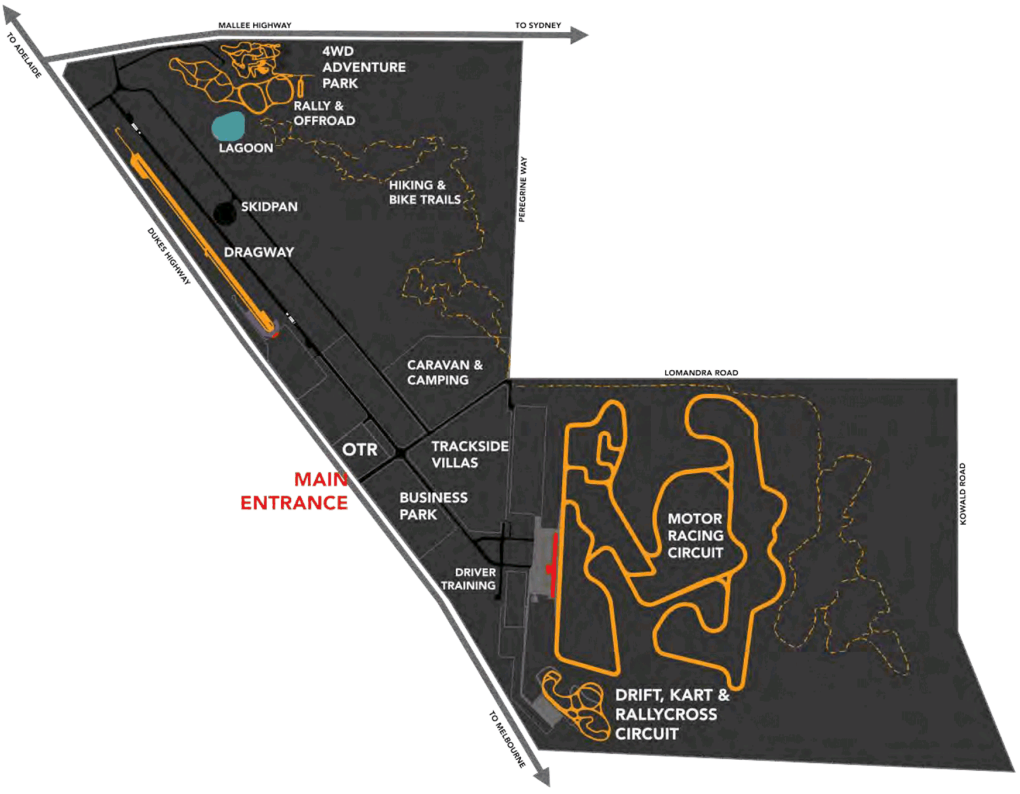
- Optimum circuit length is varied, although a configuration which enables a circuit to be split into at least two to three configurations is important. Overall track length of 4km to 4.5km (i.e. Phillip Island) is preferred with the option to provide smaller circuits for various motorsport experience, training and competition
- The main income generator is the racing circuit which is generally available for hire for a variety of events, product launches, drive and rider days, vehicle testing, etc. Drag racing strips and other associated infrastructure, such as burnout pads and drifting circuits, provide a secondary level of income supporting the circuit activities.

- The majority of motorsport precincts incorporate garages and flexible use of clubhouse/function centre infrastructure as a mechanism for generating additional income. Other visitor attractors include motorsport museums, cycling infrastructure (within or adjacent to the main racing circuit), restaurants, business apartments, camping areas; and on more recent developments, hotels.
- The level of spectator infrastructure is minimised with raised banking and natural topography used wherever possible.
- The majority of circuits provide opportunities for event overlays to incorporate concerts, trade expos and other corporate activities. Diversity of operation and activity is actively sought.
- Many of the circuits incorporate environmental initiatives as part of the circuit and site design.
- The majority of circuits are either privately-owned and commercially-managed or managed by a not-for-profit organisation which specialises in motorsport facility management.
- Motor cycle and driver education courses are conducted on all sites.

5.2 Latest Motorsport Event Centre Benchmarks

Tailem Bend, South Australia

In addition to the general trends associated with existing circuits, the recently-opened Tailem Bend circuit in South Australia provides the most relevant and up to date event centre business model which is highlighted as industry leading. It is a state-of-the-art, world-class motorsport facility which has been developed and primarily funded by the Peregrine Corporation, South Australia's largest private company. Construction started on The Bend in early 2016 with completion at the beginning of 2018 in readiness for the first major events in late 2018. The layout plan below provides an overview of the site master plan.



The Bend's motor racing circuit is Australia's only circuit to comply with the latest FIA Grade 2 and FIM Category A standards. At 7.77 kilometres in its maximum configuration, The Bend combines technical

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corners, fast flowing sections and an aggregate rise and fall of 85 metres. The track design is unique in offering eight circuit configurations constructed, according to their promotional material, with all forms of motorsport in mind.

The motorsports and associated facilities include:

- Track Side Villas – seven different unit types across detached, semi-detached and attached structures with garages.
- Caravan and Camping Park with Cabins – capacity for up to 1,000 campers.
- Business Park – industrial precinct to be developed across several stages (40-hectare site).
- Motor Racing Circuits:
    - GT Circuit – 7.7km (second longest permanent racetrack in the world for GT and Endurance racing).
    - International circuit – 4.95km suitable for V8 Supercars, superbikes etc.
    - West and West Plus Circuits – 3.41km – used for most short track events including club racing, testing, sprints and driver and rider training.
    - East Circuit – 3.93km – can be run independently from the west circuit.
    - Other configurations allow the track to be divided into smaller loops.
- Drift Cart Rally Cross Centre:
    - Own area for these three disciplines
    - Drift area is central to the rally cross areas
- Karting Circuit – designed to meet CIK-FIA international standards with more than 1KM track length.
- Rallycross – featuring both tarmac and dirt multiple jumps, water splash and joker laps.
- 4WD Adventure Park – has a range of rock, log obstacles with sand dunes, inclines and gradients leading to table-tops and off-road trails.
- Rally and off Road – large area for rally and buggy racing across 3km of tracks that can be developed in multiple configurations.
- Dragway – quarter mile Dragway that has been designed to host all forms of drag racing including 9000hp, 530km/hr top fuel monsters etc.

Mildura Motorsport Precinct (proposed), Victoria

Recently, Expressions of Interest have been sought in respect of a proposed new Motorsport Complex by the Mildura Rural City Council for the development of a multi-functional motorsport precinct. The business case was developed in 2016 and endorsed by Council on 23 February 2017.

The options that were reviewed as part of the feasibility and business case are summarised at figure 6. In order to interpret the assumptions made, the following should be borne in mind:

- Job Creation: The vast majority of employment will be created away from the actual precinct in Mildura through related industries such as accommodation, retail, food and beverages. Year 1 includes direct and indirect jobs created as a result of construction activities.
- The Benefit Cost Ratio (BCR): Attempts to summarise the overall value for money of a project and therefore the economic benefit of operating the facility versus the cost of building it.
- Net present value (NPV): A popular measure of profitability used to assess a given project's potential return on investment, or rate of return in the future, taking the time value of money into account.

The proposed site for the development is known as Block H, based at Koorlong, and accessible by sealed bitumen road. It is already home to the Sunraysia Drag Racing Association, which operates a one eighth mile sealed drag racing strip that has supported many regional, state and national events in

recent years. It is also home to Dirtworx – a commercial business operating off-road junior and senior motorcycle circuits, motocross tracks, and an enduro loop. The motorsport precinct comprises a variety of site constraints, resulting in a variety of motorsport uses being located off the central distributor road, which facilitates each activity to operate independently while sharing, where possible, clubhouse and car parking infrastructure.

Figure 6: Mildura Motorsports and Community Precinct Project Options and Projected Benefit (source: Mildura Rural City Council Project Prospectus 2018)

Project Option 1	Project Option 2	Project Option 3	Project Option 4	Project Option 5
Bitumen race track Skid pan Pits and control tower Office facilities Maintenance shed Camping facilities Food & beverage	Bitumen race track Skid pan Pits and control tower Office facilities Maintenance shed Camping facilities Food & beverage **Fuel facility** **Lighting** **Vehicle handling area**	Bitumen race track Skid pan Pits and control tower Office facilities Maintenance shed Camping facilities Food & beverage Fuel facility Lighting Vehicle handling area **Permanent and temporary seating** **Garages & work-shops** **Function space**	Bitumen race track Skid pan Pits and control tower Office facilities Maintenance shed Camping facilities Food & beverage Fuel facility Lighting Vehicle handling area Permanent and temporary seating Garages & workshops **Jet boat course** **Additional circuits (go-karting, speed-ways, dirt kart and other dirt-based motorsport)** **Additional Commercial Areas**	Includes all components found in option four to be delivered through staged development
Capital cost: $21.7m	Capital cost: $31.1m	Capital cost: $38.7m	Capital cost: $72.1m	Capital cost: $80.1m
Job Creation: Year 1: 324 Year 30: 83	Job Creation: Year 1: 440 Year 30: 102	Job Creation: Year 1: 527 Year 30: 102	Job Creation: Year 1: 1350 Year 30: 885	Job Creation: Year 1: 324 Year 30: 766
Economic Impact 30 Years Mildura: $162.25m	Economic Impact 30 Years Mildura: $195.65m	Economic Impact 30 Years Mildura: $201.81m	Economic Impact 30 Years Mildura: $1.29b	Economic Impact 30 Years Mildura: $714.50m
Economic Impact 30 Years Victoria: $173.38m	Economic Impact 30 Years Victoria: $209.52m	Economic Impact 30 Years Victoria: $216.76m	Economic Impact 30 Years Victoria: $1.37b	Economic Impact 30 Years Victoria: $761.90m
Benefit Cost Ratio (BCR): 7.96	Benefit Cost Ratio (BCR): 6.74	Benefit Cost Ratio (BCR): 5.58	Benefit Cost Ratio (BCR): 18.97	Benefit Cost Ratio (BCR): 15.43
30 year operating surplus or net present value (NPV): $7.85m	30 year operating surplus or net present value (NPV): $5.31m	30 year operating surplus or net present value (NPV): $1.64m	30 year operating surplus or net present value (NPV): $19.54m	30 year operating surplus or net present value (NPV): $7.89m
Risk Rating: Low	Risk Rating: Low	Risk Rating: Low	Risk Rating: Medium	Risk Rating: Low

Council is now seeking one or more partners to realise the first stage of the development which includes:

- Sealed three-kilometre road circuit (with potential for expansion)
- Multi-use skid pan measuring 100m X 45m
- Pit area and hard stand areas
- Control tower
- Offices and associated facilities
- Maintenance/wash down shed
- Camping facilities

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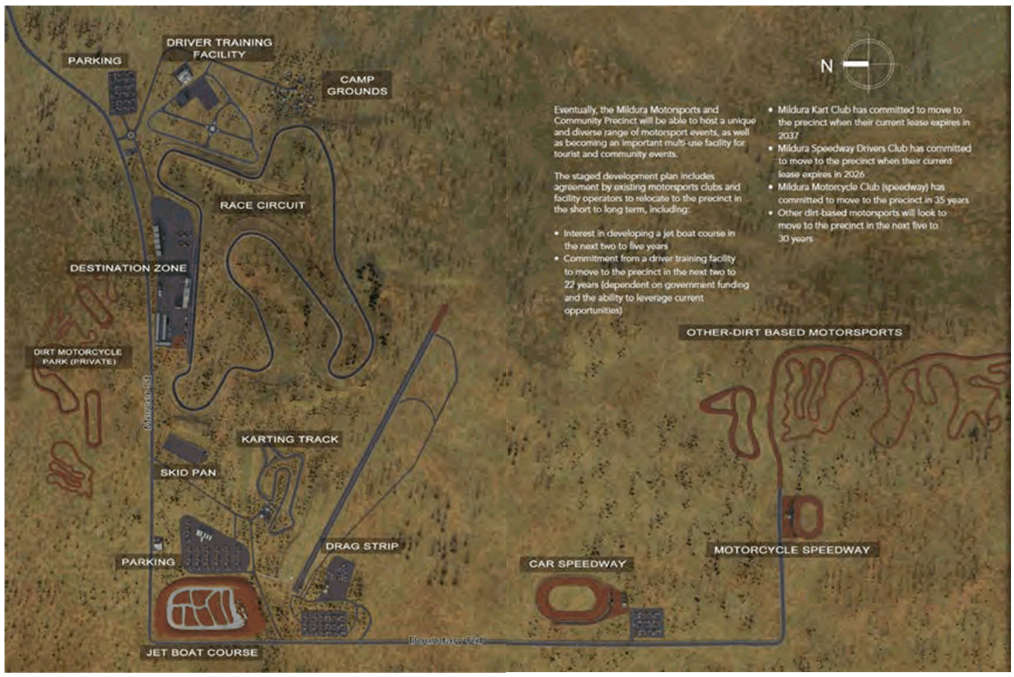
- Food and beverage services

Eventually, the Mildura Motorsports and Community Precinct will be able to host a unique and diverse range of motorsport events, as well as becoming an important multi-use facility for tourist and community events (with a focus on providing the main tourist and economic development base for the operation of trade expos and major events which otherwise cannot be located in the area).

The staged development plan includes agreement by existing motorsport clubs and facility operators to relocate to the precinct in the short to long term.

Figure 7: Mildura Motorsports and Community Precinct (Source: Mildura Rural City Council Prospectus)



5.3 Automotive Industry Trends Review

In addition to the CAMS research, 'The Value of Motorsport', a review has been completed on the "Directions in Australia's Automotive Industry – An Industry Report 2017" completed by the Victorian Automobile Chamber of Commerce Research Unit and covers the whole of Australia. The report indicates, from October 2017, when local car manufacturing and associated automotive component manufacturing cease.

The industry currently covers a wide variety of sectors and with the closure of manufacturing in October 2017, the main profile will revert to Automotive Repair and Maintenance (estimated to account for 54% of the industry) followed by Motor Retailing (8.3%), Motor Vehicle and Parts Wholesaling (7.6%), Parts and Tyre Retailing (6.2%), Fuel Retailing (6.0%) and then a host of other sectors with smaller shares.

The industry is made up of small and family automotive businesses (96.5%). There were estimated to be 379,365 people employed nationally within the automotive industry across 69,365 business. This indicates that the industry is made up of small and family automotive businesses (96.5%).

The Key industry statistics indicate:

- There were an estimated 18.4 million registered vehicles on Australian roads as at January 2016.
- Vehicle registrations grew by 2.1% or 380,000 extra vehicles between 2016 and 2017.

- The average age of registered vehicles is 10.1 years and around 800,000 vehicles are scrapped and taken off the road annually.
- Around 5 million vehicles were sold around Australia in 2016 made up of 1.18 million new vehicles and 3.88 million used vehicles.
- There are now 69 vehicle brands available for purchase in Australia which makes it one of the world's most supplied range of brands.
- A total of 67.1% of new vehicles sold were petrol vehicles, 31.7% were diesel vehicles (fastest growing segment) and only 1.1% were hybrid electric, 0.1% LPG and 0.1% battery electric.

Within WA the following statistics are relevant to the development of Wanneroo Raceway and the broader automotive industry:

- The automotive industry employs 38,878 people
- There were 2,208,812 motor registered vehicles as of January 2016
- The average age of the motor vehicle fleet is 10.5 years
- The number of automotive businesses is 7,595
- The largest decline in employment was recorded within the Motor Vehicle and Motor Vehicle Part Manufacturing sector (loss of 49.2%) and the motor vehicle and wholesaling sector (1,387 people or 37.5%).

Further research undertaken by Neilsen in 2017 (Neilsen Sports Commercial Trends in Motorsport Report) focussed on the top ten challenges and opportunities facing all motorsport stakeholders from a Formula One and MotoGP perspective. While focusing on the elite end of the motorsport market the trends identified are directly relevant to the development of motorsport and for consideration in the development of Wanneroo Raceway as a tourism and event destination. These are summarised in the table below:

Table 1: Trends Associated with Commercial Motorsport Developments (Source: Neilsen Sports Commercial Trends in Motorsport 2017)

Trend	Potential Implication
Emerging markets are increasingly engaging with, and investing in, top-level sports. A host of Chinese companies are investing in events, broadcast rights, teams, facilities and leagues at home and abroad, encouraged by the government's stated desire to create a US$813 billion sports industry by 2025.	• Opportunities may exist to develop into the Asian market but the Chinese are also seeking to invest at home. This may impact significantly on the ability of Wanneroo Raceway to compete and attract significant events. • As a result of the growth in the 'home' Asian market, a more sustained effort to understand and engage with local audiences in the sport's new markets is required. This will impact directly on the ability of the City, Tourism WA and the managers of the motorsport infrastructure to attract the Asian market.
With more demands on their time, greater connectivity and more competition for their disposable income, audience habits are changing. Rights holders and sponsoring brands are seeking out new pockets of fans – whether by geography or demographic – and doing all they can to retain existing ones.	• Rights holders, brands and broadcasters are increasingly exploring new formats and scheduling of events. • The ability to remain flexible and understand changing audience demands is a central part of a rights holder's strategy. • There is a growing need to balance changes to attract new interests while ensuring the core elements that have attracted the avid, long-term fan base remain in place.

	• This re-enforces the need to develop Wanneroo Raceway as an integral part of a broader tourism service offer.
Rights holders and venues across the world of sport are on a constant quest to enhance the spectator experience at events by adding entertainment elements, such as concerts, fan zones and enabling more access to star performers.	• Investment in entertainment and cultural activities around sporting events is seen as a standard requirement and therefore the opportunity needs to be built into any new or existing track infrastructure which is to be used for major events. • More events are likely to be positioned as 'festivals', combining music, business-to-business meetings and fan zones and require infrastructure of a higher level to attract users and further investment. This is further emphasised within the two year plan promoted by Tourism WA.
New revenue streams are emerging as fans become fully connected through various different apps, social media content and streaming of live content.	• Greater data collection as fans interact with rights holders and brands, leading to even more refined and personalised content delivery and ultimately new revenue streams.
From good governance to financial transparency, environmental friendliness, to the use of sport as a tool for social change, rights holders and brands across sport are increasingly expected to set a good example.	• The need to be socially responsible with the desire to maintain the appeal of the sport as a high-risk activity is important.
Few sports provide as natural a showcase for as many different types of brand as motorsport i.e. timing accuracy; engineering innovation; data analysis and solution-based activities. As a global platform, it is an extremely attractive sport for consumer-facing brands.	• More demand for quantifiable measurement of sponsorship from all stakeholders in the process and at all levels of investment. • Return on Investment will be critical and there will be a need to look at this proactively to assist venues in sustaining infrastructure into the future.

5.4 BMX and Other Cycling Benchmarks

In order to gain an understanding of the key facility components associated with new and existing BMX tracks, an assessment of tracks within WA and overseas was undertaken. These are provided within the facility benchmarking section at Appendix E. The key considerations of any facility are:

- A number of tracks have received recent investment to upgrade facilities in accordance with new and emerging guidelines.
- The majority of facilities include a clubroom building which incorporates changing rooms, toilets, canteen/kiosk and storage.
- The start ramps associated with new club infrastructure range from 3m to 6m. The BMX facility at Sleeman, Queensland consists of dual start ramps of 5m and 8m ($4.2m construction cost).
- All tracks are configured in a similar manner with a shaded starting grid, three bends, a split track (incorporating a pro straight), central officials tower and a small number of car parking bays on site with the ability to utilise extensive external space for overspill event parking.
- Elevated viewing areas for spectators is ideal but not essential.
- The ability to bring in event infrastructure to accommodate state and national events without increasing static building costs.
- Floodlighting to accommodate events in the evening (a common theme is Friday night competitions).

- Overall costs of the development of a new facility varies significantly in response to the size of the site and associated infrastructure.

Regarding Criterium Circuits, there is no purpose-built facility within Metropolitan Perth. The only facility which could be adapted is located at the SpeedDome but has long been considered as a non-viable proposition. There are no established facility standards for Criterium Circuits. However, based on industry benchmarks across Australia, it is likely to include:

- A basic administration base of $20m^2$
- Storage building for equipment and trailers of $30m^2$.
- A raised platform for officiating (raised banking area from which the officiating can take place.)
- A concrete pad to inspect bikes.
- An undercover area near the start (permanent or temporary).
- Skills area (coned off for safe schooling and warm up).
- A combined track for training and technical ranging between 650m to 2.8km (depending on site constraints).
- Floodlighting in accordance with recreational training use (on the grounds that no standard currently exists for criterium circuits, a standard of 100lux has been used, being the nominal recreational standard accepted for sporting reserves).
- An open area for medical assistance.
- First straight, where possible, should be 200m with a width of 8m minimum (specifically for the starting gate). Thereafter, straights can be a minimum of 50m. Corners to be 8m in width.
- Protected under cover hard standing for marshals positioned around the course 300m apart.
- Pits area of a concrete pad with shade over.

The North Coast Cycling Facility Master Plan Report (authored by the City of Wanneroo) similarly found difficulty in establishing the minimum facility standards to support the development of a criterium circuit. Based on the consultation undertaken, a length of at least 1.1km was advocated with a minimum width of 6m and an inner track of 600m. Reference was also made for the need to provide an administration building.

All these facilities can be provided within and adjacent to a motorsport venue as an integral part of the main built infrastructure and bitumen surface. The City's analysis recommended Wanneroo Raceway be considered a potential option for a criterium circuit, with use of the existing Raceway as an interim option.

From the research undertaken, it is clear that the provision of wheeled sports within an extended motorsports complex would be a complementary use. All infrastructure could potentially be shared (with the exception of the BMX track). Subject to appropriate management arrangements, competitions and events associated with BMX use may be run in tandem. For Criterium use, this would be dependent on where and how the bitumen surface is configured. Westcycle has indicated that they would, however, prefer a location which is located within closer proximity to the Perth CBD but recognise the potential opportunity racing circuits provide.

6. Development Options

The following section identifies the potential facility development options which could be considered on land within and adjacent to Wanneroo Raceway.

6.1 Facility Development Analysis: Motorsport Disciplines and Event Use

The potential facility components to be considered within any motorsport complex is identified in Table 2 below:

Table 2: Facility Development Analysis - Potential Options

Disciplines	Options	Economic or Club Drivers
Motocross	Existing motocross tracks which provide good variation and testing circuit for riders (junior and senior). All supporting infrastructure is basic but functional and there are no issues related to noise at either facility location (location to the north of Wanneroo Raceway and to the west and south of Pinjar Park Speedway circuit and surrounded by bushland). Elements of the surrounding bushland are Bush Forever which constrains development. It is recommended that both sites remain unaltered as they provide a good level of provision.	Club
Arena Cross/ Stadium Motocross	A competition held on a temporary or permanent indoor or outdoor track predominantly consisting of man-made obstacles within an arena or stadium. No evident demand expressed – utilisation of existing stadia for one-off events with temporary infrastructure. Can be permanent or temporary courses. Minimum length of 400m.	Event – linked into broader tourism strategy
Speedway (Sprint Car)	No identified need expressed. Current track infrastructure at: • Ellenbrook Speedway • Perth Motorplex There are 12 sprint car speedway tracks in total within WA; two are within the Perth metropolitan area. A long term potential of speedway could be considered as part of an extended site development. Track length of a future speedway track would need to be approximately 500-600 metres – purpose-built for cars. • Approx. 12m width straights by 17m cambered wide bends, floodlighting, PA, tower, concrete safety wall, pits and safety wall with fencing above to Peak Body specification. Other specifications include: • Medical and press facilities (can be combined with a central club house building, depending on location). • Terracing (limestone blocks) for up to 1,000 spectators together with raised grass banking	Club

	• PA and floodlighting system providing an even lighting system across the oval track • Electrical spring-loaded starting tape system and warning system around the circuit • Water supply / storage (distributed on track through water bowser) • Raised officials box / control tower (16m^2) adjacent to starting grid • Toilet block and offices for administration and officials	
Motorcycle Speedway	No need identified within the area and current facility at Pinjar Park recently upgraded to provide a high quality track venue. This facility will need to evolve and develop on its current site with a similar level of infrastructure to that identified for sprint cars.	Club
Trials/ Enduro	Current off-road use within the area and potential to incorporate extended cross country/off-road courses. Require links off site with surrounding track/trail networks of varying terrain. Has the potential to link the site with the adjacent suburbs if planned effectively and land ownership issues/environmental constraints may be overcome.	Club
Rallying	No permanent circuit need identified. There is potential to combine with bitumen and other circuits for an isolated event overlay – incorporating public and private road access. The extent of land to the north of the existing Wanneroo Raceway circuit would lend itself to the development of a semi-permanent rallying facility. This would need to be underpinned by a club-based activity if it is to be sustainable. There is no current club-based activity which could sustain a permanent facility.	Club
Kart Racing	Karting Australia requires a track of a minimum of 750 metres in length for National Sprint Championships. Similarly, the Commission Internationale de Karting (CIK) – FIA requires a minimum circuit length of 800 metres for CIK-FIA Championships, trophies and cups. A track of 1 km in length enables the hosting of national and international level events. The existing karting facility to the east of Wanneroo Raceway serves the karting needs in the area and the infrastructure (including track) is relatively good. The need to relocate is not evident.	Club
Motokhana	Demand currently expressed to WASCC who have plans to invest in a facility. A low-cost activity involving the manoeuvring of a car through tight tests as quickly as possible (one car at a time). This can incorporate both dirt and bitumen surfaces. Could be combined with the existing bitumen track and existing Hill Climb circuit.	Club
Drag Racing	The existing Drag Racing infrastructure at Kwinana Motorplex services the high-end need of the sport and is the only ANDRA accredited track in WA. Additional drag infrastructure at Collie currently services a south west WA requirement. Additional facility infrastructure is not proven, although opportunities for burnout and streetcar classes generally grow in line with the economy. Current drag racing activities have shown a decline due to the decline in the economy. If it is to be considered, minimum specification for a lower grade facility would be:	Club

	• 1/8th mile with appropriate deceleration lanes and gravel pit with catch fencing • Control tower • Shared burnout and skid pan area with road racing circuit • For drainage purposes, a one-way cross-fall of no more than 1%, or the equivalent camber, is acceptable • The Return Road should be a minimum of ten feet (3 metres) in width, with suitable access to Paddock and Staging Lane areas • An area accessible from the paddock area must be available for parking/storage of trailers and vehicles • Primary barriers must be located at the edge of the Timed Distance, extending from the burnout area to the point beyond, where spectator or paddock areas are located. Reinforced continuous concrete barriers at least 26 inches (660 mm) in height • A weighbridge • One drive-through bay 6m^2, with a sealed floor, must be provided for scrutineering/ Classification purposes • Full civil ambulance facilities • Floodlighting	
Drifting	Currently drifting is catered for within the Wanneroo Raceway site. It is an increasingly popular discipline requiring access to limited bitumen area where sustained controlled slides are the objective of the sport – particularly popular with Asian drivers. Can utilise the bitumen surface of a dedicated circuit but often comes into conflict with road-based bike and car users due to potential damage occurring to the race edge. A dedicated drifting facility may be justified and linked to an expanded driver training component.	Club
Driver and Rider Training	The loss of Driver Training at the former RAC site (adjacent to Perth Airport) indicates that there is a gap in the market which could be fulfilled by renting out space to commercial operators: It is essential that road conditions are replicated. Can be incorporated within the existing Wanneroo Raceway bitumen race circuit through extending track within or around bends (with no camber) and incorporating internal roadways which may be partitioned off at discrete operating times.	High potential economic return and potential additional partnership opportunities to minimise risk
Hill Climb	Existing facility adjacent to Wanneroo Raceway. Additional investment not required as there is no financial benefit in relocating.	Club
Road Racing – car and motorcycle	Potential opportunity to construct an additional road racing circuit to the north of Wanneroo Raceway could be considered as a long-term option. A high-quality racing circuit is typically between 3.0 and 6.0 kilometres in length and 12 metres in	Club and with potential to attract

	width. The current track is non-compliant with current CAMS and MA standards but the licence is protected through a grandfather clause. The peak sporting bodies and WASCC have indicated that if significant investment was to be put into replacing the track, it would be more cost effective to redevelop on land to the north and develop a circuit compliant with the latest FIA Grade 2 and FIM Category A standards. For bikes this would require: • The maximum length of the start straight to the first corner cannot exceed 125 metres to the inside of the first corner. The minimum length of the start straight to the inside of the first corner must be at least 70 metres. • The track surface should be a uniform type over the whole length of the track. • The width of the track at any place on the track is dependent on the maximum speed which can be reached at that place. The maximum width of a track must be fifteen (15) metres. Wider tracks must be demarcated down to fifteen (15) metres by an anti-skid painted line, or by another device, which does not present a safety hazard. • Maximum longitudinal gradients – Uphill (20%) and Downhill (10%). • The minimum crossfall must be 1.5% and the maximum crossfall 3.0%. The surface of the track must be designed such that water does not pond on the track surface during or after rainfall. • The superelevation (banking) in a curve (the outside of the track is banked in comparison with the inside) is determined upon the basis of the radius at that curve and must not exceed 10%. • There should be no sight obstruction which would prevent a rider, at an eye height of one (1) metre, from maintaining a clear view of the track in front of him/her for a distance given as S = V (V+40)/200, where S = Sight distance in metres and V = speed in kph at that section of the track. • The minimum width of a verge is five (5) metres. • The run-off area must meet minimum agreed dimensions based on MA guidelines. • The run-off area may be reduced in length by up to 50% if an arrest or bed (sand or gravel trap) is provided. • The starting area should be clearly fenced off to restrict entry. For cars: All determined under CAMS. Minimum requirements include: • A suitable security fence enclosing the property, sufficient to prevent pedestrian and vehicular access. This may be temporary or permanent, but shall be in place for any race meeting for which a CAMS Organising Permit is issued. • First Line of Protection (“1LoP”): The entire outside of the competition area shall have a continuous (save for appropriately-located and designed access openings) First Line of Protection barrier, of a CAMS approved design, installed. A device providing a similar level of protection is also necessary to any areas where persons	high profile events aligned to a tourism strategy and with significant potential benefits to the local service industry.

	(officials or spectators) may be permitted on the inside of the competition area or where natural or man-made obstacles (trees, poles, fences, buildings, dams etc.) may be at risk of being hit by an errant car exit. • Second Line of Protection ("2LoP"): All locations where trackside officials or flag marshals are located or where spectator areas are close to the track or behind a straight-ahead runoff area, shall be protected by debris fencing. • Third line of Protection ("3LoP"): All areas where it is envisaged public access or viewing will be provided shall be protected by an approved Third Line of Protection barrier/fence, located a defined distance behind the first or second Line of Protection. • The Start/Finish area must be located on a suitable length of straight track at an appropriate distance from the first corner. • The starting grid layout shall comply with contemporary requirements of CAMS. • A suitably-sized paddock area, which shall provide direct, secure and protected access to and from the track. • A pit lane with adequate length to provide a separate stopping space for each car competing in each race and which is separated from the race track by concrete signalling wall with debris fence protection attached, or a suitable entry/exit to the paddock areas which is safe and appropriately protected (in which circumstance no pit lane would be provided). • A Pit Lane is compulsory for new circuits for any event above State Championship level. • Verges and run off areas which comply with CAMS documented criteria regarding size and design, as suggested in the Track Operators Safety Guide (2013). • Installation of speed attenuation devices (gravel traps, multiple row tyre buffers, additional run-off area etc.), where appropriate. • Line of sight vision of the entire circuit by trackside flag marshals at appropriate spacing. • A Race Control room, where the Clerk of Course and the essential personnel for controlling communications networks and emergency co-ordination are based. Vision of the Start Line and Pit Lane is required from Race Control. Access to the Race Control room must be restricted to authorised persons only. • A secure two-way communications system which links each flag marshal point to the Race Control room. • A Medical Centre, housed in a permanent and dedicated building (e.g. not a caravan or an ambulance) which is situated so that direct access is available both from the race track and to the external public road network by emergency vehicles always, without having to cross the race track. This requirement envisages tunnel or bridge access is appropriate. • Appropriate facilities for the public will be required based on the Venue Operator's expectation as to the envisaged number of spectators.	

4WD / Off-Road	Currently provided for on adjacent land by a commercial operator: Area of undulating land of varying size is required (ideally a multitude of circuits on natural terrain) for training and vehicular handling skills. The potential to provide additional off-road 4WD activity should be explored	Club and Commercial with potential alignment to driver training
Rallycross	No current need identified – Sprint racing which can combine bitumen with a gravel surface. Within WA there does not appear to be a demand for such infrastructure due to no available competition numbers to justify dedicated investment	Club
Other Complementary Users	Jet Boats have been referenced previously. A facility currently exists within WA (West Boat Jet Sprint) based at Baldivis. The Jet Sprint Park at Baldivis is claimed to be a world-class venue having hosted many International events including the World Series. Jet boat courses are generally 800-1,000 metres in length to comply with event requirements. Other specifications for jet boat water course include the following: • Earthworks mainly – the material taken out is used for spectator mounds • Control tower • Safety sensors • Pit pools / launch pools – all track and ancillary infrastructure to fit into two acres. Pit pool would be 20m x 8m and concrete launch ramp of 6 lanes by 20 metres long • All water to be knee-deep with water channels of 5.5 metres width • Safety fences required around circuit • Toilets, grandstand and catering can all be shared • Floodlighting (placed internally to bends and along straights to create even lighting throughout) Based on the limited market it is unlikely that Jet Boat infrastructure could be justified as a critical development requirement. This may be a longer term development option. As a result, an option to include jet boats as a long-term development option is incorporated within the Master Plan, subject to further justification should the sport grow within WA. This is noted as a marginal option to be considered. Shared facilities for Events, Festivals and Expos. Benchmarking of motorsport facilities identifies this as a critical economic driver to attract wide interest from industry representatives from outside the realm of motorsport. The need for dedicated infrastructure is limited to power, water, hard surface (bitumen parking and track areas), associated car parking and good banking/spectator areas where event overlay may be imported. The need for permanent-built event infrastructure can be offset through the use of existing function space, clubhouses and associated corporate hospitality function areas. Garages and accommodation above. Due to the lack of local accommodation there would be opportunities to develop bespoke infrastructure as permanent/temporary holiday accommodation/lets (i.e. similar to Tailem Bend).	Jet Boat – Club-based, but also potential economic driver due to extent of events Event overlay for Expo's, Festivals, Corporate entertainment etc. Economic/Tourism development

	Hotel development aligned to the use of the site for motorsport, events and corporate hospitality.	Economic/Tourism development
	Natural and man-made amphitheatres and natural viewing areas for small, medium and large event opportunities.	Economic/Tourism development
	Museum of motorsport. Potentially the development of a facility to re-locate the motor museum from Whiteman Park.	Economic/Local jobs and employment opportunities
	Aligned commercial units providing opportunities for the motorsport service industry to be located on site. This would ensure the site remains activated throughout the week and has the potential to support local industries/commercial areas by establishing incubator units.	
	Criterium cycling and BMX club infrastructure – considered to be a natural fit for wheeled sports complexes (motorised and non-motorised).	Club
	Caravan Park and camping grounds.	Tourism/Event support

6.2 Development Priorities and Potential Functionality

Based on the potential need for additional infrastructure and to provide a development which provides maximum commercial opportunities, the following facility development components have been considered as part of the development of the Master Plan and have been ranked in accordance with the following priority list:

- Priority 1: Essential element to drive income and sustainability of the site and/or essential club infrastructure components.
- Priority 2: Marginal economic value but important extension of club activities.
- Priority 3: Marginal development options to be considered. Possible future developments under investigation.

Development	Rank	Plan Inclusion
1. FIA Grade 2 | FIM Grade B Circuit		
4.27 km | Main FIA Circuit	1	To provide an independent FIM/FIA standard track as a long-term development for the replacement of the existing circuit facility which will then become the club and driver training base. The track runs anticlockwise and is designed with a high average speed in mind. The design around the track is intended to create a 'Sepang-like' central area. The track incorporates appropriate FIM and FIA run-off areas for the grade.
2.6 Km National Circuit	1	The main track is to incorporate a return which enables the operation of two activities/events at one time. All run-offs and safety measures are incorporated within the design to meet FIA and FIM standards.
1.7 Km Club Circuit	1	
Enhanced Spectator Area	1	These are located in key viewing positions around both the existing Wanneroo Raceway and the potential new track development positions.
Temporary Grandstand	1	These are located around the perimeter of the track to make use of natural and man-made gradients. This will also make maximum use of limited permanent spectator infrastructure that may be constructed.
Primary Paddock	1	As visitors enter the precinct it is intended that they will go past a central hub on the right which incorporates a primary and secondary paddock that is designed to act as a welcome centre to the site that also links all of the hill climb, motocross jet boat, museum, amphitheatre and BMX into an Extreme Park style offering. The primary pit building is located on the main straight and is to incorporate new corporate infrastructure, major spectator facility, pits and associated event infrastructure (similar to the Highlands in NZ or Tailem Bend in SA).
Primary Pit Building	1	
Secondary Paddock	2	
Secondary Pit Building	2	
750m Straight for Informal Drag Racing	2	Informal drag racing strip – 1/8th mile with burnout infrastructure aligned and potential shared infrastructure (medium to long-term development option). Its development would potentially be influenced by the future of Kwinana Motorplex which is yet to be secured.

Development	Rank	Plan Inclusion
Dedicated Extreme Sports Area	3	Located just behind the site welcome structure and as part of the Extreme Sport zone to provide separate access off Wattle Avenue. This area will incorporate the extreme park welcome centre which could potentially be divided into a series of discrete management areas focused on tailored club and commercial sports. This area also provides the opportunity for jet boats, should a business case be proven. At this stage, the infrastructure is purely for identification purposes and permits flexibility for alternative uses.
2. Wanneroo Raceway		
2.41 Km Circuit with Extended Run-off	1	Rationalise current track infrastructure at Wanneroo Raceway in accordance with what was identified within a previous 2009 Master Plan to include: • Lighting, both tracks to enable twilight and night events (with the benefit being more event opportunities, both motor sport and non-motor sport activities). • Enhanced spectator areas (which can also double up for event capability – concerts, expos etc.) • Security fencing around the perimeter of the site. • Existing facility to be developed as the WASCC Club Room building and club function/driver/rider training areas. • Track to remain a club track. • Service roads (consolidated and utilised more efficiently).
Link for Simulations Track Use	1	A link to enable the existing track to be split for simultaneous use and increase the potential to have two activities operating independently. This is necessary to increase the financial viability of the site and support the additional driver training infrastructure.
Vehicular Overpass	1	To be located on the south side of the circuit to avoid conflict with users and to gain service entry to the central paddock area
Temporary Grandstand	1	To make use of the existing topography and optimum track viewing area.
Existing Hospitality	1	It is not intended to alter existing infrastructure which will remain for club purposes and for leasing to circuit and other site users.
Existing Pedestrian Overpass	1	
3. Driver Experience Centre		
DEC Pit Lane	1	A comprehensive driver experience centre which can operate within the existing Wanneroo Raceway circuit and where necessary be closed off to run as a separate smaller circuit. This is to complement
DEC Operations Building	1	

Development	Rank	Plan Inclusion
Dynamic Pad 180m X 60m	1	existing infrastructure and provide alternative training areas within a separate business complex. Infrastructure proposed provides an opportunity to experience a range of driving conditions and car handling experiences to cover a gap in the WA market following the closure of the RAC driver training centre in Perth. Under the current lease agreement this would necessitate the development of a partnership agreement with the WASCC to secure access to the area at dedicated calendar time slots.
40m Skid Pan	1	
Irrigated Kick Plate	1	
Lane Change	1	
1.11 Km Handling Circuit	1	
4. Off-Road Facilities		
FIM Motocross Circuit	1	To retain the existing motocross track and also integrate it within the Extreme Zone. Due to existing environmental constraints, the site area is to be retained as the most cost-effective solution.
Multi-Use Off Road Area	2	Multi-use on and off-road area – currently the land in the area is used for this purpose in an informal manner. It needs to be rationalised/ formalised with supporting infrastructure. Potentially incorporate with separate commercial off-road training area (short to medium term development option) aligned to club and commercial opportunities.
Dirt Speedway Oval	3	Option for speedway (cars) – oval track with associated infrastructure (medium to long term development option). Land allocation could incorporate alternative off-road use. This is located potentially within the extreme sports area.
Criterium Circuit	3	An alternative option for the speedway track land could be a criterium circuit. For the purposes of the Master Plan a separate plan is provided detailing an 850m criterium circuit with track clubhouse. It should be noted:
Off Road Trails Area	3	Adjacent to the existing motocross track (east and west), the use of exiting trails infrastructure through the protected bushland provides the optimum solution whilst minimising environmental degradation.
5. Non-Automotive Facilities		
Existing Infrastructure and Storage	1	Gradual upgrade, refurbishment and/or replacement of existing facilities. Area will need to be rationalised and incorporate a gradual replacement of infrastructure as it reaches its end of life.
Open Parkland	1	Part of the central hub to provide a break between the dedicated BMX facility and main motorsport and event activities. This also acts as a connecting walk and cycle route cross the site
Hotel	1	Potentially 100 bedroom hotel to be identified on site (subject to detailed commercial business case). The hotel is aimed at maximising the site as a destination motorsport and events venue with high end

Development	Rank	Plan Inclusion
		corporate hospitality potential and having a direct access off the main site entry road. It is to address the current lack of high quality accommodation within the locality and recent development trends.
Luxury Villas	1	Potentially 30 units with up to four car garages below (modelled on Tailem Bend, SA approach and subject to a detailed commercial business case). The villas have been intentionally placed around the track in an area to maximise potential commercial opportunities.
Potential Amphitheater Location (s)	1	Located within the existing Wanneroo Raceway track and to the north within the proposed new circuit. These are located to make use of existing topography and proposed banking, and incorporate circuit and associated infrastructure for overflow activities. They are smaller dedicated event spaces to support the main event space between the paddocks.
Commercial / Retail Units	1	Commercial units have been identified on the main site entrance along Wattle Avenue. These will principally be for service industries which support the motorsport and event activities.
Extreme Park Welcome Centre	1	The Extreme Park Welcome Centre is located at the main site entrance. This provides the opportunity to manage entry into the 'park' area and direct users to different activity spaces.
BMX Track	1	Relocation of Wanneroo BMX facility to UCI specification (Potential for 8m ramp, although permanent 6m competition ramp recommended) with minimum 400m track, prevailing wind to be behind the riders in the first straight. A track which includes two pro straights can be accommodated within the space identified. This is placed in an area where separate access can be secured and dedicated event infrastructure provided which enables the facility to be used when motorsport events take place. The site area incorporates BMX administration, storage, shelter and pits area (immediate development option).
Pump Track	1	Pump track and associated non-motorised extreme sports area is to be located to the south of the BMX track and incorporated within a non-motorised wheeled sports park (medium-term development option).
Camping Area and Event Parking	1	Caravan/camping areas to have basic infrastructure and separate road access (medium to long term development option). To facilitate broader tourism and event requirements. Options are shown on land to the east of the new northern circuit. This land was previously used as a plantation but has been cleared. As this is also located within a P1 drinking water protection area, this is identified as a potential option but would be subject to a separate agreement and approvals process. More permanent camping infrastructure has also been identified on land to the south of the existing Wanneroo Raceway circuit. This would be accessed via a separate road access (either via the western road access within the existing Wanneroo Raceway site or off the Hill Climb area, when not in use).

Development	Rank	Plan Inclusion
Existing Natural Trails	1	The plan is to incorporate existing nature trails and off-road mountain biking and cycling areas. This also provides a link through protected bushland to a grandstand area at one of the optimum viewing locations for the track to the north.
Motor Museum	2	On land to the north of the existing Wanneroo Raceway. The long-term aspiration would be to re-house the motor museum, currently located at Whiteman Park (subject to agreement with the WAPC and would be a longer-term development option).
Automotive Club House	2	To be located adjacent to the hotel and museum which is to act as the main administration and control centre for the high grade motorsport park.
Infield Jet Boat Area	3	A space has been allocated for jet boat infrastructure as an alternative long-term option should it be proven to be commercially viable. Potentially incorporated as a park water feature initially.
6. Ancillary Facilities		
Site Welcome Structure	1	Prominent sign-posting to identify that visitors have arrived and can then be directed within the site to core areas.
Parking Area	1	Parking areas are identified throughout the extended site area. In addition, overflow parking is identified on land to the east of the northern track site.
Protected Bushland	1	All areas identified as Bush Forever, environmentally sensitive flora and fauna is to be accommodated and subject to the development of a management plan to secure their ongoing protection as an integral part of the development.
Primary Access	1	The primary access will remain off Wattle Avenue from which both the northern circuit and commercial activities (including BMX, hotel and Extreme Park are accessed).
Secondary Access	1	A secondary access to the north of the extended site is considered essential to service the luxury villas and main event track/infrastructure which will require separate event access to avoid conflict with spectator traffic movement.

7. Wanneroo Raceway Master Plan and Costs

Having regard to all aspects of the assessment process the master plan is provide at Appendix F. It incorporates all elements referenced in section 6.2 above. The rationale for the layout is provided below together with the Opinion of Probable Costs (OPC). It should, however, be recognised that the overall costs will need to be met by a combination of partners and will need to be tested through the development of a more detailed business case for each item and approach to the market.

7.1 Master Plan Design Principles

Overall, the Master Plan has sought to provide the following:

1. A multi-functional extended event space which can be used by a variety of activities at one time.
2. Increase in potential use of the existing and proposed circuits by improving track split for simultaneous use, particularly for the club circuit, but also with the new proposed higher grade circuit infrastructure for attracting international events.
3. Maximising the opportunity to develop discrete functional elements into land parcels which can be tested in the commercial market. To achieve this, the two circuits are not linked. Advice received from the architects who have designed similar infrastructure throughout Asia, Europe and America suggests that this would be an additional cost with no commercial benefit. In addition, the non-compliant aspects of the existing circuit, if incorporated, would need to be addressed as the current grandfather clause would be negated.
4. A main event space between the two paddocks. The central area is designed to function like a park, with pathways, pedestrianised roads, and cycle tracks that link all the major facilities together. It is this area that is recommended as being the major event area allowing access to the paddock areas, with elevated viewing in close proximity.
5. Accommodating major event populations by utilising adjacent land to the east (subject to statutory approvals and securing access by the land manager) as a large car park where people can come directly onto the site and into grandstands or walk to the central parkland area.
6. The grouping of the hotel, drivers club and museum in a central location. It is considered that the unification of these facilities could offer benefit to all, creating a hub of activity and providing the commercial motor club with catering and spa facilities from the hotel, and also with the motorsport heritage that can be found in the museum. These facilities have been grouped towards the south end of the secondary pit building where direct track access and ‘close to the action’ viewing can benefit both hotel guests and club/corporate members. The location is also closer to the main through road, providing relatively easy transport links and reducing the amount of vehicular traffic through the parkland.
7. An expanded parkland area which incorporates a number of paths and natural walkways. The intent is to ensure the parkland joins a number of activity areas via natural, parkland-style footpaths.
8. Provision of ‘Parkland’ and ‘Extreme’ zones identified on the Plan by blue and green boundaries which is intended to provide a pleasant and inviting environment where walking between events becomes part of the reason why visitors are attracted to the site.
9. The use of ‘natural’ paths to gain access to spectator areas. An example of this is in gaining access to Turn 1 of the new circuit to a temporary grandstand location overlooking one of the most exciting corners on the track.
10. Allowance for simultaneous use of the dirt oval/criterium circuit (use to be determined) with all FIA/FIM circuit permutations. This area also forms the central attraction for the extreme park and extreme park building, generating an attractive dynamic where track activity can be seen from all sides of the building. The extreme centre sits on the edge of the parkland and offers a

secondary 'club' environment for the more extreme individual. This building should offer viewing areas, cafes and bars within walking distance to all the extreme activities.

The master plan provided at Appendix F identifies the potential phasing/staging of development in accordance with the priorities identified in section 6 above. The plans include:

- A site plan
- Zoning Plan (colour coded)
- Phase 1
- Phase 2
- Phase 3

The opinion of probable costs referenced in section 7.2 follows the phasing identified in the plans.

7.2 Opinion of Probable Cost

The overall cost of the infrastructure is provided below:

Wanneroo Raceway Masterplan
25/03/2019

DONALD CANT WATTS CORKE

SUMMARY

Option			Wanneroo Raceway Total
Priority 1 Items			
Building Works			$80,728,000
External Works and Services			$73,329,424
Construction Works Sub-Total		$	**154,057,424**
Design Contingency	5%	$	7,702,871.21
Construction Contingency	5%	$	8,088,015
Professional Fees @ 8%	8%	$	13,587,865
Construction Works Sub-Total Priority 1		$	**183,436,175**
Priority 2 Items			
Building Works			$23,554,450
External Works and Services			$4,744,532
Construction Works Sub-Total		$	**28,298,982**
Design Contingency	5%	$	1,414,949.09
Construction Contingency	5%	$	1,485,697
Professional Fees @ 8%	8%	$	2,495,970
Construction Works Sub-Total Priority 2		$	**33,695,598**
Priority 3 Items			
Building Works			N/A
External Works and Services			$11,672,127
Construction Works Sub-Total		$	**11,672,127**
Design Contingency	5%	$	583,606.35
Construction Contingency	5%	$	612,787
Professional Fees @ 8%	8%	$	1,029,482
Construction Works Sub-Total Priority 3		$	**13,898,002**

While the costs have been reviewed, there are areas which would potentially fall outside of local and state government obligations and could be reduced substantially (i.e. temporary infrastructure cost apportionments and the extent of the built infrastructure). The core commercial elements (i.e. hotel, villas, commercial/retail and associated servicing) accounts for a minimum of a third of the overall development costs.

A detailed breakdown of the cost elements is provided at Appendix G. The above costs exclude:

- GST
- Asbestos removal
- Abnormal ground conditions / contamination etc.
- Major services diversions
- Major utility upgrades / contributions and headworks
- Furnitures Fixtures and Equipment
- Excludes equipment, sound systems, communication systems, lighting systems etc.
- Client costs, legal costs, site costs, agent's fees, finance etc.
- Land purchase costs
- Client Representative / Project Management Fee / Professional Fees
- Escalation - costs are current day
- % for Public Art
- Environmentally Sustainable Design Implications

Costs assume Competitive Tender process with local builders using basic palette of materials. All quantities and rates are provisional and are, therefore, subject to adjustment. All external works and service allowances are Provisional at this stage.

7.3 Stakeholder Touch Points

Based on the development considerations and priorities an assessment has been undertaken on the likely response/impact of consultees who have been involved in the Master Plan development process. This is presented in table 3 below. The relative touch points and impact of each consultee in responding to the Master Plan is identified. Impact is adjudged to be:

- High: If the touch points are likely to have serious implications on the overall site development, which could potentially be terminal.
- Medium: If the touch points may have an impact but potentially can be managed without preventing the development.
- Low: If the touch points will have a minor impact on the development of the Master Plan.

Table 3: Consultees, Touch Points/Issues, Implications, Relative Impact and Measures to Put in Place to Address Any Identified Issues

Consultee	Touch Points/Issues	Implication	Rating (H/M/L)	Measures Required To Address Touch Points
WA Sporting Car Club	• Do not support the Master Plan components on land within their control. • Raise concern that the track to the north will be managed by a commercial operator to directly compete with WASCC operations.	Will require reconsideration of components of the Master Plan related to driver training and commercial activities.	M	Ongoing dialogue with club to agree a long term development aspiration for land within their lease area. Ensure development of new infrastructure is complimentary to and assists in improving the club's business model.
Edith Cowan University	• Do not commit to the use of the site for mechanical and motorsport educational courses.	No significant impact to finances. Loss of a valuable partner.	L	Ongoing engagement with ECU to ensure educational objectives can be met within the existing and potential extended site to the north of Wanneroo Raceway..
Wanneroo BMX Club	• Do not support the development of a national standard BMX track and associated infrastructure on site.	Refusal of club to relocate.	L	Ongoing engagement with club as part of a working group to ensure the needs of the club in re-locating are appropriately met.
Confederation of Australian Motorsports (CAMS)	• Consider the development of the new circuit infrastructure to be unworkable	Will refuse to support and licence the circuit facility.	L	Circuit is based on a design in accordance with Federation Internationale de l'Automobile (FIA) standards
Australian National Drag Racing Association (ANDRA)	• Consider the development of the new drag racing track infrastructure to be unworkable.	Will refuse to support and licence the drag racing facility.	L	Drag strip is based on industry design standards of provision.
Motorcyling Australia/ Motorcycling WA	• Consider the development of the new circuit infrastructure to be unworkable and therefore will not licence the facility.	Will refuse to support and licence the circuit facility.	L	Circuit is based on a design in accordance with Fédération Internationale de Motocyclisme (FIM) standards
Department of Planning, Land and Heritage	• Consent for extended Master Plan area development is not forthcoming.	The development cannot proceed.	H	Brief the department on the current development proposals and the process to ensure all necessary approvals can be achieved.

				Seek advice and clarification on any additional studies which may be required to underpin a future development application submission.
The Department of Local Government, Sport and Cultural Industries	• Do not support the Master Plan and are not therefore prepared to consider future expansion of the land for motorsport and broader event capability and funding of the site.	The transfer of land to the north of Wanneroo Raceway is opposed and the potential to enhance event, tourism and diversity of activity is compromised.	M	Brief the department on the outcome of the Master Plan and rationale for moving away from the development principles which underpinned the 2009 plan.
Department of Conservation, Biodiversity and Attractions	• Unable to secure necessary approvals as required under the CALM Act lease due to: o Unable to secure the granting of a clearing permit from Dept of Environment Regulation. o Impact on P1 drinking water catchment o Recognised sites of Aboriginal Heritage which prevent development. o Unable to negate the existence of an existing mining lease/exploration licence. o Lack of support from the Conservation and Parks Commission. o Lack of support from the Minister of the Environment.	Extended site cannot be developed.	H	Follow advice currently provided by the department. Pu in place a series of studies and approval processes underpinned by ongoing dialogue with the department to ensure all requirements are met.
Tourism WA	• Support for project and extended event activities is not supported.	Lack of integration with a broader regional events strategy.	L	Ongoing dialogue with Tourism WA to ensure the site is an integrated part of future strategic planning processes for event provision in north Metropolitan Perth.

8. Risk Assessment

The risk identification, analysis and evaluation process are critical to ensure key personnel understand all implications relating to the future investment into the development of the Wanneroo Raceway. Potential risks are identified under designated risk categories (as identified within the City of Wanneroo Risk Management documentation):

- Financial
- Health
- Environment
- Service Interruption (current operations / proposed developments)
- Reputation
- Compliance (regulatory)

Subsequently, each risk is analysed in terms of probability (likelihood) and impact (consequence). Ratings of H (high), M (medium) and L (low) are accorded to probability and impact and subsequently distilled as presenting:

Major Risks - require careful management and the development of a Risk Management Plan

High Risks - require careful management and the development of a Risk Management Plan

Moderate Risks - require careful management

Minor Risks - would be generally accepted or discarded

A full risk identification and analysis is contained at Appendix H. The Major and High-level risks and mitigation (treatment) measures are highlighted in the table below:

Table 4: Major and High Risks and Mitigation

Risk #	Short Risk Description	Treatment Details
1	Environmental approvals which include: - Bushland clearance - Water management - Bushfire Protection - Noise and encroachment - The high cost of obtaining the approvals - Carbon Footprint Offsets State Government – changing strategic intent	Utilise current knowledge and experience in identifying and managing all approvals process.
		Identify concerns and necessary approvals and scope through the Master Planning Process and put in place a timeline for delivery of relevant research and approvals.
		Early engagement with regulatory bodies (Dept of Biodiversity, Conservation and Attractions in particular) as part of the initial and ongoing planning process.
4	Lack of State Government support (Multiple Players): - Tourism - Planning - Environment - Local Government, Sport and Culture	Ongoing engagement with State Government through DLGSC, Planning and Tourism.
		Ensure importance of site is reflected in strategic State Government publications and priorities for future investment.
		Ongoing dialogue with relevant departments related to the future use of land to the north of the site.

7	Investment potential of the development (from commercial, state and federal sources)	Establish an overall funding plan for the site to be developed in accordance with phased priorities on completion of the Master Plan.
		Put in place an Implementation Plan with the aim of targeting potential investors in accordance with the Funding Plan and potential timeline for development.
		Undertake relevant market research and EOI options to be considered as part of the ongoing promotion and marketing of the site.
11	Overall cost of the Master Plan is excessive and unsustainable	Project Control Group to check and challenge evolving Master Plan and identify potential opportunities and priorities for investment in accordance with an agreed Phasing Plan.
		Adopt cost control and cost management processes in ascertaining the overall cost of each phase of development and target appropriate funding sources.
		Develop a clear and explicit phased development model which can be adapted to funding opportunities as the project evolves. Ensure that each element can be developed without compromising the overall long term vision for the site.
13	Technology change and extensive cost related to racetrack design and development and associated safety measures and mechanisms to be employed	Ongoing market research and engagement with Peak Bodies to check, challenge and review the master plan as it evolves over time.
		Ensure WASCC are involved in the Master Plan process and contribute to the long term development options.
20	Diversification of revenue streams are unachievable due to aversion to expanding activities and limitation placed by current management of the site	Lease agreement to be modified to enable access to be obtained to achieve City priorities as the Master Plan develops
		Broadening the revenue base at Wanneroo Raceway to incorporate performance targets.
		Review of governance model on an ongoing basis in conjunction with commercial funding/private business development opportunities for the site.

9. Funding Plan Options

The development of the plan is reliant on achieving a suitable level of external funding. This section seeks to provide guidance on this aspect. The funding options available to develop the facility infrastructure are limited, but potentially include:

Public Private Partnership (PPP) and Private Sector Investment (PSI)

Whilst private sector funding has been used to finance the complete build of sport, recreation and event infrastructure projects (and in particular motorsport precincts), they are generally confined to specific segments of the market where strong commercial returns can be achieved. They can be used as vehicles for the purposes of designing, planning, financing, constructing and/or operating projects. They can take a number of forms from Design, Construct and Maintain (DCM), Build Own Operate (BOO) and Build, Own, Operate, Transfer (BOOT).

Where investment is required to 'start-up' the facility and operators are not constrained by government legislation, this is often a more attractive proposition. There have been many examples, both in Australia and more particularly the UK, where PPP projects have delivered successful outcomes. Such projects have generally succeeded where there has been a clear, long-term vision and a thorough understanding of the local government's role in the local leisure market. Projects have generally failed where there has been insufficient consideration of the overall sport and leisure service and other stakeholders. The lack of a robust business case is the single biggest issue which has caused project delays and cost overruns.

Private Sector Investment could be used as a mechanism for funding the development of the circuit and associated infrastructure on land to the north of the existing raceway, where the following elements could be either offered as a complete commercial proposition or broken down into specialist niche markets:

- Hotel
- Villas with garages below
- Commercial precinct
- Circuit and event infrastructure
- Extreme Sports Zone

It is highly unlikely that a commercial investor will invest significant funds without having control over how the site is managed and promoted. There is the potential to secure private sector funding for facilities if:

- a small capital return can be provided from the day-to-day operations of the facility.
- ownership of the assets can be transferred to a private entity for a specific period of time (typically 10 years).
- depreciation of the assets can be claimed by the asset owners (i.e. the investors).

The funding model, which is loosely based on BOOT principles, has been successfully used for the development of golf courses and the redevelopment of grandstands at several large sports stadiums. However, there are few examples where private investment for specific facility components within broader community recreation facilities have successfully been implemented. This is usually due to an inability to separate ownership of specific facility components or programs from broader operations and ongoing conflicts with the overarching centre/site management objectives/operations.

With the onset of the global financial crisis, financiers have curtailed a significant source of borrowing for the Public Private Partnership model. This has resulted in a lack of availability of debt and where it is available, the cost of financing the debt is often prohibitive, particularly for sport and recreation projects.

Investment of this nature is likely to require significant operational concessions that may impact on the overall financial viability of the complex as the commercial operator seeks to minimise risk.

A decision will need to be made on what the state and the City is seeking to achieve from the northern venue and will also need to test the market to ascertain the likely interest in each component. In respect of the southern venue, this is more complex due to the presence of the WASCC who currently control the circuit and associated infrastructure. This option could be considered, although it may be preferable to provide limited private sector investment for individual facility components (for example, the catering, driver training, merchandise outlets, etc.) where concessions will be minimal, and control can be maintained by the WASCC.

Department of Local Government Sport and Cultural Industries

Community Sport and Recreation Facility Funding (CSRFF): The current allocation has been subject to change with state government austerity measures. Priority is given to facility sharing and rationalisation. The construction of new facilities to meet sport and recreation needs would fall within the remit of this fund. Limited financing for elements of the phased development approach could be considered but would be subject to further planning, design, feasibility and potentially a business case.

State Sporting Infrastructure Fund (SSIF): The current allocation, similar to CSRFF has been the subject to change with approximately $2-3M available annually for investment in facilities which support state, national and international training, competition and events.

Development of a Business Case through the Department of Treasury: For larger scale projects a business case could be developed under the Strategic Asset Management Framework (SAMF). This would require the project to be identified by state government as a strategic investment priority which is likely to impact positively on economic outcomes for the state. Currently, while Barbagallo Raceway upgrade, and redevelopment is identified within the State Sporting Facilities Plan, this investment relates to the existing track. The business case/feasibility reference to motorcycling relates to a site investigation to identify suitable land with sustainable tenure to use as a competition venue and a community resource. This potentially provides an opportunity to consider the land to the north of the existing Wanneroo Raceway circuit. Nevertheless, given the current works on the existing circuit and potential capacity, it is unlikely that this development option would be considered in the short to medium term.

A rate levy administered by the City of Wanneroo

In order to achieve the development, a rate levy could be considered. The amount levied can either be across the city or varied depending on the household proximity to the facility (i.e. to ensure that those who were most likely to use the facility were charged more than those who resided further away). However, this would be over-cumbersome and unlikely to be viable, given the competing priorities within the City.

Alternative State Funding

Current state and local government support programs in addition to those operated by the Department of Local Government Sport and Cultural Industries are published annually (previously by the Dept of Local Government). Upon detailed review of the criteria for funding and amounts available, it was concluded that none of those funding sources would be able to contribute in any significant way to the development of Wanneroo Raceway. In addition, LotteryWest have indicated that they would be unlikely to support projects with a sporting outcome.

Federal Funding

There may be opportunities to attract investment in community recreation facilities from federal government. Current grant assistance is limited but is likely to emerge as the project develops.

Funding from other sports bodies

Various grants can be attracted from funding bodies related to community and elite level facility developments. It is, however, unlikely to be substantial and would be limited to the needs of one sporting code.

Contributions from key user groups

The Wanneroo BMX Club has indicated that it is capable of providing a small financial contribution, but the amount is limited to the club's ability to fundraise, as well as its focus on competition for young children and youths.

Other charitable trusts/foundations

Potential exists to attract funding through a variety of charitable organisations. These are, however, limited in scope and extent. The project is unlikely to achieve a significant investment through these channels.

Developer contributions

This source is unlikely to be considered for any phase of the development. A developer contribution plan must comply with State Planning Policy and address issues related to reasonableness (i.e. whether costs are reasonable and related in size and scale to any given development and the rationale for investment).

10. Implementation Plan

The following is provided as an indicative high level implementation plan. Clearly, at Master Planning Stage, this would be subject to change and would be reliant on developing the business case further for each potential element.

The following table draws upon the information collated to date and identifies the critical aspects of the development process which will need to be undertaken to ensure the effective implementation of the Wanneroo Raceway Master Plan. The pre-planning phase is naturally the most critical aspect and detailed due to the critical site development and future proofing necessary to ensure long-term investment can be secured to develop key service infrastructure, which would need to be presented to the market for testing and commercial validation.

Project Phases	Deliverables	Major Activities	Key Milestone	Responsibility	Timeline
PHASE 1: Obtaining Council Support					
A. Master Plan to be reported to members for consideration and endorsement to move to undertaking detailed water management, environmental and traffic impact studies.	Endorsement of the approach and need to secure land for potential future planning as an extended motorsport and events precinct	Reporting to Council	Council meeting and decision to progress / put on hold / reject the Wanneroo Raceway Master Plan	City of Wanneroo	2019
PHASE 2: Pre-Planning					
B. Present outcomes of the Master Plan to relevant government departments to secure a commitment to allocate the land for potential future investment.	Agreement with Dept of Lands, DCBA, DLGSC, DoP, WAPC and DoW	Individual representation of project options to secure 'in principle' support	In principle support by all departments provided	City of Wanneroo	2019/2020
C. Brief other project stakeholders on the outcome of the master plan and future planning requirements (including potential future review of lease with WASCC after current lease arrangement expires).	Advise Wanneroo BMX Club, WASCC and relevant State Sporting Associations of Master Plan outcome	Briefing and confirmation of probable development timelines	In principle agreement by relevant bodies	City of Wanneroo	2019/2020

Project Phases	Deliverables	Major Activities	Key Milestone	Responsibility	Timeline
D. Appoint Internal City Project Control Group (including input from relevant state government departments).	Confirm PCG to take carriage of development of the project.	PCG terms of reference established	PCG membership signed off	City of Wanneroo	2019/2020
E. Appoint Project Manager.	Project Manager appointed within City of Wanneroo	Appointment Process to be undertaken	Appointment confirmed	City of Wanneroo	2020
F. Ongoing dialogue with relevant departments to secure the following approvals: **a. Department of Environment Regulation for the granting of a clearing permit;** **b. Department of Water – To seek approval of development adjacent to (and potentially within) Priority 1 area of the Gnangara Underground Water Pollution Control Area;** **c. Forest Products Commission approval;** **d. The South West Aboriginal Land and Sea Council regarding potential Aboriginal Heritage issues;** **e. Department of Aboriginal Affairs;** **f. Department of Mines, Industry Regulation and Safety – confirmation that the existing exploration licence and/or mining lease will not prevent development;** **g. Department of Planning, Lands and Heritage;**	The development of briefs and supplementary study work to obtain all approvals prior to progressing the project to the next stage. Budget commitment to undertake necessary studies over a 5-year period.	Research into all aspects of the sites development to secure: • Clearance permit • DoW approval for development adjacent to P1 drinking water area • Forest Products Commission approval • Dept of Aboriginal affairs endorsement. • SWALC and representative body approval • DMIRS approval	Agreement from all relevant state government departments and South West Aboriginal Land and Sea Council (and representative body)	Project Manager, City of Wanneroo	2020 to 2024

Project Phases	Deliverables	Major Activities	Key Milestone	Responsibility	Timeline
h. Conservation and Parks Commission – the vesting body for the land to be consulted for comment on any lease proposal; **i. The Minister for Environment's approval for the granting of a CALM Act lease;** **j. Traffic Impact Assessment and agreement of any mitigation measures;** **k. Department of Planning and WAPC approval in principle for each element of the development and potential Metropolitan Scheme Amendment.**		• CPC lease approval • Minister for Environment's approval under the CALM Act • MRWA traffic impact mitigation approvals • DoP and WAPC in principle approvals			
G. Explore the potential commercial opportunities available to secure funding for discrete elements of the Master Plan.	Initial identification of potential partners and investment opportunities	Detailed cost model to be developed and initial briefing of potential partners/ investors	Ongoing evolution of the investment model for consideration by elected members and implementation prior to commencement of development	City of Wanneroo	2020/2024
H. Undertake detailed combined Feasibility Study and Business Case for all site elements. To include: **a. Identification of major infrastructure and civil works required;** **b. Additional environmental approvals;** **c. Cost benefit analysis;** **d. Commercial market testing;**	Detailed business case for all site elements undertaken in accordance with the SAMF and State Treasury guidelines	Detailed Feasibility and Business Case completed	All potential funding elements proofed and commercial opportunities clarified	City of Wanneroo	2024

Project Phases	Deliverables	Major Activities	Key Milestone	Responsibility	Timeline
e. Phased development and implementation.					
I. Finalise Funding Plan	Clarify position with regard to investment commitment from investment partners, state and federal governments. Explore potential investment from Private Partners through an EOI process	Funding applications submitted EOI to be placed in the market to ascertain commercial funding options	Funding for project confirmed and legally-bound	City of Wanneroo	2025/2026
J. Obtain Council Approval to proceed to market	Completion of all studies, business case and securing of land	Reporting to elected members (on an ongoing basis)	Elected member approval to proceed	City of Wanneroo	2026/2027
PHASE 3: Design Consultant Appointment for Phase 1 Development (to be determined following Feasibility and Business Case Approval)					
K. Prepare brief	Design brief development produced	Documentation produced in accordance with City of Wanneroo requirements	Brief approved by PCG	Project Manager, City of Wanneroo	2027
L. Advertise for tender submissions	Open tender application process, assess submissions and appoint	Appointment of preferred consultant	Design Consultant contracted	Project Manager and PCG	2027
M. Schematic Design	Scope of design brief clarified	Refine preferred feasibility design	Scope clarification and rationalisation	Design Consultant	2027
N. Design Development	Detailed design	Explore design options and clarify user requirements	Finalise design for planning approval purposes	Design Consultant	2027

Project Phases	Deliverables	Major Activities	Key Milestone	Responsibility	Timeline
O. Preparation of Design report	Design Report	Assessment of inter-relationships within and external to the site.	Design Report completed	Design Consultant	2027
P. Approval of Schematic Design	PCG sign off schematic design	Report and presentation to PCG	Schematic Design Approved	Project Manager and PCG	2027
PHASE 4: Planning and Site Approvals					2027
PHASE 5: Design Development					2027/28
PHASE 6 Contract Documentation					2028
PHASE 7: Main Contract Tender process					2028
PHASE 8: Main Works					2028/2029
PHASE 9: Practical Completion					2029
PHASE 10: Management Agreements and Operational Requirements of the Phase 1 development					2029/2030
PHASE 11 Initial development opening					**2030**

11. Recommendations

It is recommended that the Wanneroo Raceway Master Plan (as provided at Appendix F) is endorsed to enable the City of Wanneroo to undertake further consultation with stakeholders and state government and to further progress the phased development on site. It is further recommended that the City of Wanneroo:

1. Briefs WASCC, Wanneroo BMX Club and relevant State Sporting Associations of the outcome of the master planning process and the likely timeline for future proofing up the extended site for development.
2. Confirms with the Department of Local Government, Sport and Cultural Industries, Department of Conservation, Biodiversity and Attractions and Department of Planning, the intent to develop land to the north of the existing Wanneroo Raceway circuit for the purposes of an extended motorsport and events precinct.
3. Approaches the Department of Lands and other responsible state body to initiate discussions with regard to acquiring land through a potential lease proposal to the north of the existing Wanneroo Raceway circuit for the purposes of developing an extended motorsport and events precinct.
4. Subject to the outcomes of discussions with the relevant state government departments, sets aside an appropriate budget to undertake the following additional studies and approval processes to proof the additional land up for future development:
    a) Confirms with the Department of Planning and WAPC all future planning and zoning requirements and approval processes;
    b) Through the Department of Environment Regulation, confirms the requirements for the granting of a clearing permit and environmental assessment processes to be undertaken;
    c) Through the Department of Water, undertakes an appropriate water management strategy which addresses the impact of any development on the P1 Gnangara Underground Water Pollution Control Area. This may also require additional baseline water monitoring and the production of a Local Water Management Strategy;
    d) Through the Forest Products Commission, confirms the timber planting and harvesting operations planned within the area and potential impact on the site's long-term development;
    e) Approaches the South West Aboriginal Land and Sea Council to confirm the extent of potential Aboriginal Heritage issues;
    f) Confirms with the Department of Aboriginal Affairs the obligations to undertake an Aboriginal Site of Significance Review;
    g) Confirms through the Department of Mines, Industry Regulation and Safety the obligations in respect of any existing exploration licence and/or mining lease;
    h) Confirms the Minister for Environment's approval for the granting of a CALM Act lease;
    i) Undertakes a needs and feasibility assessment in accordance with DLGSC guidelines to refine the master planning components further and support the subsequent development of a business case;
    j) Undertakes a detailed traffic impact and access study;
    k) Undertakes a detailed servicing investigation.
5. Undertakes a detailed business case in accordance with the state's Strategic Asset Management Framework (SAMF) and Treasury Guidelines and complementary funding strategy to support the staged future development implementation.

APPENDIX A: Document Review

Document	Precis of Main Considerations
City of Wanneroo	

City of Wanneroo Strategic Community Plan 2017/18 – 2026/27	The Strategic Community Plan sets out the strategic direction for the City of Wanneroo and more specifically the key strategic themes, objectives and actions to meet the requirements of residents. The key areas considered relevant to the Master Plan development are identified below:
	• Society: Outcome 1.1 Healthy and Active People
	  • 1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles.
	  • 1.1.2 Facilitate opportunities within the City to access peak and elite activities
	  • Measure: *Master Plan for sport related cycling facilities*
	• Society: Outcome 1.4 Connected Communities
	  • 1.4.1 Connect communities through engagement and involvement
	  • 1.4.2 Strengthen community and customer connectedness through community hubs
	  • Measure: *Volunteer rate / number per population*
	• Economy: Outcome 2.1 Local Jobs
	  • 2.1.1 Develop strong economic hubs locally and near transport
	  • 2.1.2 Build capacity for businesses to grow
	  • Measure: *Business satisfaction with the City's economic development and job creation*
	• Economy: Outcome 2.2 Strategic Growth
	  • 2.2.5 Attract investment development and major infrastructure
	  • Measure: *% completion of ED Strategy Program 3.2 (Investment Attraction)*
	• Economy: Outcome 2.4 Places of Destination
	  • 2.4.1 Actively build on cultural heritage and distinctive identity to promote Wanneroo as a place to visit
	  • Measure: completion of ED Strategy Sub Programs 1.4 (Tourism), 5.1 (Strengthening Regional Partnerships) and 5.2 (Strengthening Regional Tourism) Visitor numbers – Tourism Council of WA
	• Economy: Outcome 3.5 Connected and Accessible City
	  • 3.5.2 Connect walking and cycling opportunities to key destinations and distinctive places

Document	Precis of Main Considerations
Corporate Business Plan 2018/19-2021/22 City of Wanneroo	The corporate business plan under Strategy 1.1.2 Facilitate opportunities within the City to access peak and elite activities identifies as a priority: 'Attracting elite sporting activities to the City'. As part of this process the completion of the Wanneroo Raceway Master Plan is highlighted. Key partners and stakeholders are referenced as being key to the success of delivering the Corporate Business Plan. At a local level these are identified as: • Developers of Land • Educational Institutions • Health Providers • Local Community Associations • Natural Areas Friends Groups • Residents and Ratepayers • Wanneroo Business Association

Draft Tourism Lands assessment (City of Wanneroo: Farlane Consulting)	The draft document specifically references Wanneroo Raceway as a critical part of the City's economic offering:
	• Fortunately, the City has a relatively positive level of influence or control over these assets, and the success of these can be driven, to a certain extent, by the City.
	• Leveraging Investment: The City, therefore, may play a significant role in de-risking investment in this typology through activities including:
	  • Leveraging its own landholdings and capital to build a compelling case for investment in primary and complementary activities;
	  • Using a 'carrot and stick' approach to regulation, lease holdings and asset management to ensure governance processes are suitable to realise opportunities;
	• Managing conflicts: *Barbagallo Raceway would require a commitment to ongoing stakeholder engagement and communication, as internal politics have proven a barrier to change in the past. As a general direction, tourism precincts with comparatively low conflict in land use should be a priority.*

Impact of Barbagallo Raceway on the Perth NW Region Economy - 2009	This report prepared by and for the City of Wanneroo provided an analysis of the economic benefits of the Barbagallo Raceway. The report included the recommendation that the Council write to the Minister of Sport and Recreation to express its support for the retention of the V8 Supercars event and to advocate for funding to be provided by the State Government for the upgrade of Barbagallo Raceway. The report also recommended commencement of a feasibility study into the upgrade of Wattle Ave to accommodate an increase in spectators over

Document	Precis of Main Considerations
	coming years.
Smart Growth Strategy 2005 (City of Wanneroo)	Smart Growth is the terminology used in responding to worsening trends in traffic congestion, air pollution, loss of open space, degradation of existing communities and the increasing cost of public infrastructure. The Smart Growth Strategy, whilst dated, identified a number of key themes which are relevant to the development of land in and around Wanneroo Raceway. These include: • Constraints and challenges: Limited access to public transport network for some communities. Challenge of balancing environmental protection and economic development/growth. Determining the needs of new and existing communities as well as our future residents. Lack of regional strategic integration. Lack of infrastructure and resources to support business development. Lack of investment into value adding new economy projects or ideas • The City, with Smart Growth, will integrate existing infrastructure, producing a network of neighbourhoods with lifestyle choices, employment opportunities and facilities to support all ages and life stages. • Supporting documents: The Community Development Strategy, Economic Development Strategy, Local Environment Strategy and others in development. • Smart Growth principles include: o the provision of a variety of housing types and the enhancement of lifestyle options. o effective use and development of land and buildings for the benefit of the local area. o promotes development that minimises environmental impact, together with practices that conserve and enhance natural areas. o creating opportunities to enhance and develop the identity of our places and our people, and to improve equity and inclusiveness within our community. o opportunities that enhance industry growth and promote job creation within our region. o encourages citizen and stakeholder participation in governance and development decisions. All these principles should underpin the development of Wanneroo Raceway. • Developing the local economy by building on local industry strengths and opportunities. This needs to be linked to a long-term vison and strategy.
Tourism Strategy and Supporting Actions	The definition of tourists to Wanneroo is identified as: 'Visitors, either on an overnight stay or day visitor basis, who travel to and throughout the Wanneroo region for leisure, business or other purposes, where that travel takes the visitor outside their usual environment for at least 4 hours and involves a round trip distance of at least 50 kilometres'.

Document	Precis of Main Considerations
2011-2017 (City of Wanneroo)	The lack of awareness of Wanneroo product and the geographical extent of Wanneroo. It is to be noted that the lack of a range of accommodation limits target markets and has a detrimental effect on visitor numbers. This aspect is critical if the City and its tourism/visitor resources are to achieve the desired economic benefit. The mission statement highlights 'To work closely with other organisations and industry to maximise the economic impact of tourism while at the same time increasing the visitor's individual awareness of the Wanneroo region'. The strategy identified six key strategies: 1. Maximise tourism opportunities by ensuring that tourism receives adequate planning consideration. 2. Develop a coordinated and supportive approach to holding events in the City of Wanneroo. 3. Review internal processes to ensure that they support tourism outcomes. 4. Support an integrated approach to tourism signage across the City. 5. Maximise visitation through effective promotional activities. 6. Facilitate tourism opportunities and encourage stakeholder participation. The strategy references 'All events of significance, e.g. the V8 Supercars held at Barbagallo Raceway' which should all be used to attract additional visitors and to bring additional economic and social benefits to the area. The best means of achieving this is for the City to work in collaboration with event organisers to promote and support events. A collaborative approach will generate the maximum economic benefit for all stakeholders. In respect of Wanneroo Raceway (formerly Barbagallo Raceway), the events are generally managed through or by the WA Sporting Car Club and involvement with the City is minimal. One of the main recommendations which emerged from the strategy was: • 2.2.3 - In conjunction with external stakeholders, continue to investigate ways of increasing the economic impact of existing and new strategic events in the City, e.g. conferences and Barbagallo Raceway.
City of Wanneroo Public Health Plan (2014/15 to 2016/17)	This plan, whilst dated, identifies to create a physical, social, economic and cultural environment that supports and promotes health and wellbeing for the whole community in line with a social determinants of health approach. As a result of the consultation and research processes undertaken to underpin the plan, the following issues were identified as City-wide public health issues to be addressed: • Mental health • Food security and nutrition • Inactive lifestyles • Harmful drug and alcohol consumption • Community Safety

Document	Precis of Main Considerations
	• Public transport • Access to services • Communicable disease prevention Each of these has a strategy underpinning them. Of particular relevance to the development of Wanneroo raceway is the following: • Work in partnership to improve dissemination of and access to information regarding physical activity. • Increase awareness of City parks, trails and public open spaces as a means to improving health and wellbeing.
City of Wanneroo Place Framework 2018 (City of Wanneroo)	The City acknowledges that in order to meet the needs of its evolving community, local places and services should be designed and delivered with consideration to the uniqueness of each community. This is in need of being developed in a more coordinated way. The City's approach to Place Development is identified as: Creation and implementation of a distinctive community vision for Places. Design and creation of physical spaces and urban form that reflects the vision, which is enhanced through community engagement and activation. The approach to Place Management is responding to local community priorities through the coordination of services provided in place, through integrated governance, facilitation, collaboration and leadership approaches. Wanneroo Raceway lies within the North East Rural and Industrial Place Management Area. Yanchep and Wanneroo have been identified as areas where the place planning focus will be in the initial phases. The Hub in Yanchep is to focus on economic development and jobs to fulfil the commitment made by the City to encourage and support the call for local jobs for local people.
Draft Wanneroo Cycle Plan (City of Wanneroo December 2018)	The plan advocates a cycle-friendly environment within the City that is desirable, accessible and attractive to a variety of users and provides a credible alternative to vehicle use for 0 - 10km trips. The plan also seeks to create an integrated transport movement network to meet the future needs of the City, ensuring efficient access to the principle road and shared path network; key strategic centres, transport hubs, employment centres, recreational/sports facilities and educational precincts within the City. Of the actions identified, the following are relevant: • Develop a checklist to assess plan submissions ensuring consideration of the needs for cycling facilities. • Incorporating a cycling facilities assessment as part of the City's planning approval process to ensure developers make provision for cycling end of trip facilities, bicycle parking and improved infrastructure, where applicable.
Wanneroo BMX Club Relocation (City of Wanneroo) Concept Report November 2016	The report references Wanneroo BMX Club's current location at Mary Street, Pearsall which has been used since its inception 37 years ago. The club provides an opportunity for members to ride, train and race weekly, and has a membership base of approximately 300 riders. The club has the potential to manage and run any Regional, State and National level event. The current facility is capable of hosting a regional event. However, it falls short in a number of areas with regard to State and National level events. The report looked at four options: • Site One: Townsend Road (360 Hawkins Road, Jandabup) 5.5 km from the centre of Wanneroo • Site Two: Hawkins Road - corner Townsend Road (360 Hawkins Road, State Forest No 65)

Document	Precis of Main Considerations
	• Site Three: Nanovich Park (site of current Wanneroo Trotting facility) (139 Benmuni Road, Wanneroo) • Site Four: 116 Duffy Terrace and 397 Wanneroo Road, Woodvale (Lot 808, 429 Wanneroo Road) All four sites had significant limitations which would impact on the potential to gain approval for development. As a consequence, none of the sites were progressed further.
Aboriginal Heritage Inquiry System	The critical issues are related to enhanced approval process which have been introduced since the initial Master Plan was undertaken on the Wanneroo Raceway site in 2009 and can be summarised as: • On 8 June 2015, six identical Indigenous Land Use Agreements (ILUAs) were executed across the South West by the Western Australian Government and, respectively, the Yued, Whadjuk People, Gnaala Karla Booja, Ballardong People, South West Boojarah #2 and Wagyl Kaip & Southern Noongar groups, and the South West Aboriginal Land and Sea Council (SWALSC). • The ILUAs bind the parties (including 'the State', which encompasses all State Government Departments and certain State Government agencies) to enter into a Noongar Standard Heritage Agreement (NSHA) when conducting Aboriginal Heritage Surveys in the ILUA areas, unless they have an existing heritage agreement.
Western Australia Northern Suburbs Local 2020 Summit	The summit was held in May 2008 A record as the outcomes of the Local 2020 Summit held in Western Australia to support the National 2020 Summit. Of the key outcomes which needed to be addressed, the following were identified: • Greater infrastructure investment is required to enable economic development; • Cross agency partnerships and work efforts are necessary to deliver better outcomes in a more coordinated and timely manner; • Local employment opportunities must be created, including greater acknowledgement of the need for the knowledge economy (research and development).
State Planning and Associated Documentation	
North West Sub-Regional Planning Framework	The North West Sub-Regional Planning Framework sets out the strategic planning measures to support growth through to 2050. It references the need to develop regional level sporting infrastructure to meet the needs of a gradually expanding population and demographic base. Key references include: • Recognising Wanneroo Raceway as a regional level sporting facility with projected population growth creating demand for additional infrastructure. • Regional and district sport and recreation facilities should be co-located with other uses including libraries, education facilities and activity centres and will need to be planned collaboratively at subsequent planning stages.

Document	Precis of Main Considerations
State Sporting Facilities Plan Framework 2013	The State Sporting Facilities Framework references Wanneroo Raceway and potential site developments. Key outputs of the framework are summarised as: • The requirement to upgrade and redevelop the raceway facility. The implementation of site review recommendations is essential to maintain the viability of the facility for national road races. • For motorcycling, a site investigation is recommended to identify suitable land with sustainable tenure to use as a competition venue and a community resource. The current lack of off-road provision will need to be addressed. The potential to generate national and international events will assist in the long-term viability of such a facility. • Other options identified reference: o BMX – A facility feasibility to accommodate national and international events is advocated which is linked to growth in the sport following Olympic entry. o Cycling – The development of a closed road circuit venue to support criterium and road racing and as a centre for bike education.
Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (Department of Sport and Recreation)	The document provides vision and direction for Western Australia's Sport and Recreation Industry. Key challenges relevant to the relocation of the Wanneroo BMX Club and development of Wanneroo Raceway: • Governance: Given the variety of sport and recreation organisations - differing in size, complexity and operation - flexibility in governance structures is required to optimise the performance of that organisation. Western Australia's sport and recreation organisations must proactively engage national and state/territory counterparts in developing governance models that are collaborative and strategically aligned partnerships. • Public Open Space and Urban Form: Urban parklands and green spaces for sport and active recreation are integral components of urban infrastructure and make a significant contribution to community health and wellbeing. In order to deliver public open space which meets the needs of communities into the future, we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically-important regional scale spaces. • Commercialisation: A small number of high profile sports with significant participation bases and integrated competition structures now have robust commercially-oriented business models, while community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue. • Financial [Un]Certainty: The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances. Sport and recreation stakeholders must be strong advocates for the many benefits that are enabled by continued investment.

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	• Leveraging Facilities Investment: Western Australia has a strong history of successfully delivering international sport and recreation events. Such events contribute to the vibrancy of the community, support Australia's high performance system and inject money into the State's economy. The State now needs to capitalise on the new and improved facilities and infrastructure to establish Western Australia as a favoured host of events and to ensure the viability and sustainability of Western Australia's infrastructure. • Life Course and Life Stage Participation: The achievement of improved participation rates in sport and recreation, and more broadly active lifestyles, will require innovative responses to the life course and life stage circumstances of Western Australians. A combination of expanding pioneering initiatives and adapting successful concepts from other jurisdictions can stimulate healthier and socially-beneficial outcomes for our community. • Participation, Culture and Affordability: Economic downturn and rising costs of participation (equipment, uniforms, fees) will impact on the ability of low socio-economic communities to participate in sport and recreation. More should be done by government, community and private stakeholders to harness the positive capacity of sport and recreation to be proactively inclusive and to achieve broader social objectives, such as the reduction of crime, and improvements in mental and physical health.

TWO YEAR ACTION PLAN for Tourism Western Australia - 2018 and 2019	Selected elements from the plan related to the development of Wanneroo Raceway are provided. The Board of Tourism WA has developed the two-year action plan to maximise tourism growth and create jobs. The plan aims to capitalise on the ongoing transformation of Perth, including new and more affordable hotels, along with new sport and entertainment infrastructure, such as Optus Stadium and Perth Arena. Key Strategies for growing the tourism market include:
	Under 'Growing the Market':
	• 2. We will drive high growth Asian markets by:
	  ○ a. Building on the continuing growth in Singapore, Malaysia and Indonesia. We aim to maximise visitation, leveraging our proximity and time zone to establish Perth as the alternative entry point to Australia from Asia.
	  ○ c. Maximising the potential from a new direct air service from Japan by implementing a new market strategy. We will develop itineraries that meet the needs of the Japanese consumer.
	• 4. We will grow aviation access by:
	  ○ Opening a new direct airline route from Japan by 2020.
	Under 'Dvents and Initiatives':
	• 2. We will have a world-class events strategy to drive visitation and reposition Perth by:
	  ○ b. Developing a calendar of events that prioritises visitation to and around Western Australia, including driving greater tourism outcomes from existing events.
	Major events for the state are identified as:

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	• Manchester United 2019 • Bledisloe Cup 2019 • State of Origin • World Super 6 Perth • Margaret River Gourmet Escape • Mastercard Hopman Cup • Perth SuperSprint
Domestic Visitation To/In Western Australia Year Ending September 2018 Summary (Tourism WA)	• The number of interstate visitors to Western Australia increased (+) 8.8% to 1.5 million visitors in year ending September 2018. • Positively, WA received 76,000 more interstate holiday visitors compared to the previous year (an increase of +21.4%). • Interstate spend in WA increased by (+) 7.8% to $1.56 billion as a result of increases in leisure and business visitation, as well as an increase in the average daily spend of visitors, despite a drop in total nights. • West Australians took more overnight trips within the State compared to the previous year, increasing (+) 10.1% to 9.1 million intrastate overnight visitors. • The number of intrastate holiday trips grew by (+) 7.7% to 3.7 million overnight visitors, whilst intrastate holiday visitor spend increased by 0.8% to $2.19 billion dollars. • The number of day trips taken intrastate increased (+) 10.3% to 22.0 million day trips, driven by growth across all purpose of visits.

International Visitation to Western Australia Year Ending September 2018 Summary (Tourism WA)	• International visitation to Western Australia (WA) has grown by (+) 0.6% in the year ending September 2018 to 954,800 visitors, equivalent to 11.3% of all international visitors to Australia.
	• The total number of nights international visitors spent in the State declined by (-) 5.3% to 25.9 million nights.
	• Due to this decline in visitation and nights, and also a decline in the average daily spend of visitors, total international visitor spend in WA declined by (-) 6.8% to $2.2 billion.
	• Looking at WA's top 10 international markets, in the year ending September 2018:
	  ○ There was strong growth in the number of visitors to WA from India (+10.6% or 2,900 additional visitors), Japan (+7.4%, or 2,000 additional visitors) and Germany (+6.9% or 2,300 additional visitors).
	  ○ UK, China and Indonesia saw moderate growth (+4.2%, +0.4% and +3.2% respectively).
	  ○ All other markets in the top 10 saw a decline in visitation year on year.

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Motorsport Publications	
Economic Contribution of The Australian Motor Sport Industry Overview: CAMS – Ernst & Young and Economic Contribution of the Australian Motor Sport Industry Detailed Report - CAMS (November 2014)	Key Statistics: - The 17,419 licensed volunteer officials in Australia are responsible for running the majority of motor sport events held each year. - Motor sport is the fourth most watched sport in Australia and 80% of people surveyed said 'being with family and friends' is an important reason why they are involved. - 30% of participants live in regional areas and 85% of motor sport venues are available to those in regional areas. - On average, motor sport competitors spend between $12,000 and $15,000 a year on motor sport activities and $60,000 on motor sport vehicle purchases and initial modifications. The majority of competitors would take part in motor sport more often if tracks and venues were improved. - In Australia, 150,000 people participate. The industry output is $2.7 billion and direct added value is $1.2 billion and generates 16,300 jobs. - In Western Australia, the output is $268m; the value add is $116m and 1,630 jobs are supported. 7,640 compete only; 457 compete and officiate; 2,209 officiate only and 6,926 are other club members. - The industry supports 54 tracks and venues; 193 clubs, 744 events in Western Australia. - Circuit and Speed events (non-circuit racing) are the two largest motor sport disciplines in Australia, in terms of participation, direct output, value add and employment. Collectively, these two disciplines account for over 60% of Australian motor sport industry output. The following Australia-wide statistics are also to be noted: • Circuit racing is the dominant discipline contributing $1,136m to the national economy (of which $494m is value add) and provides 6,922 jobs (42.7% of the Australian motorsport industry output). • Speedway contributes $1,136m to the national economy (of which $94m is value add) and 1,316 jobs (8.1% of the Australian motorsport industry output). • Drag Racing contributes $1,136m to the national economy (of which $79m is value add) and 1,102 jobs (6.8% of the Australian motorsport industry output). • Karting contributes $157m to the national economy (of which $68m is value add) and 956 jobs (5.9% of the Australian motorsport industry output). - Motor sport is the fourth most watched (in terms of spectator attendance) sport in Australia, behind only Australian Rules Football, horse racing and rugby league. - Motor sport events (including tourism and event operations but excluding self-funded participants) account for 32% of the

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	Australian motor sport industry's output and generate: • $0.9 billion in direct industry output • $0.4 billion in value added • 5,227 jobs - Participant expenditure accounts for 49% of the Australian motorsport industry's output. Participant expenditure generates: • $1.3 billion in direct industry output • $0.6 billion in value added • 7,948 jobs - The female participation rate is increasing, particularly in younger age groups. For example, females account for around 20% of all participants under the age of 25, compared to 6%-7% of 45 – 64 year olds. - The Australian motor sport industry generates other benefits, including contributing to community development. - Around half of all motor sport participants (76,775 of 153,152 participants) do not directly compete or officiate in events and are purely involved in other club activities (e.g. social events run by clubs). - 21,038 motor sport participants are volunteer officials (3,619 officials also compete). These officials are responsible for facilitating the majority of the 6,247 motor sport events held across Australia in 2013. The 1,391 motor sport car clubs across Australia held around 6,247 events, in 2013. CAMS's 460 affiliated car clubs put on 4,311 events, with over half of these being non-competitive social events.
CAMS Strategic Plan 2017-2019	The Strategic Plan states that in 2017 - 2019, CAMS will advance and grow motor sport for Australian participants at all levels as the trusted custodian, developer and facilitator of sustainable, safe and fair sport. Four areas are identified: - Deliver Sustainable Financial Growth ○ Redefine driver development programs and Foundation Strategy to ensure sustainability and growth ○ Improvement in fiscal management of operational activities, contract management, reporting and oversight ○ Ensure viability and profitability of CAMS National Racing Championships ○ Grow core revenue streams: events, membership, training, consultancy, sponsorship and international events ○ Improve Brand and Reputation - Make CAMS easier to deal with through continued improvement in membership services

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	○ Increase trust from members and motor sport community through transparent, engaging and proactive communication ○ Build communications, marketing and digital capacity to improve content and promotional support across all activities ○ Improve reputation of CAMS entities and stakeholder relationships, including media, industry, government, FIA, circuits, delegates - Grow Participation and Membership ○ Increase service to clubs to provide opportunities for growth, including simple affiliation packages and processes ○ Provide clear advice and assistance to new and existing venues with respect to safety, development and risk management ○ Make it easier for people to compete and officiate through improved license / permit structures and processes ○ Grow participation through deeper engagement with competitors and sound management of championships - Align Strategy, Culture and Performance ○ Embed high performance culture with professionalisation of administration and alignment / engagement of staff and volunteers ○ Continually improve performance standards and accountability of CAMS Officials ○ Consolidate entities to build capacity in functional teams and achieve operational efficiencies • Implement review / assessment processes to improve governance and performance of Board, Commissions, Councils and Panels
CAMS – Track Operator's Safety Guide (June 2013)	The Guide has been complied to assist Venue Operators of potential and existing race venues. It is also intended to provide a reference for a CAMS Appointed Track Inspector when assessing the suitability and compliance of a venue. Whilst it states that the Guide aims to provide guidance on most areas related to the operation of a CAMS Licensed Venue, it is the Venue Operator's responsibility to undertake relevant research with the support of CAMS to produce a result which offers as much margin for safety, over and above the minimum required, as is reasonably practicable and/or possible to achieve. CAMS is continually upgrading its knowledge of track and venue safety principles and encourages a close relationship with Venue Operators and/or their representatives in order that soundly-based and well-documented proposals, which deviate from these guidelines, may be considered on a case by case basis. Reference is made to the following race circuits, licences and venues: - Category A Race Circuit: A race circuit licensed by CAMS for which a current FIA Track Licence has been issued - Category B Race Circuit: A race circuit licensed by CAMS for races various levels of status which may be authorised by CAMS

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	- Category C Track Licence: A document certifying that a circuit has been approved by CAMS for the conduct of Speed Events of a style specified on the Track Licence and which may specify the conditions or restriction under which competition may be held at the venue. - Category C Venue: A motor sport venue for which a CAMS Category C Track Licence is required in order to conduct a specific event or portion of an event. It is understood from CAMS that this documentation is being reviewed and upgraded to consider changes to the categorisation process. The philosophy of track safety, however, remains unaltered in that participants, particularly drivers, must accept a high level of responsibility for their own safety, and that of others. The primary factors influencing safe track design to minimise risk at a racetrack is summarised as: - Design, construction and ongoing maintenance of a venue which provides for a vehicle leaving the intended racing surface to travel for as far as possible with all wheels of the car contacting the ground in order that the driver has the maximum possible opportunity to control the direction and speed of the car. - A barrier surrounding the outside of the actual racetrack, positioned at an appropriate distance from the track in order to prevent a car from exiting the confines of the competition area. - Speed attenuating devices installed against the barrier in appropriate locations in order to reduce the speed of the car immediately prior to impact with the barrier, to a speed which is considered to present an acceptable risk. - Appropriate physically-protected areas for officials operating in the trackside environment. - Appropriate physically-protected low risk locations for spectators to view the activity.
Motorcycling Australia Strategic Plan 2017 - 2020	The Strategic Plan sets out five priority areas for motorcycling development across Australia. These include: - Database (Information System) - Development – Officials - Funding Model – initially licensing - Development – Clubs - Unified National Brand The pillars of the Strategic Plan include: - Organisational Excellence - Member Value – including: Provide clear pathways and a supportive structure for every type of participant. - High Performance Athletes

Document	Precis of Main Considerations
	- Club and Facility Development – Including: Develop programs that aid increasing resources and Provision of safe, high quality facilities for members and the public. - Business Development – Financial Sustainability Of the key facility development actions, the following are relevant: - Assist with resourcing venue improvement - Monitor venues and flag potential non-compliance at high-risk venues - Establish an environment committee to oversee environmental issues and initiatives - Ensure compliance with legislative obligations for risk and safety - Monitor compliance with National Risk Management Policy
Motorcycling Australia Track Guidelines (January 2012)	The Track Guidelines were developed by Motorcycling Australia (MA) to assist MA approved Track Inspectors to conduct an inspection assessment of motorcycle tracks, to facilitate the provision of insurance for affiliated clubs, participants, Promoters and Track Operators, through the Motorcycling Australia Insurance Limited (MAIL) scheme. The Guidelines must be applied in their entirety for a newly-constructed track. In the case of existing tracks, where there is identified non-compliance with the Guidelines, a Targeted Risk Assessment (TRA) must be performed by the Track Inspector. Where rectification work is required, MA or the RCB will consult with the Track Operator to develop a scheduled Works Program for the Track Operator to complete. For road racing tracks the document identifies requirements of track operators/venue managers which includes: - The need for a Speed Diagram for the fastest category for which the track will be licensed must be produced for tracks to estimate average speed and lap times to allow initial track classification and design of run-off areas. - Uniform track surface. - The width of the track at any place on the track is dependent on the maximum speed which can be reached at that place. The maximum width of a track must be fifteen (15) metres. - Maximum gradients (20% uphill and 10% downhill). - The minimum crossfall (must be 1.5% and the maximum crossfall 3.0%). - The superelevation (banking) in a curve (the outside of the track is banked in comparison with the inside) is determined upon the basis of the radius at that curve and must not exceed 10%.

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Wanneroo Raceway Historic Documentation	

Preliminary Project Concept Report - 2008	• A Stage 2 study for Barbagallo Raceway undertaken by GHD was completed in late 2008 and provided a comparative analysis of three preliminary options for Barbagallo Raceway.
	  ○ Option 1, 'Do Nothing', proposed limited additional work to be done for Barbagallo Raceway. This option was low cost and low return.
	  ○ Option 2 comprised a short extension to the track and upgrade of the existing track. This was a medium cost option with limited additional benefits.
	  ○ Option 3 comprised a substantial track extension, new pit lane buildings and the increase of the Barbagallo Raceway grounds to the north. The option is capital intensive but has substantial cost-benefits for a number of reasons.
	• Option 1 was considered inappropriate, as it did not solve the fundamental concerns of the loss of the V8 Supercars event to WA. A further investigation of Options 2 and 3 was recommended.

Department of Sport & Recreation Stage 3: Barbagallo Raceway Review Site Concept Plan Report (November 2009)	• The subject site is the only facility in Western Australia capable of hosting a V8 Supercars Championship event, consisting of 9 m wide and 2.4 km length track preserved under CAMS (Confederation of Australian Motor Sport) standards, including track and safety design. Barbagallo Raceway is also one of the shortest tracks of V8 Supercar Championship Series after Symmons Plains Raceway in Launceston, Tasmania. • A Multiple Stakeholder Workshop was held which identified the track extension to the north of Wattle Avenue was the preferred option due to the flexibility and significantly-improved facility that would be created. Under this option two race tracks could operate simultaneously providing greater programming and increased revenue to support the ongoing maintenance and development of the Raceway. • The WASCC has long advocated the improvement of the existing track and an increase in size of the existing track to cater for more internationally-recognised styles of events. In considering the future of the track, and identifying a 'wish-list' of preferences, WASCC would ideally like to see a track which is desirable to both spectators and drivers, with excellent viewing areas, multiple and varied corners (fast corners, big sweeping corners, undulations) and world-class pit facilities. • Large race meets attract approximately 25,000 spectators, at which time the existing facilities come under significant pressure. During large race meets (V8 Supercars, etc), parking areas on site are completely overwhelmed. There are 3,000 bays existing; an additional 7,000-10,000 bays is desirable. • Additional water supply is required for the increase in development on the site and due to proximity to the Gnangara Mound (Public Drinking Water Supply Area - PDWSA), no additional bores are likely to be approved. • Any new pit area needs to accommodate approximately 32 vehicles including transport vehicles (semi-trailers).

Document	Precis of Main Considerations
	• The pit building also needs to accommodate race control, media rooms and office and meeting rooms. A number of rooms could be used for multiple functions (completed). • A medical area would be required in addition to the existing medical area, as the track/s may be used for multiple events at the same time in the proposed configuration. A helipad is also appropriately-located near to this facility. Whilst there are benefits to locating the medical area within the pit building (power and water access etc), it is most appropriate for safety reasons to locate the medical area in the middle of the track. Wish list was identified as: • Lighting both tracks to enable twilight and night events (with the benefit being more event opportunities, both motor sport and non-motor sport activities) • Grandstands maybe designed to back on to pit area and use underneath for garages (fire sprinkler system may be needed) • Elevated spectator areas generally (see Phillip Island and Bathurst examples) • Fencing entire boundary (maybe more substantial than link mesh, palisade) also around track perimeter as on the existing site to separate parking from spectator areas. This enables cars to drive straight in without queuing and paying at gates into the spectator area. These spectator gates would ideally be linked electronically to have the ability to scan tickets and passes and enable the use of self-printed tickets from the internet. • Machinery shed to be extended • Club Room building including a Museum • Bridge and/or Tunnel, west to east (completed) • Access road between tracks • Reticulation, electrical, sound, CCTV etc pipes under track for services now and future • New office (completed) • Pull down or relocate old office; perhaps a new shed in place to create a larger compound in this area • Main security gate in and out with remote control and CCTV and audio communication • New garages - 60 members on waiting list (this would not necessarily be funded but should be planned for) • Pit building including fire systems and double glazing • Corporate areas, new and old • Audio systems, preferably ours, to suit both tracks joined and separate • Big screens (permanent or temporary)

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	• Parking, cars, transporters, VIP, members • Merchandising area • Driver Training area/Motorkhana/ Drifting track/ Bike training; a large concreted/bituminised area or may be able to create a smaller track in the field of the racetrack, a 'pretend' road system using parking area etc • Bore reticulation and rain water tanks (in ground, under concrete areas) Motorcycling Australia 'Wish List' • Better hardstand pit areas with security • A driver training area • Skid pan • 150 x 150m hardstand area for storage • Garages which are accessible for storage, etc • Some office space • Motorcycling Racing Club/Clubrooms or presence • Training facility/classroom for teaching (approx. 30-35 days a year utilisation opportunity) • Improved toilets and showers • Corporate facilities would be desirable for leasing for large events • Elevator/disabled access for all facilities • Improved CCTV monitoring of the racetrack for improved safety (where sightlines are not achievable) • Dual race controls • Service roads for service vehicles only
Wanneroo Motorsports Park A Business Plan for The Development of New Land Adjacent to the Existing Motor Sport Facility in Neerabup, WA.	• The objective is to cost-effectively develop appropriate recreational facilities to cater for the current and future growth of the sport and industry of motor racing. • In July 2011, the Western Australian Sporting Car Club (WASCC), as Lessee of the current circuit, commissioned a planning document entitled: Driving Ambition – WASCC's Roadmap to 2020'. The Club's objective at the time was to become a leader and innovator in the provision of motor sport facilities and events in Australia. The Phase II expansion of Wanneroo Raceway is central to this objective.

Document	Precis of Main Considerations
Motor Sport WA Ltd. (MSWA) Working Group *It is to be noted that this was produced under the direction of a previous WASCC Board and is not supported by the current Board.*	• Barbagallo Raceway is currently operating above capacity and despite the success of the Phase 1 redevelopment, the present facilities are inadequate for the needs of the multi-discipline, current user groups. The choice was either an alternative racing circuit constructed on a greenfields site or expansion of the current facility. • There are six grades of circuit with the Formula 1 circuits identified as Grade 1. It is unlikely that Western Australia will ever require a Grade 1 circuit but it is proposed that Barbagallo Raceway and the Wanneroo Motorsports Park circuits be brought up to FIA Grade 2 status. The facilities investment required to gain a Grade 1 licence is unnecessary as it is unlikely Western Australia will ever be in a position to host a Formula One race. The FIA Grade 2 licence will enable the second-tier of international motor racing to be conducted at the circuit without requiring costly circuit upgrades. • FIA Grade 2 will enable Perth to host the following: o FIA GT1 Championship o FIA WTCC (World Touring Car Championship) o FIA WEC (World Endurance Championship) – these are Le Mans style sports cars o Multiple Asian Motor Sport Series (Carrera Cup Asia, Formula Asia) o Ferrari Cup Asia o Formula Renault 3.5 o Formula Renault 2.0 o FIA Formula 3 Intercontinental Cup o Large Historic Race Meetings (similar to Phillip Island and the Tasman Revival at Eastern Creek) • FIM Grade B will enable international Superbike, Supersport, Superstock, Endurance, e-Power and Sidecar classifications to race. • The use of the Wanneroo Motorsports Park circuit is utilised by approximately 1,400 road race competition licence holders, also approximately 2,400 non-competition riders with one day licences, using the track each year. • Extensive evaluation of options for the WASCC to evolve into an independent Company which could represent and operate on behalf of multi-disciplined motor sports groups, was carried out by the committee with independent legal advice in 2014. The end result was a conclusion that the WASCC, as an Association and as a single entity Club, would not be able to change within the existing constitution. An option did exist, within the constitution, for the WASCC to contract management of the facility to a Company set up specifically with all the correct credentials. This, under negotiated conditions, would see the Club retain rights and privileges for members whilst placing the venue management in the hands of a professional, independent and carefully-structured Company which met all the criteria necessary for the operation of a State Sporting Venue. The Company, MSWA, was set up and registered for this purpose. The Constitution and governance principles were endorsed by the DSR in October 2015. Options for the site development included:

Document	Precis of Main Considerations
	• Circuit options are planned to FIA Grade 2 and FIM Homologation B standard and will be designed as a multi-purpose venue for motor-related activities. • The lease of the new land will be held by MSWA as Lessee of State Land administered by the Department of Parks and Wildlife (DPaW). • Combine the existing venue with the new venue at some stage when construction reaches the stage of linking circuits. • Other branches of motorsport will be included in the Wanneroo Motorsports Park concept including motocross, autocross, supermoto, jet boats, go-karts and off-road. Common-user facilities will mean that all the clubs associated with these types of motorsport will have access to modern support facilities. • Western Australia has a shortage of driver training facilities. The Wanneroo Motorsports Park will incorporate facilities for providers of driver training services, as well as road/truck safety education and training. • Enable Western Australia to host rounds of National and Asia-Pacific Championships which are currently not integrated into Australia motorsport. • The development of the Wanneroo Motorsports Park on degraded bushland could possibly provide the opportunity for establishment of a new wetlands environment in line with the Gnangara Sustainability Strategy. • MSWA has been set up as an independent management company with a governance structure in accordance with National Sporting guidelines; one which will be truly representative of all motorsport groups and organisations.
Driving Ambition _ WASCC's Roadmap to 2020 (PWC 7th July 2012) *It is to be noted that this was produced under the direction of a previous WASCC Board and is not supported by the current Board.*	The document states that on the back of the $15M upgrade the WASCC is seeking to build on its solid financial position, credibility and membership base to develop Wanneroo Raceway into an international level track facility. The Club's vision is to become a leader and innovator in the provision of motorsport facilities and events in Australia, taking on a broader role in the community around the responsible use of motor vehicles and as a centre of excellence for motorsport technology in the state: • This vision builds on the Club's strong position, broadening its base and ensuring sustainability; • The Club recognises that changing social trends and member needs requires it to continue to adapt and grow to retain its relevance and support. Challenges to achieving the Club's ambition include: securing land and funding for the expansion, attracting new members while engaging current members, growing and diversifying the Club's revenue base and developing the Club's capabilities to manage a larger and more complex operation. The five-part strategy includes: 6. Invest in new facilities; 7. Develop and maintain core member services;

Document	Precis of Main Considerations
	8. Develop and maintain external customer services; 9. Manage communications and stakeholders; 10. Strengthen core capabilities and governance. References to world-class tracks Barbagallo was seeking to emulate included: • Silverstone – following a $41.6M investment which comprised the Silverstone Wing to enable it to host events throughout the year to generate revenue. • Hampton Downs in NZ following a $172M investment – which is anticipated to generate annual revenues of $27.4M. A privately funded venue, it incorporates commercial and residential enterprises with the aim of being a family-friendly entertainment centre. • Kyalami – a highly-integrated circuit with surrounding commercial and residential community (with the consequential adverse impact of having to keep noise levels down). Current situation at Barbagallo: • Club membership has remained fairly constant – 1407 in 2008 to 1250 in 2012 (reaching a high of 1,458 in 2011). A lack of visibility around the demographics of members hinders further analysis. The changing environment alludes to issues relevant today: • Economic – cash rich, time poor and a two speed economy – local and global • Legal – increased levels of litigation and increased cost of litigation • Political – increasing regulation; outsourcing of traditional services – PPP and role of advocacy • Social – virtual networking and recreation; high choice – low commitment; competition for time and attention and casualisation of work, FIFO • Technical – cheap and rapidly evolving; driving productivity and driving recreation • Environmental – increasing regulation and global warming concerns Part of the future planning process included a revised governance structure with a GM reporting to a committee through the President – two areas (Manage Core Business and Management Investment and Project)
Wanneroo Safety Enhancement Options Identification and Assessment (Hall Technical) 2013	The Report was obtained by the Department of Sport and Recreation for provision to stakeholders for the purposes of facilitating consultation between stakeholders in relation to safety improvements at the track as a result of prior safety incidents. The report states that run-offs available at a number of turns do not meet the ideal requirements normally associated with the current level of homologation. A targeted risk assessment of the non-compliant items at the circuit has indicated HIGH and EXTREME risk levels at various locations. Key recommendations included:

Document	Precis of Main Considerations
	• Turn 3 is associated with a HIGH level outcome for cars and an EXTREME level outcome for motorcycles. It requires re-alignment of the barrier or of the circuit to reduce the risk of rider injury to an acceptable level. • Run-off deficiencies for cars at Turn 1 (exit), Turn 5 and Turn 7 (exit) are associated with LOW level outcome risk. • Run-off deficiencies for motorcycles at Turn 1 and Turn 5 are associated with HIGH level outcome risk, while deficiencies at Turn 6 and Turn 7 are associated with EXTREME level outcome risk. The planned barrier installation between the run-off zone for Turn 4 and the back straight (Turn 6 to Turn 7) should be given high priority. • There are other non-compliant items at the circuit, such as the type of kerbs installed and the track width, which are considered non-critical but should be upgraded. • Non-compliant sections of poor transition from the track surface into the run-off areas should be immediately addressed through a more rigorous maintenance program. • In its current layout and barrier design, the circuit is associated with a significant number of critical risk items that render it unsafe for motorcycle racing due to an unacceptable risk of serious injury. • Many of the safety issues associated with the insufficient run-offs can be overcome for the short to medium term, without altering barrier alignments, through designed placement, alignment and construction of appropriate energy absorbing devices. • The simplest and most cost-effective, long-term solution to the problems at Turn 3, Turn 5 and Turn 6 would be re-alignment of sections of the track at a cost of around $350,000, but that would involve reducing the length of an already short circuit and would remove the more interesting driving/riding elements. • Upgrading, and slightly lengthening, the circuit to conform to FIA/CAMS and MA requirements is likely to cost in the order of $1.7 - $2.5M for a 2.5 to 3 kilometre circuit.

Document	Precis of Main Considerations



Run-off lengths appropriate for F1000 speed profile



Run-off lengths appropriate for national Superbike speed profile



Areas deemed in need of engineering solutions



Concept layout for track extension to 2.5 kms

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Document	Precis of Main Considerations
Governance Framework of Motor Sport WA Limited - Public company limited by guarantee (May 2016) *It is to be noted that this was produced under the direction of a previous WASCC Board and is not supported by the current Board.*	The document specifically advises on the governance direction for Motor Sport WA Ltd which was developed to sit above the WASSC in developing motorsport. It advises that the Board should comprise a minimum of five directors, although seven directors is preferred. A member of the Board may continue in office for a term of three years and until the next Annual General Meeting (AGM). The Board set up was in accordance with the ASC Sports Governance Principles Coverage (Australian Sports Commission: Sports Governance Principles 2013). Under the Board, the representative bodies of WASCC, MWA, AJS and others were identified under the stakeholder user group committee who reported directly to the Board.
Brabagallo Track Inspection Report (Draft- October 2017) CAMS	Main selected items for consideration included: • 0.98 - Straight on run off area - Distance between end of run off area and tyre buffers at straight ahead location is 35m. Area to be monitored at all times and when necessary sweep/remove foreign debris from runoff bitumen area and semi-hardstand track edges. • LH - Buffer extends 35m from corner of 1LoP's. Height of buffer in straight ahead location is approximately 1.5m. Additional length of 3 row (for 10m) and then 2 row (for an additional 30m) of tyre buffers required. • 1.6 LH - Drop off at track edge. Approximately 2m wide. Repair/backfill track edges as necessary at any location where drop off between track and verge is greater than 15mm. • 3.3 RH - Verge slopes away from track edge. Suggested rectification of large, uneven areas may be achieved by adding fill over time and promoting grass growth. • 4.2 RH - Improvement to verge between 4.2 and 4.7RH is required in order to reduce undulations and to create a near-constant slope angle on the verge between rear of concrete strip and the barrier at 4.2 RH. • 4.2 RH - Further improvement work to be carried out on this barrier alignment to reduce risk of exposed ends appearing after an impact. • 4.6 LH - Remove protruding concrete at bottom of barrier or increase verge height. • 5.1 LH - Replace existing kerb with Melbourne profile kerb, at least 2.5m in width, with 50mm troughs and a 50mm chamfer at the rear of the kerb for a distance of approximately 200m, commencing at the current kerb's start location. • 5.7 RH - Extend guardrail at approach end by including a three-high curved section to remove ‘head on risk’ with end of the guardrail installation. Two row buffer with conveyor belt facing required to surround curved section.

Document	Precis of Main Considerations
	• 5.8 LH - Rework barrier opening to provide a continual straight barrier on the approach side and a 90 degree barrier overlap (the overlap may be obtained by the use of additional temporary barriers, either hinged or pinned into the ground). • 6.6 RH - Verge uneven and undulating - it will be necessary to continue works to achieve an appropriate longitudinal verge angle to remove the high spots as well as fill the low spots. • 6.65 LH - Evidence of virtually no use of the sand trap in the run-off for the short circuit, combined with the risk of a multi-car incident inducing a head-on collision (by cars using the long circuit) with the barrier on the departure side of the gravel trap has resulted in the construction of a barrier on the LH side to remove the sand trap on the LH verge. • 6.7 RH - Further improvement work to be carried out on this barrier to reduce risk of exposed ends appearing after an impact. • 7.2 LH - Review location and angle of barrier, in conjunction with other barriers' alignments to result in a more sympathetic barrier angle and alignment of the noted barrier and that of LH pit lane barrier.
State and National Sporting Facilities Plans	
BMXA Strategic Plan 2015 - 2018	BMX Australia has adopted three strategic priorities as the pillars upon which the sport is nurtured and promoted. Each pillar has specific aims and outcomes yet require complementary action to support and deliver the vision of BMX Australia. • Partnerships - Generate relationships that maximise opportunities for BMX. • Participation - The local BMX club is the key delivery channel for BMX participation. To work to improve the quality and quantity of BMX facilities across Australia in partnership with Governments Federal, State, Council and non-Government identities. Identify suitable BMX facilities and promote use as state centres of excellence. Performance - Providing best practice services, support and programs from the grassroots to the elite level is integral to the growth of BMX in Australia.
Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia	The plan maps a vision and framework that will be used to guide the future development and growth of cycling in Western Australia. • Participation: To achieve over 1 million Western Australians regularly riding by 2020. • Transport: For cycling to achieve a transport mode share of 5% by 2020. • Female Participation: To reduce the disparity between men's and women's participation in cycling. • Children's Participation: To move the percentage of kids riding to school closer to the levels of the 1970s. • Safety: To reduce the number of serious bicycle injuries every year. • Image: To dramatically improve community perceptions of cycling as a safe and enjoyable activity. • Sporting Success: To increase the number of Western Australian cyclists winning gold at national championships.

Document	Precis of Main Considerations
	• Infrastructure: To increase the number of cycling infrastructure facilities in metropolitan and regional WA (includes cycle paths, mountain bike trails and cycle sport facilities) every year. Of the challenges the following are relevant to the Wanneroo BMX Club and future facility developments: • We have an inadequate number of cycle sport facilities. • The financial and workforce capacity of our cycling organisations and clubs is fragile, which is limiting the breadth and depth of impact they can have in our community. • Our cycling organisations still tend to operate in isolation, with operational and functional duplication in many areas, and limited instances of collaboration and resource sharing.
Local Sporting Club Documentation	
WA Sporting Car Club Strategic Plan 2017-2022	The Strategic Plan has been informed by previous studies undertaken by GHD and PWC together with a survey of members and general meetings. The plan identifies the Club's mission as advancing motorsport by attracting, encouraging and servicing members who are committed to the Club and its vision. The vision is to excel as a leading motorsport club in terms of member participation and contribution to the continuing advancement of motorsport and associated skills and activities. The strategic priorities can be summarised as: • Governance and Structure: To ensure it is effective and efficient and consistent with leading member-based sporting organisations. • Resources: To deliver the Club's aims and objectives. • Service and Professionalism: To deliver member experience satisfaction. • Collaboration: To foster relationships with external agencies for mutual benefit. • Technology and Innovation: To embrace opportunities. • Youth: A focus on the 16-30 year age bracket. It is estimated that currently only 40% of members participate in motorsport events; the target is 75%. Of the development opportunities identified, motorkhana is specifically referenced as is the facility being event focussed. Expanding school and educational partnerships is also identified as a potential growth area. The plan incorporates a series of actions, some of which are measurable while others are statements of intent.
Wanneroo BMX Club in 2015 (Wanneroo BMX Club) October 2015	The Strategic Plan identifies the following as being a core focus for the future development of the club: • Secure a long term lease on our current facility or help find another suitable site. • Increase height (5m Start Gate) and change profile of start ramp to be compliant to Union Cyclist International (UCI) BMX Standards. • Build new track in line with current designs.

Document	Precis of Main Considerations
	• Hot mix all corners. • Improved storm water run-off onto the track. • Upgrade lighting to align with new track, increase electrical capacity into facility. • In the four years up to 2015 the Club has increased its membership from 94 to 297. They are averaging 120-140 on club nights. The Club has aspirations to hold a BMXA Nationals event, Super Series, Champix Series and state title.

APPENDIX B: Demographic Analysis

The Estimated Resident Population of the City of Wanneroo in 2016 was 188,212. This represents an increase of 36,135 since the 2011 census. The City has a population density of 2.74 persons per hectare. The residents live in approximately 70,329 dwellings with an average household size of 2.83. Key population dynamics include:

- 89,086 people living in the City of Wanneroo in 2016 were employed, of which 62% worked full-time and 37% part-time. 23% of households earned an income of $2,500 or more per week in 2016.
- The City of Wanneroo had a higher proportion of pre-schoolers and **a lower** proportion of persons at post retirement age than Greater Perth in 2016.
- The City of Wanneroo population forecast for 2018 is 212,096, and is forecast to grow to 412,996 by 2041.
- The greatest population change for the City of Wanneroo as a percentage will be from 2016-2021 (3.94%) and as a raw number between 2026 – 2031 (45,014).
- Between 2016 and 2026, the age structure forecasts for the City of Wanneroo indicates a 52.0% increase in population under working age, a 56.4% increase in population of retirement age, and a 39.0% increase in population of working age.
- In 2016, the dominant household type in the City of Wanneroo was 'Couple families with dependants', and by 2026 the largest forecast increase is expected in 'Couple families with dependants'.

The City of Wanneroo is a relatively diverse municipality in terms of its land use and economic base. It features a mixture of residential, industrial and commercial activities in the south of the City, around the old township of Wanneroo and along the coastal strip north of Joondalup. The rural hinterland to the north and east boast significant amounts of intensive horticulture, some broad hectare agriculture, quarrying and natural heritage areas, as well as semi-rural and rural-residential living.

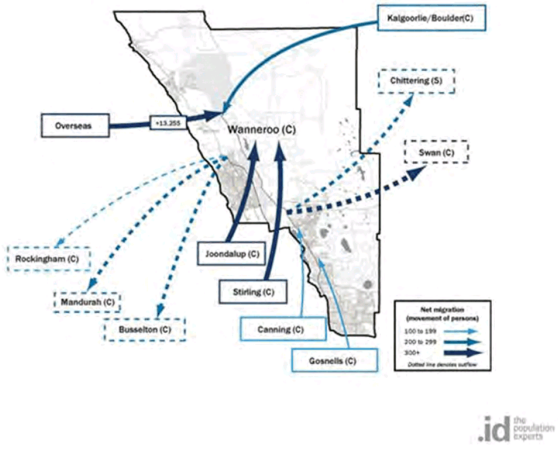
Migration patterns

The reason for population and household growth in the City of Wanneroo can be attributed to several sources. These include:

- The large number of young adults leaving home within the region (notably in areas to the south, such as the Cities of Joondalup, Stirling and over time Wanneroo itself) seeking to establish new households and families.
- Substantial net overseas and to a lesser degree interstate migration gains to the region.
- The role the City plays as a lifestyle destination, with many opportunities for coastal and rural living in northern areas, especially in Two Rocks and Yanchep.

This should provide for a more diverse range of housing markets in the City, with first home buyers, families upgrading to second and third homes, as well as empty-nesters and retirees looking for a new lifestyle.

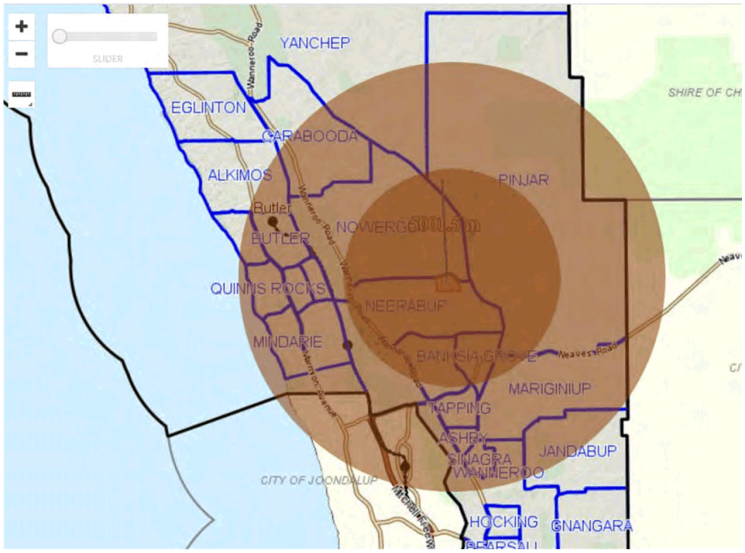
Figure 8: City of Wanneroo Migration Flow (Source: Forecastid™)



Wanneroo Raceway Catchment Demographic Summary

As a regional and state level facility, Wanneroo Raceway will draw principally from a state wide catchment for its circuit racing and driver/rider training activities. As a regional level event space, it is likely to principally draw from a catchment of up to 10km. Ordinarily, regional and sub-regional level facilities will draw at least 80% of their users from a 5-10km catchment. For this reason, the demographic analysis has taken two critical catchments to gain an understanding of the potential influences on the use and commercial viability as an events venue. Figure 9 highlights the 5km and 10km catchments around the Wanneroo Raceway. They include suburbs within the City of Wanneroo, City of Joondalup and City of Swan.

Figure 9: 5km and 10km catchment around Wanneroo Raceway – including suburb boundaries.



The suburbs within the City of Wanneroo, City of Joondalup and City of Swan that fall within each catchment is estimated based on the percentage of residential land within the suburb apportioned to the catchment.

Figure 10 highlights the growth that is projected to occur within the catchment for the Wanneroo Raceway from 2016-2036.

Figure 10: Wanneroo Raceway Catchment Population Changes 2016 – 2036 (Source: Forecastid™)

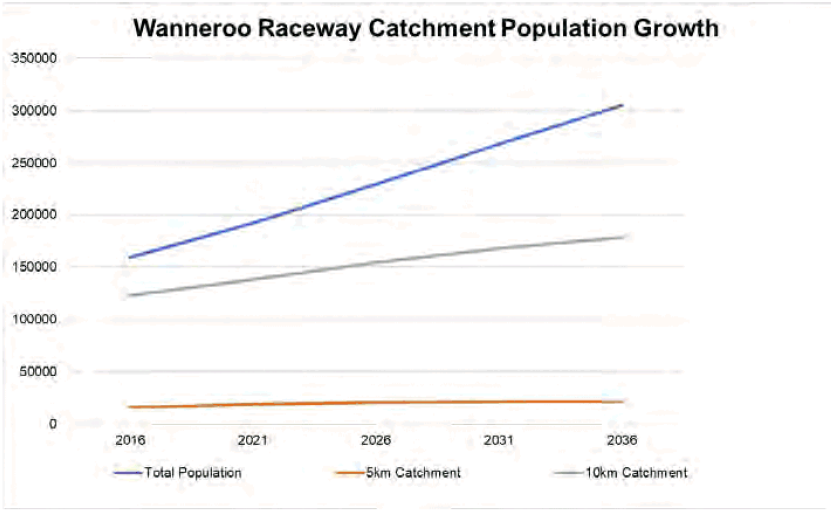
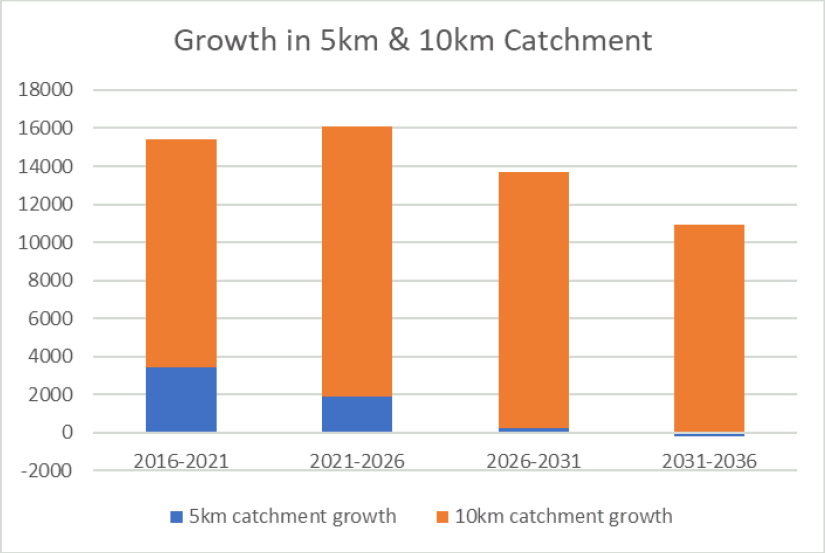
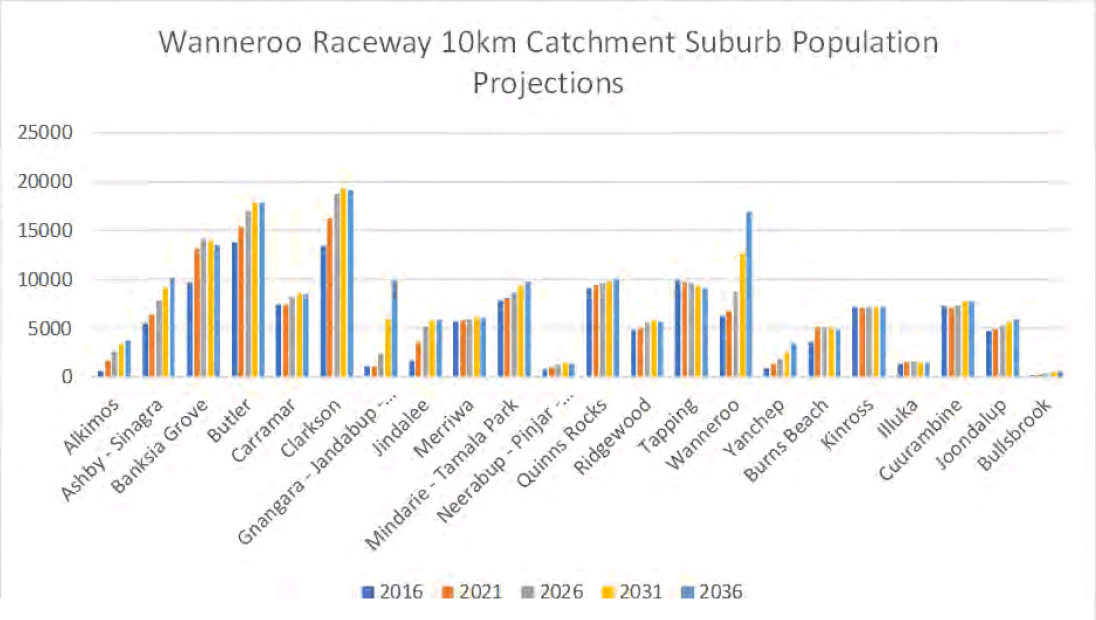


Figure 11: Wanneroo Raceway Catchment Population Growth 2016 – 2036 (Source: Forecastid™)



The projected population growth highlights the substantial growth within the 10km catchment of the site from which event infrastructure will draw. The growth within the 5km catchment is relatively low in comparison and indicates a generally diminishing trend as new and infill development reaches close to capacity by 2016. The 10km catchment highlights a minimum 11,000 catchment growth in each 5 year increment to 2036. The overall 10km catchment population will expand from a 2016 level of 122,616 to 178,515 in 2036, The 5km catchment is projected to grow from 15,658 in 2016 to 21,076 in 2036.

Figure 12: Wanneroo Raceway Catchment, Suburb Population Growth 2016 - 2036 (Source: Forecastid™)



The suburbs within the 10km catchment with the highest number of residents and growth is identified in Figure 12 above. It can be seen that the critical suburbs with high current (2016) population (i.e. over 10,000 existing residents) include Butler and Clarkson. During the next 20 years the suburbs of Ashby-Sinagra, Banksia Grove, Mindarie-Tamala Park, Quinns Rocks and Wanneroo will reach those levels

with only the suburbs of Tapping, Kinross and Iluka either declining or remaining static. The population change in all the 10km suburbs are identified in Figure 13 below.

Figure 13: Wanneroo Raceway Catchment, Suburb Population Changes 2016 – 2036 (Source: Forecastid™)

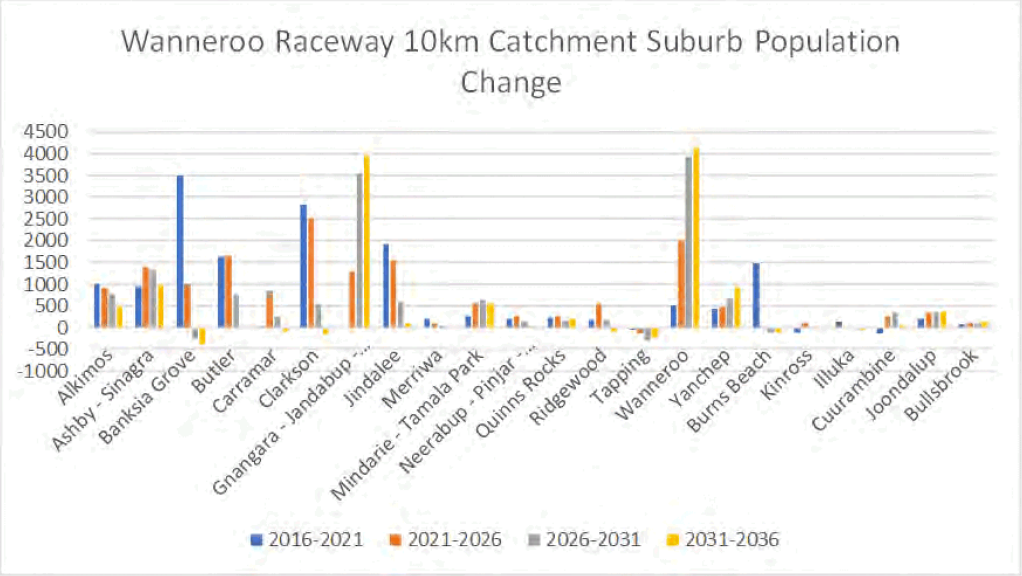


Figure 14: Population Density within the Wanneroo Raceway Caption (Source: Forecastid™)

Population density, 2016			
Wanneroo Raceway Catchment- Usual residence			
Area	**Number**	**Hectare**	**Persons per hectare**
Alkimos	6,261	1,553	4.03
Ashby	2,661	140	18.95
Banksia Grove	9,349	471	19.86
Butler	13,273	532	24.97
Carramar	7,166	705	10.16
Clarkson	12,971	650	19.94
Gnangara - Jandabup - Mariginiup	2,242	5,774	0.39
Jindalee	2,519	389	6.47
Merriwa	5,497	229	23.97
Mindarie - Tamala Park	7,517	906	8.30
Neerabup - Pinjar - Nowergup - Carabooda	843	21,452	0.04
Quinns Rocks	8,753	432	20.25
Ridgewood	4,668	195	23.91
Sinagra	2,637	212	12.42
Tapping	9,473	346	27.34
Wanneroo	12,048	2,007	6.00
Yanchep	8,869	21,849	0.41
City of Wanneroo	188,212	68,710	2.74
Burns Beach	3,372	331	10.17
Currambine	6,924	324	21.37
Iluka	5,266	252	20.86
Joondalup	9,092	1,050	8.66
Kinross	6,877	281	24.45
City of Joondalup	154,445	9,900	15.60
North West Metropolitan Region	342,657	78,461	4.37
Bullsbrook	5,104	37,225	0.14
City of Swan	132,449	104,356	1.27
EMRC area	348,908	209,470	1.67
Greater Perth	1,943,858	642,234	3.03

In 2016, the population density in the City of Wanneroo was (on average) 2.68 per hectare. This figure was lower compared to Greater Perth, which had a population density of 2.98 persons per hectare (the Greater Perth, however, does include very large areas of non-residential land). It is important to note that this varied across the Council area. Population density ranged from a low of 0.04 persons per hectare in Neerabup – Pinjar – Nowergup – Carabooda region to a high of 26.69 persons per hectare in Tapping.

Population Age Structure

Analysis of the five year age groups of the City of Wanneroo in 2016 compared to Greater Perth shows that there was a higher proportion of people in the younger age groups (under 15) and a lower proportion of people in the older age groups (65+).

Overall, 23.0% of the population was aged between 0 and 15, and 9.9% were aged 65 years and over, compared with 19.1% and 13.8% respectively for Greater Perth.

The major differences between the age structure of the City of Wanneroo and Greater Perth were:

- A *larger* percentage of persons aged 0 to 4 (8.0% compared to 6.5%)
- A *larger* percentage of persons aged 5 to 9 (7.9% compared to 6.5%)
- A *larger* percentage of persons aged 10 to 14 (7.1% compared to 6.0%)
- A *smaller* percentage of persons aged 60 to 64 (3.9% compared to 5.1%)

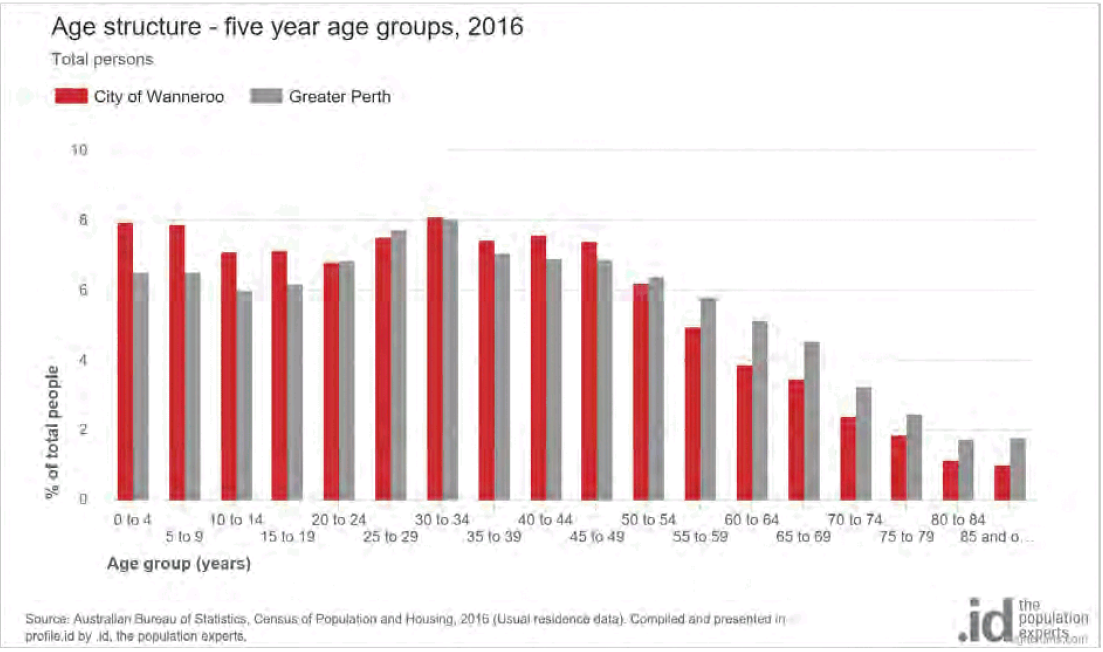
Emerging groups

From 2011 to 2016, the City of Wanneroo's population increased by 36,131 people (23.8%). This represents an average annual population change of 4.36% per year over the period.

The largest changes in age structure in this area between 2011 and 2016 were in the age groups:

- 30 to 34 (+4,015 persons)
- 50 to 54 (+3,148 persons)
- 45 to 49 (+3,079 persons)
- 5 to 9 (+2,767 persons)

Figure 15: City of Wanneroo, Age Profile 2016 (Source: Forecastid™)



An assessment of the age and population profile projections for the suburbs within the 10km catchment of Wanneroo Raceway between 2016 and 2026 was undertaken. The age structure forecasts for the City of Wanneroo indicate a 52.0% increase in population under working age, a 56.4% increase in population of retirement age, and a 39.0% increase in population of working age.

In 2016, the dominant age structure for persons in the City of Wanneroo was ages 30 to 34, which accounted for 8.2% of the total persons.

The largest increase in persons between 2016 and 2026 is forecast to be in ages 0 to 4, which is expected to increase by 8,351 and account for 8.6% of the total persons.

The largest 5 year age group in 2026 is 0 to 4 years, with a total of 24,254 persons.

An analysis of the population profile for each of the suburbs within the 10km catchment of Wanneroo Raceway highlights the significant population growth along the inland coastal areas. Most notable demographic profiles identify:

- Within the suburbs of Alkimos, Gnangara - Jandabup – Mariginiup, Wanneroo, Yanchep and Bullsbrook, there are projected high levels of young families with young children.
- Established suburbs such as Banksia Grove, Mindarie – Tamala Park, Quinns Rock, Burns Beach, Currumbine and Kinross will experience growth but with a gradually ageing population.
- Across all areas there is a gradually ageing of the population as newly-developed suburbs become established.

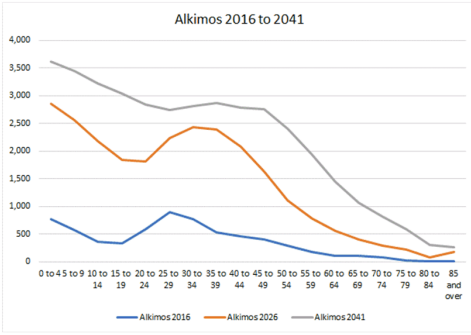
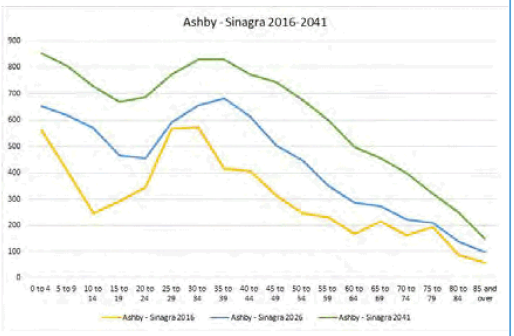
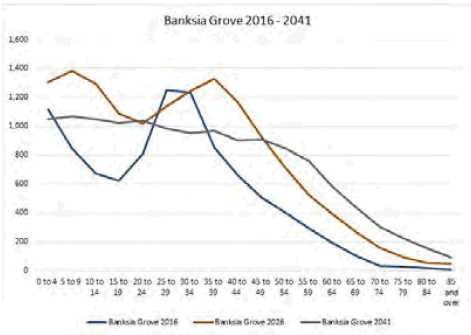
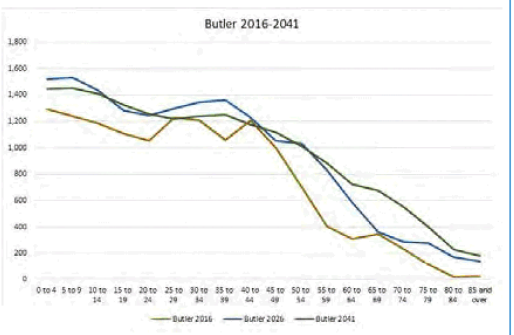
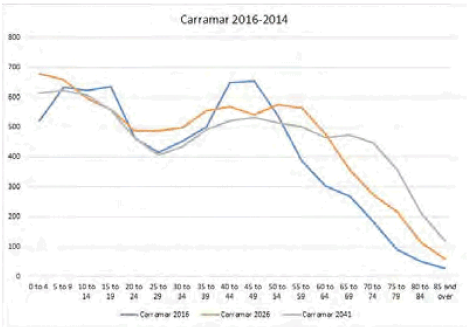
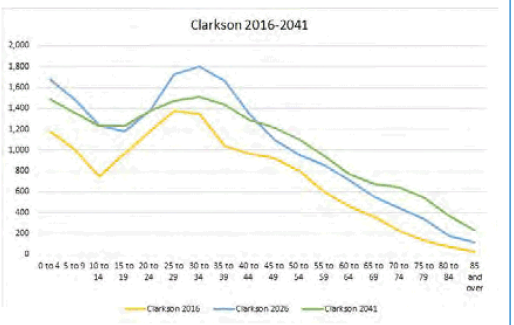
- In comparison to other age ranges, youth and young adults experience a sharp decline with the predominant focus being on young and older families and retirees. The only suburbs where there is a high growth in youth and young adults is in Joondalup. This is generally indicative of the need for the youth/young adults leaving the suburbs for educational and/or employment purposes.

The key impact of the demographic changes to 2041 (and in the City of Joondalup and City of Swan up to 2036) relates to the consistent and strong growth across all areas.

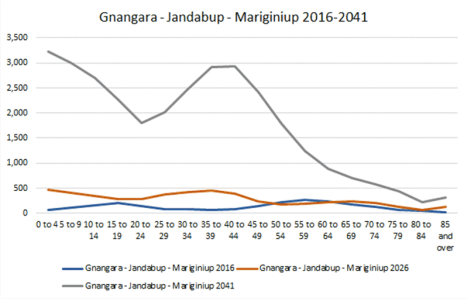
When assessing the level of employment/non-employment within each suburb and household composition, this provides an indication of relative affluence and ability to attend events; contributing positively to the local economy and potential future leisure/recreational needs. Table 4 below highlights the relative household growth within each of the catchment suburbs, employment capacity and dependants. The predominant household type is either couple families with dependants or couples without dependants. It is also to be noted that in many areas the growth in retirees is strong (which either indicates a high level of social dependency or independent living and affluence). The data highlights that the main growth areas contributing to the economy (through increasing the percentage of employment age population) include Alkimos, Jindilee, Yanchep and Bullsbrook. These areas conversely have higher levels of dependency, principally due to the high levels of growth amongst children and retirees.

The age profiling indicates, however, that there will be a need to generate alternative employment opportunities within the area in order to accommodate the projected growth. Ideally, this should be a combination of strategic high-end employment and through the generally lower-waged service industry. The level of current infrastructure supporting opportunities for events, festivals, recreation, leisure and tourism activities is focussed on beach and coastal activities. The need to provide inland opportunities to accommodate anticipated growth will be in demand, particularly post 2026. These assumptions are further expanded upon below when considering the broader demographic changes occurring across the city of Wanneroo.

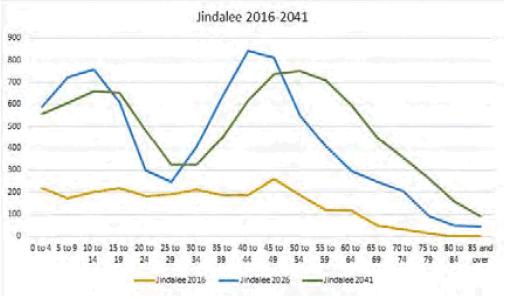
Table 5: Age profile projections for suburbs within the 10km Wanneroo Raceway Catchment (Source: Forecastid City of Wanneroo (2016-2041), City of Joondalup and City of Swan (2016-2036)

Suburb	Suburb
Alkimos	Ashby – Sinagra
	
Banksia Grove	Butler
	
Carramar	Clarkson
	

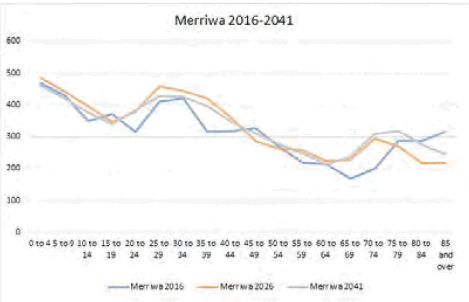
Gnangara - Jandabup – Mariginiup



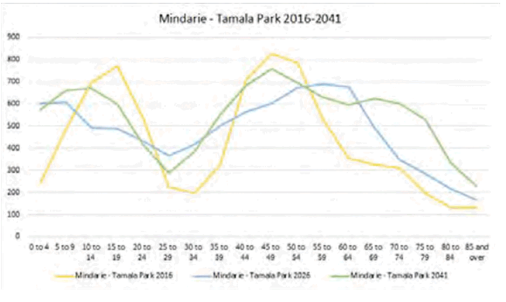
Jindalee



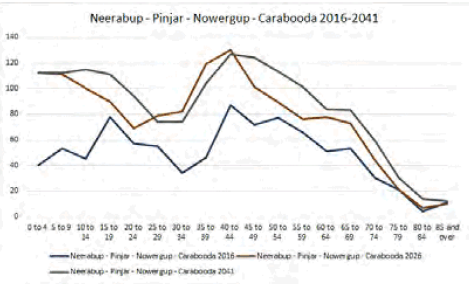
Merriwa



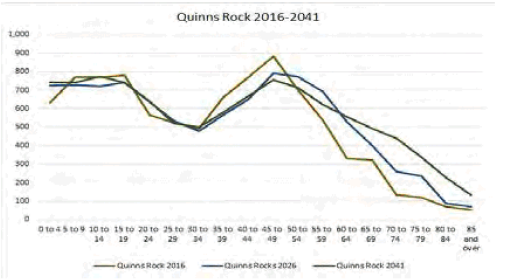
Mindarie – Tamala Park



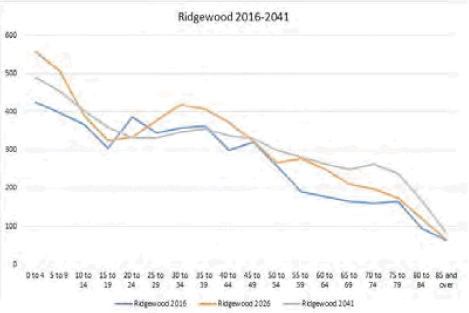
Neerabup - Pinjar - Nowergup – Carabooda



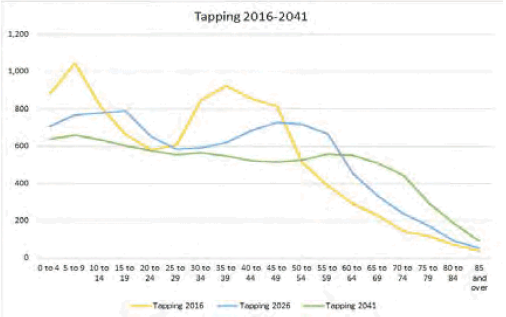
Quinns Rock



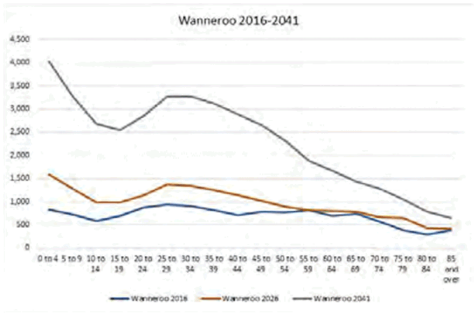
Ridgewood



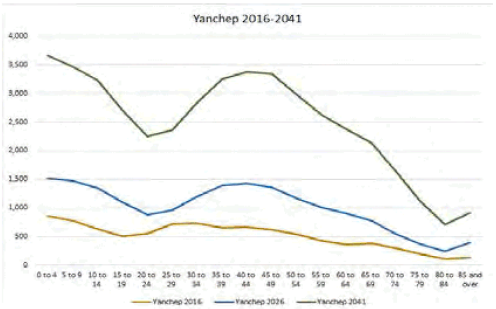
Tapping



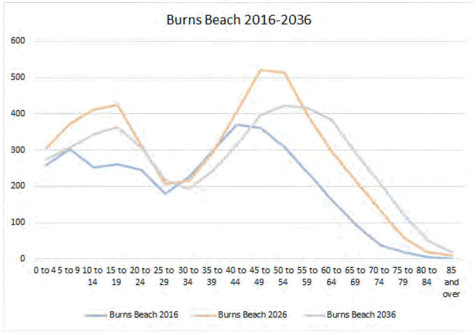
Wanneroo



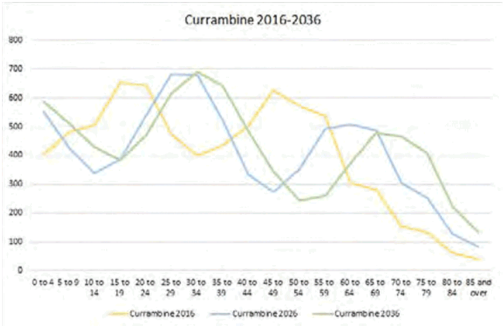
Yanchep



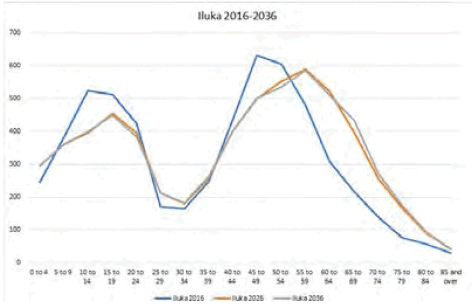
Burns Beach



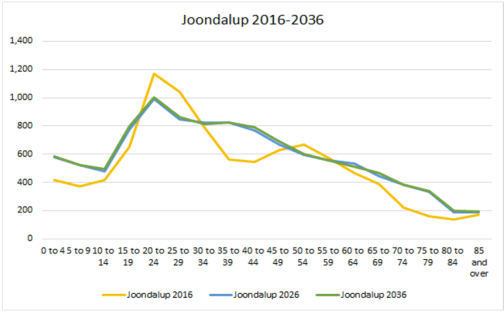
Currambine



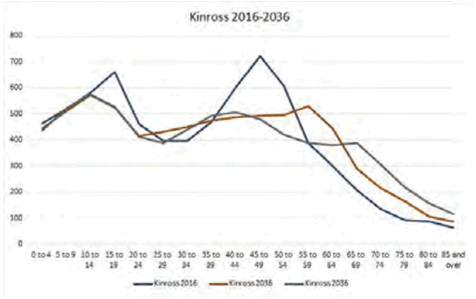
Iluka



Joondalup



Kinross



Bullsbrook

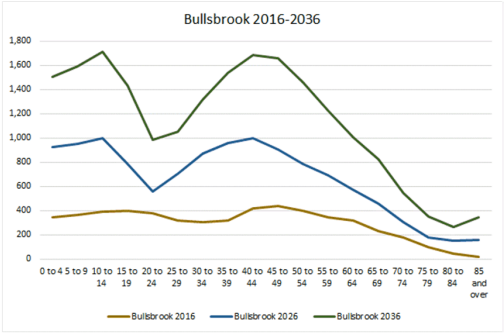


Table 6: Key population indicators of 10km Wanneroo Raceway Catchment (Source: Forecastid)

Suburb	Key Projections: 2016 to 2026 and 20 2041
Alkimos	2016-2026: 346.0% increase in population under working age, a 395.8% increase in population of retirement age, and a 268.1% increase in population of working age. The largest increase in household type in Alkimos is projected by 2026 to be Couple families with dependants which will increase by 2,815 (45.9% of households). They will continue to be the dominant household composition by 2041 at approximately 5,500 households.
Ashby – Sinagra	2016-2026: 51.2% increase in population under working age, a 31.7% increase in population of retirement age, and a 41.9% increase in population of working age. The largest increase in household type in Ashby – Sinagra is projected by 2026 to be Couple families with dependants which will increase by 340 (38% of households). They will continue to be the dominant household composition by 2041 at approximately 1,500 households.
Banksia Grove	2016-2026: 0.8% increase in population under working age, a 214.6% increase in population of retirement age, and a 39.8% increase in population of working age. The largest increase in household type in Banksia Grove is projected by 2026 to be Couple families with dependants which will increase by 556 (40.4% of households). The household composition by 2041, however, indicates Couples without dependants will continue to grow, whilst there will be a reciprocal reduction in families with dependants, indicating a gradually ageing in place community.
Butler	2016-2026: 20.7% increase in population under working age, a 69.0% increase in population of retirement age, and a 21.4% increase in population of working age. The largest increase in household type in Butler is projected by 2026 to be Couples without dependants which will increase by 436 (27.4% of households). By 2041, although Couple families with dependants is the dominant group with approximately 2,300 compared to approximately 1,950 for Couples without dependants, there will be a gradual ageing in place of the community as young dependants leave the family home and move elsewhere.
Carramar	2016-2026: 8.7% increase in population under working age, a 64.5% increase in population of retirement age, and a 6.2% increase in population of working age. The largest increase in household type in Carramar is projected by 2026 to be Couples without dependants which will increase by 236 (32.1% of households). By 2041, while Couple families with dependants is the dominant group with approximately 1,160 compared to approximately 1,000 for Couples without dependants, these households are diminishing. This indicates there will be a gradual ageing in place of the community as young dependants leave the family home and move elsewhere.
Clarkson	2016-2026: 50.3% increase in population under working age, a 98.5% increase in population of retirement age, and a 31.7% increase in population of working age. The largest increase in household type in Clarkson is projected by 2026 to be Couples without dependants which will increase by 636 (29.4% of

	households). This is projected to be comparable with Couple families with dependants by 2041 at approximately 2,250 each.
Gnangara - Jandabup - Mariginiup	2016-2026: 254.4% increase in population under working age, a 70.4% increase in population of retirement age, and a 97.1% increase in population of working age. The largest increase in household type in Gnangara - Jandabup - Mariginiup by 2026 is projected by 2026 to be Couple families with dependants which will increase by 483 (46.8% of households). By 2041, the number of Couple families with dependants households is projected to reach approximately 5,500 with just over 2,100 being Couples without dependants.
Jindalee	2016-2026: 250.7% increase in population under working age, a 564.6% increase in population of retirement age, and a 174.1% increase in population of working age. The largest increase in household type in Jindalee is projected by 2026 to be Couple families with dependants which will increase by 851 (47.1% of households). By 2041, whilst Couple families with dependants is the dominant group with approximately 1,190 compared to approximately 1,060 for Couples without dependants, they are diminishing. This indicates there will be a gradual ageing in place of the community as young dependants leave the family home and move elsewhere.
Merriwa	2016-2026: 6.3% increase in population under working age, a 2.5% decrease in population of retirement age, and an 8.0% increase in population of working age. The largest increase in household type in Merriwa by 2026 is projected to be Couple families with dependants which will increase by 67 (30.5% of households). Couple families without dependants are, however, projected to be the dominant household composition by 2041 reaching approximately 750 households.
Mindarie – Tamala Park	2016-2026: 19.4% increase in population under working age, a 37.3% increase in population of retirement age, and a 2.9% increase in population of working age. The largest increase in household type in Mindarie – Tamala Park by 2026 is forecast to be in Couples without dependants, which will increase by 303 (41.1% of all households). By 2041, this group will be more dominant with approximately 1,500 households in the suburb.
Neerabup - Pinjar - Nowergup - Carabooda	2016-2026: 134.1% increase in population under working age, a 30.3% increase in population of retirement age, and a 46.5% increase in population of working age. The largest increase in household type in Neerabup - Pinjar - Nowergup - Carabooda by 2026 is projected to be Couple families with dependants which will increase by 87 (51.8% of households). By 2041, this group will be more dominant with approximately 245 households in the suburb.
Quinns Rock	2016-2026: 6% decrease in population under working age, a 50.6% increase in population of retirement age, and a 2.4% increase in population of working age. The largest increase in household type in Quinns Rock by 2026 is forecast to be in Couples without dependants, which will increase by 195 (28.3% of all households). By 2041, this group will be more dominant with

	approximately 1,150 households in the suburb as Couples families with dependants decline.
Ridgewood	2016-2026: 22.6% increase in population under working age, an 18.5% increase in population of retirement age, and an 11.6% increase in population of working age. The largest increase in household type in Ridgewood by 2026 is forecast to be in Couples without dependants, which will increase by 88 (33.8% of all households). By 2041, this group will be more dominant with approximately 760 households in the suburb as Couples families with dependants decline.
Tapping	2016-2026: 17.8% decrease in population under working age, a 47.3% increase in population of retirement age, and a 0.2% increase in population of working age. The largest increase in household type in Tapping by 2026 is projected to be Couple families with dependants which will increase by 186 (30.2% of households). By 2041, whilst Couple families with dependants is the dominant group with approximately 1,200 compared to approximately 1,100 for Couples without dependants, they are diminishing. This indicates there will be a gradual ageing in place of the community as young dependants leave the family home and move elsewhere.
Wanneroo	2016-2026: 80.8% increase in population under working age, a 23.1% increase in population of retirement age, and a 34.7% increase in population of working age. The largest increase in household type in Wanneroo by 2026 is projected to be Couple families with dependants which will increase by 661 (37.0% of households). By 2041, this group will be more dominant with approximately 5,900 households in the suburb based on projected growth.
Yanchep	2016-2026: 92.1% increase in population under working age, a 110.2% increase in population of retirement age, and a 97.3% increase in population of working age. The largest increase in household type in Yanchep by 2026 is projected to be Couple families with dependants which will increase by 1,116 (35.0% of households). By 2041 this group will be more dominant with approximately 5,600 households in the suburb based on projected growth.
Burns Beach	2016-2026: 33.6% increase in population under working age, a 179.9% increase in population of retirement age, and a 35.4% increase in population of working age. The largest increase in household type in Burns Beach by 2026 is forecast to be in Couples without dependants, which will increase by 191 (31.5% of all households). By 2041, whilst Couple families with dependants is the dominant group with approximately 900 compared to approximately 520 for Couples without dependants, they are diminishing. This indicates there will be a gradual ageing in place of the community as young dependants leave the family home and move elsewhere.
Currambine	2016-2026: 5.3% decrease in population under working age, a 86.6% increase in population of retirement age, and a 7.3% decrease in population of working age. The largest increase in household type in Currambine by 2026 is forecast to be in Couples without dependants, which will increase by 213 (34.5% of all households). By 2041 whilst Couple families with dependants is the dominant group with approximately 1,000 compared to approximately 940

	for Couples without dependants, they are diminishing. This indicates there will be a gradual ageing in place of the community as young dependants leave the family home and move elsewhere.
Iluka	2016-2026: 8.8% decrease in population under working age, an 84.1% increase in population of retirement age, and a 2.1% increase in population of working age. The largest increase in household type in Iluka by 2026 is forecast to be in Couples without dependants, which will increase by 175 (36.1% of all households). By 2041, whilst Couple families with dependants is the dominant group with approximately 990 compared to approximately 700 for Couples without dependants, they are diminishing. This indicates there will be a gradual ageing in place of the community as young dependants leave the family home and move elsewhere.
Joondalup	2016-2026: 31.3% increase in population under working age, a 41.4% increase in population of retirement age, and a 3.9% increase in population of working age. The largest increase in household type in Joondalup by 2026 is forecast to be in Couples without dependants, which will increase by 211 (30% of all households). By 2041 couples without dependants are the most dominant household type with approximately 1,300 compared to approximately 1,100 for Couple families with dependants.
Kinross	2016-2026: 2.2% decrease in population under working age, a 47.0% increase in population of retirement age, and a 5.1% decrease in population of working age. The largest increase in household type in Kinross by 2026 is forecast to be in Couples without dependants, which will increase by 133 (30.2% of all households). By 2041, whilst Couple families with dependants is the dominant group with approximately 1,050 compared to approximately 750 for Couples without dependants, they are diminishing. This indicates there will be a gradual ageing in place of the community as young dependants leave the family home and move elsewhere.
Bullsbrook	2016-2026: 160.2% increase in population under working age, a 115.7% increase in population of retirement age, and a 114.3% increase in population of working age. The largest increase in household type in Bullsbrook by 2026 is projected to be Couple families with dependants which will increase by 927 (39.6% of households). By 2041 this group will be more dominant with approximately 1,700 households in the suburb based on projected growth.

Household Income and Employment

Low income households refer to those receiving less than $650 per week (before tax in 2016). Household income is one of the most important indicators of socio-economic status in the catchment. The amount of income a household generates is linked to the number of workers in the household; the number who are unemployed or on other income support benefits; and the type of employment undertaken by the household members. It is important to remember that households vary in size, so that some areas have a greater number of dependants per income generated than others.

In 2016, Merriwa had the highest proportion of low income households in the catchment with Ashby having the second highest proportion of low income households. It should be noted that those two suburbs are also above the Australian average of low income households.

It is important to note that income data is not necessarily a measure of wealth. For example, if an area has a large number of retirees, this will produce a higher proportion of households with low income, but the retirees may have large capital wealth.

Conversely In 2016, Burns Beach had the highest proportion of high income households in the Wanneroo Raceway Catchment. High income households refer to those receiving more than $2,500 per week (before tax in 2016). Generally, the areas with concentrations of high-income households have a larger number of people employed as professionals, managers and administrators. Households with two incomes are also more likely to feature among high income households. It should be noted that Carramar, Gnangara-Jamdabup, Jindalee, Mindarie – Tamala Park, Neerabup-Pinjar, Tapping, Currambine, Iluka and Kinross were all above the Greater Perth average for high income households. Figures 16 and 17 highlight the differential between each catchment suburb.

Figure 16: Wanneroo Raceway, Low Income Households by Suburb (source: Social Atlas)

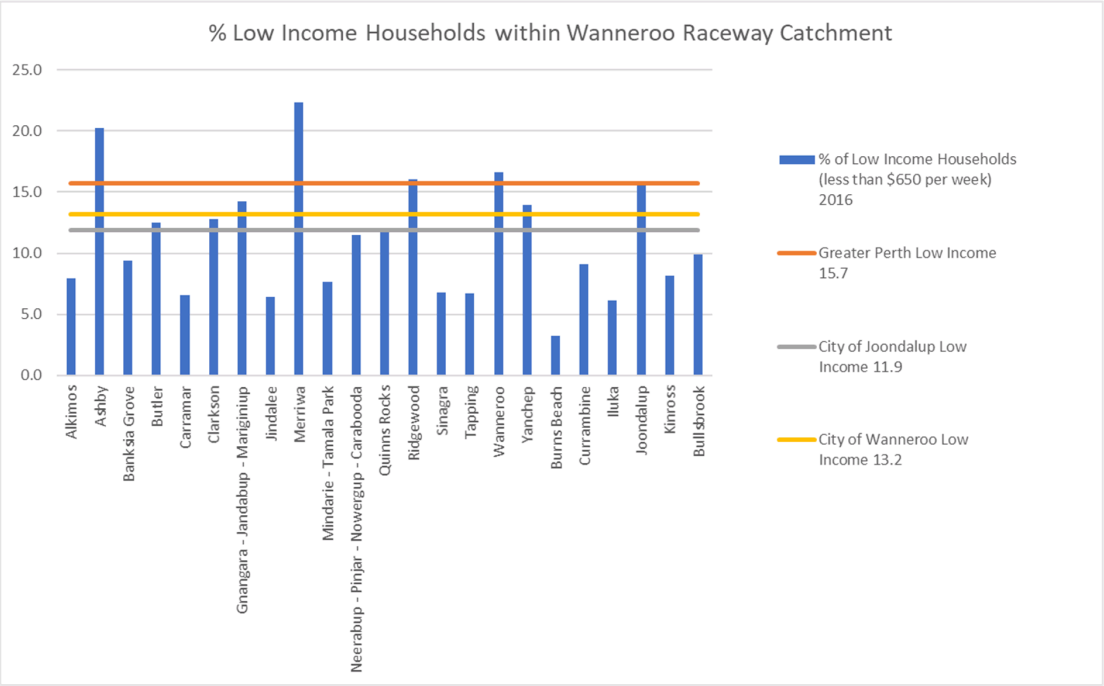
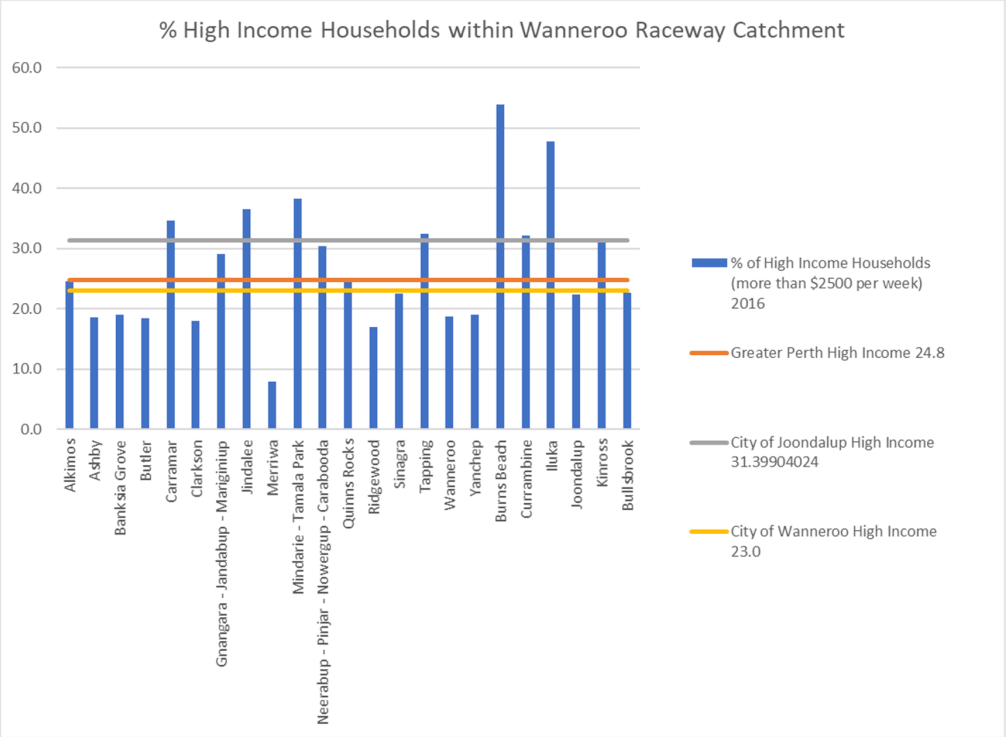
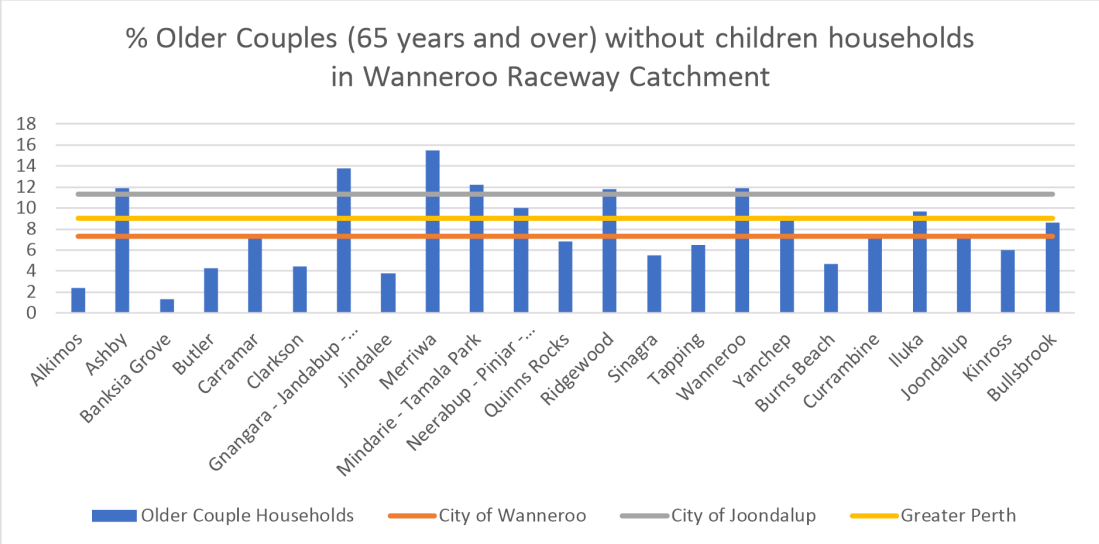


Figure 17: Wanneroo Raceway, High Income Households by Suburb (source: Social Atlas)



The presence of older couple families without children usually indicates an area which is near the end of its suburb life cycle, where children have left home, leaving 'empty nester' households. This family type is also prevalent in popular retirement areas. It should be noted that Ashby, Gnangara-Jandabup-Mariginiup, Mindarie-Tamala Park, Neerabup-Pinjar-Nowergup-Carabooda, Ridgewood, Wanneroo, Yanchep and Ilkua are all above the Greater Perth average. Figure 18 refers.

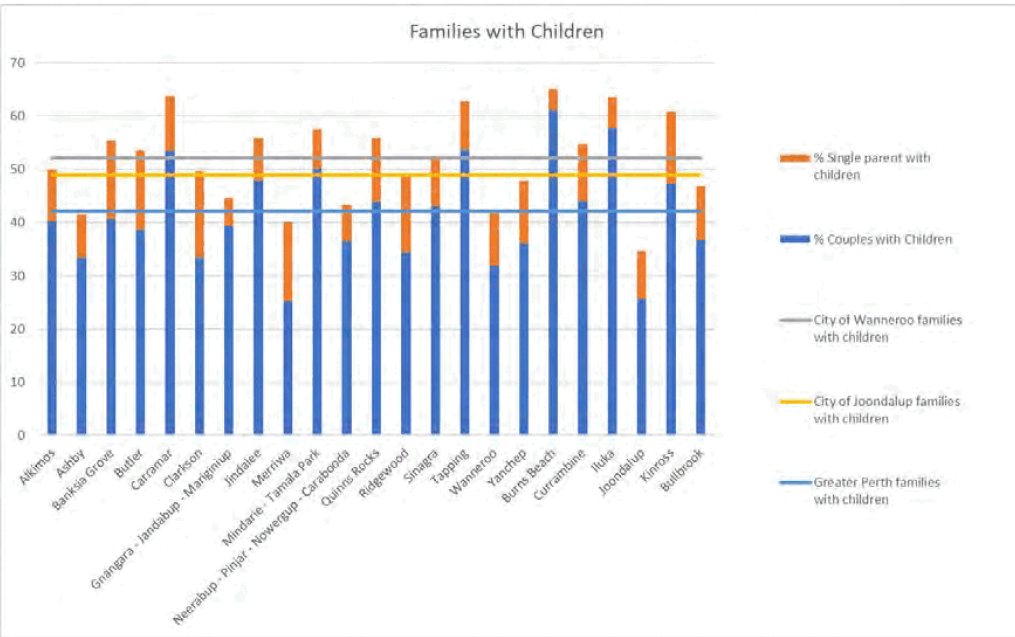
Figure 18: Wanneroo Raceway, Older Couples without Children Households by Suburb (source: Social Atlas)



Families with Children

The number of families with children is often indicative of the need for children's services, child support, sporting infrastructure and access to child health clinics. Figure 19 indicates that Carramar, Jindalee, Mindarie-Tamala Park, Tapping, Burns Beach, Iluka and Kinross have the highest proportion number of families with children.

Figure 19: Wanneroo Raceway, Families Children Households by Suburb (source: Social Atlas)

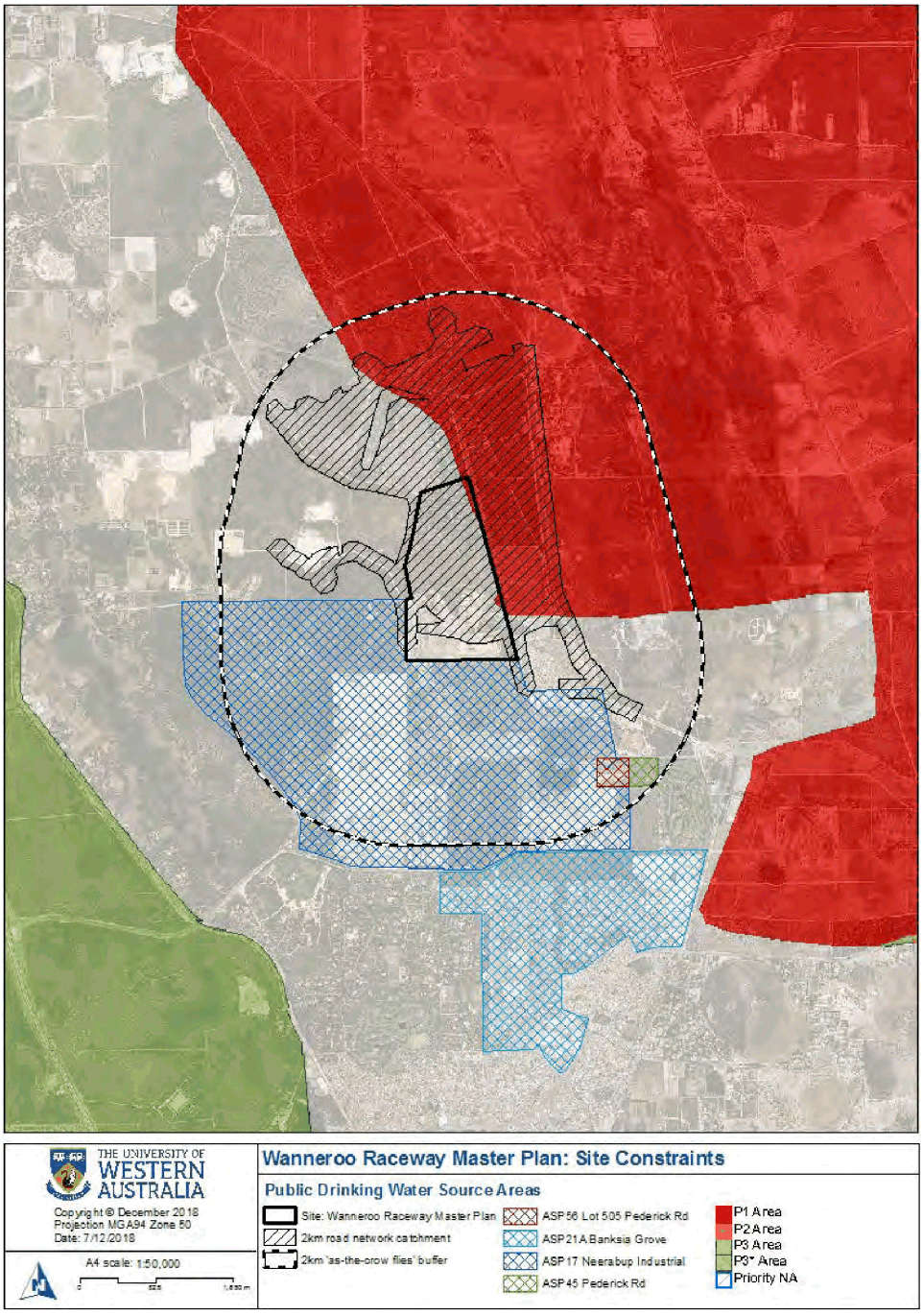


APPENDIX C: Constraint Mapping

Appendix C provides a series of constraint maps which have been considered in the development of the Wanneroo Raceway Master Plan. They have been developed having regard to available information from state government departments.

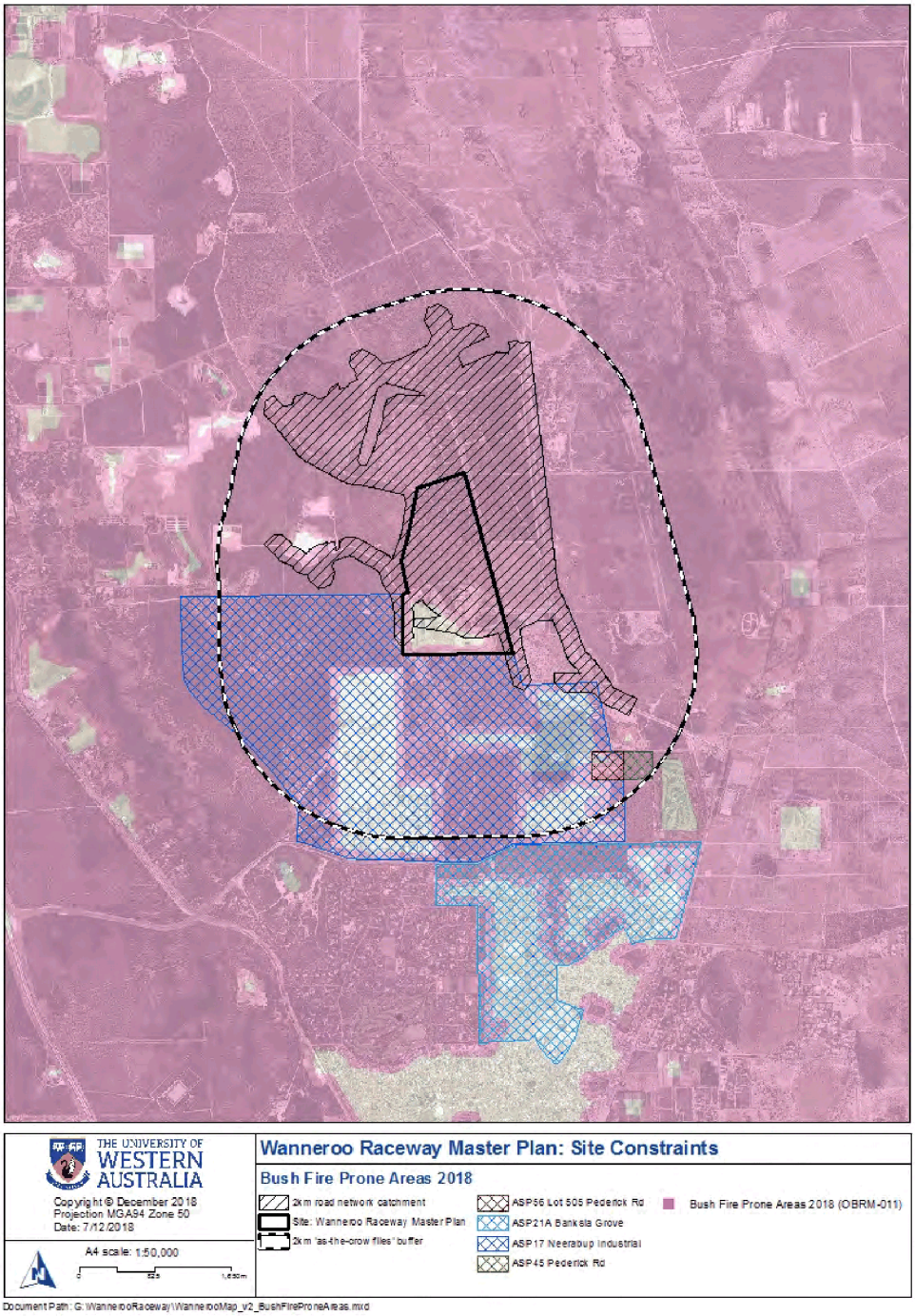
Public Drinking Water Designation

Figure 20: Designated Public Drinking Water Source Areas



Bush Fire Prone Areas:

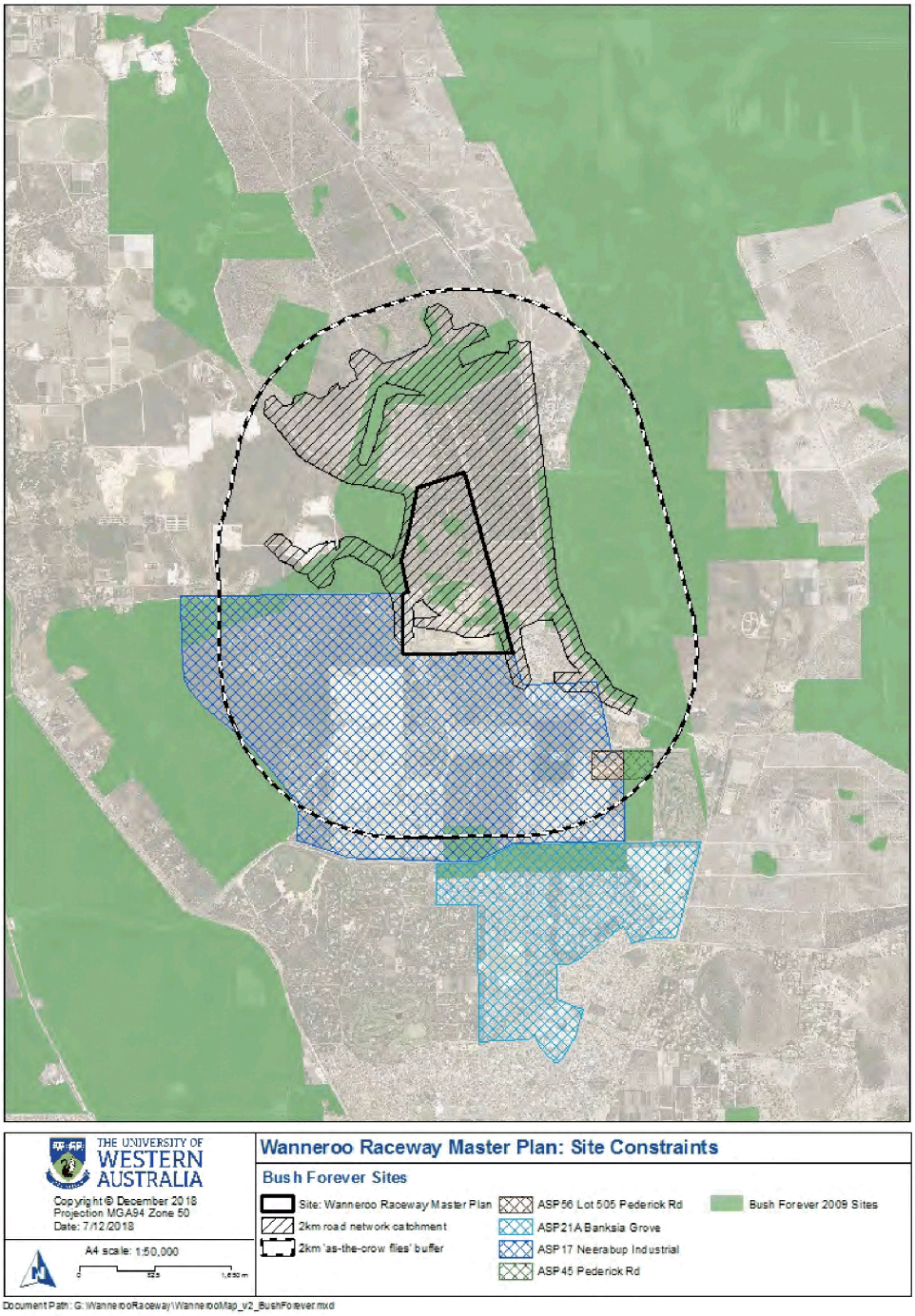
Figure 21: Bush Fire Prone Area 2018 Designation



112

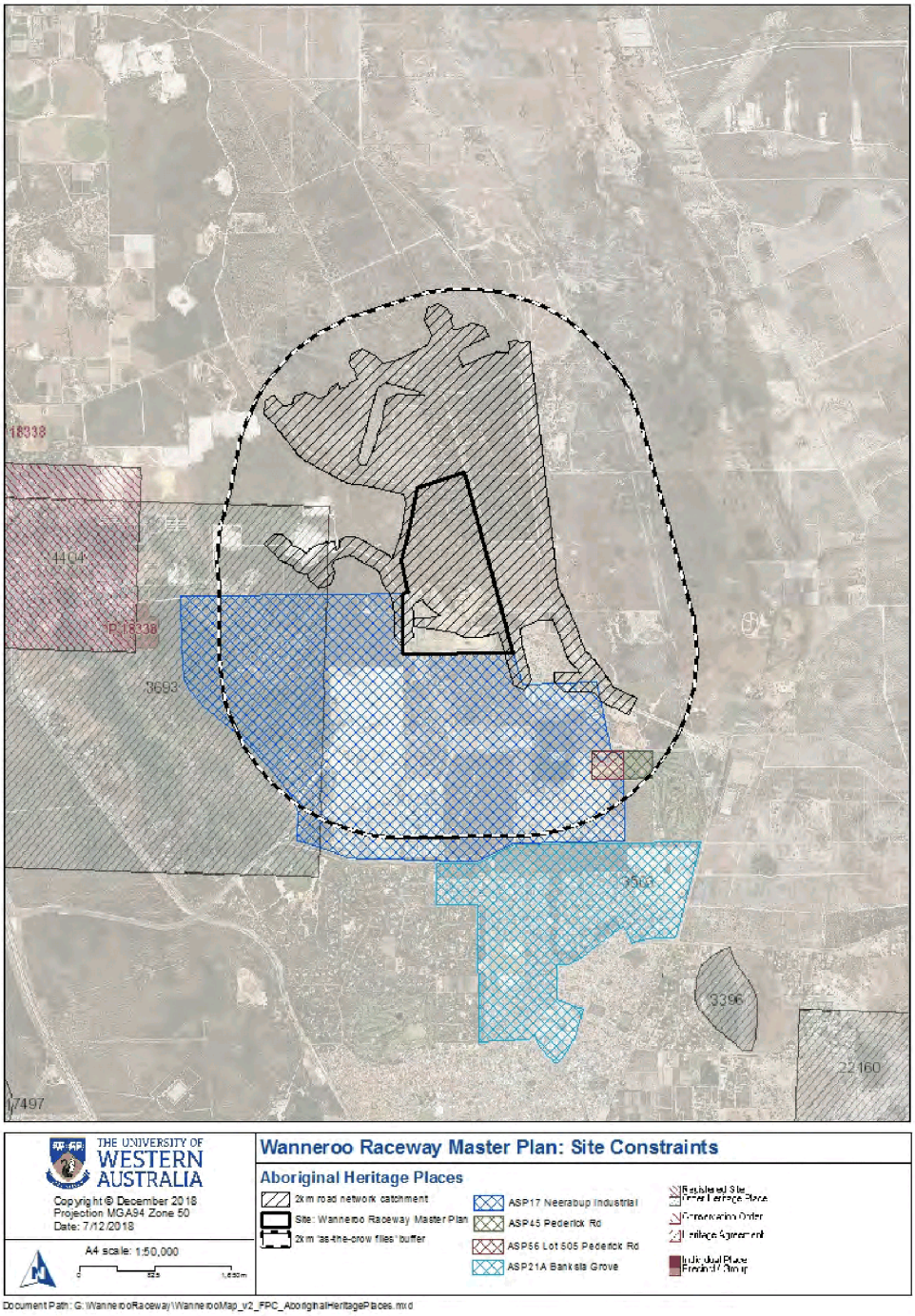
Bush Forever Sites

Figure 22: Bush Forever Sites (Current designation)



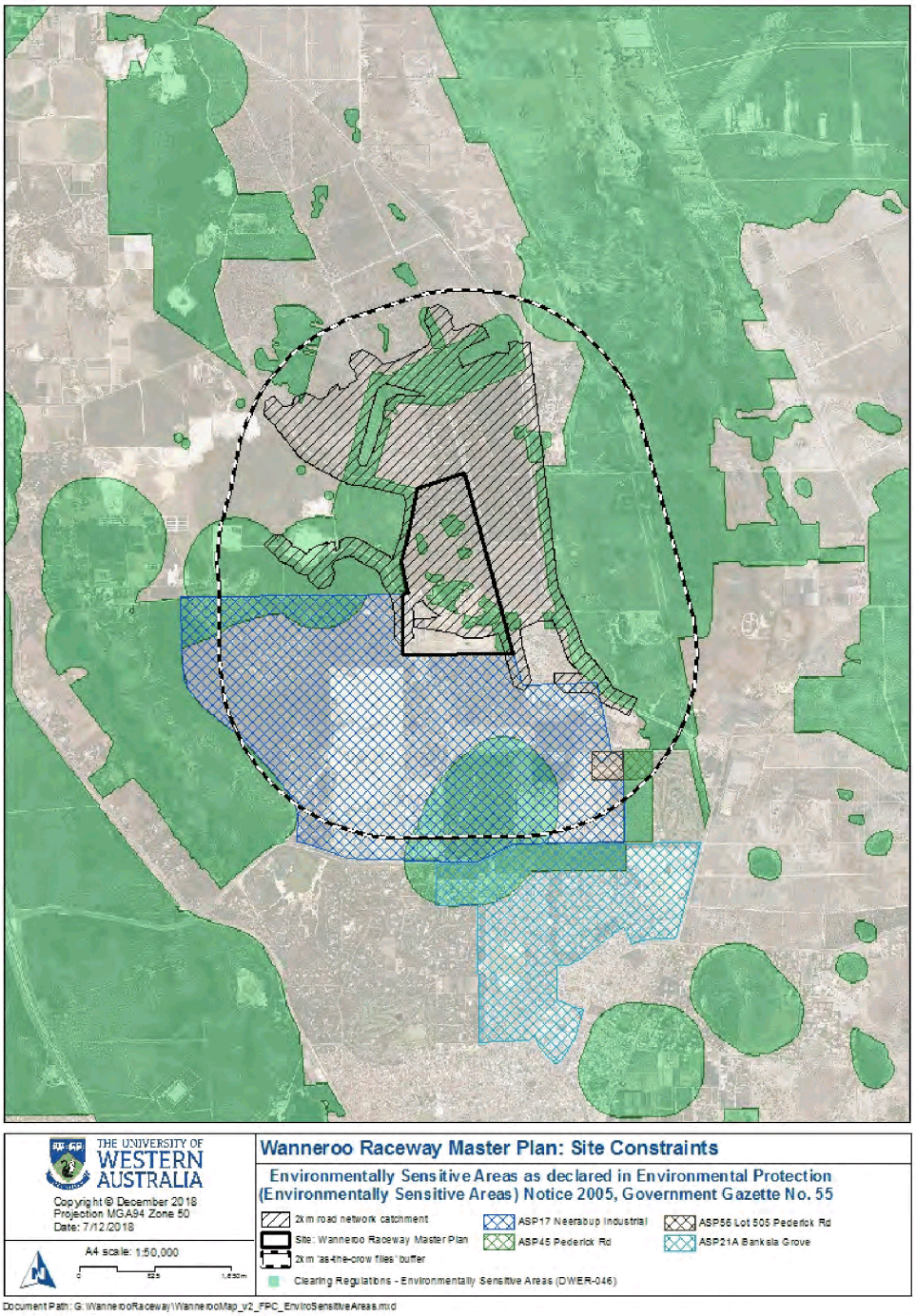
Aboriginal Heritage

Figure 23: Aboriginal Heritage Places



Environmentally Sensitive Areas

Figure 24: Environmentally Sensitive Areas as declared in the Environmental Protection (Environmentally Sensitive Areas) Notice 2005, Government Gazette No.55



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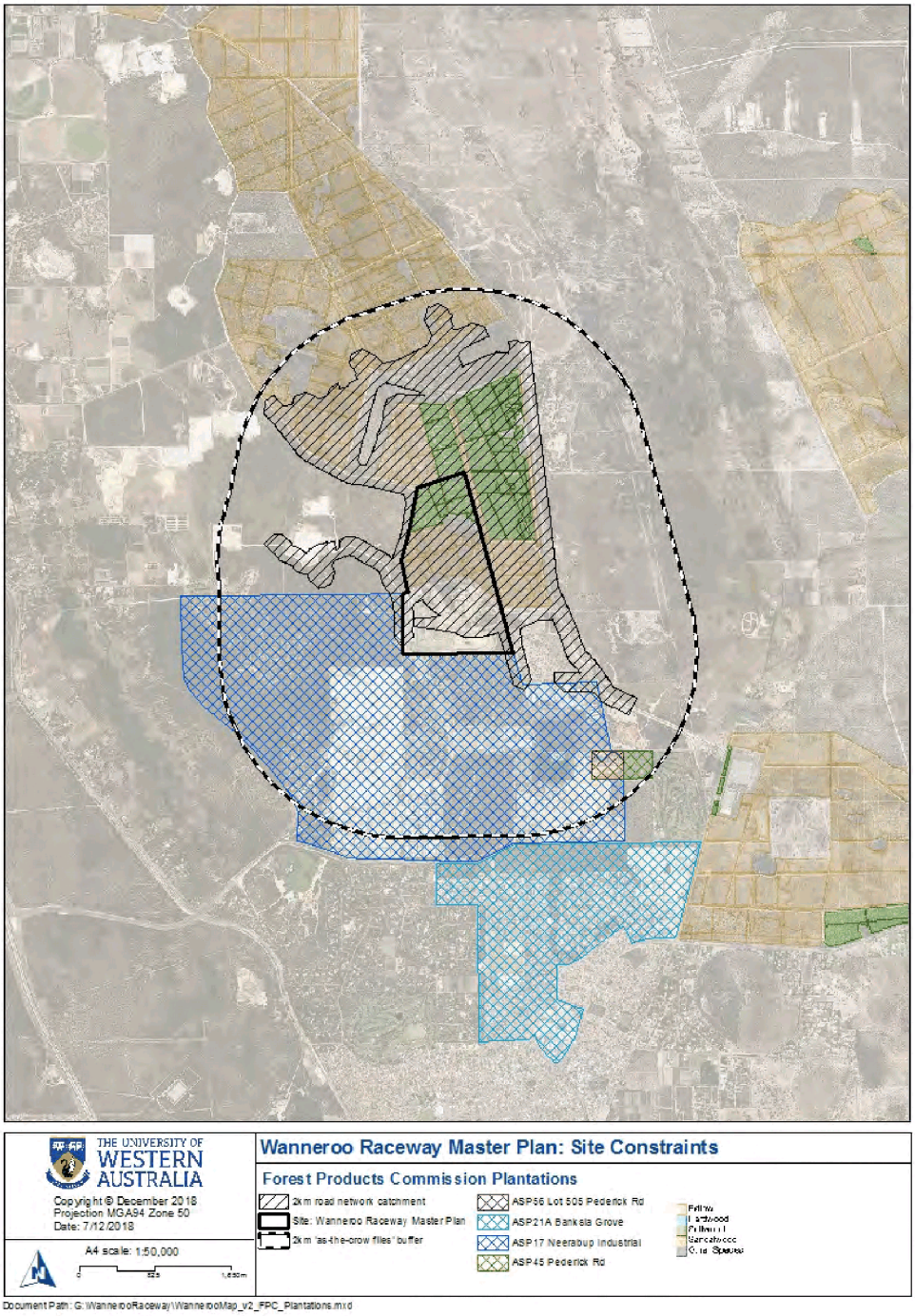
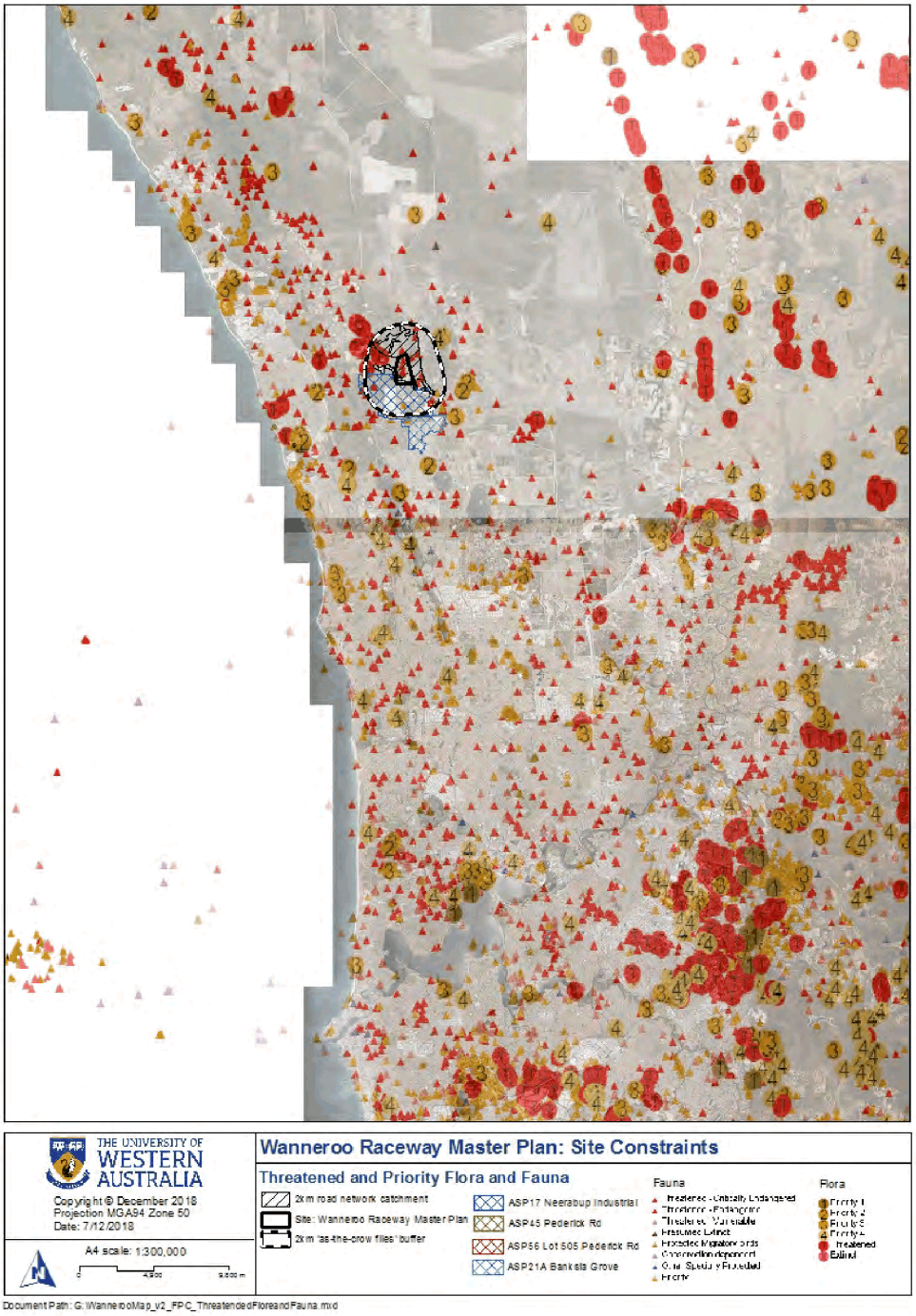
Plantations

Figure 25: Forest Products Commission Plantations



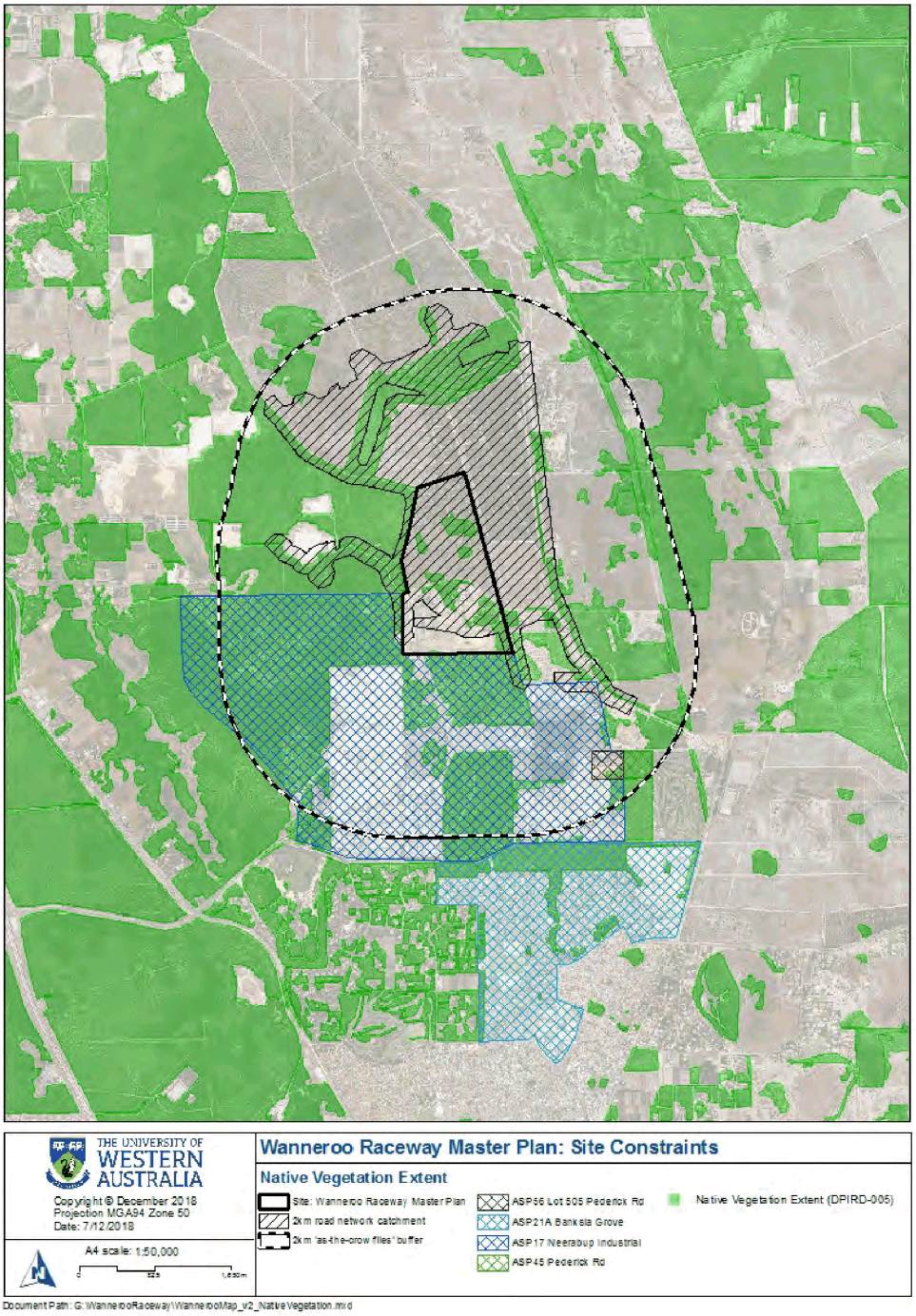
Threatened Flora and Fauna

Figure 26: Threatened and Priority Flora and Fauna



Native Vegetation

Figure 27: Native Vegetation Extent



APPENDIX D: Visual Site Audit

A visual site audit of existing infrastructure and the potential land to the north has been undertaken. In order to support this process, a series of drone photographs were undertaken to provide an overview of the land limitations and contouring to assist with the development of the Master Plan.

Visual Facility and Site Audit – Wanneroo Raceway	Commentary
South West Corner (Wanneroo Raceway) 	
South East Corner (Wanneroo Raceway) 	
North West Corner 	

North East Corner



Overview of Motocross Track and Site access and servicing roads

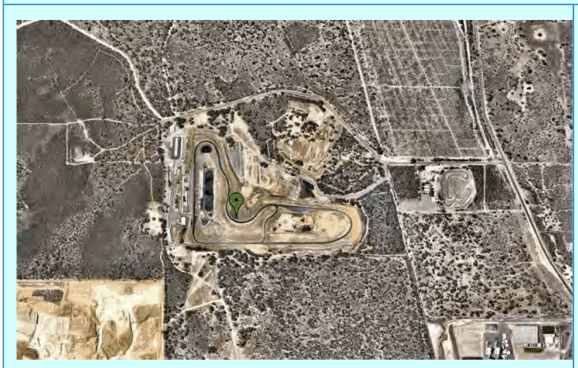


Overview of Current Track and Extensive Bush Land to the North

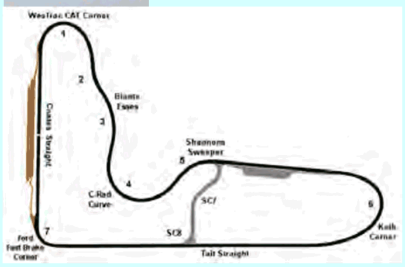


The current Wanneroo Raceway is bordered by bushland and relatively isolated from noise sensitive land uses. The surrounding bushland, designated P1 drinking water and other motorsport uses, provide a natural buffer around the circuit and its ancillary infrastructure. The relative isolation of the site is both beneficial and contains challenges which would need to be overcome. Existing bushland acts as a natural buffer but while it contains areas of degraded bush, there are also pockets of highly regarded and protected bushland. Access into the site is constrained and if the site was to be developed further, alternative access points will need to be considered. Road infrastructure has been improved to service the residential estates and commercial areas to the south and west of the site, but not leading into the Raceway which is a relatively circuitous route. The relative isolation of the site

and potential limited servicing will necessitate significant investment to extend service infrastructure. Due to the relative isolation, the cost of clearing and developing the land will have a high cost impost







Current Wanneroo Raceway: The existing track is accessed off Wattle Avenue which runs to the west of Old Yanchep Road around the northern part of the circuit (and other motorsport users including hill climb, motocross and karting). The access road provides one point of access to the circuit. This dual lane road is suitable for current day to day site operations but would provide limited opportunity to ingress and egress the facility during events with high spectator volumes.

Car Parking: The majority of car parking is located to the west of the track and site buildings. Informal car parking is located adjacent to the main access road which runs in a north south direction on the western perimeter of the site. Informal car parking is located to the west of the access road. In addition, hardstanding is located to the east of turns 1-3 (to the east of WesTrac CAT Corner and Biante Esses) which is accessed off the main site access and through two temporary access positions off Wattle Avenue, 170m and 365m to the west of the main site access.









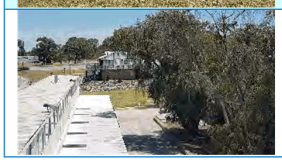
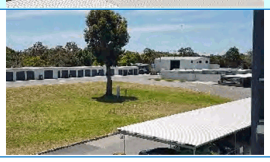




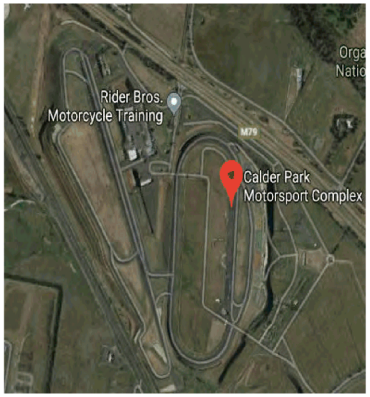
The Track: The track meets the guidelines provided by CAMS and is in reasonable condition, being fenced for the full length of the circuit. There is generally good visibility of 70-80% of the track from the main viewing area and on the grass banking areas to the north and east of the track. The one blind-spot area is at Kolb Corner which is reached after the racetrack climbs past Shannon's Sweeper and then descends past Tait Straight. There are opportunities presented to both shorten the track and provide additional challenging driver infrastructure. The basic track shape, however, is relatively fixed with three potential track configurations

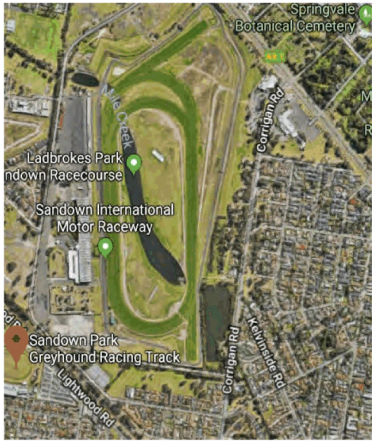
  	permissible (short track, intermediate and full circuit). Access to track at time of visit was not monitored or controlled, permitting access to the race circuit.
        	**Pits Area:** The substantial pits area stretches north to south for 195m with direct access onto the track to the west and a large bitumen surface to the east which also provides for drifting, skid pan and driver training opportunities. An additional small drifting area is provided to the south of the bitumen surface. **Burn out area:** This facility lies to the north of the pits area and to the south of bend 1. The pan is 51m in width with a varying length of 38m to 26m. An internal track provides access to the burnout area from the pits and drifting area.
   	**Offices, Administration and Event Day Controls:** The main office, media and event officiating building is located on three stories centrally positioned to the west of the starting grid and main straight. Access is provided to the pits area located in the centre of the track from the building by a footbridge, all constructed within the past five years.

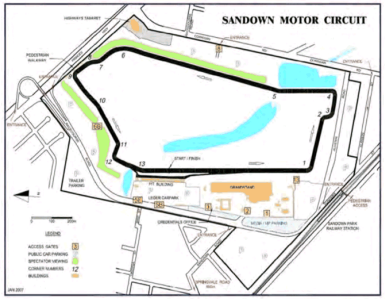
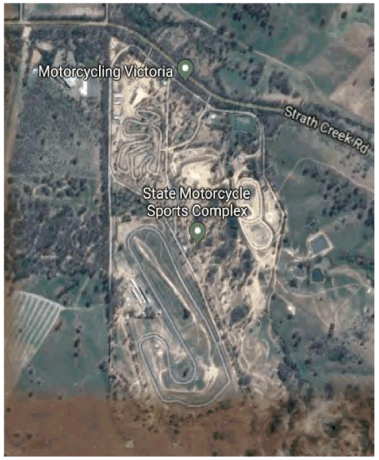
		**Tyre Barriers:** These are located at strategic positions throughout the site. Most notably, they are positioned adjacent to the main straight (adjacent to track walls at Turn 7 - Ford Fast Break Corner and extending northwards), Turn 1 and proliferated through the area bounded by Kolb Corner, Shannon's Sweeper and Tait Straight. The land within this part of the track and bounded by a tyre wall has become the storage ground for container units and surplus materials.
		
		
		
		
		
		
		**Site structures:** The site consists of a range of buildings mainly located on the western boundary. These include a substantial garaging area principally for club members' use, maintenance and storage buildings, industrial units (used by driver training bodies which are based on site), ablutions, offices/meeting rooms, shaded grassed areas and spaces which can be used for event day commercial opportunities. Many of the buildings are
		

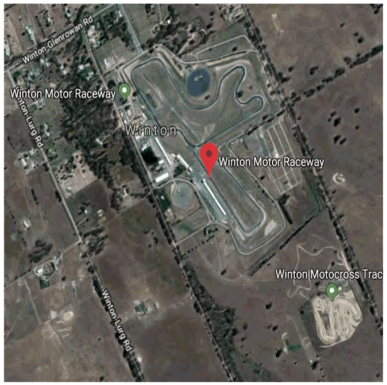
       	old and in need of refurbishment, modernisation and/or replacement. The ad hoc development of the structures also needs to be rationalised for a more effective and efficient footprint to be achieved. Due to the way the site has been developed, access throughout the site is confusing and lacks effective signposting. This also potentially compromises site security due to the lack of effective passive and active surveillance areas within the site.

APPENDIX E: Benchmarks

Name	Address/ Ownership	Aerial Photo	Overview Facilities	Overview Events/Activities	Commercial Activities onsite	Other Relevant Information
Calder Park Motorsport Complex	Calder Park Raceway, Calder Freeway Calder Park 3037, Victoria. The venue is owned by Calder Park Raceway Pty Ltd since 2012. www.calderpark.com.au/		This racing circuit includes a drag racing strip, a road circuit and a high-speed banked oval-shaped dome known as the "Thunderdome." The National Circuit is 2.28km in length and also incorporates the shorter Club Circuit which is 1.609km. The Thunderdome is a purpose-built 1.8 km (1.1 mi) quad-oval speedway. It has a separate Drag Strip and a dedicated 4WD Drive Track. There is a Club Lounge which accommodates 100 guests and a VIP area which accommodates 50 guests seated. There is an on-site chapel.	In 2012 the Circuit was granted a Category C track licence, which allowed for Calder Park to conduct "speed" events, such as sprints, autocross, and drifting. However, it appears that the licence has lapsed as it is not on CAMS current list of tracks. It has a limited drag racing calendar with one major promoter withdrawing from Calder Park. It hosts an array of non-racing events, including super trucks, bikers and famous cars.	The circuit is available for hire for a variety of events including Club circuit days, street racing, drifting, testing, corporate Drive Days, Club Briefings, Product Launches or Company Seminars and large public events. The Complex has hosted major concerts and festivals. Motor cycle and driver education courses are conducted on-site.	In November 2017, following concerns regarding the racing surface at Calder Park Raceway raised by 400 Thunder Professional competitor groups, 400 Thunder announced that these categories will not race at the Australian Nationals event in January 2018. It has been reported that the Pro Stock Association and the Australian Top Doorslammer Association members have raised concerns about the ability of the Calder Park racing surface to deliver safe and competitive racing for 400 Thunder Series.
Phillip Island Circuit.	Back Beach Road, Phillip Island. The Circuit is owned by Lindsay Fox (through his company, Linfox) The operator/ promoter for motor sports on the circuit is PI Operations Pty Ltd. www.phillipislandcircuit.com.au/		It is a permanent road course of 4.45kms. It has a Go Karts circuit which is a 760 metres scale replica of the Phillip Island Grand Prix Circuit, situated right alongside the Grand Prix Circuit. Amenities includes a History of Motor Sport Display, On-site garages (including 19 new garages), a VIP area on top of the pit buildings, a Muster Shed for briefings with marshals and competitors, a very large Expo Building in the spectator area, and new works and storage buildings for the property. The Pit Roof has versatile spaces with a choice of seven suites of varying sizes that can be modified to suit a range of capacities in a variety of configurations.	Major events include WD-40 Phillip Island 500 Supercar Championship Victorian State Circuit Racing Championship Shannon's Nationals Pirelli/Motul Victorian Road Race Series Victorian State Circuit Racing Championship Australian Superbike Championship 2018 Australian Motorcycle Grand Prix Australian Production Car Series Island Magic.	Other activities/ businesses on-site are Slot Cars, Bike rides, Guided Circuit Tour, Corporate Go-Kart Activities, HSV Hot Laps, Simulated Race Centre, conferences, functions and weddings.	The Circuit has implemented a large number of environmental initiatives.

Name	Address/ Ownership	Aerial Photo	Overview Facilities	Overview Events/Activities	Commercial Activities onsite	Other Relevant Information
			Other supporting amenities include meeting spaces catering for over 1,300 delegates in theatre style or over 760 dining guests to one of Victoria's largest regional trade expo areas measuring 2000m2. There is a large camping area on-site.			
Sandown Park Raceway (Ladbrokes Park)	Sandown Raceway, 591-659 Princes Hwy, Springvale, Vic 3171, Australia Sandown Raceway is within the Sandown Park thoroughbred racing complex owned by the Melbourne Racing Club The owner and operator are Melbourne Racing Club, a not-for-profit organisation governed by the Melbourne Racing Club Act. The Club operates Melbourne Racing Club and three racing venues: Caulfield Racecourse, Mornington Racing Club, and Ladbrokes Park (Sandown). Since 2007, the Melbourne Racing Club has undertaken the operation of the motor racing circuit in house. It is across the road from the Sandown Park Greyhound Track. www.sandown.net.au		The site is a 112-hectare horse and car racing track. The Circuit is a permanent road course of 3.1kms with 13 turns. There are 7,000 parking spots inside the perimeter. It has a 7,500-seat grandstand, large multi-purpose room, undercover outdoor areas, gardens and grounds and a range of individual rooms. There are the following meeting/ function spaces: • 1x2000m2 • 4x800 to 1000m2 plus • 3 smaller spaces • It also has 3,600 m2 betting ring suitable for trade shows It is serviced by public transport with a railway station on the western side of the venue plus buses on Springvale Road.	Due to its close proximity to local residents, Sandown is restricted to running five major Motorsport weekends a year. • Currently these include: V8 Supercars Sandown 500 event (mid-September) • Historic Sandown (early November), State Race Series rounds (May & July) • Shannon's safety. Nationals (September) The Circuit and support facilities are used almost every day outside of horse racing days (approximately 45) for motor sport activities.	A number of additional commercial activities operate on-site including: • function and catering business • Driver education (5 businesses are licenced to operate on-site) • A 4-wheel drive training facility • Club Car Days • Corporate drive days • General drive experience operations (such as V8 Hot Laps)	The future of Sandown Park is unclear with speculation that the site will be sold off for residential and commercial development, to help fund expansion and improvements at the Caulfield and Mornington racecourses. Feedback from MRC (Head of Operations) is that the sale of Sandown was one of the options outlined in the club's Master Plan for the future of its operations. The Master Plan is still under development. In the interim, the Club is committed to car racing at the site for 5 to 7 years (2023-5). It has committed to working with CAMS and FIA to undertake facility (including circuit) improvements to retain respective licences. Currently the V8 Supercars (Sandown 500) are committed for 2018 and 2019. The club negotiated a deal with V8 Supercars,

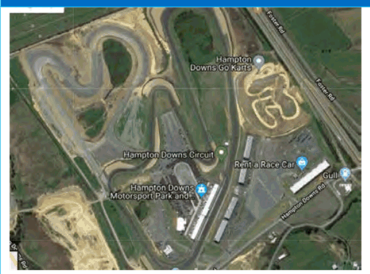
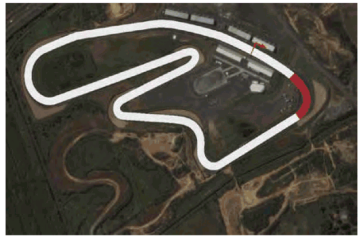
Name	Address/ Ownership	Aerial Photo	Overview Facilities	Overview Events/Activities	Commercial Activities onsite	Other Relevant Information
						keeping the venue on the calendar until at least 2020. Part of this deal included significant investment in upgraded pit and paddock facilities, plus a three-year plan to upgrade. Throughout the year, the venue hosts cultural festivals and major events such as the Indian, Vietnamese, Muslim and Chilean events and Melbourne LeisureFest (includes Caravan Show).
State Motor Cycle Centre Broadford	Strath Creek Road Broadford. The State Motorcycle Sports Complex is owned and managed by Motorcycling Victoria, the State Controlling Body for motorcycle sport. www.motorcyclingvic.com.au/about-broadford/		The complex comprises 160 hectares (400 acres) that can be set up into 12 tracks that can host a variety of disciplines including: • Road race circuit (2.1km) • Supermotard track • Motocross track • Junior motocross track • Supercross track • Dirt track • Speedway circuit • Junior speedway circuit • Enduro open-terrain areas • Natural-terrain motocross areas • Enduro cross track • Trials areas Other infrastructure to support activities include: • Pit sheds • Undercover garaging for vehicles • Toilet and shower amenity blocks • Media and conference rooms • Race control centre, first-aid rooms and medical assistance • On-site catering and on-site camping The Function Centre is approx. 100m2.	The SMSC hosts numerous Club, State and National-level competitions and recreational events each year. These include Broadford Bike Bonanza, The Circuit has also hosted the only World Motocross and Supermotard Grand Prix events to take place in Australia in 2000, 2001 and 2005.	Motorcycling Victoria has relocated its head office to Broadford. The State Motorcycle Sports Complex runs a number of recreational, race practice and junior development/coaching days throughout the year. There is limited driver/rider education conducted at the Circuit. It also is available to host a wide range of community activities and events including Festivals, Markets or Corporate events. It hosts an occasional vehicle launch. The Centre does not actively pursue non-motorsports functions.	Currently a feasibility study is being undertaken into a possible expansion of the State Motorcycle Sports Complex (SMSC). Advice from MV is that the study is yet to be completed. Key considerations are expansion of the circuit and new layout of tracks, including its capacity to cater for a broader motorsports market. The lack of a permanent corporate/ entertainment/ grand-stand on site is recognised as a major shortfall. MV's preference is for a 3 level garage/ corporate/ viewing stand

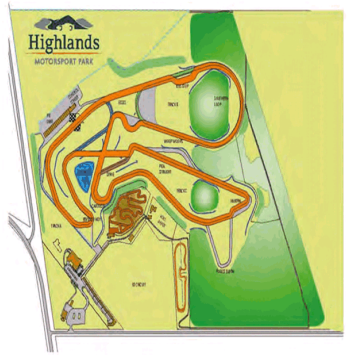
Name	Address/ Ownership	Aerial Photo	Overview Facilities	Overview Events/Activities	Commercial Activities onsite	Other Relevant Information
			A specialised pee wee circuit is also at the complex.			near the starting area to cater for this.
Winton Raceway	41 Fox Street, Winton, Victoria, It is owned and operated by the Benalla Auto Club Inc. which also owns and operates the Wakefield Park Raceway, Goulburn. The Club owns the Australian Auto Sport Alliance. Adjoining the Winton Raceway is the clay Winton Motocross Track managed by the Winton Motorcycle Club. https://wintonraceway.com.au/	 	There is a 3.0km circuit in national configuration and a 2.03km circuit in Club configuration. There are a total of 12 corners linked by short straights. Permanent support facilities include Race Control Tower/Timing System, Garages and carport facilities, Tracksa lighting system, Corporate centre, Drivers briefing room, Medical facilities and Kiosk. It has pit lane garages, a 1000-seat corporate pavilion, three-storey race control building and two-storey media centre, and on-site camping.	The circuit plays host to a range of events and activities including club days, historic meetings and motorcycle functions, traditional sprints and circuit racing competition. Winton is licensed by the FIA, CAMS, AASA and MA. Major events include: • A round of the V8 Supercars Championship • Valvoline Winton 300 endurance race • Historic Festival of Speed • Performance Car Mania • Shannon's Nationals • Australian Super Truck Championship • Victorian Motor Racing Championships • HQ Holden 4 Hour, and the Winton 300 • Multiple rounds of the Victorian Motor Racing Championship, • Motorcycle, Motor Car and Superkart racing.	During the week, Winton is a valuable facility for testing, development and driver training. It is also extensively used as a test circuit by racing teams, including all Victorian V8 Supercars operations. Winton offers weekly Test and Tune days for club-level motorsport enthusiasts to drive their race or road cars on the track, and Fun Days and V8 Race Experience packages. It hosts Schools Cross Country Championships Conferences, Balls and Formula SAE-training programs for auto engineers.	Winton Raceway is subject to several planning restrictions including: • Not more than 12 major meetings shall be conducted in any calendar year. • Not more than two major meetings shall be conducted in any calendar month. • Not more than ten club race meetings shall be conducted in any calendar year. • The remaining weekends may be used for inter-club events and social events which generate smaller numbers of participants and reduced noise levels.

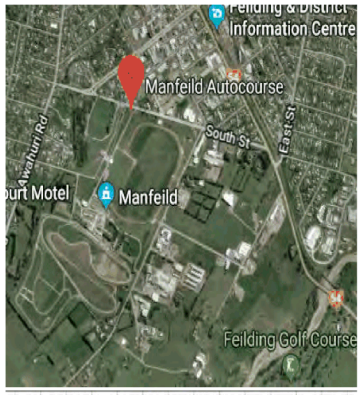
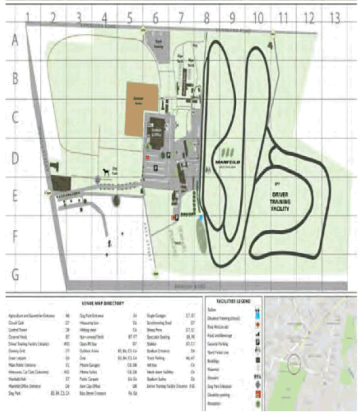
New Zealand Case Studies

Name	Address/ Ownership	Aerial Photo	Overview Facilities	Overview Events/ Activities	Commercial Activities onsite	Other Relevant Information
Bruce Maclaren	463 Broadlands Road, Taupo, Lake Taupo.	Bruce Maclaren Motorsport Circuit and Amenities	The Motorsport Park has multiple racetrack configurations consisting of 1.3KM, 2.2KM and 3.5KM.	The Park's International Track (Track 1) is the only Federation	The venue has facilities for conferences, corporate functions, weddings, driver training, race experience,	There is trackside accommodation in apartments that have been

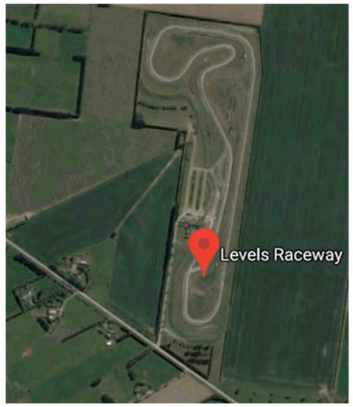
Name	Address/ Ownership	Aerial Photo	Overview Facilities	Overview Events/ Activities	Commercial Activities onsite	Other Relevant Information
Motorsport Park Taupo	Comprises two freehold titles and three titles leased from the Taupo District Council. The three leasehold titles include the Eastern Track and Drag Strip, the Western Track and the Pit-Paddock Land and Pit-Lane Complex. Bruce McLaren Motorsport Park is privately owned and operated by TMP Limited since 2015, formerly known as Taupo Motorsport Park Limited. www.brucemclarenmotorsportpark.com/	 Broader perspective including adjoining facilities 	There are two separate pit/paddock areas and two separate start/finish locations, allowing for simultaneous use of two tracks (National and Club). It has an International qualifying race circuit and NZDRA certified drag strip, It also has venues for conferences, corporate functions, driver training, race experience and a specialist motor industry business centre. Bruce McLaren Motorsport Park. It is an international FIA category 2 race.	Internationale de l'Automobile (FIA) approved circuit. Grade 2 circuit in New Zealand, allowing it to host the highest level of motorsport competitions other than Formula One. It hosts Formula 5000, Superbikes, Historic Muscle Cars and Historic Saloon Cars, FIA Group 2, Group 5, Historic Sports Sedans and All-comers, - Historic Touring Cars from the FIA Group A and 2.0 Litre Super touring cars, Formula Junior single-seaters from the 1950s and 1960s, Motorcycles - both solos and side-cars, Castrol Toyota Racing Series, Ssangyong Activity Ute Series, Formula 1600, plus a range of other specialist Car and Motorcycle Club meetings. In addition to drag racing, it hosts Drifting, Burn-out competitions, casual (novice) Motorcycling, kart, truck and Car track days/ racing.	product launches and a specialist motor industry business centre. The on-site business park, (Taupo Business Park and Pit-Paddock Industrial Land) set on 1.6 ha of freehold land, it is home to several industry-related tenants that undertake activities in driver training, adventure tourism and motor vehicle technology. The Park also hosts Skateboarding, Blow carting (yachts on wheels), Cycle clubs and competitions, Segway racing. Show and shine displays, New model launches and demonstration days, Car and motorcycle practice and test days.	set up as a commercial investment.
Hampton Downs Motor Sport Park	Location: Meremere, Waikato approximately 2kms from Meremere Dragway, Speedway and Dirt Circuits. It opened in 2008. The owner is Tony Quinn, a self-made multi-millionaire based in Queensland who also owns Highland Motorsport Park.		It comprises three different track configurations along with two skidpans areas, one for driver training, the other for drifting as well as an SUV course and go-kart track. The main track's length is 2.8km single layout.	Making use of the international race circuit, there are car and motorcycle experiences ranging from 'hot laps' thrills to advanced high-speed and safety training. Licence FIA Grade 3 and National Grade 1 Circuit.	To complement the on-track facilities, the 450ha developments also include an industrial park, motor lodge, lifestyle blocks, 80 trackside apartments and convention centre. it also has on-site Business Apartments with 7-car	On-site is a Motorsport museum including tribute to Bruce Maclaren. Bruce McLaren Trust offices. The Bruce McLaren Heritage Centre is now located at the Unit.

Name	Address/ Ownership	Aerial Photo	Overview Facilities	Overview Events/ Activities	Commercial Activities onsite	Other Relevant Information
	www.hamptondowns.com	 	Its surface is smooth asphalt. It is an FIA grade 2 facility. It also includes a polished-concrete skidpan, measuring 100x50m, which has an integrated watering system. An extension elongating the circuit to almost 4.0km in length was undertaken in 2016, with major $25 million refurbishment of all other facilities and the circuit's operations.	Single Seater and Open Wheel Cars, Saloon, Mike Pero MotoFest, New Zealand Superbike Championship, Freestyle Moto X, Post Classic and Classic GP Racing, Go Kart racing, Muscle Cars.	garages, camper vans and camping on site.	Hampton Downs is home to a select group of adventure and activity specialists such as SUV course, skeet shooting, paintball and an SAS-style obstacle and confidence course. The venue's schedule is currently mainly allocated to casual/ commercial users, rather than racing.

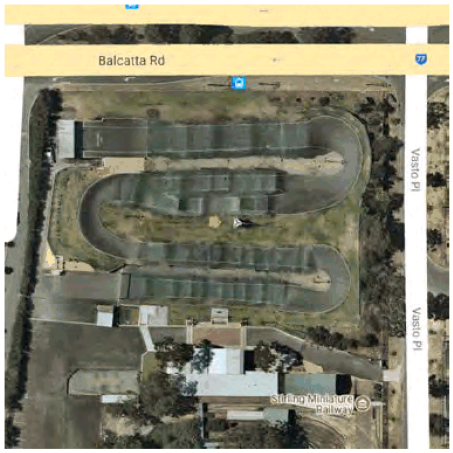
Name	Address/ Ownership	Aerial Photo	Overview Facilities	Overview Events/ Activities	Commercial Activities onsite	Other Relevant Information
Highland Motorsport Park, Cromwell and Central Motor Speedway marketed as Cromwell Motorsport Central	Sandflat Road, Central Otago District Otago 9384. The owner is Tony Quinn, who also owns Hampton Downs Motorsport Park. It adjoins Central Motor Speedway (also known as Cromwell Speedway) at 7 Sandflat Road, Cromwell. Central Motor Speedway Inc. is a not-for-profit community organisation who leases the site from Central Otago Council. www.highlands.co.nz/	 	The $20 million Highlands Motorsport Park design includes many unique features to New Zealand including the carousel, the bridge and the southern loop, which runs through the forest. The complex covers 88ha, includes a 4.5km track, a 48-garage Gasoline Alley, a motorsport museum, go-kart track and restaurant. It has six different circuit configurations, three of which can be run simultaneously. The adjoining speedway clay track is 446 metres in length.	Three major racing festivals are held each year, including the Highlands 101 endurance race, The Toyota Festival, Highlands Sprint Series (HSS) season. The Highlands 101/ 501 was run until 2018. The event is pitched as New Zealand's answer to events at Bathurst. GT and touring car machinery compete over 101 laps. Other activity at the complex includes testing, manufacturer days and experience days, where one can lap the course in a V8 Supercar or take a 'taxi' ride in the circuit's Porsche Cayenne Turbo. Central Motor Speedway runs Super Saloons, Saloons, Sprint Cars, Six Shooters, Production Saloons, Youth Ministocks, Sidecars and Adult Ministocks.	During events Highlands provides parking for self-contained Motorhomes, Tents and Campers	

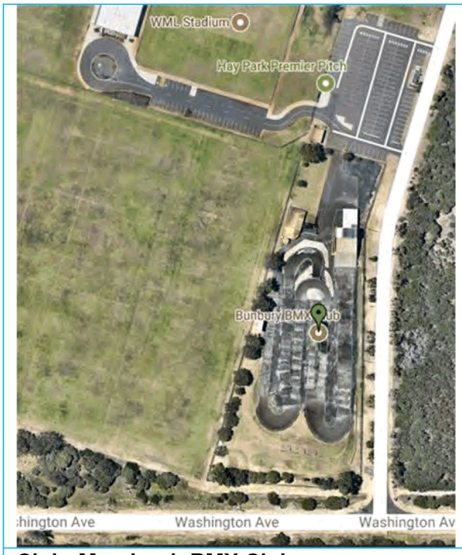
Name	Address/ Ownership	Aerial Photo	Overview Facilities	Overview Events/ Activities	Commercial Activities onsite	Other Relevant Information
Manfield – Fielding	Located at 59 South Street, Fielding. Manfeild Park Trust Board manages the 80 hectares known as Manfeild. The site has several owners including Manawatu District Council (major park area, horse racing track). Fielding Industrial Agricultural and Pastoral Association (pit area and stock buildings) and the Manawatu Car Club (Manfeild circuit and garages). All these organisations have agreed to vest their property and interests in the Trust. www.manfeild.co.nz/	 	It houses a motor racing circuit, multi-purpose stadium, 80 m by 160 m outdoor arena, extensive grassed areas, grandstands, meeting and conference rooms. There are two main circuits. These are a 1.5km, 3km (3km international race circuit named as Circuit Chris Amon) or the two can be combined to create a 4.5km full circuit. Manfeild's main circuit has a FIA Grade 3 rating.	Events include the New Zealand Grand Prix, national and international championship categories as well as endurance events, truck and trans-Tasman V8 utility racing. Manfeild is also renowned as a world-class venue for motorcycle racing. It previously hosted the Castrol six-hour endurance race series that ran for 15 years and world superbike fixtures.	It houses the Manfeild Stadium which at 7750m2 is the biggest single-span building in the lower North Island. The building can be configured to seat 5000 spectators, plus 400 in corporate boxes, and offers immediate parking for 650 vehicles. The stadium is used for a variety of events including agricultural, animal sales, trade exhibitions, garden shows, car shows.	
Meremere Dragstrip and Speedway Circuit, Pukekoho, near Auckland	Meremere Dragway, Drag Way, State Highway 1, Meremere approximately 2kms from Hampton Downs Motorsport Park. The Pukekohe Hot Rod Club is currently in charge of all the everyday maintenance, improvements as well as the running of all drag racing events at the facility. http://meremere-dirt-track-club.org/		The venue is described as New Zealand's premier drag racing venue as well as having a speedway and dirt track. It plays host to a range of motorsports such as the Meremere Dirt Track run by the Meremere Dirt Track Club, the Auckland Vintage Speedway run by the Auckland Vintage Speedway Club and the Auckland Jet Sprint Track run by the Auckland Jet Sprint Club.			

Name	Address/ Ownership	Aerial Photo	Overview Facilities	Overview Events/ Activities	Commercial Activities onsite	Other Relevant Information
	www.aucklandvintagespeedway.co.nz					
Mike Pero Motorsport Park, Christchurch Ruapuna – Christchurch	Hasketts Road Templeton Christchurch The Canterbury Car Club, which still owns and runs the 100-acre facility, opened what is now known as Mike Pero Motorsport Park in 1963. The Speedway is operated by Christchurch Speedway Association. www.canterburycarclub.co.nz/ www.ruapunaspeedway.co.nz/		The Motorsport Park has six track Lengths: 1.1km, 1.19km, 1.60km, 2.18km, 2.28km, 3.28km, and 3.38km. The surface is Hot-mix and the track is FIA Grade: 3. There is a 406m speedway track (clay) and Drag Strip (main straight)	With seven possible track configurations, this is self-described as New Zealand's most versatile facility. The main straight also plays double duty as the Pegasus Bay Hot Rod Club's NZDRA drag strip, and there is a Speedway on the grounds. The park also hosts both D1NZ and Drift South, with the longest drift section in the country.		
Teretonga near Invercargill	86 Sandy Point Road, Otatara 9RD, Invercargill. The Circuit Owners of Teretonga Park are Southland Sports Car Club. The Two speedway tracks are operated by Speedway organisations. www.teretonga.org.nz/; www.oretiparkspeedway.org.nz/; www.riversidespeedway.co.nz/	Teretonga Park Motorsports co-located with Riverside and Oretti Park Speedways 	The main circuit is 2.62km. The circuit is also used for Sprints and Motorkhanas. Other clubs run numerous events including Motor Cycle Races, Training Days and Club Special Days at Teretonga.	The venue is licensed for FIA Grade 3 and National Grade 1. The regular racing programme includes rounds of the local Clubmans Series featuring rounds of South Island Racing and a very large Classic Car meeting in February of each year.		Southland Sports Car Club admin building is nearby.

Name	Address/ Ownership	Aerial Photo	Overview Facilities	Overview Events/ Activities	Commercial Activities onsite	Other Relevant Information
Timaru Raceway	Formerly known as Levels Raceway Location, Timaru Raceway is owned and operated by South Canterbury Car Club Opened: 1967	Timaru Raceway (also known as Levels Raceway) 	The circuits are 1.6km and 2.4km in length. Its surface is Asphalt concrete paving The circuit is FIA Grade 3	The circuit is now licensed to FIA category 3 which allows the club to run international events as well as National Championships including the NZ Touring Cars and Super Truck Racing.		

BMX Benchmark Facilities

Club	Background
Westside BMX Balcatta, Corner of Vasto Place and Balcatta Road, Balcatta, Western Australia 	- Running since 1979, Westside BMX Balcatta is one of Australia's largest BMX Clubs and is continually growing. $1.4m investment completed in Dec 2016. - The scope of the project comprises alterations to the existing clubroom building to provide improved change rooms, toilets, canteen, storage and general club facilities. External areas are being upgraded to offer better facilities for members and spectators.  - WESTSIDE BMX Club in Balcatta hosted the 10th and final round of the BMX WA State Super Series round in 2017 - Race Day/Time: Practice: Tuesdays 6-8pm Race: Fridays from 6pm
Sleeman Supercross Track – Brisbane 	Facility composition and capability: - International standard outdoor BMX track - Training venue of BMX Queensland - Significant club and community resource - Dual 5m and 8m start ramps - Hosts local, state, national and international racing, including 2013, 2015 and 2017 BMX - National Championships - Access to toilets, showers, change rooms, function areas, gym, professional coaching - sport science/sport medicine, physio, on-site car parking, on-site athlete accommodation - $4.2 million build cost
Club: Bunbury BMX track, Corner of Washington and Rotary Avenue Bunbury, Western Australia	During 2010, the Bunbury BMX Club Inc. completed a major redevelopment of the entire complex. This resulted in a 21-year lease with City of Bunbury until 2030. Facility Features: - UCI compliant 5m start ramp and 2 pro straights and perimeter security fence

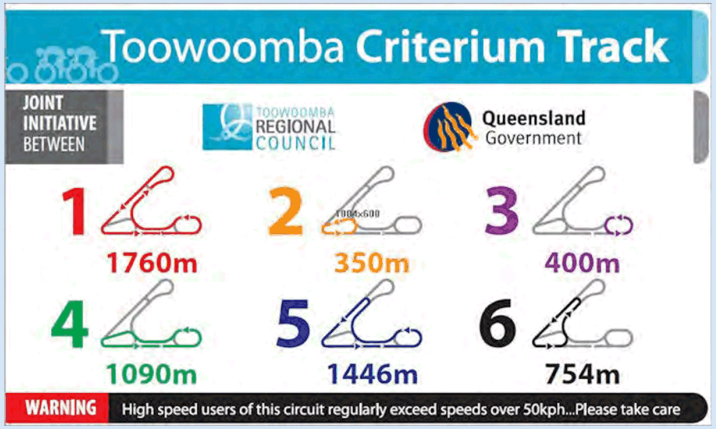
	- new light towers and new elevated grassed spectator area - Transponder timing and elevated scoring - Canteen - Race Day/Time: Wednesday 7pm Funding: - Local Businesses - In-kind voluntary hours. - Additional grant funding in 2017
Club: Mandurah BMX Club **91A Park Rd, Mandurah WA 6210** 	- Mandurah BMX Track has been remodelled to now include a PRO section. - Mandurah BMX Club held a round of the Super State Series at their venue in 2017 - Located adjacent to an industrial area where additional car parking can be secured for events on the road and within the neighbouring industrial units hardstanding. - Race Day/Time: Saturdays 10am
Club: Rockingham BMX Club, Ennis Ave, Rockingham 	- Rockingham BMX Club Incorporated increased its track size from 7,772 square metres to 9,302 square metres in 2015 to improve its ability to cater for more members - The club has plans to attract state and national level competitions to Rockingham - The club are the sole users; offering coaching two nights a week - Facilities include a canteen, toilet and 5m starting hill
Club: Chula Vista BMX USA - 2800 Olympic Parkway Chula Vista CA 91915	- Open weekly for the public to come out and try - Multi-sport and multi-functional site with shared car parking and activity space Facility composition: - The Gate (24 feet and 8 lanes wide)



- The Starting Hill
- The Straights
- Berm Turns (180s, quick 90s long sweepers)
- Doubles (Two hills spaced apart to go airborne)
- Step Down (A short hill followed immediately by a taller hill)
- Step Up (A tall hill followed immediately by a smaller hill)
- Roller (small hill coming at various numbers)
- Rhythmic Section (combination of jumps)
- Table Top (flat top jump)

Criterium Benchmark Facilities

Location	Track Details	Commentary/Implications
Midvale Criterium Track - Midvale, WA	• Part of the Midvale SpeedDome complex • Little used due to location, configuration and high costs. • 700m track • Not open for public use • Surface is in poor condition • 20km east of Perth CBD • Access to toilets, showers and change rooms, if the SpeedDome is open	The facility was metropolitan Perth's only purpose-built Criterium Circuit but has long been considered unviable due to the constraints associated with Blackadder Creek and potential water inundation. However, this has recently been impacted by the proposed Perth-Adelaide Highway (Orange route) which would result in the loss of a sporting oval at Swan Park and render much of the associated land unviable for alternative sporting use.
Casey Fields Criterium Cycling Track - Cranbourne, Victoria	• Regional standard criterium track • Joint initiative between City of Casey and Sport and Recreation Victoria • 20ha area • Four different track configurations, with total track length of 2.2km • Hosts local and state level racing • Open for public use, except during events or private hire • Located at Casey Fields multi-sports complex, 5km from Cranbourne and 55km from Melbourne CBD. • Access to toilets, showers, change rooms, function areas, clubroom, car parking • $4.2 million build cost	For a number of years, the track was the only dedicated off-road criterium circuit in Victoria. Other circuits included: • SKCC - White St. South Melbourne (industrial estate) • HCC - Kew Boulevard, Kew (road circuit) • CCCC - Glenvale Crescent, Springvale (industrial estate) • CCCC - Sandown Raceway (Motor vehicle race circuit) • Coburg CC - National Boulevard, Coburg (industrial estate). All the alternative circuits are non-dedicated sites which would require the closure of roads at various times (or the hiring of expensive track infrastructure). Casey Fields provides the only dedicated venue which provides security of access. It is used by Casey-Cardinia Cycling Club.
Toowoomba Criterium Track - Toowoomba, Qld	• National standard criterium track • Joint initiative between Toowoomba Regional Council, Queensland Government and the Royal Agricultural Society of Queensland • Six different track configurations, with circuit lengths varying from 350m to 1.7km	The Toowoomba circuit provides a range of configurations and track lengths. The incorporation of an oval is seeking to replicate a velodrome training area. The links to the adjacent cycling network encourages greater public use and activation of the site when not used for competitions and events.

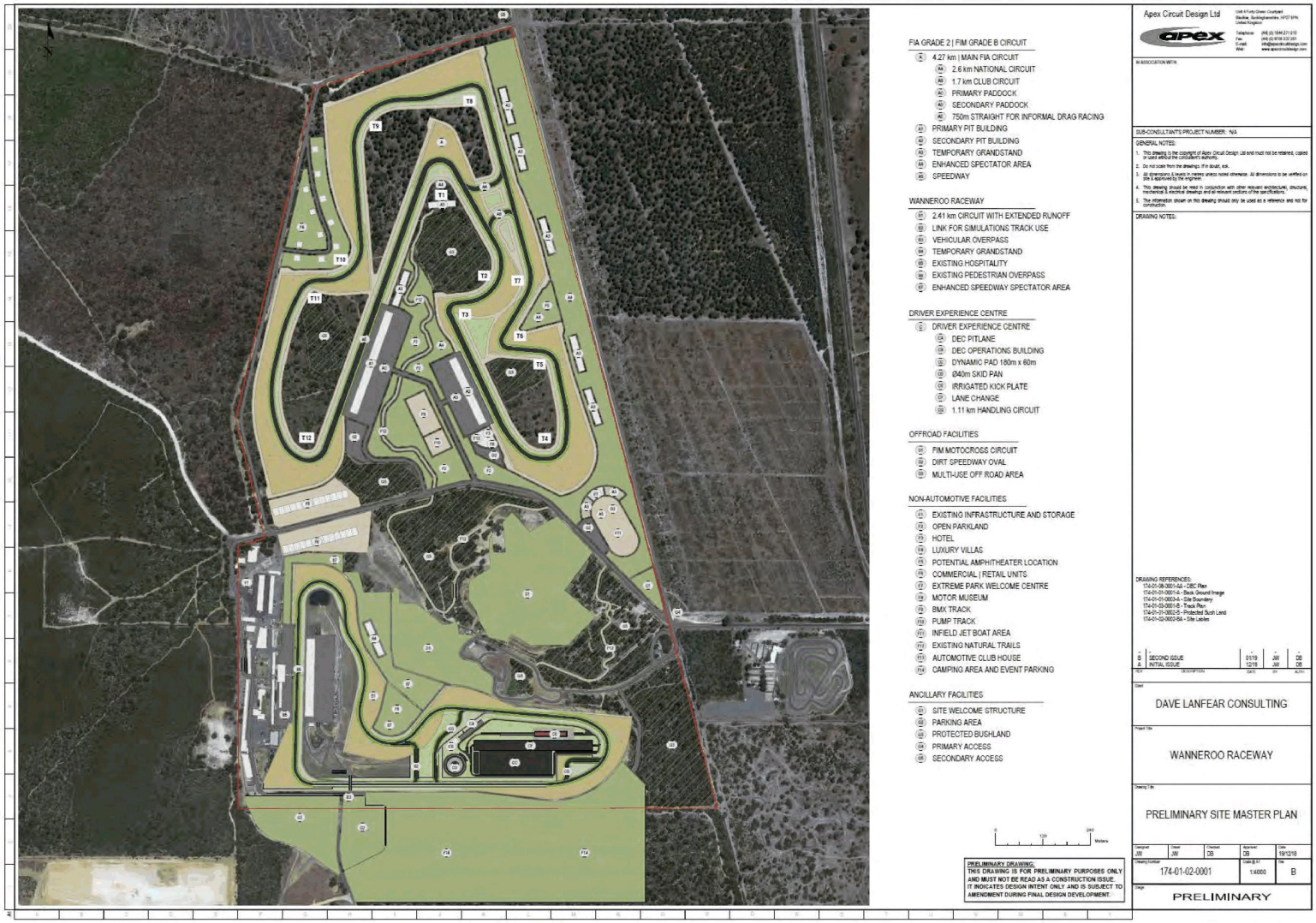
	• Hosts local, state and national racing, including 2014 U17/U15 Road National Championships and Stage 4 of the 2014 Tour of Toowoomba, part of the elite-level National Road Series • Free public use, except during events or private hire • Located at Royal Toowoomba Showgrounds, 7km from Toowoomba CBD  • Various different circuit configurations from 1,760m to 400m oval. • Links to recreational cycling routes • Infrastructure includes toilets, showers, change rooms, function areas, clubroom, car parking • $2.63 million build cost	As with other dedicated criterium circuits, the site provides access to a pavilion with showers and function area. Other infrastructure provides for the flexible use of the facility.
Stromlo Forest Park, ACT	• Officially opened on 2 December 2006, the criterium circuit is 1.2km long. A minimum width of 8 meters up to 11 meters is provided in the start finishing straight. • The circuit is designed to provide a safe and versatile cycling and sports venue suitable for the widest possible range of activities, from adults and children's skills training and fun riding, to local, national and international cycling events, as well as a	Stromlo Forest Park is often referenced as the optimum development where the criterium circuit forms part of a broader outdoor cycling and equine-based asset. It is now considered to be one of Canberra's premier adventure sporting destinations attracting over 167,000 visits and an average year on year

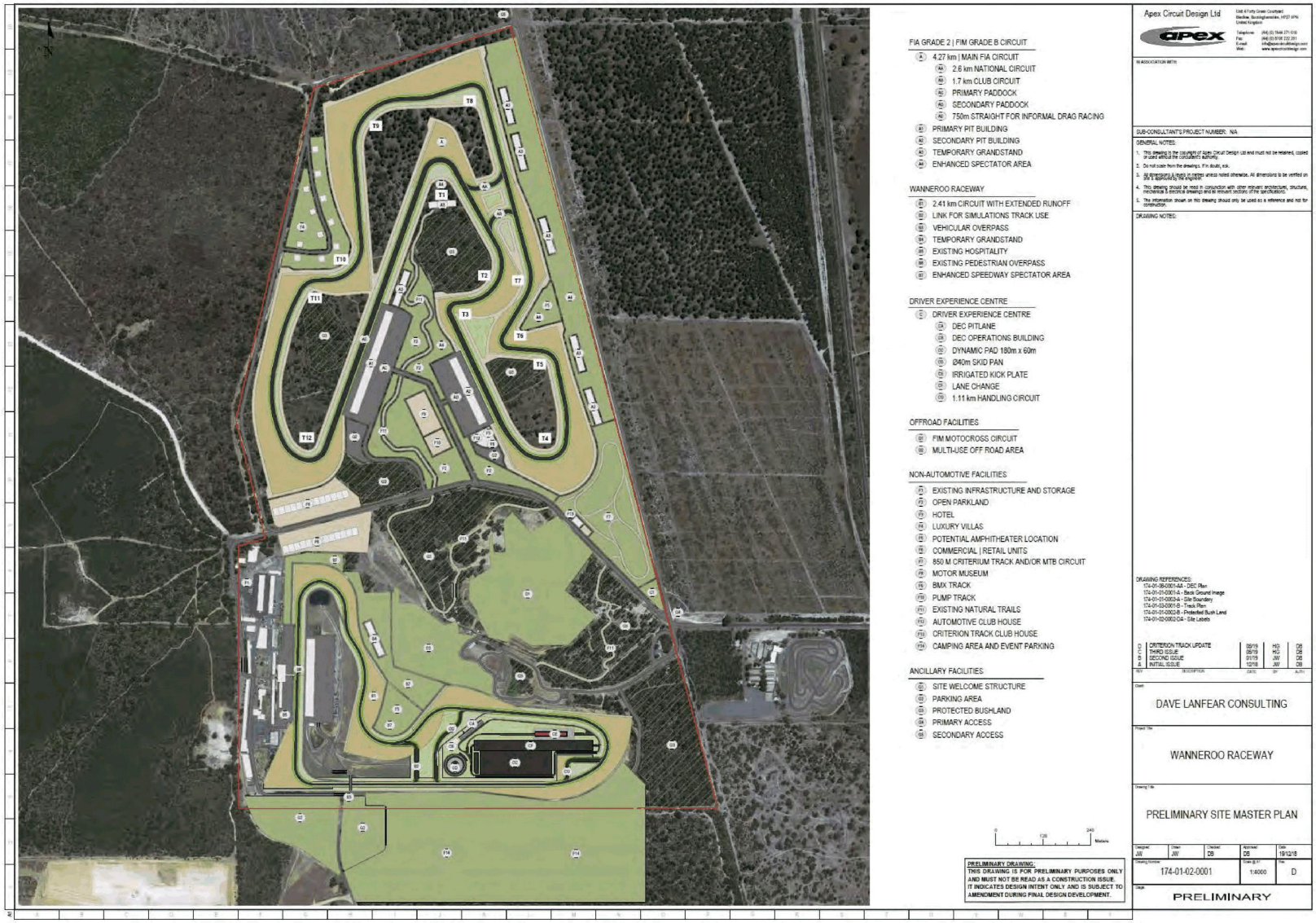
	venue for elite sports training by national and state institutes of sport. • Constructed with a central flat paved area joining front and rear portions of the track. It can be used to divide the circuit into two 650m tracks, used as a skills training area, as a base for set up of event infrastructure or marshalling area for competitors. • The circuit has been designed to provide a mixture of fast flat cycling combined with some more technically challenging corners and easy grades at either end. • The park entrance has been designed to accommodate road racing finishes coming in from the public road system, with a spur road onto the cycling circuit off the main park entrance road. The park caters for a variety of running, bike and equine activities including: • Cross Country • Down Hill (DH) • Dirt Jumps • Trials & 4X • Equestrian Trails • Cross Country Running • Criterium Circuit Current clubs operating from the facility include: • Canberra Cycling Club • ACT Veterans Cycling • ACTSPORT • OzHPV • Pedal Power ACT • Tuggeranong Cycling Club	growth of 15%. A Master Plan in 2015 identified a number of enhancements to the facility including: - BMX track - Criterium extension to increase safety and functionality. - Jumping/dirt park - Tourist accommodation - Temporary event village - Gondola to surrounding summit peak - Playground relocation (mountain bike circuit) - Cross country running track - Link bridge over criterium track - Adventurer gravity sport track and associated infrastructure. - Stromlo swimming pool. - Enclosed oval and district level playing fields - Bushfire memorial - Extensive park trails - 12km cycling circuit - Equestrian trails The options to extend the development of the park reflect the relatively unencumbered nature of the land and surrounding usage. It provides a relatively easy to develop level of infrastructure which would integrate a number of complementary users and complement event capability.
Ipswich Cycle Park , 36 Huxham Street, Raceview, Queensland	The criterium circuit was a joint project between Ipswich City Council and the Queensland Government which contributed $1.5million to a $3.3m facility.	The facility is one of the most recent criterium circuit developments and provides the opportunity to be split into three different track configurations. The use of the track for running provides alternative access when not utilised for training,

	 Ipswich Cycling Club and 24/7 Cycling Safety Fund actively advocated for the track's construction. The stage one development includes the construction of a 1.7km asphalt circuit that can be configured to three different lengths. (a 1.31km, a 1.08km and a 400m track loop). The facility replaces the Limestone Park velodrome that was demolished in 2010. Construction began in October 2017 to cater for cyclists (7m lane) runners (2m lane) and also a 1m safety lane. It also includes: • A main race staging area which will double as 'Learn-to-Ride' facility for families when the park is not being utilised for events • A small staging area for the 400m track • Minor pathway connections • An officials shelter for use during events • Lighting and security cameras for improved safety and utilisation Future developments will include a formalised 'learn to ride' area, a clubhouse and additional car parking. It is to be available for public use from 4:00am to 10:00pm.	competition and events. The limited associated infrastructure provides for staging and officials whilst minimising the initial capital investment. The 400m oval is seen as a replacement of the velodrome (whilst it is in not banked and is of a hotmix construction). The long-term intention is to provide a focal point for road-based cycling and the training and development of individuals learning to ride and control bikes with the objective of reducing road injuries/deaths.

Luke Harrop Memorial Cycle Track, Gold Coast **Sports Drive and Morala Avenue, Runaway Bay, Qld**	Part of the Runaway Bay Sport & Leadership Excellence Centre • Track standard for Local Training • An asphalt circuit with no lighting • Change room facilities: Suitable for large teams (25 or more athletes per male or female rooms) • Full wheelchair access, showers and toilets • Tactile paving • Tactile signage The Sports Super Centre was an official training ground for athletes competing at the Gold Coast 2018 Commonwealth Games and its facilities are now available as a legacy to the local, domestic and international community. It provides a training and competition hub for triathlon.	The complex incorporates a range of sporting facilities including an aquatic centre, basketball courts, outdoor playing fields, tennis and netball courts. It is utilised by the National peak bodies of sport as a training camp with a particular focus on triathlon (Gold Coast Triathlon Championships - the largest sprint distance triathlon in Australia - due to be held on 17 April 2019 incorporating the 50m outdoor pool, synthetic athletics track and criterium circuit). It is also one of the monthly road racing events for the Gold Coast Cycling Club (main base for senior and junior training being at Nerang velodrome). The option to combine the facility with other sporting infrastructure provides a more effective flexible facility for a wider sporting user base.
The Girraween Criterium Cycling Track, Sunshine Beach, Qld	Developed in 2012, the $6.9 million Girraween Sports Complex at Sunshine Beach provided a multi-use, district-level sport and recreation facility. Cycling is an integral part of the sporting infrastructure which focusses on elite athlete support. The Queensland Government contributed $1.5 million towards the project The track is 914m in length and is designed to be used by cyclists only. It is the only self-contained criterium cycling circuit on the Coast that can host a regional competition. It includes a clubhouse, a 100-seat clubroom, offices, kitchen, first aid and referees' room. and associated amenities. The track offers a safe recreation and training venue dedicated entirely to cyclists' use, suiting all levels of skill and fitness. There is car parking of 160 spaces and alternative parking nearby. The track is free for use by the public except when booked for organised events.	The complex was developed by Sunshine Coast Council in partnership with the state government and in consultation with local sporting groups. It features two senior and two junior football fields, athletics grass track and facilities, in addition to the criterium circuit. The criterium circuit is a safe, dedicated off-road facility with shared associated non wheel-based sporting infrastructure.

APPENDIX F: Master Plan




FIA GRADE 2 | FIM GRADE B CIRCUIT
A 4.27 km | MAIN FIA CIRCUIT
A4 2.6 km NATIONAL CIRCUIT
A5 1.7 km CLUB CIRCUIT
A6 PRIMARY PADDOCK
A7 SECONDARY PADDOCK
A8 750m STRAIGHT FOR INFORMAL DRAG RACING
A1 PRIMARY PIT BUILDING
A2 SECONDARY PIT BUILDING
A3 TEMPORARY GRANDSTAND
A4 ENHANCED SPECTATOR AREA
WANNEROO RACEWAY
B1 2.41 km CIRCUIT WITH EXTENDED RUNOFF
B2 LINK FOR SIMULATIONS TRACK USE
B3 VEHICULAR OVERPASS
B4 TEMPORARY GRANDSTAND
B5 EXISTING HOSPITALITY
B6 EXISTING PEDESTRIAN OVERPASS
B7 ENHANCED SPEEDWAY SPECTATOR AREA
DRIVER EXPERIENCE CENTRE
C DRIVER EXPERIENCE CENTRE
C4 DEC PITLANE
C5 DEC OPERATIONS BUILDING
C1 DYNAMIC PAD 180m x 60m
C2 Ø40m SKID PAN
C3 IRRIGATED KICK PLATE
C7 LANE CHANGE
C6 1.11 km HANDLING CIRCUIT
OFFROAD FACILITIES
D1 FIM MOTOCROSS CIRCUIT
D2 MULTI-USE OFF ROAD AREA
NON-AUTOMOTIVE FACILITIES
F1 EXISTING INFRASTRUCTURE AND STORAGE
F2 OPEN PARKLAND
F3 HOTEL
F4 LUXURY VILLAS
F5 POTENTIAL AMPHITHEATER LOCATION
F6 COMMERCIAL | RETAIL UNITS
F7 850 M CRITERIUM TRACK AND/OR MTB CIRCUIT
F8 MOTOR MUSEUM
F9 BMX TRACK
F10 PUMP TRACK
F11 EXISTING NATURAL TRAILS
F12 AUTOMOTIVE CLUB HOUSE
F13 CRITERION TRACK CLUB HOUSE
F14 CAMPING AREA AND EVENT PARKING
ANCILLARY FACILITIES
G1 SITE WELCOME STRUCTURE
G2 PARKING AREA
G3 PROTECTED BUSHLAND
G4 PRIMARY ACCESS
G5 SECONDARY ACCESS
PRELIMINARY DRAWING:
THIS DRAWING IS FOR PRELIMINARY PURPOSES ONLY AND MUST NOT BE READ AS A CONSTRUCTION ISSUE. IT INDICATES DESIGN INTENT ONLY AND IS SUBJECT TO AMENDMENT DURING FINAL DESIGN DEVELOPMENT.
Apex Circuit Design Ltd
SUB-CONSULTANT'S PROJECT NUMBER: NA
GENERAL NOTES:
1. This drawing is the copyright of Apex Circuit Design Ltd and must not be retained, copied or used without the consultant's authority.
2. Do not scale from the drawings. If in doubt, ask.
3. All dimensions in mm or metres unless noted otherwise. All dimensions to be verified on site & approved by the engineer.
4. This drawing should be read in conjunction with other relevant architectural, structural, mechanical & electrical drawings and all relevant sections of the specification.
5. The information shown on this drawing should only be used as a reference and not for construction.
DRAWING NOTES:
DRAWING REFERENCES:
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174-01-01-0001A - Back Ground Image
174-01-01-0003-A - Site Boundary
174-01-02-0001-B - Track Plan
174-01-01-0002-B - Protected Bush Land
174-01-02-0002-DA - Site Labels
C CRITERION TRACK UPDATE 09/19 HD DB
B THIRD ISSUE 09/19 HD DB
A SECOND ISSUE 01/19 JW DB
- INITIAL ISSUE 12/18 JW DB
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Client
DAVE LANFEAR CONSULTING
Project Title
WANNEROO RACEWAY
Drawing Title
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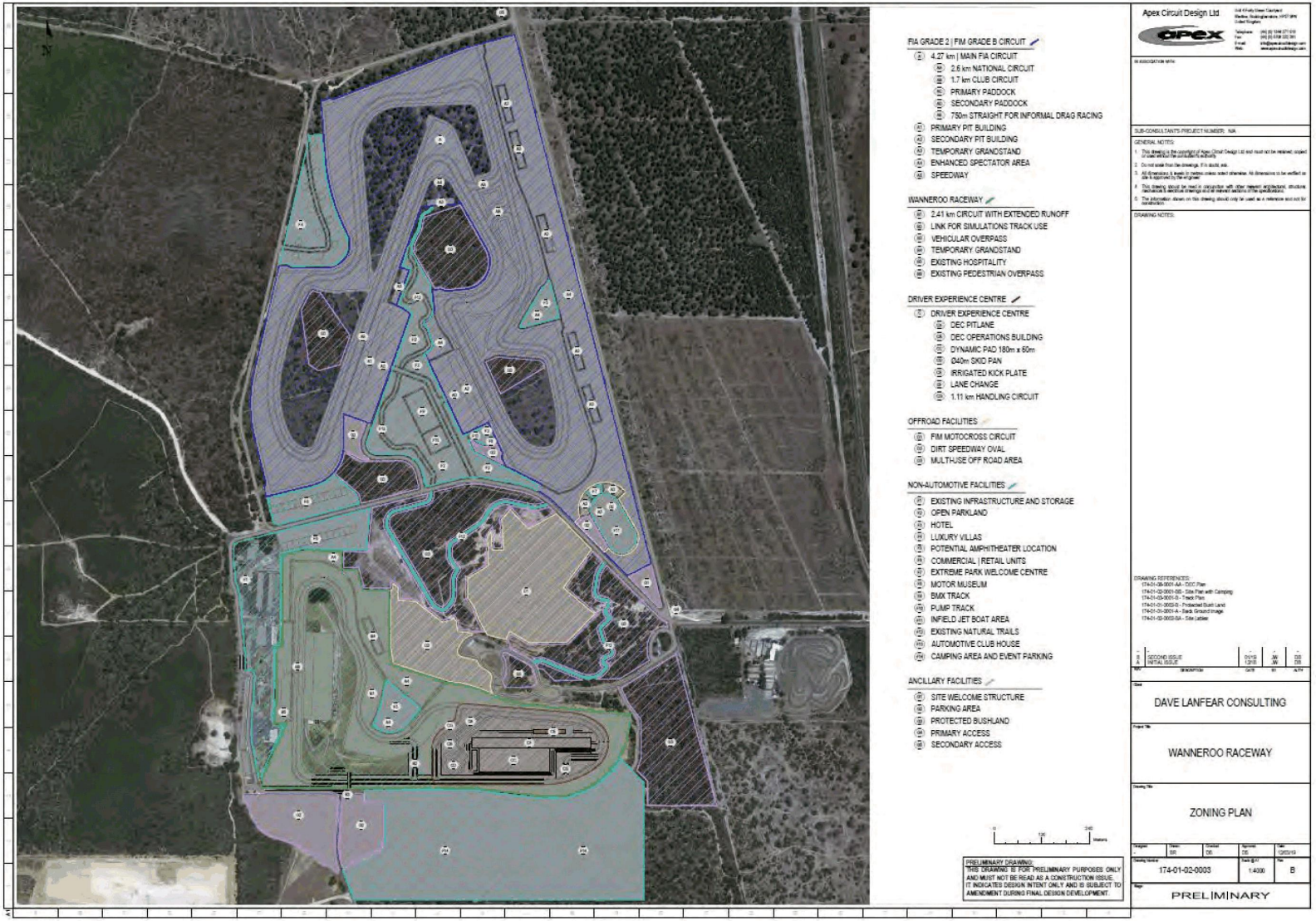
FIA GRADE 2 | FIM GRADE B CIRCUIT
4.27 km | MAIN FIA CIRCUIT
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PRIMARY PADDOCK
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2.41 km CIRCUIT WITH EXTENDED RUNOFF
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DEC PITLANE
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EXTREME PARK WELCOME CENTRE
MOTOR MUSEUM
BMX TRACK
PUMP TRACK
INFIELD JET BOAT AREA
EXISTING NATURAL TRAILS
AUTOMOTIVE CLUB HOUSE
CAMPING AREA AND EVENT PARKING
ANCILLARY FACILITIES
SITE WELCOME STRUCTURE
PARKING AREA
PROTECTED BUSHLAND
PRIMARY ACCESS
SECONDARY ACCESS
PRELIMINARY DRAWING:
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Apex Circuit Design Ltd
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Apex Circuit Design Ltd
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PRELIMINARY

APPENDIX G: Master Plan Costings

A visual site audit of existing infrastructure and the potential land to the north has been undertaken. In order to support this process, a series of drone photographs were undertaken to provide an overview of the land limitations and contouring to assist with the development of the Master Plan

Wanneroo Raceway Masterplan
25/03/2019

DONALD CANT WATTS CORKE

SUMMARY

Option			Wanneroo Raceway Total
Priority 1 Items			
Building Works			$80,728,000
External Works and Services			$73,329,424
Construction Works Sub-Total		$	**154,057,424**
Design Contingency	5%	$	7,702,871.21
Construction Contingency	5%	$	8,088,015
Professional Fees @ 8%	8%	$	13,587,865
Construction Works Sub-Total Priority 1		$	**183,436,175**
Priority 2 Items			
Building Works			$23,554,450
External Works and Services			$4,744,532
Construction Works Sub-Total		$	**28,298,982**
Design Contingency	5%	$	1,414,949.09
Construction Contingency	5%	$	1,485,697
Professional Fees @ 8%	8%	$	2,495,970
Construction Works Sub-Total Priority 2		$	**33,695,598**
Priority 3 Items			
Building Works			N/A
External Works and Services			$11,672,127
Construction Works Sub-Total		$	**11,672,127**
Design Contingency	5%	$	583,606.35
Construction Contingency	5%	$	612,787
Professional Fees @ 8%	8%	$	1,029,482
Construction Works Sub-Total Priority 3		$	**13,898,002**

Wanneroo Raceway Masterplan
FUNCTIONAL AREA BUDGET BREAKDOWN - Priority 1 Items
25/03/2019

DONALD CANT WATTS CORKE

FUNCTIONAL AREA	0 Qty	Unit	Rate	Total
Buildings				
Allowance for Primary pit building (2 levels with viewing deck)	13,500	m2	$1,800	$24,300,000
Allowance for multi function centre	1,500	m2	$2,750	$4,125,000
Allowance for storage	2,500	m2	$1,500	$3,750,000
Allowance for DEC Operations building	348	m2	$2,750	$957,000
Allowance for Hotel	100	Bed	$185,000	$18,500,000
Allowance for Villas (assume 30No @ 150m2 each + 30m2 garage)	5,400	m2	$2,500	$13,500,000
Allowance for commercial/retail units (shell only)	7,798	m2	$2,000	$15,596,000
Indicative Buildings Sub-Total	**17,848**	**m2**	**$4,523.08**	**$80,728,000**
External Works				
Allowance for site clearance / levelling	881,375	m2	$5	$4,406,875
Allowance for bulk earthworks	180,000	m3	$15	$2,700,000
Allowance for spectator mounding	16,000	m3	$25	$400,000
Allowance for hard landscaping around buildings	6,209	m2	$50	$310,460
Allowance for bins, seats, bike racks, signage etc	1	Sum	$90,000	$90,000
Allowance for motorcross track	72,293	m2	$30	$2,168,790
Allowance for sealed Main FIA Circuit (National and Club circuit)	57,425	m2	$60	$3,445,500
Allowance for primary paddock	34,981	m2	$50	$1,749,050
Allowance for grass verge	26,095	m2	$20	$521,900
Allowance for run off gravel	190,757	m2	$15	$2,861,355
Allowance for run off grass	75,128	m2	$20	$1,502,560
Allowance for Service road gravel	62,516	m2	$40	$2,500,640
Allowance for site grass	23,833	m2	$10	$238,330
Allowance for temporary grandstand	10,471	m2	$500	$5,235,500
Allowance for Enhanced Spectator Area	146,762	m2	$30	$4,402,860
Allowance for vehicle overpass	943	m2	$1,600	$1,508,800
Allowance for DEC pitlane	1,090	m2	$70	$76,300
Allowance for DEC dynamic pad	10,800	m2	$70	$756,000
Allowance for DEC skidpan	2,978	m2	$80	$238,240
Allowance for DEC kick plate	3,135	m2	$80	$250,800
Allowance for DEC kick plate irrigation system	1	Sum	$50,000	$50,000
Allowance for DEC lane change	7,506	m2	$70	$525,420
Allowance for DEC circulation roads	5,080	m2	$70	$355,600
Allowance for DEC handling circuit	2,734	m2	$75	$205,050
Allowance for linemarking	1	Sum	$10,000	$10,000
Allowance for open parkland	23,649	m2	$15	$354,735
Allowance for extra over spectator area for amphitheater	1	Sum	$100,000	$100,000
Allowance for BMX track	5,000	m2	$80	$400,000
Allowance for pump track	2,502	m2	$30	$75,060
Allowance for site welcome structures (site signage/directional markers)	1	Sum	$50,000	$50,000
Allowance for roads	49,431	m2	$50	$2,471,550
Allowance for sealed parking	78,155	m2	$50	$3,907,750
Allowance for sealed paving	15,000	m2	$50	$750,000
Allowance for camping area and event parking	194,343	m2	$30	$5,830,290
Allowance for trees	300	no	$500	$150,000
Allowance for fence	4,200	m	$90	$378,000
Allowance for 1st Line of Protection	6,588	m	$400	$2,635,200
Allowance for 2nd Line of Protection	1	Sum	$750,000	$750,000
Allowance for 3rd Line of Protection	1	Sum	$250,000	$250,000
Allowance for starting grid - excluding equipment	1	Sum	$100,000	$100,000
Allowance for speed attenuation				Included above
Allowance for Preliminaries	8%	Sum		$4,377,009.2
External services				
Allowance for stormwater /water	1	Sum	$800,000	$800,000
Allowance for sewer	1	Sum	$135,000	$135,000
Allowance for gas	1	Sum	$0	Excluded
Allowance for electrical and lighting	1	Sum	$4,400,000	$4,400,000
Allowance for feature lighting to building	1	Sum	$225,000	$225,000
Allowance for 100 lux floodlighting	100	no	$70,000	$7,000,000
Allowance for pumps/tanks/hydrants	1	Sum		Excluded
Allowance for communications	1	Sum	$225,000	$225,000
Allowance for security	1	Sum	$400,000	$400,000
Allowance for Preliminaries	8%	Sum		$1,054,800.0
Indicative External Works and Services Sub-Total				**$73,329,424**
Estimated Total Current Day Construction Budget				**$154,057,424**

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Wanneroo Raceway Masterplan
FUNCTIONAL AREA BUDGET BREAKDOWN - Priority 2 Items
25/03/2019

DONALD CANT WATTS CORKE

FUNCTIONAL AREA	0			
	Qty	Unit	Rate	Total
Buildings				
Allowance for clubhouse and toilets	3,428	m2	$3,200	$10,969,600
Allowance for Secondary pit building	3,602	m2	$1,800	$6,483,600
Allowance for Motor Museum	1,627	m2	$3,750	$6,101,250
Indicative Buildings Sub-Total	**7,030**	**m2**	**$3,350.56**	**$23,554,450**
External Works				
Allowance for site clearance / levelling	64,039	m2	$5	$320,195
Allowance for bulk earthworks	10,000	m3	$15	$150,000
Allowance for hard landscaping around buildings	1,731	m2	$50	$86,570
Allowance for bins, seats, bike racks, signage etc	1	Sum	$5,000	$5,000
Allowance for sealed drag straight	11,250	m2	$60	$675,000
Allowance for barrier between track and drag strip	750	m	$500	$375,000
Allowance for secondary paddock	12,596	m2	$50	$629,800
Allowance for multi use off road area	33,163	m2	$40	$1,326,520
Allowance for Preliminaries	8%	Sum		$285,446.8
External services				
Allowance for stormwater /water	1	Sum	$100,000	$100,000
Allowance for sewer	1	Sum	$150,000	$150,000
Allowance for gas	1	Sum	$0	Excluded
Allowance for electrical and lighting	1	Sum	$500,000	$500,000
Allowance for communications	1	Sum	$25,000	$25,000
Allowance for security	1	Sum	$50,000	$50,000
Allowance for Preliminaries	8%	Sum		$66,000.0
Indicative External Works and Services Sub-Total				**$4,744,532**
Estimated Total Current Day Construction Budget				**$28,298,982**

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Wanneroo Raceway Masterplan
FUNCTIONAL AREA BUDGET BREAKDOWN - Priority 3 Items
25/03/2019

DONALD CANT WATTS CORKE

FUNCTIONAL AREA	0			
	Qty	Unit	Rate	Total
External Works				
Allowance for bulk earthworks	10,000	m3	$15	$150,000
Allowance for bins, seats, bike racks, signage etc	1	Sum	$5,000	$5,000
Allowance for dirt speedway oval	10,649	m2	$25	$266,225
Allowance for Extreme Park Welcome Centre	1,627	m2	$3,750	$6,101,250
Allowance for temporary grandstand	1,867	m2	$500	$933,500
Allowance for Criterium Circuit (1000 x 8m track)	8,000	m2	$100	$800,000
Allowance for jet boat area (waterway)	10,677	m2	$150	$1,601,550
Allowance for jet boat pit pull	160	m2	$2,500	$400,000
Allowance for jet boat contol tower, safety sensors, fences and floodlights	1	Sum	$300,000	$300,000
Allowance for Preliminaries	8%	Sum		$844,602.0
External services				
Allowance for stormwater /water	1	Sum	$100,000	$100,000
Allowance for electrical and lighting	1	Sum	$100,000	$100,000
Allowance for security	1	Sum	$50,000	$50,000
Allowance for Preliminaries	8%	Sum		$20,000.0
Indicative External Works and Services Sub-Total				**$11,672,127**
Estimated Total Current Day Construction Budget				**$11,672,127**

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APPENDIX H: Risk Assessment



Wanneroo Raceway Risk Assessment

Risk Workshop: Workbook

12th January 2019

Dave Lanfear CONSULTING

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1. Introduction and Background

1.1 Introduction to Risk Assessment

Attendees:

- Shane Spinks
- Ian Ireland
- Licensing (Name TBC)
- Economic Development (Name TBC)

The risk identification, analysis and evaluation process are critical to ensure the key personnel understand all implications relating to the future investment into the development of the Wanneroo Raceway. Potential risks are identified under designated risk categories (as identified within the City of Wanneroo Risk Management documentation):

- Financial
- Health
- Environment
- Service Interruption (current operations / proposed developments)
- Reputation
- Compliance (Regulatory)

Subsequently, each risk is analysed in terms of probability (likelihood) and impact (consequence). Ratings of H (high), M (medium) and L (low) are accorded to probability and impact and subsequently distilled as presenting:

- **Major Risks** - require careful management and the development of a Risk Management Plan.
- **High Risks** - require careful management and the development of a Risk Management Plan.
- **Moderate require** - require careful management
- **Minor Risks** - would be generally accepted or discarded.

A Risk Register for the development of / investment in Wanneroo Raceway is developed to provide a template for ongoing risk management. This should be periodically revisited to review risk status, eliminate risks no longer relevant and incorporate any additional risk items.

1.2 Background to the Risk Assessment: Wanneroo Raceway

To undertake the assessment the following aspects have been assessed:

- Existing documentation, planning process and outputs from previous processes.
- The needs of The City and existing users, the WASCC and the initial guidance provided by the Project Control Group aimed at identifying potential future development.
- The identification of potential options and priorities for development and the potential consequence of not proceeding if perceived needs are not proven.

At this stage the following have yet to be determined

- An initial analysis of the social, economic (financial) and environmental implications of any development.
- Financial and service impacts (of the full Master Plan).

- Risks associated with any development of the site (specific construction risks).
- Capital cost plans and budgetary implications (other than high level strategic assessments).
- Funding considerations and project implementation strategy.

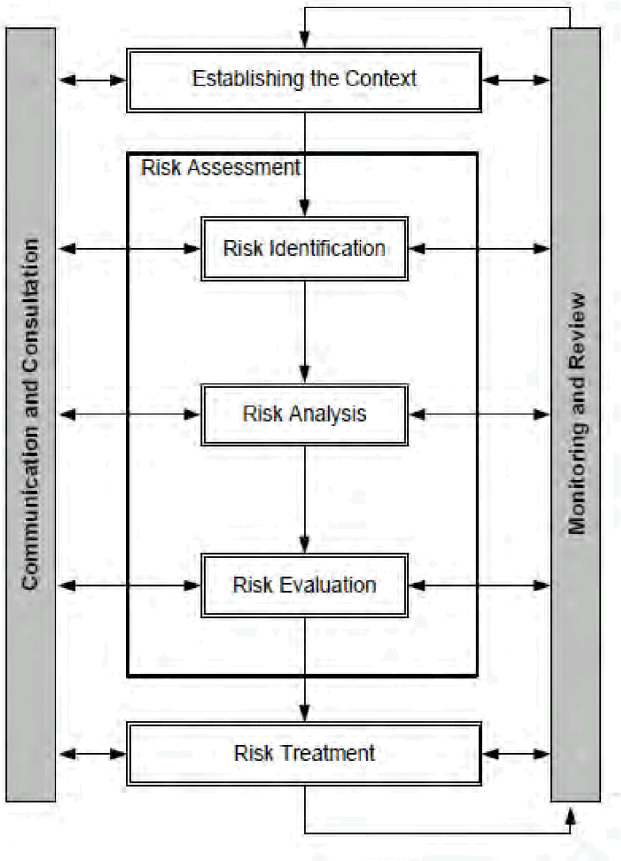
Based on the current status of the site an additional consideration, to that referenced in the City's Risk Management Process was added relating to governance (management of assets and ongoing business resilience) as a discrete risk category as was Strategic (due to the high-level assessment process of the Master Plan components and alignment to strategic planning processes).

1.3 Risk Management Process

Risk Management is the culture, processes and structures that are directed towards realising potential opportunities whilst managing adverse effects.

The risk assessment approach to be applied is as per the City's own risk management system. The risk management process is outlined in figure 1.

Figure 1 Risk Management Process



1.4 Rating the Risk

In determining the risk level, the following model is utilised for the classification of risk:

Level of Risk = Likelihood x Consequence.

Likelihood and Consequence definitions applied are as per, with the level of risk being determined using the risk rating table at figure 2

Figure 2 Risk Rating

	CONSEQUENCES				
LIKELIHOOD	INSIGNIFICANT (1)	MINOR (2)	MODERATE (3)	SIGNIFICANT (4)	SEVERE (5)
Almost Certain (5)	Medium (5)	High (10)	High (15)	Very High (20)	Very High (25)
Likely (4)	Low (4)	Medium (8)	High (12)	High (16)	Very High (20)
Possible (3)	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely (2)	Low (2)	Low (4)	Medium (6)	Medium (8)	High (10)
Rare (1)	Low (1)	Low (2)	Low (3)	Low (4)	Medium (5)

1.5 Likelihood and Consequence Tables

The likelihood tables provide the definition and identifies the frequency of the occurrence which is to assessed by the workshop attendees.

Figure 3 Likelihood Table

Level	Descriptor	Description	Operational Frequency
1	Almost Certain	The event is expected to occur in most circumstances	More than once a year
2	Likely	The event will probably occur in most circumstances	At least once a year
3	Possible	The event should occur at some time	At least once every 3 years
4	Unlikely	The event could occur at some time	At least once in 10 years
5	Rare	The event may only occur in exceptional circumstances	Less than once in 15 years

.

The consequence table provides the descriptor and potential implications under all risk scenarios.

Figure 4 Consequence Table

Level	Descriptor	Health	Service Interuption	Environment	Reputation	Compliance
1	Insignificant	Negligible injuries	No material service interruption.	Contained reversible impact managed by on-site response.	Unsubstantiated, localised low impact on community trust, low profile or no media item.	No noticeable regulatory or statutory impact
2	Minor	First aid treatment	Temporary interruption to an activity – backlog cleared with existing resources.	Contained reversible impact managed by internal response.	Substantiated, localised impact on community trust or low media item.	Some temporary non-compliance with regulator involvement.
3	Moderate	Medical treatment	Interruption to service unit(s) deliverables – backlog cleared by additional resources.	Contained reversible impact managed by external agencies.	Substantiated, localised public embarrassment, moderate impact on community trust or moderate media profile	Short term non-compliances with some regulator investigation and requirements imposed.
4	Significant	Death or permanent disablement	Prolonged interruption of Service Unit core service deliverables – additional resources: performance affected.	Uncontained reversible impact managed by a coordinated response from external agencies.	Substantiated, public embarrassment, widespread high impact on community trust or high media profile, third party actions.	Non-compliance results in temporary termination of services or imposed penalties to the City / Officers.
5	Severe	Multiple deaths or multiple permanent disablement	Indeterminant prolonged interruption of Service Unit core service deliverables.	Uncontained irreversible impact.	Substantiated, public embarrassment, widespread loss of community trust, high widespread multiple media profile, third party actions.	Non-compliance results in litigation, criminal charges or significant damages or penalties to the City / Officers.

An **environmental event** is an event that has a negative impact on plants, animals, natural environment. A health issue specifically relates to operational health and safety implications of the development. In this instance a broader definition of the community's health and wellbeing is considered. These initial descriptors can be altered in agreement with the attendees, if they do not fit the intended purpose and outcome of the project. It is just important to ensure there is a consistent appreciation of the descriptors and levels associated with the descriptors.

The risk acceptance criteria identify where the likelihood and consequence of the risk would fall. Unacceptable would require immediate intervention and Urgent Attention Required would necessitate planned immediate or long-term strategies to be put in place.

Figure 5 Risk Acceptance Criteria/Tolerance Table

Level of Risk	Descriptor	Description	Criteria for Risk Acceptance	Responsibility
1-4	LOW	Acceptable	Risk acceptable with adequate controls managed by routine procedures and subject to annual monitoring.	Operational Manager
5-9	MODERATE	Monitor	Risk acceptable with adequate controls managed by specific procedures and subject to semi-annual monitoring.	Operational Manager
10-16	HIGH	Urgent Attention Required	Risk acceptable with excellent controls managed by senior management/ executive and subject to monthly monitoring.	Director/CEO
17-25	EXTREME	Unacceptable	Risk only acceptable with excellent controls and all treatment plans to be explored and implemented where possible, managed by highest level of authority and subject to continuous monitoring.	CEO/Council

1.6 Context

The context of this risk assessment comprised identification of risks and associated treatments relating to the development of Wanneroo Raceway to cater for both the needs of the City, regional initiatives, WASCC residents within the City of Wanneroo and more broader requirements for visitors and other businesses.

Primarily, risks are to be identified relating to the provision of the funding, partnership process, planning, design and construction with additional implementation risks relating to the effectiveness of the decisions made.

1.7 Risk Identification and Analysis

The risks identified at the workshop, which was held on 26th November 2018 were analysed individually and are summarised in the table below:

Ref#	Type	Identified risk	How it can happen	Current Controls	Likelihood	Consequence	Residual risk rating
1	Compliance	Securing necessary environmental and statutory approvals which include: - Bushland clearance - Water management (adj P1 drinking water catchment) - Bushfire Protection - Noise and encroachment (including offset measures) - The high cost of obtaining the approvals. - Extensive carbon footprint which does not meet with local and state government sustainability objectives. - Strategic intent of government may change over time.	- Not obtaining the necessary approvals early.in the process. - Failure to plan and lack of awareness and due diligence. - Inability to achieve appropriate offset measures or cater for requirements within or adjacent to the site. - Excessive off-site off set measures to address sustainability and carbon footprint obligations.	- Current knowledge and experience in managing and clearing approvals process. - Identify concerns and necessary approvals and scope up front and early in the process. - Early engagement with regulatory bodies as part of the planning process. - Greening Plan.	5	5	25
2	Compliance	Traffic Management: - Inadequate access. - Inappropriate space for car parking and trailers within the site. - Roads incapable of accommodating additional traffic	- Lack of up-front planning which recognises the impact of increased traffic on the local and wider road network. - MRWA do not support increased use of the site for additional events and activities	- Traffic Impact Assessment (TIA) - MRWA advice sought in advance. - Identification of traffic mitigation measures and obtaining land to enable infrastructure to be upgraded.	4	2	8
3	Reputation	Stakeholder relationship management: Lack of support from the Peak Sporting Bodies (CAMS, Motorcycling Australia etc). Peak bodies are dissatisfied with the project and/or design resulting in delays with the project and/or additional costs	- Continued lack of support due to concerns related to site governance. - Design not verified by Peak bodies. - Inadequate clarification of development considerations and decision making process	- Involve Peak Bodies in the design and development process. - All parties agree to a full open and transparent process in the development of the Master Plan.	2	2	4

Ref#	Type	Identified risk	How it can happen	Current Controls	Likelihood	Consequence	Residual risk rating
4	Financial/ Compliance	Stakeholder relationship management: Lack of State Government support (Multiple Players including: Tourism, Planning, Environment, Local Govt, Sport and Culture). The State Government policies and strategic direction are not considered resulting in lack of financial support for the project, impacting on capacity to deliver and significant cost constraints which may result in reduced scope.	- A potential change of state government with revised focus. - Lack of engagement with state government department representatives. - Political uncertainty caused by lack of alignment across state government departments.	- It is recognised within the State Sporting Facilities Plan as a priority for investment. - Ongoing engagement with state government through DLGSC, Planning and Tourism.	3	4	12
5	Governance and Financial	Loss of City of Wanneroo Support as a result of political change, concerns in respect to governance or other external influence.	- Change in political priorities – election issue leading to a short term focus. - Poor communication between partners. - Lack of openness in the ongoing discussions.	- Member briefings and information sessions. - Positive existing relationships. - Alignment with Strategic Community Plan and Economic Development Planning processes.	1	4	4
6	Governance	Leasing Arrangement with WASCC and potential expanded land to the north. Who, when and length of time. Lack of effective asset management process in place.	- Inability to re-negotiate the current lease. - Inability to secure extended lease due to state government insisting that a State Sporting association or other reputable body are in control. - Lack of effective performance management outcomes within the lease. - Flexibility in agreement to allow City and other partners to gain access into the site.	- City of Wanneroo have ability to negotiate terms and conditions of current lease. - Ongoing relationship with state government entities to determine requirements for extended land. - Governance oversight.	1	5	5

Ref#	Type	Identified risk	How it can happen	Current Controls	Likelihood	Consequence	Residual risk rating
7	Financial	Investment Potential. Ability to secure funding through a variety of funding opportunities: - Public Private Partnership - State funding - Federal funding Programs	- Lack of capability to attract funding due to current management arrangements. - Ineffective business case - Poor strategic planning - Market too soft to attract commercial investment	- Establish an overall funding plan for the site. - Securing investment in accordance with set criteria on a phased basis. - City would not commit to development without securing necessary funding first.	3	4	12
8	Governance	Governance Framework: The current financial framework and current future management capabilities relating to: - Capacity to deliver - Ability to deliver on the vision of the Master Plan - Ability to take the site to where it needs to go. - Capability of managing the facility or the sport to achieve the highest and best return on the land. - Optimum management solutions and ability to adapt	- Ability of the current governance structure to adapt to diverse service offerings within the future site. - Lack of appetite for the City to challenge current management and secure greater access to the site to expand economic activity. - Political decision to decide not to pursue an extensive development of the site.	- City of Wanneroo have ability to negotiate terms and conditions of current lease. - If land to the north is secured it will be subject to a different management agreement with the state. - Ability for the city to develop and adopt a development framework which could be implemented in stages.	5	5	25
9	Reputation	Priorities and Expectations of Stakeholders do not align to those of the City.	- Existing stakeholders do not wish to see the site developed further - State government not supportive. - Community feedback against any extended development/ activity on site.	- Ability to manage the scope of the project internally within the City. - Development of a stakeholder engagement plan during the initial phases and ongoing communications externally with all partners/community.	4	2	8

Ref#	Type	Identified risk	How it can happen	Current Controls	Likelihood	Consequence	Residual risk rating
10	Strategic	Long Term v Short Term Vision. Lack of appreciation of the long term strategic goal without a clear vision and strategic intent.	- Lack of alignment to current planning processes and Strategic Community Plan - Not incorporated within the Long Term Financial Plan for the City. - Lack of effective management of stakeholders. - No strategic direction and vision supported by Elected Members and officers.	- Development of Master Plan with an agreed strategic vision which is adopted by elected members (to be undertaken). - Ability for the City to obtain consensus across partners.	3	3	**9**
11	Financial	Overall cost of the Master Plan is excessive and the development of a sustainable funding model cannot be delivered	- Over promising on the development and lack of effective financial planning and industry benchmarking. - Funding model is unrealistic. - Phasing of development and impact on functionality absent.	- Project Control Group with knowledge across the organisation and ability to identify potential opportunities and priorities for investment. - Cost control and cost management processes. - Utilisation of phased development opportunities to manage excessive one-off construction costs. - Funding models which leverages external investment	5	3	**15**
12	Service Interruption/ Strategic	Technology changes: Vehicle technology and the shift towards alternative fuels and driverless cars will require modification to the track or significantly impact on the service being offered.	- Current industry developments which are impacting on the commercial market. - Greater attention to climate change impacts and requirement for cleaner fuels.	- Industry representative bodies (including Peak Bodies for motorsport).	5	1	5

Ref#	Type	Identified risk	How it can happen	Current Controls	Likelihood	Consequence	Residual risk rating
13	Service Interruption/ Strategic	Technology change related to: - Race track design and development - Safety measures and mechanisms employed.	- Ongoing changes to safety requirements associated with track design. - Significant changes to track design through unknown current circumstances. - Improved performance of vehicles renders current track design unworkable.	- CAMS, MA as peak bodies license and control venues on a regular basis and make recommendations which have realistic lead in times to allow for effective budget planning. - Ongoing engagement with Peak bodies and WASCC as a requirement of the lease.	5	3	15
14	Service Interruption/ Strategic	Changing consumer demands. Trends in the development of motorsport activities resulting in reduced activity and demand for track space	- New and/or innovative motorsport solutions which are non-track based (i.e. virtual experiences). - Higher taxes imposed by government on fuels and other associated infrastructure/materials	- Adapting the current business model to embrace current and anticipated future trends and ensure the service offer is relevant to current demands.	4	2	8
15	Strategic	No appetite for sport (cars and bikes). Shift in target audience from current demographic	- New and/or innovative motorsport solutions which are non-track based (i.e. virtual experiences) - Changing modes of track based motorsport activities not previously planned for.	- Adapting the current business model to embrace current and anticipated future trends and ensure the service offer is relevant to current demands.	1	5	5

Ref#	Type	Identified risk	How it can happen	Current Controls	Likelihood	Consequence	Residual risk rating
16	Financial/ Strategic	Inability to attract the events market due to locational catchment, facility flexibility, cost and other inhibiting factors. Concerns in relation to: - Inability to cover costs - Ongoing viability and sustainability of an events program (outside of motorsport). - Clear and unambiguous process for booking infrastructure and securing appropriate dates.	- Lack of an effective branding strategy. - Pricing policy is inappropriate for the market. - Market perceive the current management structure as too high a risk. - Lack of availability of necessary infrastructure.	- Development of a city-wide branding strategy. - Integration with the City's Economic Development Strategy and planning process. - Control of lease and future use of land. - Market research to establish attractive business offer aligned to broader City objectives and in partnership with state/local businesses.	3	2	6
17	Financial/ Strategic	Capacity to attract high quality event organisers outside of the CBD and main population centres due to seasonality associated with use and lack of local accommodations	- Inability to provide appropriate ancillary resources (including accommodation) within the catchment to support a full major events program.	- Integration with the City's Economic Development Strategy and planning process. - Market research to establish attractive business offer aligned to broader City objectives and in partnership with state/local businesses.	3	3	6
18	Strategic	Locational constraints: Is the site in the right location: - Access to accommodation and impact on local market (is it sustainable if not aligned to other strategic facilities). - Understanding the current and emerging market and do not over-develop in advance of need. - Alignment to future footprint of Yanchep. - Locational characteristics within a metropolitan setting	- Long term planning not sufficiently developed. - Inability to integrate within the surrounding structure planning due to timing and demand constraints. - Fluctuations and instability in the market providing no surety for potential investors.	- Current urban planning processes (integration with the process). - Market research to underpin economic development strategy.	1	5	5

Ref#	Type	Identified risk	How it can happen	Current Controls	Likelihood	Consequence	Residual risk rating
19	Financial	Recessional Risk: Global financial constraints inhibiting the development on site and potential commercial investment locally by state and local government.	- Constraints on budgets due to competing priorities. - Perceived high risk for commercial investors if state government is unable to underpin the site servicing and road infrastructure.	- Market research. - Relationship with state government - Annual financial planning and long-term financial planning processes.	3	3	9
20	Financial	Diversification of revenue streams are unachievable due to aversion to expanding activities and limitation placed by current management model.	- Lack of capability to widen the commercial opportunities at the Raceway and associated land. - Accessibility to the wider markets are constrained by current management model and the markets willingness to invest resources.	- The City can apply controls on the lease agreement related to the use of the land. - The City can broker and facilitate opportunities for the commercial event and business market.	4	4	16
21	Compliance	Changing legislative framework over time which potentially impacts on use: - Changing environmental approval requirements. - Nosie attenuation measures associated with emerging residential and industrial land developments. - Additional traffic management obligations.	- New legislation which adds additional constraints which have not been planned for. - Excessive costs associated with changing legislation which renders the site incapable of being developed as a sustainable long-0termm business entity.	- Planning policies and controls. - Adopting early approvals to protect the land and its availability for future development. - Implementation of plans (water and environmental management) which obviate the need for additional statutory controls.	3	3	9

Ref#	Type	Identified risk	How it can happen	Current Controls	Likelihood	Consequence	Residual risk rating
22	Environment/ Compliance/ Financial	Inability to align with uses off-site to maximise the economic return of the operations on site. Lack of effective integration with: - Market Leaders - Engineering /Technology businesses - Service activities	- Isolationist planning. - Lack of engagement with the commercial business sector and strategically position like industries within close proximity of the site.	- Planning processes – integrate with the City Management processes for the Neerabup Project. - Market testing and strategic planning solutions to align service and technology businesses with the future use of the Wanneroo Raceway site.	1	2	2
23	Reputation	Local lobby group opposition: The community is dissatisfied with the level and/or method of consultation resulting in delays with the project and/or additional costs as a result of further consultation with the community.	- Community consultation process not verified and challenged before seeking external views. - Inadequate clarification of development considerations and decision making process.	- Briefing and information sharing with Elected Members. - The City implement a full open and transparent process during the Master Plan development and subsequent community advertising and engagement process.	4	2	8

Ref#	Type	Identified risk	How it can happen	Current Controls	Likelihood	Consequence	Residual risk rating
24	Financial	Capital development risk as a result of: - Lack of flexibility in the use of infrastructure. - Compliance with sports requirements (and potentially increasing costs as a result of ongoing changes). - Inability to accommodate phasing of development to spread extensive capital costs over time for more effective financial management. - Aspirations of partners not managed effectively, or aligned - Procurement of viable contractors resulting in time delay and cost increase. - Limited market capability at developing a relatively unique event and facility space. - Over design of infrastructure which fails to align to likely revenue returns and longer term viability of the business at Wanneroo Raceway.	- Ineffective and inefficient cost controls. - Funding resources are limited and or constrained. - Partnerships and or sponsorships are compromised resulting in additional funding required to complete the project. - Poor procurement processes implemented. - Inappropriate management of Funding/grant. The City are not committed to managing the project and recognise that they currently do not have the capability - Design not appropriate to the activity resulting in significant variations and cost blow out. - Excessive Peak Body requirements which change during the evolution of the project.	- Current project management capabilities within the City. - Current cost controls exercised by the City during its ongoing forward financial planning. - Adoption of approved City procurement processes. - Previous track record of managing and acquitting grants affectively. - Ongoing design review and value management processes adopted. - Ongoing liaison with project sponsors and grant management bodies.	3	3	9
25	Service Interruption/ Strategic	Lack of site adaptability/flexibility to meet ongoing changing needs of the community as the population within the catchment grows and changes.	- Site development undertaken in isolation and without regard to the changing local demography. - Fixed infrastructure developed which renders the site unusable.	- Master Plan to be developed in accordance with an agreed long-term vision for the site. - Future site development to be controlled through lease agreement(s).	2	2	4

Ref#	Type	Identified risk	How it can happen	Current Controls	Likelihood	Consequence	Residual risk rating
26	Service Interruption / Strategic	Conflicting hierarchy and accreditation processes from the different sports and user groups.	- Lack of adherence to known policies and guidelines. - Inadequate advice provided by regulators. - Commercial operator enters the market and undermines the business of motorsport at Wanneroo Raceway.	- Planning processes and policy controls. - Lease agreements. - Liaison with sports representative bodies.	2	3	6
27	Governance	Clarification on who drives the project and who is prepared to take responsibility for: - Implementation - Advocacy - Facilitation - Investment - Project management - Overall governance once the extent of facility required has been developed.	- No overarching management body prepared to invest or drive the project forward. - Inadequate controls from the outset resulting in project failure. -	- The City can establish the parameters and project controls for future management and build under the support of elected members. - The City can act as facilitator and development of governance structure under which a wider body (potentially similar to the MRA) can take carriage of the overall project.	3	3	9

1.8 Risk Evaluation and Treatment

The table below outlines the organisational risk acceptance criteria and tolerance tables and the requirement to treat risks where the value of the risk is 10 or greater (i.e. High to Very High).

Risk #	Short Risk Description	Treatment Details	Responsible Officer	Completion Date	Projected		
					Likelihood	Consequence	Rating
1	Environmental approvals which include: - Bushland clearance - Water management - Bushfire Protection	- Utilise current knowledge and experience in identifying and managing all approvals process.			5	5	25
		- Identify concerns and necessary approvals and					

Risk #	Short Risk Description	Treatment Details	Responsible Officer	Completion Date	Projected		
					Likelihood	Consequence	Rating
	- Noise and encroachment - The high cost of obtaining the approvals - Carbon Footprint Offsets - State Govt – changing strategic intent	scope through the Master Planning Process and put in place a timeline for delivery of relevant research and approvals.					
		- Early engagement with regulatory bodies (Dept of Biodiversity, Conservation and Attractions in particular) as part of the initial and ongoing planning process.					
4	Lack of State Government support (Multiple Players): - Tourism - Planning - Environment - Local Govt, Sport and Culture	- Ongoing engagement with state government through DLGSC, Planning and Tourism.			**3**	**4**	**12**
		- Ensure importance of site is reflected in strategic state government publications and priorities for future investment.					
		- Ongoing dialogue with relevant departments related to the future use of land to the north of the site.					
7	Investment potential of the development (from commercial, state and federal sources)	- Establish an overall funding plan for the site to be developed in accordance with phased priorities on completion of the Master Plan.			**3**	**4**	**12**
		- Put in place an implementation plan with the aim of targeting potential investors in accordance with					

Risk #	Short Risk Description	Treatment Details	Responsible Officer	Completion Date	Projected		
					Likelihood	Consequence	Rating
		the funding plan and potential timeline for development.					
		- Undertake relevant market research and EOI options to be considered as part of the ongoing promotion and marketing of the site.					
11	Overall cost of the Master Plan is excessive and unsustainable	- Project Control Group to check and challenge evolving master plan and identify potential opportunities and priorities for investment in accordance with an agreed phasing plan.			**5**	**3**	**15**
		- Adopt cost control and cost management processes in ascertaining the overall cost of each phase of development and target appropriate funding sources.					
		- Develop a clear and explicit phased development model which can be adapted to funding opportunities as the project evolves. Ensure that each element can be developed without compromising the overall long term vision for the site.					
13	Technology change and extensive cost related to race track design and development	- Ongoing market research and engagement with Peak Bodies to check, challenge			**5**	**3**	**15**

Risk #	Short Risk Description	Treatment Details	Responsible Officer	Completion Date	Projected		
					Likelihood	Consequence	Rating
	and associated safety measures and mechanisms to be employed.	and review the master plan as it evolves over time.					
		- Ensure WASCC are involved in the Master Plan process and contribute to the long term development options.					
20	Diversification of revenue streams are unachievable due to aversion to expanding activities and limitation placed by current management of the site.	- Lease agreement to be modified to enable access to be obtained to achieve City priorities as the Master Plan develops			**4**	**4**	**16**
		- Broadening the revenue base at Wanneroo Raceway to incorporate performance targets..					
		- Review of governance model on an ongoing basis in conjunction with commercial funding/private business development opportunities for the site.					

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Warranties and Disclaimers

The information contained in this report is provided in good faith. While Dave Lanfear Consulting has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report and supporting documentation.

There will be differences between projected and actual results, because events and circumstances frequently do not occur as expected and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

Accordingly, neither Dave Lanfear Consulting, nor any member or employee of Dave Lanfear Consulting, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.

Cr Coetzee declared an impartiality interest in Item CP02-03/20 due to the two aquatic centres mentioned in the report being a part of her local government election campaign in 2019.

Cr Baker declared an impartiality interest in Item CP02-03/20 due to living 3km from the site advocated by YBJV Partners and having advocated this site plus the need for a 50m pool during his local government election campaign in 2019.

CP02-03/20 Northern Coastal Growth Corridor Community Facilities Plan Review

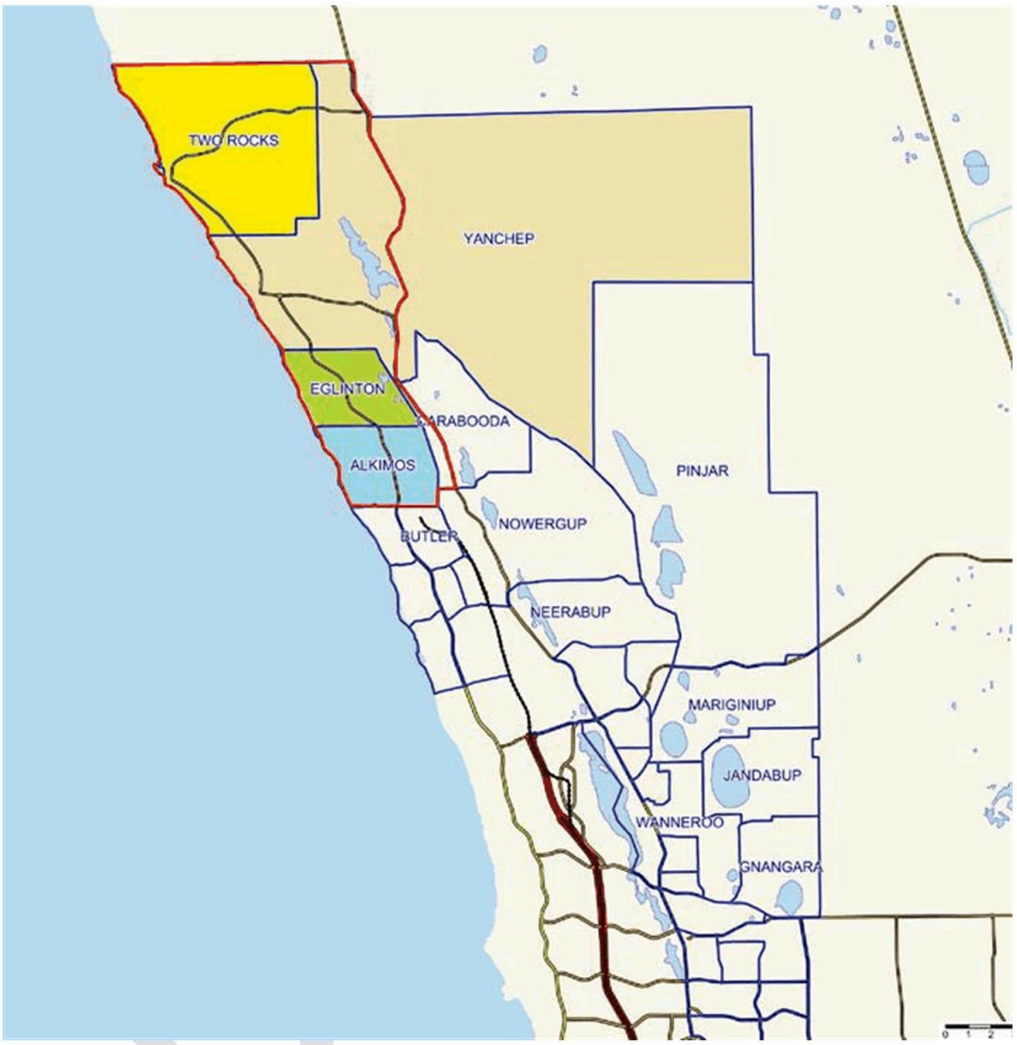
File Ref:	37000 – 20/52741
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	6
Previous Items:	PS02-02/12 - Finalisation of Northern Coastal Growth Corridor Community Facilities Plan - Ordinary Council - 07 Feb 2012

Moved Cr Sangalli, Seconded Cr Parker

That Council:-

1. **ENDORSES, for the purposes of public comment, the draft Northern Coastal Growth Corridor Community Facilities Plan Review, as shown in Attachment 1 of this report;**
2. **NOTES that the draft Northern Coastal Growth Corridor Community Facilities Plan Review will be released for a 42 day public comment period from 30 March to 10 May 2020, with the outcome to be reported to Council at its meeting held on 30 June 2020; and**
3. **REQUESTS that the Chief Executive Officer meet with the Directors General of the relevant State and Federal Government agencies to discuss and advocate for funding assistance to deliver on the Community Facilities Plan for the Northern Coastal Corridor.**

CARRIED UNANIMOUSLY



City of Wanneroo
Northern Coastal Growth Corridor
Community Facilities Plan
Review 2019-2029

Dave Lanfear Consulting |City of Wanneroo| January 10, 2020

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Executive Summary

To be completed on receipt of comments related to the draft plan.

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Glossary:

AFL: Australian Football League

CFP: Community Facilities Plan

CFG: Community Facilities Guidelines

DAIP: Disability Access and Inclusion Plan

DoE: Department of Education

DoPL: Department of Planning and Lands

DBCA: Department of Biodiversity, Conservation and Attractions

DOS: District Open Space

NCGC: Northern Coastal Growth Corridor

NCGCCFP: Northern Coastal Growth Corridor Facilities Plan Review

NOS: Neighbourhood Open Space

PLA: Parks and Leisure Australia

POS: Public Open Space

ROS: Regional Open Space

WAFC: Western Australian Football Commission

WACA: Western Australian Cricket Association

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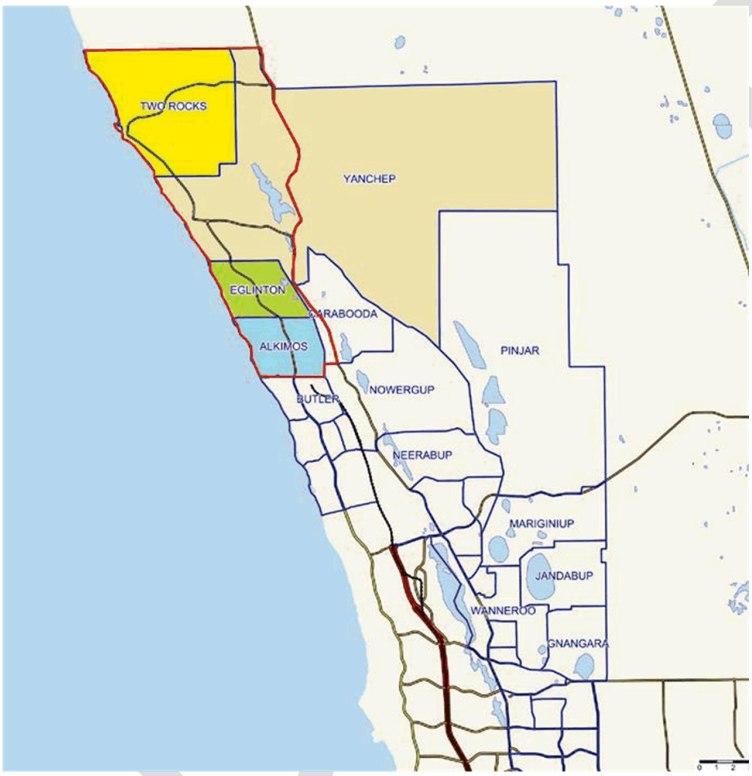
1. The NCGC Community Facilities Plan Review: The Context

The northern coastal growth corridor (NCGC) of the City of Wanneroo extends north along the coast from Butler through to Two Rocks and comprises the areas of Alkimos, Eglinton, Yanchep and Two Rocks, surrounded by Carabooda and Nowergup in the east, the Indian Ocean to the west, and Jindalee and Butler to the South (highlighted in Figure 1 below). With a significant projected population increase projected within the NCGC there is a need to review the related Community Facilities Plan for the area, which was endorsed in 2012. The aim is to ensure, within the major growth area, projected needs are identified, and key priorities established to assist with future decision-making, resource allocation and staging.

Figure 1: Northern Coastal Growth Corridor Study Area



Community Facilities are defined as public places and spaces that accommodate community facilities and services and support individuals, families and groups to meet their social needs, maximise their potential and enhance community wellbeing. The content and format of the new NCGCCFP is drafted to enable the City to obtain Development Contributions toward Community Facilities requirements generated from new land developments, in accordance with SPP 3.6 (including the amendments proposed in the current draft policy).

The CFP review provides a detailed analysis of the current levels of community facility provision, projected needs and gaps within the growth corridor.

While the current estimated population stands at 32,600, it is anticipated to grow to 166,679 by 2041. With a significant projected population increase in the growth corridor and significant residential development underway in Yanchep, Two Rocks, Alkimos, Eglinton and North Butler, it is imperative that social and community facility infrastructure is planned for in a measured and sustainable way.

1.1 Purpose

The purpose of the City of Wanneroo Northern Coastal Growth Corridor Community Facilities Plan Review (NCGCCFP) is to provide an implementation plan which outlines the recommended infrastructure type/models, hierarchy, locations, timing, relative priority, resource and financial requirements. All of this is prioritised and set against the timing of new residential development and potential available funding. It is important to provide appropriate community facilities, services and programs to the existing and emerging population at the time when it is required in a way that responds to change positively and enhances the City's social, economic and environmental livability. The review will be required to challenge and inform a large number of local structure plans which are being lodged with the City which are proposing levels of community infrastructure which are currently not quantified with regard to infrastructure provision. To this end a clear understanding of the regional and district facility needs is required in order that a developer contribution plan for the northern coastal growth corridor can be developed.

1.2 Vision

The Vision for the NCGCCFP aligns with the City of Wanneroo Strategic Community Plan 2017/18 – 2026/27, as below :

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

More particularly, the plan seeks to identify opportunities to develop facilities and services which are provided to the community to ensure their use can be maximised and funded appropriately.

1.3 Objectives

The key objectives of the NCGCCFP are to:

- Assess the current standard of sport, recreation and community facilities throughout the Northern Coastal Growth Corridor in accordance with the definitions within SPP3.6.
- Report on projected demographic changes from 2020 based on existing CFP staging timeframes and implications for future POS and community facility development within the City.
- Determine if the City's adopted standards and hierarchy remain current and provide amendments based on the outputs of the research.
- Review existing facility provision principles and their relevancy against existing industry principles and guidelines and make recommendations in respect of potential changes.
- Confirm trends in future participation levels, to ensure that the right mix of facilities are provided to reflect the demand which will have to be met in the future.
- Audit existing community facilities in respect of their appropriate design and functionality.
- Review future provision outlined in the CFP, district and local structure plans and potential amendments, following the adoption of the CFP Review.
- Determine future needs of the community, based on current provision, population growth, suburb development, peak body information, trends in sport and recreation and community services.
- Determine appropriate and contemporary shared use/multi-functional opportunities to meet the service need for current and future communities.
- Provide a staging plan incorporating a series of scenarios having regard to population and demographic profiling, facility standards, benchmarking, hierarchy and provision principles, as informed through the earlier analysis. This is to be provided in both table and heat map form.
- Confirm the community facility costings, funding plan (incorporating a sensitivity analysis) for the duration of the plan, having regard to facility hierarchy category and facility type.

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1.4 Use of the Plan and Guiding Principles

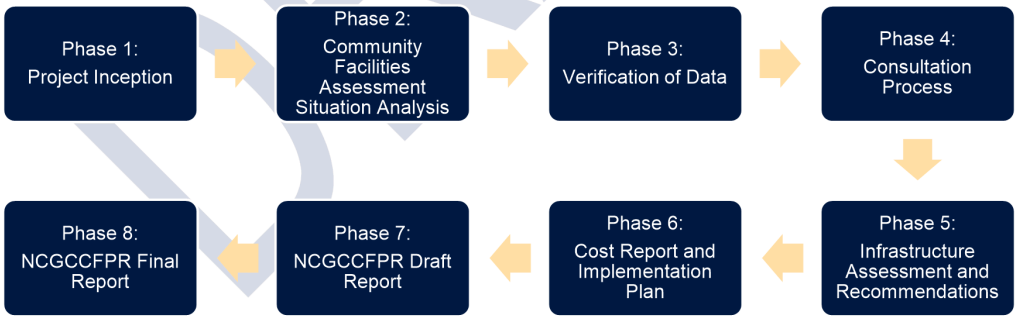
The NCGCCFP provides a detailed analysis of the current levels of Community Facility provision, projected needs and gaps, and development of an implementation plan which outlines the recommended infrastructure type, locations, timing, relative priority, resource and financial requirements to 2041 and beyond. All of this is prioritised and set against the timing of new residential development and potential available funding.

The guiding principles under which the NCGCCFP has been developed follows a similar approach to that identified in the 2011 Plan and include:

- Equality of access to all members of the community.
- Developing a sound evidence base to identify both perceived and normative need.
- Ensuring that, wherever possible, the capacity of existing infrastructure is maximised having regard to design and operational limitations.
- Co-locating and rationalising infrastructure to minimise cost and maximise the effective sharing of limited resources.
- Integrating, wherever possible, Community Facilities with land use and transport planning in an environmentally sustainable way and by entering into partnership with alternative service providers to develop alternative and cost-effective delivery models.
- Ensuring Community Facilities is planned and delivered in a timely manner which is flexible to changing demographic and development profiles.
- Facilities to be designed and located to cater for all members

This document articulates a coordinated, planned, proactive, financially viable and sustainable approach to the development of Community Facilities to ensure it is provided in an equitable manner irrespective of gender, cultural heritage or ability, to reflect the demographic composition of the City of Wanneroo community (now and into the future). Figure 2 below identifies the approach undertaken in developing the NCGCCFP.

Figure 2: Approach to the Development of the City of Wanneroo Community Facilities Plan



1.5 The Extent of the Community Facilities Plan

The plan specifically focusses on the following facilities:

- Community centres
- Youth centres
- Childcare and after school centres
- Aged / adult day centres

- Libraries and cultural facilities
- Performing arts centres
- Art Galleries and Exhibition Centres
- Surf Life Saving Clubs
- Indoor Recreation Centres
- Aquatic Centres
- Multi-purpose Hard Courts (tennis, netball, basketball)
- Basketball centres
- Netball centres
- Tennis clubs
- Lawn bowls clubs
- Skate parks
- BMX tracks
- Regional and District Public Open Spaces
- Sports of public open space: AFL, Cricket, Soccer, Rugby, Hockey, Athletics, Diamond sports

The plan provides an overview of current provision across all the facilities referenced above and specifically seeks to provide a level of provision which is equitable and affordable, having regard to the longer-term financial considerations.

The following sections are structured to provide a rationale for the recommendations contained at Section 11 by building up a case for potential future investment, rationalisation and re-purposing of current community facilities.

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2. City of Wanneroo Strategic Influences

This section highlights the key considerations which have emerged from a review of current strategic planning documents, master plans, policies and relevant reports. The section is split into discrete parts:

- The City of Wanneroo Integrated Planning Framework and previous Community Facilities Plan.
- City studies, strategies, plans and policies which have a direct influence on the strategic planning process.
- State government and other influences, particularly with regard to planning for future urban growth; strategic plans related to service provision and guidance documents.

A more detailed appraisal of the documents is contained within Appendix A.

2.1 City of Wanneroo Integrated Planning Framework

City of Wanneroo Strategic Community Plan 2017/18 – 2026/27

The Strategic Community Plan sets out the strategic direction for the City of Wanneroo and more specifically the key strategic themes, objectives and actions to meet the requirements of residents. The key areas considered relevant to the Northern Growth Corridor include:

- Outcome 1.1 Healthy and Active People: To create opportunities that encourage community wellbeing and active and healthy lifestyles. Facilitate opportunities within the City to access peak and elite activities.
- Outcome 1.3 Distinctive Places: Create place-based access to local services. This is in accordance with the City's drive towards a place planning-based model of service delivery.
- Outcome 1.4 Connected Communities: To strengthen community and customer connectedness through community hubs.
- Outcome 3.4 Activated Places: Create local area land use plans supporting our activated places; and Provide safe spaces, centres and facilities through our infrastructure management and designs for community benefit and recreation.

The Community Facilities Plan cuts across a number of other key outcomes and strategies within the Strategic Community Plan which are also underpinned by a series of strategic planning process and documentation referenced below.

City of Wanneroo Corporate Business Plan 2018/19-2021/22

The City is committed to continually improving its services, and the way they are delivered to customers and community. Key partners and stakeholders are referenced as being key to the success of delivering the Corporate Business Plan. At a local level, these are identified as:

- Developers of Land
- Educational Institutions
- Health Providers
- Local Community Associations
- Natural Areas Friends Groups
- Residents and Ratepayers
- Wanneroo Business Association

2.2 City of Wanneroo Community Facilities Plan 2011-2031

The Initial NCGC Community Facilities Plan 2011-2031 was undertaken in 2011. The original 2011 Plan defined the community infrastructure as per State Planning Policy 3.6 – Development Contributions for Infrastructure as:

- Sporting and recreational facilities (including built facilities and public open space);

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- Community centres;
- Childcare 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.

It primarily focused on regional and district level facility needs within the northern growth corridor, with local needs to be determined as part of the local structure planning process. It covered the two district structure planning areas of Alkimos Eglinton and Yanchep Two Rocks.

The Plan also identified the community facility hierarchy as:

- State: Large purpose-built facilities to cater for state, national and (sometimes) international needs. (These were outside of the scope of the report.)
- 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+).
- 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.
- Local: Small to medium scale facilities that primarily meet the needs of the immediate surrounding community. (These were outside of the scope of the report.)

Table 1 highlights the facilities which were initially identified across all the planning areas within the corridor:

Table 1: Community Facilities Identified in the 2011 Plan

Sub-areas	Projected facility requirements
Yanchep Two Rocks	• 5 x District beaches (two of which could be regional) • 3 x Regional Open Spaces (Active Reserves)
Alkimos Eglinton	• 1 x Regional beach
Alkimos Secondary Centre	• Regional Indoor Recreation Centre • Regional Library • Regional Community Centre
Alkimos South Coastal Village	• Surf Life Saving Club • Regional Beach Facilities
Alkimos North Coastal Village	• District Beach Facilities
East Alkimos	• District POS • Regional Multipurpose Hard Courts
Eglinton District Centre	• District Community Centre
North Eglinton (but in close proximity to the Eglinton District Centre)	• District Library • District POS • District Multipurpose Hard Courts • District Indoor Recreation Centre
Yanchep DSP Centre 'C'	• District Multipurpose Hard Courts • District Community Centre
Yanchep Lagoon	• Regional Beach Facilities • Surf Life Saving Club

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Sub-areas	Projected facility requirements
Capricorn Coastal Node	• District Beach Facilities
Yanchep Metropolitan Centre	• District POS • Regional Library / Art Gallery • Regional Community Centre • Regional Indoor Recreation / Aquatic Centre (w/ Arena)
West Yanchep Activity Centre	• District Community Centre
Yanchep Coastal Centre	• District Beach Facilities
North Yanchep Activity Centre 1	• Regional POS (outside Centre) • Regional Multipurpose Hard Courts (outside Centre) • District Indoor Recreation Centre • District POS • District Multipurpose Hard Courts • District Community Centre • District POS (outside Centre, w/ High School to the west)
North Yanchep Activity Centre 2	• District POS • District Multipurpose Hard Courts
Yanchep DSP Centre 'K'	• District Beach Facilities (to the south) • District Library • District Community Centre
East Two Rocks Activity Centre	• District Multipurpose Hard Courts
Two Rocks North Secondary Centre	• Regional POS (outside Centre) • Regional Indoor Recreation (outside Centre) • Regional Library
Yanchep DSP Centre 'F'	• District Community Centre • District POS • District Multipurpose Hard Courts
Two Rocks Coastal Centre	• District Beach Facilities
North Two Rocks Activity Centre	• Regional POS • District Multipurpose Hard Courts

The Structure Plan areas are identified at Figure 3 below together with a 10km Catchment (representing the regional level catchment for facility infrastructure identified within the Plan) and will be further referenced within subsequent sections of the report. It is to be noted that a number of the Structure Plan references (titles) previously identified have been changed and the planning documentation references sub-areas within the Structure Plan locales.

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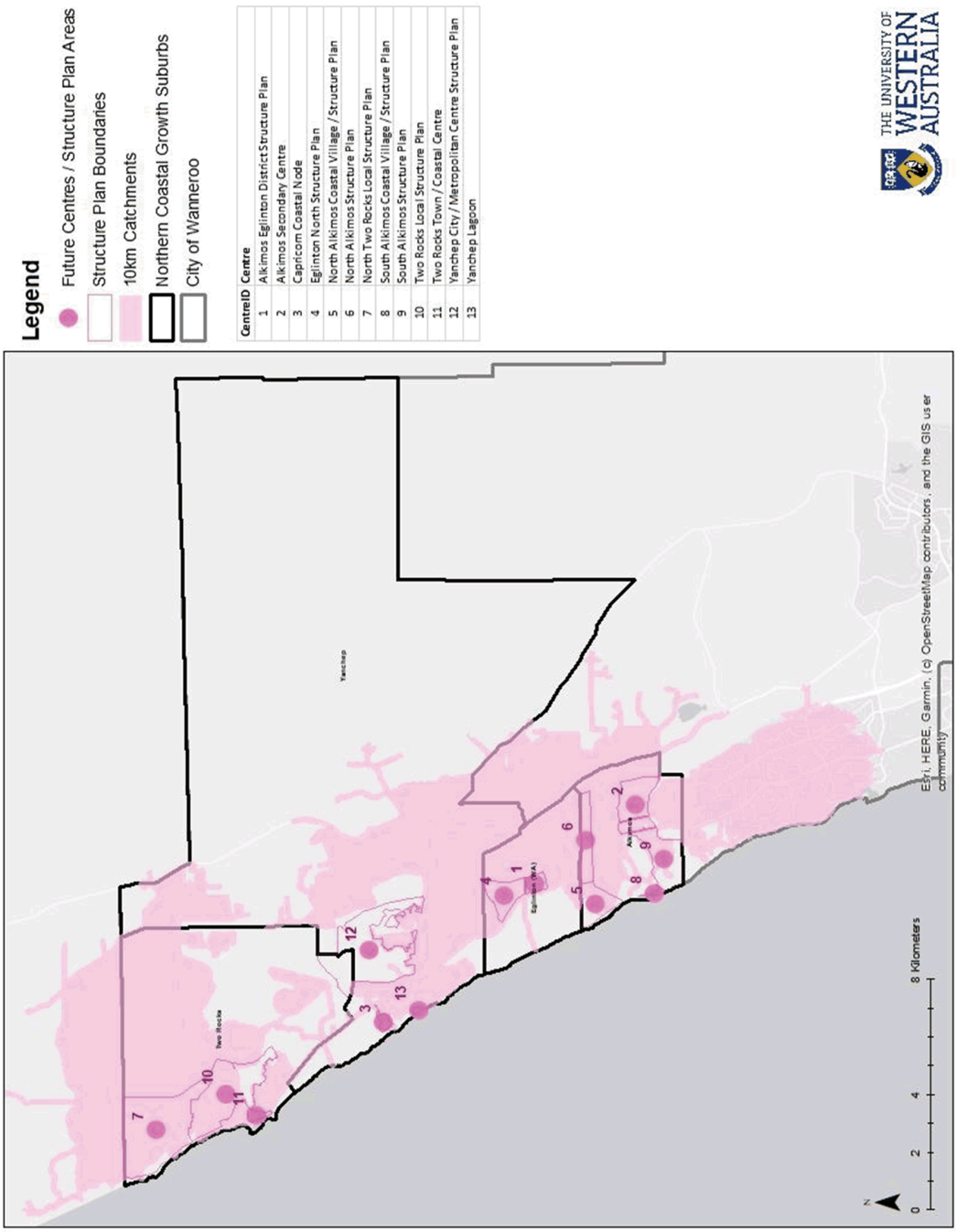


Figure 3: Current Structure Plan Areas and 10km Catchment Boundaries

2.3 City of Wanneroo Strategic Planning Implications

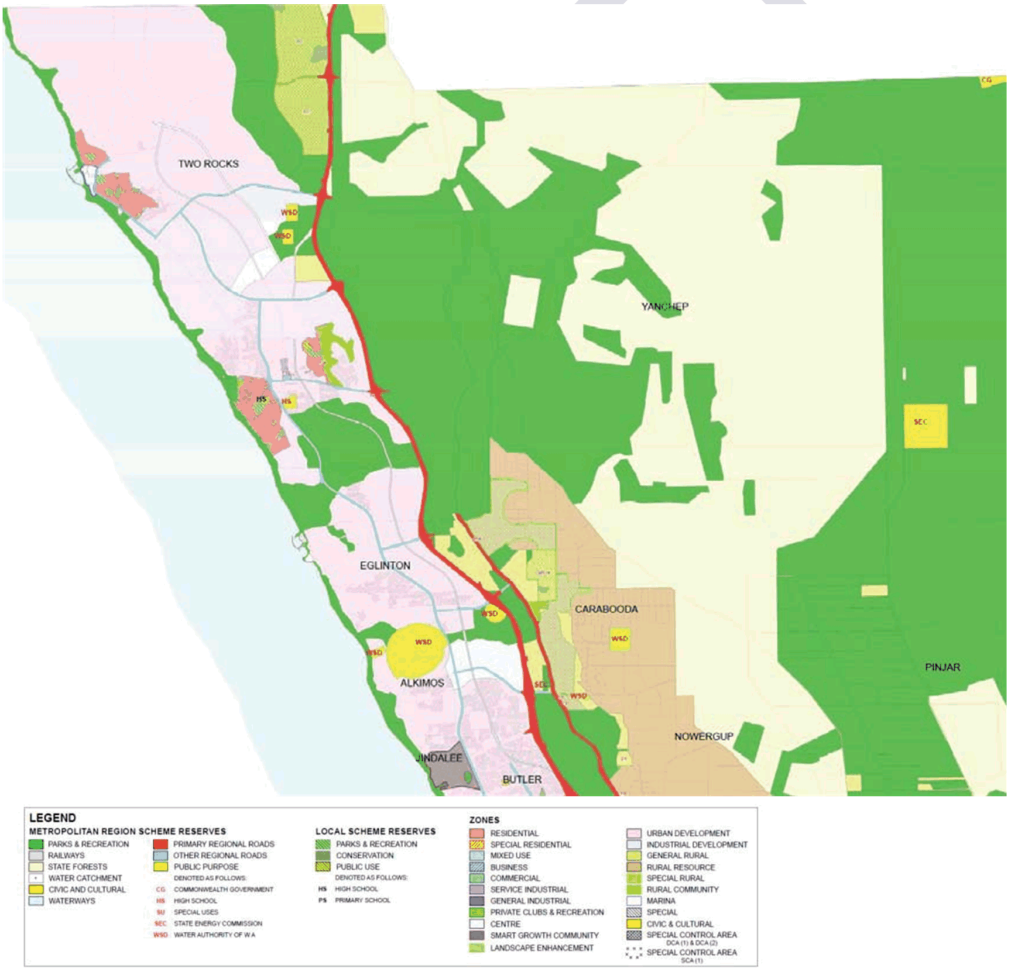
This document review highlighted the following aspects which have been raised as a key focus for the development of the NCGCCFP.

The key focus of future investment is to meet the needs of projected future residents of the NCGC and ensure that each resident has a high level of access to a variety of facilities and services

The Northern Coastal Growth Corridor is highlighted within the District Planning Scheme No.2 below as a significant area of urban development located between the coast and Mitchell Freeway. Land to the east of the Freeway is highlighted as Parks and Recreation, State Forrest and Special Rural. The linear development requires special consideration with the development of community infrastructure due to the significant transport barriers associated with the coast and freeway which would impact on facility catchment capacity.

The extent of urban development, which extends from Butler through to Two Rocks on the western side of the extended Freeway, identifies indicative road structures which reflect extensive north south links but limited east west links (as indicated in Figure 4).

Figure 4: Excerpt from the City of Wanneroo District Planning Scheme No.2



The key City planning documents and their implications for the Community Facilities Plan are incorporated in Table 2 below and provided in detail at Appendix A.

Table 2: City of Wanneroo Strategic Planning Implications - Document Review

Document	Implications
Influencing Strategies, Plans and Policies – City of Wanneroo	
City of Wanneroo Place Framework 2018 (City of Wanneroo)	The City's approach to Place Development is identified as: Creation and implementation of a distinctive community vision for Places. Design and creation of physical spaces and urban form that reflects the vision, which is enhanced through community engagement and activation. The objectives of the Place Framework are to: • Outline a set of guiding principles that underpin the City's Place Approach; • Build the organisation's confidence and capacity to deliver a Place Approach; • Facilitate enhanced relationships with the community in places and projects; • Provide guidance to Local Area Planning; • Inform Strategic and Service Planning; • Provide guidance to the place-based delivery of services; and • Articulate a clear definition of Place-related terminology.
Asset Management Strategy 2018 – 2022	The fair value of the City's physical asset base, as at 30 June 2017, is valued at in excess of $2.4Bn across a wide range of asset classes. For any future investment, the City will be required to ensure the optimum social return on investment.
Draft Wanneroo Cycle Plan (City of Wanneroo December 2018)	The Plan advocates a cycle friendly environment within the City that is desirable, accessible and attractive to a variety of users and provides a credible alternative to vehicle use for 0 - 10km trips. It is important to ensure all recreational facilities are appropriately located close to the cycle network and associated infrastructure
North Coast Cycling Facility Master Plan Report (City of Wanneroo 2018)	The report investigates the potential opportunity to develop cycling infrastructure within the City It concludes that the most appropriate facility development to meet cycling needs within the northern coastal corridor (and the City of Wanneroo in general) is the development of a criterium track. It states the development of the criterium track is best located within either a district or regional open space, with the future Alkimos Regional Open Space being considered the best location option within the foreseeable future. Consideration is also given to the potential location within an expanded Wanneroo Raceway.
Active Reserves Master Plan Report (City of Wanneroo 2016)	The purpose of the City of Wanneroo Active Reserves Master Plan Report has been to develop a Master Plan for each existing Active Reserves within the City. It also references proposed new developments including those identified within the northern growth corridor, The intention of the report is to provide an evidence base which assists Council in their decision-making process in regard to the funding and timing of projects. As a consequence, the report is a working document. The body of work will form one component of a broader strategic Community Facility Planning Framework. As a result of the ARMP process, a total of 196 individual projects at an approximate cost of $71.4M have been identified. $34.4M relates to the development of new Active Reserves (i.e. Banksia Grove District POS, Butler North District Open Space and Yanchep Active Open Space). The areas were split into wards. The North Coast Ward is the most relevant to this Plan and includes: • Butler North District Open Space (now known as Halesworth Park)

Document	Implications
	• Yanchep Active Open Space (now known as Splendid Park) • Leatherback Park • Amberton District Open Space • Charnwood Park • Oldham Reserve
Local Planning Policy 4.3: Public Open Space	The policy articulates Council's position on the planning, provision, location, design, development and interim maintenance of Public Open Space (POS). The purpose of this policy is to ensure that POS is delivered to optimise community benefit; provide local interpretation of the WAPC Liveable Neighbourhoods policy; and guide Council, its officers and applicants in considering the planning of POS in new urban areas. It references a number of other relevant policies but principally seeks to ensure there is a balance of recreational, nature, water sensitive urban design, amenity, affordability, environmental sustainability and sporting use across all of the City's POS sites. In support of a subdivision proposal that contains POS the City will require a Public Open Space Plan ('POS Plan'). A minimum 10% of the gross sub-divisible area shall be ceded as POS as per Liveable Neighbourhoods and where this cannot be provided, cash in lieu of POS may be considered. A minimum of 4% of the gross sub-divisible area shall be allocated for sport POS. For recreation no specific percentage is identified, just referenced by 'as required'. Where community facilities are located on POS (e.g. a sporting pavilion), the space required to accommodate the facility should be considered as part of the POS planning process and included as part of the POS allocation. A specific community purpose site is not required in these instances. Co-location of POS with school sites is supported and encouraged. This however is required to be subject to a formal agreement between the City of Wanneroo, Department of Lands and Department of Education. Specific reference is made to stormwater run-off and capture and the need to ensure stormwater runoff from small rainfall events entering any part of a POS reserve that is included in the POS credit calculation and wetland buffers. The policy references specific hierarchies of provision and includes. Of relevance to this plan is: • Neighbourhood: for recreation and informal active pursuits simultaneously. Sizes are: 1.0 – 7.0ha (Recreation) and 4.0 – 7.0ha (Sports) within an 800m (10min walking catchment). POS sites of less than 3.0ha co-located with primary schools. • District: Principally provide for organised sporting use, yet are large enough to accommodate a variety of concurrent uses including informal recreation, children's play, picnicking, dog walking, social gatherings and individual activities. 7.0 – 20ha in size (may also incorporate large environmental / conservation areas. • Regional: Generally the largest provisions of space in the community attracting visitors from across the metropolitan area. 20-50+ ha in size. Accessibility by public transport is essential. The policy hierarchy has a number of similarities with the framework hierarchy for POS endorsed by state government with the exception of land sizes and potential catchments. It is recommended that the objectives of LPP 4.3 be utilised as a guideline for the hierarchies identified above as is the policy intention and the spatial requirements and catchments modified to recognise the local circumstances resulting from an extensive narrow development corridor constrained by the ocean and hard road

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Document	Implications
	infrastructure which will have a marked impact on the catchments associated with each facility and their potential viability
City of Wanneroo Public Health Plan (2014/15 to 2016/17)	This plan whilst dated identifies the need to create a physical, social, economic and cultural environment that supports and promotes health and wellbeing for the whole community in line with a social determinants of health approach.
East Wanneroo Community Facilities Plan (Draft December 2018, Revised March 2019)	Each facility type is defined and is summarised as: • Community centres (multipurpose community facilities) Regional facilities should be located within or near activity centres with access to public transport and shared parking. They should be flexible and broadly multipurpose. • Youth: Can primarily be met through multipurpose buildings that incorporate needs of youth. 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. • Aged: Purpose built facilities are generally not required as needs of the older population can be met with multipurpose facilities. Location close to shops, services and public transport is critical • Libraries: Library services are traditionally provided out of a large central/regional library supported by a number of branch or mobile libraries. Learning and social opportunities, access to digital and electronic media and the provision of internet services. They should be located in a central position, ideally within an activity centre to maximise accessibility. • Performing Arts Centres: Small playhouses to large multi-purpose performance centres. They should only be provided at a regional level and preferably located within a larger activity node. District facilities should be located as part of a high school complex. • Art Galleries & Exhibition Centres: Purpose built galleries should only be provided at regional level, located within a major regional centre to maximise access by vehicle and public transport. District and local gallery needs should be met within multipurpose community centres. • Indoor Recreation Centres: Generally, include one or more sports courts plus a number of multipurpose activity/meeting rooms for community use. 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. • Aquatic Centres: 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. They 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. • Regional & District Public Open Space: Generally accommodate high-level sport organised by the respective State Sporting Associations. These facilities need to be located at the edge of districts away from most households and sensitively located close to the local transport network. District open spaces, whilst still

Document	Implications
	accommodating high levels of use, should be located within the district to maximise access and walkable catchment, where possible.
Draft Needs and Feasibility Study for a North Coast Regional Aquatic and Recreation Centre and Draft Feasibility Study and Business Plan (SGL 2019)	The key conclusions of the Needs Analysis which focuses on population projections to 2041 and does not take into account projected increasing densities and projected population growth post 2041 indicates: • At least two small or one large aquatic and recreation centre is justified. • As with swimming pools, the NCGC has a deficiency in sports halls. Whilst a small number do exist, none are capable of hosting mainstream sporting competitions, such as basketball, netball, volleyball, badminton and futsal. • In the short term, and given the age profile of the NCGC, the priority should be on servicing the needs of children and families (indoor aquatic facility, of at least 25m in length). The Feasibility Study and Business Plan indicates: • A significant area of water space may be required to meet demand. Projected demand for sports halls indicate that four courts are required to meet current demand, and up to 16 courts may be needed in the long term. • The proposed aquatic and leisure facility to be located at Alkimos or Yanchep will have little or no impact on attendances at either Aquamotion or Kingsway Indoor Stadium. • Subject to a detailed demand analysis and business case, expansion, or redevelopment at another site, of Aquamotion and Kingsway Indoor Stadium is likely to be justified by 2041. This would service Wanneroo Town Centre and Wanneroo East, which would not be impacted upon by any development in the NCGC. The estimation of capital expenditure for a pool in the NCGC is $60.6M for a 25m pool and $66.5M for a 50m indoor pool.
Selected Guidelines, Master Plans, Structure Plans and Activity Centre Planning	
Alkimos Eglinton DSP (March 2016)	The Alkimos Eglinton District Structure Plan provides a new coastal community, comprising over 23,000 dwellings housing more than 57,000 people. Reference is made to: • Providing a range of community amenities. • Protecting areas of natural environment within identified Regional Open Space reservations and open space systems. • Providing a variety of active recreation facilities. • Facilitating ease of access to the attractive coastal environs. • Facilitating formation of an integrated community, and a strong “sense of place”. Identified desirable types of facilities to be incorporated within Alkimos Eglinton are: • Regional Open Space stand alone playing fields, (50ha) located east of Alkimos Secondary Centre outside DSP area. • District Open Space (DOS) at 13ha adjacent to the Secondary Centre, within the ROS site. • Aquatic and recreation centre, based on Joondalup Arena model. • Performing arts centre in the Alkimos Secondary Activity Centre. • Surf life saving club at southern coastal node. • Range of community purpose sites. • 1 x indoor sport / recreation centre, potentially co-located with tertiary provider or high school.

Document	Implications
	• 1 x municipal golf course (80ha) stand alone, single purpose facility not co-located with any other regional infrastructure.
Yanchep – Two Rocks DSP (Roberts Day for Tokyu Corporation) Nov 2012	The need for the following is identified in the Yanchep - Two Rocks District Structure Plan. • A university within the Yanchep City Centre. • TAFE facilities. • A public senior high school (Years 8-12) will be required north of the Yanchep City Centre to accommodate students graduating from the 4-5 feeder primary schools in and around the northern half of the project area. • A district aquatic and recreation facility in the Yanchep City Centre. • A regional library within the Yanchep City Centre. The preferred outcome is for a shared-use library with the university, centrally located within the City Centre and in close proximity to public transport. • a performing arts centre in the Yanchep City Centre to partner the provision of a modern shared-use facility with the university. The aim is to create an exciting hub for theatre, dance and music that will be a key point of intersection for university students and the broader community, and an icon of cultural life in the region.
Two Rocks Local Structure Plan (Taylor Burrell Barnett Town Planning and Design) December 2015 and October 2017	Four local community purpose sites have been provided to meet the future needs of the Two Rocks community. The sites have been designated adjacent to senior sized ovals, near primary schools or near local centres.
South Alkimos Consolidated ASP (Roberts Day for LandCorp + Lend Lease) Nov 2017	• The Plan identified that the Playing Field POS sits within the central area of the site, adjacent to the primary school and will be a community focused park. It is to be developed as a shared facility between the City and the Department of Education and Training and will accommodate a full sized oval. • The unique approach proposed by the proponents provided for the appointment of a Recreation Manager will facilitate sport, recreation and wellbeing programs specifically for the business community. Initiatives suggested including the provision of opportunities for local businesses to compete against each other in various sporting activities. They indicated that research has shown these ongoing programs to be of assistance in the attraction and retention of staff, enhanced workplace performance and also enhanced business networking.
Predicted Future Demand for Coastal Facilities - Yanchep - Two Rocks Project (MP Rogers and Assocs) Sept 2008)	• Under an early assessment of beach nodes within the NCGC, it was estimated that to accommodate the ultimate peak beach use, five local beaches, four district beaches and one regional beach should be developed along the coastline.
St Andrews District Structure Plan: Regional Community and Human Service Infrastructure Provision Strategy (Creating Communities) 2007	In one of the forerunning documents of the more recent planning documentation, the needs identified included: • Total of 40ha – 60ha of district active open space. • Total of 60ha – 80ha of regional active open. • 1 x major indoor aquatic and sports facility collocated with a tertiary provider. • 1 x secondary (smaller scale) aquatic facility collocated with playing fields and/or other community facilities.

Document	Implications
	• 1 x indoor sport and recreation centre co-located with a tertiary provider or high school. • 2 x regional libraries co-located with tertiary providers and/or high schools. • 1 x performing arts centre co-located with a tertiary provider.

All the documents referenced above have a direct influence on the development of the Northern Coastal Growth Corridor Community Facilities Plan (NCGCCFP) and the recommendations contained therein.

Other Influencing State and National Guidelines, Plans and Strategies

In referencing Public Open Space (POS) the NCGC Facilities Plan principally focusses on sports spaces which also provide recreational opportunities. The Classification Framework for POS produced by the then Department of Sport and Recreation in 2013 identified POS infrastructure as being categorised by one of three primary functions: recreation, sport and nature space; and by their respective catchment: local, neighbourhood, district or regional open space.

This plan specifically references POS reserves which accommodate sporting spaces which are defined as:

- Providing a setting for formal structured sporting activities.
- Includes playing surfaces, buffer zones and supporting infrastructure such as clubrooms.

For sporting spaces the catchment category can be identified as:

- Neighbourhood Open Space
    - Usually provide a variety of features and facilities with opportunities to socialise.
    - 1ha to 5ha in size and within 800 metres or a 10 minute walk.
- District Open Space
    - Usually designed to provide for organised formal sport and inclusion of substantial recreation and nature space
    - 5ha to 15ha in size and within 2 kilometres or a 5 minute drive.
- Larger areas of Regional Open Space are expected to serve one or more geographical or social regions and attract visitors from outside any one local government (LG) area. Size will be variable and dependent on function. When sport space is identified as a necessary regional function, land allocations for playing fields and sports facilities are expected to be upwards of 20 hectares in area.

Due to limitations in size, local open spaces are generally not included within these definitions. The document also reference the PLA WA Community Facilities Guidelines (2012 and draft 2019 document including proposed amendments). This document incorporates this definition.

In addition to the key strategic documents referenced above, there have been a number of specific service delivery guidelines, plans and strategies developed at a state and national level which provide guidance and influence the delivery of specific services including, libraries, culture, arts, port, seniors and youth provision.

Table 3: Influencing Plans and Strategies – National and State

Document	Implications
Department of Education - Shared Use Agreements (2008 and updated 21 Aug 2018)	Department of Education (DoE) Policy Document which states that school facilities and resources must be made available for use by the community, TAFEWA colleges and any other potential users. Advice to principals is that collaborative relationships between schools and the community are to be encouraged.

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Document	Implications
Shared Use Guide (WA Department of Sport and Recreation 2017)	Shared use of school facilities has been recognised as a perennial issue for local government where school sporting fields and indoor facilities are empty after 4:00pm on weekdays and over the weekend. While policy frameworks to support community use of school facilities do exist in WA, progress has been slow in some local government areas. However, several local governments are starting to make genuine changes and establish partnerships between LGAs, Department of Education and Schools for the shared provision of facilities to meet school and community needs. The shared use guide provides support for local governments seeking to pursue more effective shared use agreements.
Age-Friendly Communities; Age Friendly WA Toolkit and Seniors Strategic Planning Framework (The Department of Communities 2016)	In developing an age-friendly community, the role of local government is to enable the sector to provide appropriate levels of infrastructure to allow seniors to age in place. This is largely driven through the land use planning process and in partnership with developers. The key role that local government plays within the servicing of seniors is through the provision of: • Affordable recreational, cultural and creative pursuits. • Participation in sport and recreation activities designed to meet the unique needs of seniors (particularly related to social interaction and non/low-contact activities). • The provision of infrastructure where seniors are valued and may contribute to the economy through volunteering (i.e. Men's Sheds, Community Events, etc). • Access to learning and development opportunities (generally through the provision of and access to IT within a library setting).
Department of Culture and the Arts Strategic Plan 2016	• The strategy is largely dictated by the need to deliver the State Government's arts and culture priorities and ensuring effective management of the State Government's investment in culture and the arts. • It should, however, be recognised that local areas have their own unique and diverse arts and cultural needs which need to reflect the Aboriginal culture and diverse demographic needs of planning areas.
Strategic Directions Framework 2015-2030 for Arts and Culture in WA	The critical services which are required to be developed in partnership with local government are: • The provision of community arts and cultural development. • Access to galleries, libraries and museums. • Access to appropriate indoor and outdoor performing arts areas (including for music, visual performance, arts and crafts. • Support and facilitation for the development and connection to Aboriginal cultural heritage.
Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (Department of Sport and Recreation)	Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 identifies the following which need to be considered in the development of sporting infrastructure: • To deliver public open space which meets the needs of communities into the future we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces. • Community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue. • The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances. • The achievement of improved participation rates in sport and recreation, and more broadly active lifestyles, will require innovative responses to the life course and life stage circumstances of Western

Document	Implications
	Australians. A combination of expanding pioneering initiatives and adapting successful concepts from other jurisdictions can stimulate healthier and socially beneficial outcomes for our community.
Aboriginal Services and Practice Framework	• A reference document which underpins intervention measures to support Aboriginal children, families and communities.
WA Primary Health Care Strategy (Department of Health, State of Western Australia Dec 2011)	• The primary health care strategy, whilst dated, highlights the importance of an integrated delivery framework which needs to be developed in partnership with local governments. • It is not the role of local government to provide the service but to enable the service to be provided by others. Access to consulting rooms, secure (but temporary) surgeries and other outreach needs of the primary health care service sector are important.
Better Choices: Youth in WA (Department of Local Government and Communities) 24/10/17	• The provision of youth services is fragmented between several service providers (including religious institutions). A decision needs to be taken on the level of support, accessibility and service that is reasonable for the City to provide. A focus will need to be on multi-functional youth services which have the capability to provide a diverse mix of activities and social engagement opportunities. • The City of Wanneroo operates a youth consultative group as well as a number of youth engagement events and activities.
Western Australian Public Libraries: Our Future (Background Paper) and WA Public Libraries Strategy: A New Chapter for Our Public Library System Strategy 2017	• The document refers to libraries as moving away from being solely transaction-oriented resource lenders towards more activity focused community spaces. • In addition, there is an emerging link between libraries and community development functions as a driver for workforce development. The major challenge is to remain relevant and adaptable to technological change. • The services provided within the City are clearly adapting to these changing circumstances and will continue to provide a dedicated resource servicing the population growth.
WA Sport Specific Strategic Plans	
State Sporting Facilities Plan – The Framework and Project Update (Department of Sport and Recreation 2013)	The document aims to provide the framework for the provision of state, national and international level infrastructure for sport in Western Australia from 2012 to 2022. Of the projects which potentially have a direct influence on the NCGC, the following are relevant: • BMX – facility feasibility study to determine whether existing BMX infrastructure can accommodate national and international competition requirements. • Cycling – examination of the feasibility and need for a closed road circuit venue to support criterium and road racing and centre for bike education.
Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia	The plan maps a vision and framework that will be used to guide the future development and growth of cycling in Western Australia. With reference to the challenges, the following is relevant to the NCGC: • We have an inadequate number of cycle sport facilities. • The financial and workforce capacity of our cycling organisations and clubs is fragile, which is limiting the breadth and depth of impact they can have in our community. • Our cycling organisations still tend to operate in isolation, with operational and functional duplication in many areas, and limited instances of collaboration and resource sharing.

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Document	Implications
State Sporting Facilities Plans: **Aquatic Strategic Facilities Plan (2012)** **Bowls WA Strategic Facilities Plan (2012)** **Hockey WA Strategic Facilities Plan (2009)** **Football West Strategic Facilities Plan (2006)** **Tennis West Strategic Facilities Plan (2018)** **WACA Strategic Facilities Plan (2006)** **Western Australian Football Commission Strategic Facilities Plan (2006)** **Netball Strategic Facilities Plan (2015)** **Basketball Strategic Facilities Plan (2015)**	A review of the Facility Plans identifies a number of common threads which can be summarised as: • The strategic documents vary from being explicit in identifying sites for development whilst others are generic in advising on the approximate location of facilities in accordance with population growth. The main recommendations of note are: o Aquatic: No sites are specifically identified for development outside of the hierarchy model which specifies development at the top end of the aquatic industry. o Tennis: The future development of a Large Community or Regional Tennis Centre to meet the future needs and demands of tennis in the northern growth corridor. o Football (AFL): Recently adopted AFL facility guidelines incorporates a requirement for all new facilities to be diverse and incorporate unisex changing infrastructure. o Netball and Basketball: Support the City of Wanneroo in developing the business case for one district level indoor sport and one district level outdoor hardcourt facility by 2026. • With the exception of the WAFC strategic plan, no strategic facilities plan has been developed to incorporate implementation and delivery. • The role of local government is critical to the implementation of the majority of recommendations in respect of facility development. • The strategic plans have, with the exception of WAFC, not been reviewed on a regular basis to determine their currency. • The strategies have largely been developed in isolation with little regard to ground sharing, co-location and compatible uses. • The Department of Education is highlighted as being a significant partner in delivering the facility development outcomes identified in the majority of strategic facility plans. • The majority of the strategies are linked to funding available through CSRFF.

2.4 Summary Conclusion: Document Review

This document review highlighted the following aspects which have been raised as a key focus for the development of the NCGCCFP.

- The key focus of future investment is to meet the needs of projected future residents of the NCGC and ensure that each resident has a high level of access to a variety of facilities and services which are either provided by the city or in partnership with others.
- The ability to have a choice of infrastructure and services is important for such a diverse population base and for a combined urban and rural setting. This, however, potentially places a significant cost impost in maintaining infrastructure and a high level of social connectivity.
- Where services are provided, where a benefit may be gained, the City will seek a cost recovery for those services where there is a discernible private benefit gained from accessing that service. This will need to consider service provision undertaken by others through the National Disability Insurance Scheme (NDIS), Seniors, Youth and for use of buildings and open space by local commercial operators where the providers are likely to gain a financial return.
- The development of regional sporting infrastructure, including an aquatic centre and indoor courts will need to be considered, particularly as the population grows and the demand for services beyond district level infrastructure becomes more acute. Recent research into aquatic infrastructure and dry side provision indicates a substantial shortfall in water space and the need for a minimum of 16 indoor courts within the NCGC.
- Current facilities need to be assessed against potential increases in population density which is likely to increase the scope and demand for higher levels of POS and associated built infrastructure.
- The previous recommendations made in the 2011 Plan will need to be reviewed and assessed against emerging trends in the development and provision of community facilities. Developments which were not being considered at that time included the emergence of Men's Sheds and Community Gardens. In addition, there has been a greater focus on the issues associated with mental health and wellbeing and, in particular, a focus on home-based care and support.
- It is evident from the structure planning process undertaken that there is likely to be a more intense and higher density development along the coastal corridor than that which was previously envisaged. It will therefore be important to consider the potential impact this may have on the current proposed level of infrastructure and availability of space.
- Connectivity between sites is important in order to maintain a high level of social integration across all ages and users. This is particularly acute in a coastal development frontage which extends in a ribbon form. This can be enhanced through integrating more effectively with the Bicycle Plan and more effective provision of end of trip facilities.
- The close proximity of community facilities to activity centres (i.e. retail, transport hubs and other commercial areas) is important and has become a critical element associated with district and regional level infrastructure where high throughput is important in justifying the expenditure and ongoing running costs. This assists in addressing issues associated with social isolation and ensures the optimum potential use. This also aligns to strategic economic investment priorities where a strong local identity and activation is promoted.
- The City's ongoing commitment to community health and wellbeing re-enforces the need to continually invest in community facilities as places where people can meet, socialise, remain active and learn.
- Current influencing plans, guidelines and strategies all influence the potential direction for the delivery of community facilities within the City. Many of these have been produced since the previous Community Facilities Plan was developed and highlight changing circumstances which need to be considered in the development of the Plan. These are generally consistent with the City's approach but include:

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  - Shared use agreements on school sites and the advice contained within documentation produced by the Department of Education which encourages a collaborative relationship between schools and the community.
  - Provision for seniors which is no longer to be provided within bespoke and dedicated seniors centres, but as an integral part of a multi-functional community building or hub.
  - Likewise, the provision of youth infrastructure, which is better coordinated, and multifunctional in their approach to the delivery of a range of services.
  - Culture and arts development which need to respond to the local area's unique character rather than imposing a solution on a community.
  - The development of library infrastructure which has moved from a book lending service to a lifelong learning enterprise and in many local governments as an integral part of a community hub/multi-functional building.
  - The need to optimise the value from the investment in sport and recreation facilities and sporting spaces to ensure that they are more financially viable and respond to the need to manage the assets provided.
  - The role of local government in facilitating the provision of services (through access to infrastructure) at an appropriate level to enable other service providers to deliver what the community is identifying as a need.
- Sporting facility plans and strategies provide limited guidance for growth areas. Of particular note is the need to accommodate:
  - The growth in junior sport as a result in inward migration. There will be particular demand for the traditional sports of soccer, AFL, cricket, hockey, netball, basketball, rugby (league and union) and diamond sports.
  - The growth in women's and girls' sport which is requiring an alternative approach to the design and development of changing facility infrastructure to be far more diverse and inclusive.
  - Perceived levels of demand against realistic growth scenarios for each sport. There is a tendency for each sport to over-emphasise the ability for each sport to grow without recognising the high levels of competition between sports which inhibit the opportunity and capacity to develop.

This summary overview establishes the basis for the subsequent assessment process and recommendations provided later in the report.

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3. State Government Strategic Planning Implications

The following state government publications are particularly relevant to the development of the NCGCCFP:

- **North West Metropolitan Perth Sub-Regional Strategy (2018):** The strategy covers a total area of approximately 785 square kilometres. The framework, amongst other proposals, identifies requirements for:
    - key community and social infrastructure such as those required for health and tertiary education;
    - sites to meet the growing requirements for regional sport and recreation facilities;
    - increased connectivity between areas of open space or conservation through an integrated green network;
    - staging and sequencing of future urban development.

  The estimated dwelling target is 48,590 with a population of 106,900. Strategic Regional Centres are identified at Joondalup and Yanchep which are slated to provide regional facilities and services within the corridor with secondary centres at Alkimos.

  Under the section of consolidated urban form, the objective is to provide for the more efficient use of urban land and infrastructure with improved access to public transport, sport and recreation, community and commercial facilities, while minimising impacts on significant environmental attributes.

  Within the section on Community and Social Infrastructure, the objective is to provide a wide range of community and social infrastructure to enhance the health and wellbeing of the community and meet the community's needs including health, education, sport and recreation, while promoting infrastructure co-location and optimising the use of existing facilities and infrastructure.

  Eleven proposed High Schools, together with two technical colleges and a University Technical College, are identified within the growth corridor. Three areas of open space sport investigation are identified with the open space sport designation on one site at Yanchep. The focus for the sub-region will be the co-location of key community and social infrastructure to promote better use of existing infrastructure and facilities, reduce traffic movements and establish a sense of social cohesion by creating a key focal point for activity and the delivery of services to nearby residents.

  Some sites previously identified for active open space have subsequently been found to have higher environmental values and therefore alternative sites need to be investigated in order to meet the projected demand. Of the regional and district sport and recreation activities identified, the following within the City of Wanneroo is referenced:
    - a site immediately south of Wilbinga, within the Yanchep–Two Rocks area, of approximately 30 hectares.
    - a site east of the Two Rocks secondary centre of approximately 40 hectares;
    - a site north of the Yanchep City Centre of approximately 30 hectares; and
    - a site to the east of the Alkimos Town Centre, between the Mitchell Freeway and Wanneroo Road, of approximately 50 hectares.

  The planning framework further states *Regional facilities will be complemented by district facilities in Alkimos-Eglinton; East Wanneroo; and Tamala Park, once existing waste disposal operations have ceased. Regional and district sport and recreation facilities should be co-located with other uses including libraries, education facilities and activity centres and will need to be planned collaboratively at subsequent planning stages.*

  Under the sections on Environmental and Natural Resources it is clear that while some open space sites for sport and recreation use have been identified, these are subject to further

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investigation and planning. The identification of these areas is not to be construed as the WAPC supporting their future protection and/or reservation.

- **State Planning Policy 3.6 Developer Contributions for Infrastructure (2009):** This sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas. The careful planning and coordination of infrastructure is fundamental to the economic and social wellbeing of any community. It identifies community and recreational facilities as infrastructure where development contributions can be sought. Development contributions can be sought for items of infrastructure that are required to support the orderly development of an area. Contributions may be sought for a new item, land; upgrade in the standard of provision, extensions, replacement and reasonable costs associated with the preparation, implementation and administration of a development contribution plan. Eight principles are identified: need and nexus, transparency, equity, certainty, efficiency, consistency, right of consultation and arbitration and accountability. The document is subject to review following the publication in 2016 of a draft revised SPP 3.6 which cited modifications to clarify certain matters and provide additional information, guidance and explanatory information in support of the policy to ensure that the policy is interpreted and implemented consistently across local governments. This included a draft Scheme Text Provisions to provide consistency in the application of developer contribution plans through local planning schemes. The general requirements in respect of community infrastructure remain as:
    - identifying the services and facilities required over the next five to 10 years (supported by demand analysis and identification of service catchments);
    - identification of the capital costs of facilities and the revenue sources (including capital grants) and programs for provision;
    - projected growth figures, including the number of new dwellings to be created at catchment level (suburb or district); and
    - a methodology for determining the proportion of costs of community infrastructure to be attributed to growth and the proportion to be attributed to existing areas.
- **Draft State Planning Policy 3.6 Infrastructure Contributions Guidelines** which was published in July 2019 highlight the following changes:
    - Confirmation of the key social infrastructure items will remain the same but opportunities for sustainable transport options in areas experiencing transformational change is now included.
    - Reference to the need to provide for additional physical infrastructure and community facilities necessary to accommodate future growth and change indicates that as a rule local governments have sought contributions beyond that which should be deemed a standard requirement (particularly for Community Infrastructure such as community centres, recreation centres, sporting facilities, libraries, childcare centres, and other such facilities). The draft guidance considers that funding of such infrastructure should be largely sourced from other funding mechanisms.
    - It is suggested that the levy now be capped at $2,500 per dwelling for Local Infrastructure.
    - Where district and/or regional infrastructure is also proposed, consideration may be given to increasing the cap by an additional $1000 per dwelling, to a total of $3,500 for a combination of local, district and regional community infrastructure, subject to adequate justification and the support of the Western Australian Planning Commission (WAPC).
    - Developer agreements are generally only acceptable where large scale projects under single ownership are proposed (i.e. under limited circumstances). They must, however, be consistent with the principles set out in SPP3.6.
    - The draft document suggests that the consistency of financial contributions across all local government areas will provide certainty to developers, while also providing flexibility in the type of infrastructure that may be required for different communities.

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- Schedule 2 identifies Community Infrastructure that may be considered for inclusion in a DCP. Each local government is advised it will need to determine its infrastructure requirements based on the needs of existing and future communities, following consultation with the community.

Whilst only currently in draft, these changes (which have already emerged from a previous draft consultation document) are likely to be ratified and in such circumstances the option to vary according to specific local circumstances is likely to be unlikely. It is therefore no longer valid to identify a DCP as a percentage of the cost of new infrastructure, but to levy a $2,500 cost per dwelling and then identify the potential shortfall which may accrue. As a simple measure, a development of 900m^2 which may cost $5M to develop (assuming associated car parking, access, landscaping and play areas) will service 2,000 dwellings/lots (5,400 residents at 2.7 per dwelling) if all of the DCP were to be allocated to that particular piece of infrastructure. A development portfolio of $40M, likewise, would service a 16,000 dwelling/lot capacity (43,200 residents at 2.7 per dwelling) if all of the DCP funding were to be allocated to the community infrastructure components. This obviously could be increased for Regional level infrastructure, but a specific case would need to be made for such investment.

The draft document in referencing Community Infrastructure items, states that they may only be included in a DCP if those items are first identified as being necessary in a local government's Strategic Community Plan and corresponding Community Infrastructure Plan. Each DCP for Community Infrastructure must be supported by projected growth figures including the number of new dwellings to be created per catchment. The cost apportionment between each existing and future owner will rely on these figures. Therefore, it is important that this analysis work is undertaken as accurately as possible.

- **Planning Bulletin 92 (2008):** Urban Water Management and State Planning Policy 2.9: Water Resources. This provides guidance on urban water management matters and assists in the management and sustainable use of water resources.

This documentation will be used as the basis for establishing the broad order developer contributions which will be sought in implementing the NCGCCFP.

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4. Standards of Provision

This section highlights the current industry guidance with regards to Public Open Space Classification and Community Infrastructure provision. This is then compared to the previous standards of provision identified within the 2011 plan.

Classification of Public Open Space

As previously referenced the Department of Local Government Sport and Cultural Industries Classification Framework identified the following definitions for POS:

Table 4: POS classification by function, purpose and description

Function	Purpose	Description
Recreation Spaces	Recreation spaces provide a setting for informal play and physical activity, relaxation and social interaction.	Recreation spaces enhance physical and mental health through activity that provides relaxation, amusement or stimulation. Recreation spaces can be accessed by all to play, socialise, exercise, celebrate or participate in other activities that provide personal satisfaction or intrinsic reward.
Sport Spaces	Sport spaces provide a setting for formal structured sporting activities.	Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training. Sport spaces are designed to accommodate playing surface, buffer zones and infrastructure requirements of specific or general sporting activity. Most sport spaces can also be accessed by community members for informal sport and recreation.
Nature Spaces	Nature spaces provide a setting where people can enjoy nearby nature and protect local biodiversity and natural area values	Nature spaces provide opportunity for low-impact recreational activities, such as walking, cycling, picnicking, playing, watching or exploring natural features. Nature spaces may include bushland, coastal areas, wetlands and riparian habitats, and geological and natural features. Sites are managed to enable recreational access while protecting local ecological and biodiversity values.

It is suggested the hierarchy of provision of POS within the NCGC, for consistency, should follow the Department of Local Government Sport and Cultural Industries Classification Framework as identified below.

Table 5: POS hierarchy by level, description and broad catchment (Source: DLGSC)

Level	Description	DLGCS Catchment	2011 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	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

	individual activities		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	

It is considered that the descriptors referenced in the DLGSC published framework should be adopted, given that it has the support of the Department of Planning and Lands and WAPC. To ensure consistency with previous plans, however, the definition of local level provision is interpreted to mean neighbourhood level infrastructure.

4.2 Classification of Community Facilities

In addition to the above, the City of Wanneroo in the 2011 plan referenced a hierarchy of community infrastructure which were utilised in the project. These included the following which is incorporated in Table 6 for reference. The suggested benchmarks are then provided in the far-right column within the table, based on current trends and alignment to the Facilities Planning Guidelines of PLA WA:

Table 6: Comparative Benchmarks from the 2011 Plan and Community Facility Guidelines (CFG) of 2012, as recommended to be amended in 2019 (Source: City of Wanneroo and PLA WA)

Facility	2011 Plan	PLA Guidelines 2019 amendments	Recommendations
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

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Facility	2011 Plan	PLA Guidelines 2019 amendments	Recommendations
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.)
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.

Facility	2011 Plan	PLA Guidelines 2019 amendments	Recommendations
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.
Community Centres	1:35,000	1:15,000 – 25,000	It is likely that a population trigger of 1:35,000 is more realistic having regard to other multi-functional provision which has the potential to offset the demand for meeting room space (i.e. sporting clubrooms with function areas and shared use of school infrastructure).It is to be noted that not all of the City of Wanneroo pavilions currently have a multipurpose room. These are to be developed where a case is merited and to enhance co-location / multi-functional use opportunities.
Library	1:35,000	1:15,000 – 30,000	The provision of 1:35,000 at a district level is reasonable if combined with other uses. Care should be taken to ensure such facilities / learning centres are aligned where possible to district community centres.
Art Gallery	1:47,500	1:50-150,000 (performing arts) 50,000 to 150,000 (Integrated within a District Centre). Any proposal	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

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Facility	2011 Plan	PLA Guidelines 2019 amendments	Recommendations
		supported with a well-researched business case addresses the specific need	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.

4.3 Additional Community Facility Classifications

For the benefit of further developing the plan and ensuring the level of community infrastructure is commensurate with the changing needs of the population, it is considered that the full extent of regional and district level infrastructure referenced within the Community Facilities guideline should be referenced in the current Community Facilities Plan to ensure the breadth of infrastructure is fully costed and appreciated, irrespective of whether they are eligible for consideration within the DCP process. In addition to the facility infrastructure referenced in 4.3 above, this includes:

Table 7: Additional Community Facilities and Definitions to be incorporated in the Community Facilities Plan (Source: PLA WA Community Facilities 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

Facility	Definition	Recommended Trigger Points
		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	Centres for the purpose of undertaking dance, music, opera, drama, magic, spoken word and circus arts. Ideally located on a school site and subject to a shared use agreement.	1:150 – 250,000 – Regional level facility 1:50-150,000 – District level facility
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.	The PLA WA guidelines are likely to be amended to reduce provision to an identified local need due to diminishing participation rates. It may not be a core responsibility of the City to deliver such infrastructure which can be provided as a commercial club entity.
Cycling facility	Shared use / dual use tracks and trails for informal recreation and site connectivity.	Integrated with tracks and trails

5. Population Growth and Demographic Analysis

The demographic analysis outlines the key data for the City, which has been obtained using the following sources:

- Australian Bureau of Statistics (ABS) 2016 Census
- Community Profile and Social Access
- Forecast.id for the City of Wanneroo Local Government Area
- WA Tomorrow (2015)

The analysis has focused on the current population profile and future population growth, age composition and components of population change. The analysis is provided in greater detail at Appendix B.

City Wide Population and Demographic Indicators

The Estimated Resident Population of the City of Wanneroo in 2016 was 188,212, living in 70,348 dwellings with an average household size of 2.83. This represents an increase of 36,129 (23.8%) since the 2011 census. The latest estimated figures indicate that in 2019 there is a population of 220,246 which is forecast to grow to 412.996 by 2041.

The areas subject to the Northern Coastal Growth Corridor report include Two Rocks, Yanchep, Eglinton and Alkimos. These areas are, however, impacted upon by the emerging populations, particularly in the surrounding suburbs of Jindalee, Butler and Neerabup - Pinjar - Nowergup – Carabooda.

It is important, however, to gain a detailed understanding of what the demographics mean on a suburb-by-suburb basis within the NCGC and surrounding areas as this directly impacts on the type and level of community facilities and services which is required to be provided over the life of this Plan. For this reason, the suburb implications have been identified in section 5.2 below. A more detailed breakdown of the analysis is provided at Appendix B.

5.2 Suburb-by-Suburb Implications

Future population growth

Table 8 identifies, on a suburb-by-suburb basis, the key demographic characteristics and potential implications for Community Facility provision. It is to be noted:

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

The NCGC accounts for approximately 50% or above of new residents within the City during the period to 2041 and is therefore the most significant influence on the development of new community infrastructure and its location, given that the area is currently only sporadically developed. Table 9 highlights the critical demographic and construction implications for the NCGC. Each estate referenced should, however, not be seen in isolation as in the case of most areas the catchments for community facilities will extend beyond the estate boundaries. Therefore, a balanced approach needs to be considered in assessing what the overall implications of the emerging development will be.

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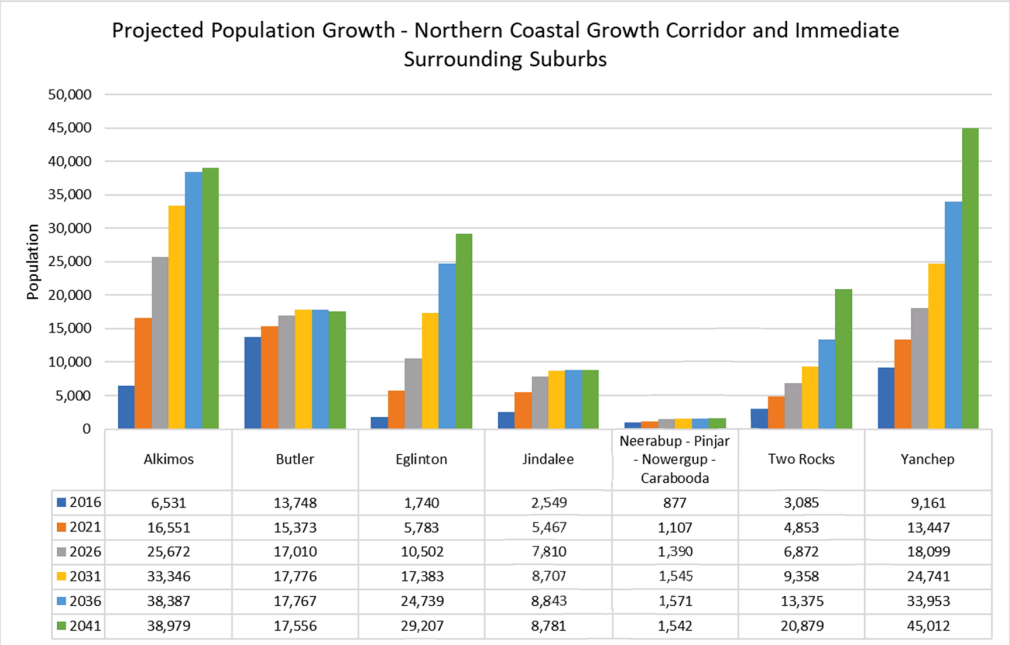
Table 8: Projected Population Growth in the NCGC and Surrounding Suburbs (Source: Forecast.id)



	Alkimos	Butler	Eglinton	Jindalee	Neerabup - Pinjar - Nowergup - Carabooda	Two Rocks	Yanchep
2016	6,531	13,748	1,740	2,549	877	3,085	9,161
2021	16,551	15,373	5,783	5,467	1,107	4,853	13,447
2026	25,672	17,010	10,502	7,810	1,390	6,872	18,099
2031	33,346	17,776	17,383	8,707	1,545	9,358	24,741
2036	38,387	17,767	24,739	8,843	1,571	13,375	33,953
2041	38,979	17,556	29,207	8,781	1,542	20,879	45,012

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

Suburb	Growth and Demographic Characteristics	Implications
Alkimos	• Current Residents (2016): 6,261. • Net migration is the single biggest influence on population change until 2031. • Residential development forecasts assume the number of dwellings in Alkimos will increase by an average of 446 dwellings per annum to 13,783 in 2041. • Significant population change is between 2017 to 2021 where the demand for community infrastructure to meet the emerging population becomes more critical. At this point the ability to retrofit to address any deficiencies in provision become difficult to resolve without impacting upon the development structure. • Average household size is estimated to range from 2.85 in 2016 to 2.91 in 2041. • Between 2016 and 2026, the age structure forecasts for 0-14-year olds indicate a 368% increase in population under working age, a 470% increase in population of retirement age, and a 281% increase in population of working age. • From 2027 to 2041 a 35% increase in population under working age, a 157% increase in population of retirement age, and a 52% increase in population of working age. Projected Dwelling per designated area: • Trinity - 2,803 dwellings (2012-2025) • Shorehaven Estate - 3,363 dwellings (2012-2034) • Alkimos Beach - 4,487 dwellings (2014-2038) • Paradis Apartments - 16 dwellings (2017) • West Hamptons Apartments - 68 dwellings (2018-2019) • Alkimos Central - 1,420 dwellings (2020-2034) • Alkimos City Centre - 1,595 dwellings (2022-2041)	• The number of new dwellings projected will see the area increase substantially to 2031 and there will therefore be a need to ensure land availability is secured now for projected growth. • The high number of family units indicate in the initial period a high demand for organised club sporting infrastructure, youth and family services which provide developmental and support opportunities for children. • The dominant household profile will be young family units which will grow but diminish as a percentage of the overall demographic mix. The affordability of land and provision of new dwellings is likely to attract first home buyers and families who require access to the Perth CBD and surrounding industrial/commercial areas for employment. • Seniors' provision will be necessary as the community ages demanding a provision of hall space, passive recreational opportunities and social meeting places.

<table>
<tr><th>Suburb</th><th>Growth and Demographic Characteristics</th><th>Implications</th></tr>
<tr><td></td><td>Projected Dwellings 2016 to 2041: (including percentage change):
<table>
<tr><th colspan="2">2016</th><th colspan="2">2021</th><th colspan="2">2026</th><th colspan="2">2031</th><th colspan="2">2036</th><th colspan="2">2041</th></tr>
<tr><td>2,630</td><td>0%</td><td>5,935</td><td>126%</td><td>8,870</td><td>50%</td><td>11,365</td><td>28%</td><td>13,291</td><td>17%</td><td>13,783</td><td>4%</td></tr>
</table></td><td></td></tr>
<tr><td>Eglinton</td><td>

Current Residents (2016): 1,672
Net migration is the single biggest influence on population change until 2036 when the natural increase in local birth rate takes over.
Residential development forecasts assume the number of dwellings in Eglinton will increase by an average of 388 dwellings per annum to 10,423 in 2041.
The most significant population change is between 2027 to 2036. The population growth up to this point is generally focused on providing for district level infrastructure and below to service the growing population.
Average household size is estimated to range from 2.84 in 2016 to 2.92 in 2041.
Between 2016 and 2026, the age structure forecasts for Eglinton indicate a 636% increase in population under working age, a 1,224% increase in population of retirement age, and a 470% increase in population of working age.
From 2027 to 2041 a 162% increase in population under working age, a 330% increase in population of retirement age, and a 180% increase in population of working age.

Projected Dwellings per designated area:

Amberton Estate - 2,363 dwellings (2013-2031)
Allara - 2,634 dwellings (2016-2041)
Eglinton District Centre - 520 dwellings (2021-2033)
Eglinton Hill - 870 dwellings (2022-2041)
Eglinton Marina - 2,532 dwellings (2023-2041)
</td><td>

The demand for community infrastructure to meet the emerging population becomes more critical between 2027 and 2036 where it will become more critical to keep pace with anticipated growth.
The high levels of children and younger working families indicates a high demand for organised club sporting infrastructure, youth and family services which provide developmental and support opportunities for children.
Core infrastructure areas will be Amberton Estate, Allara (both currently in development), and Eglinton Marina which will become the main population centres.
It is to be noted that the percentage of population at retirement age is consistently tracking high and re-enforces the need to cater for an ageing demographic in and around the Eglinton suburb.
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<tr><th>Suburb</th><th>Growth and Demographic Characteristics</th><th>Implications</th></tr>
<tr><td></td><td>

South Yanchep - 600 dwellings (2026-2038)
Eglinton Remaining Urban Development Land - 895 dwellings (2029-2041)

Projected Dwellings 2016 to 2041: (including percentage change):
<table>
<tr><th colspan="2">2016</th><th colspan="2">2021</th><th colspan="2">2026</th><th colspan="2">2031</th><th colspan="2">2036</th><th colspan="2">2041</th></tr>
<tr><td>733</td><td>0%</td><td>2,195</td><td>200%</td><td>3,813</td><td>74%</td><td>6,078</td><td>59%</td><td>8,712</td><td>43%</td><td>10,423</td><td>20%</td></tr>
</table>
</td><td></td></tr>
<tr><td>Two Rocks</td><td>

Current Residents (2016): 2,988
Residential development forecasts assume the number of dwellings in Two Rocks will increase by an average of 233 dwellings per annum to 7,159 in 2041.
Net migration is the single biggest influence on population change. From 2032 to 2041 the net migration is at its highest with the most substantial growth occurring in the last 5 years.
Relatively slow population growth up to 2031 will be generally focused on providing for district level infrastructure and below to service the relatively small coastal population.
Relatively fast population growth will require greater attention to the identification of land and the staging of community facility development in advance of anticipated growth. This puts greater pressure on local government finances and the ability to secure appropriate levels of DCP investment up-front.
Average household size is estimated to range from 2.71 in 2016 to 3.18 in 2041.
Between 2016 and 2026, the age structure forecasts for Two Rocks indicate a 189% increase in population under working age, a 33% increase in population of retirement age, and a 128% increase in population of working age.
From 2027 to 2041 a 220% increase in population under working age, a 112% increase in population of retirement age, and a 211% increase in population of working age.

Projected Dwelling per designated area:

Two Rocks Long Term Residential - 500 dwellings (2037-2041)
Breakwater Estate - 209 dwellings (2012-2026)

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The critical time period for the development of community infrastructure is likely to be after 2031, with almost 6,000 residents expected to migrate to the area, in addition to the 1,789 births during the period.
Land is required to be identified and secured now, in advance of anticipated growth in order that the structuring and functionality can be planned in advance of development.
The demographic changes in Two Rocks indicate a greater involvement of young families, where traditionally it has catered for seniors/retirees. The close proximity of the new city centre at Yanchep will provide the employment requirements to service the growing population.
The main focal points for community infrastructure will be in the population centres of Atlantis Beach, Two Rocks District Centre and East Two Rocks.

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<table>
<tr><th>Suburb</th><th>Growth and Demographic Characteristics</th><th>Implications</th></tr>
<tr><td></td><td>

The Reef - 425 dwellings (2012-2041)
Atlantis Beach - 2,460 dwellings (2016-2041)
The Spot development - 44 dwellings (2019-2027)
Two Rocks District Centre - 840 dwellings (2020-2041)
East Two Rocks - 865 dwellings (2021-2041)
North Two Rocks - 510 dwellings (2035-2041)
Low level of Infill development (0-7 dwellings per annum)
Low level of Two Rocks Upcoding development (0-10 dwellings per annum)

Projected Dwellings 2016 to 2041: (including percentage change):
<table>
<tr><th colspan="2">2016</th><th colspan="2">2021</th><th colspan="2">2026</th><th colspan="2">2031</th><th colspan="2">2036</th><th colspan="2">2041</th></tr>
<tr><td>1,326</td><td>0%</td><td>1,816</td><td>37%</td><td>2,470</td><td>36%</td><td>3,264</td><td>32%</td><td>4,619</td><td>42%</td><td>7,159</td><td>55%</td></tr>
</table>
</td><td></td></tr>
<tr><td>Yanchep</td><td>

Current Residents (2016): 8,869
Throughout the 2017 to 2041 period the net migration is the single most determining growth factor with a gradual increase in every five-year block.
Relatively fast population growth will require greater attention to the identification of land and the staging of community facility development in advance of anticipated growth. This puts greater pressure on local government finances and the ability to secure appropriate levels of DCP investment up-front
Average household size is estimated to range from 2.79 in 2016 to 2.66 in 2041.
Between 2016 and 2026, the age structure forecasts for Yanchep indicate a 99% decrease in population under working age, a 110% increase in population of retirement age, and a 104% decrease in population of working age.
From 2027 to 2041 a 138% increase in population under working age, a 180% increase in population of retirement age, and 146% increase in population of working age

Residential development forecasts assume the number of dwellings in Yanchep will increase by an average of 563 dwellings per annum to 17,722 in 2041.
</td><td>

Due to the strong anticipated growth in developing the City of Wanneroo's second City, pressure exists now to establish the appropriate level of neighbourhood, district and regional level provision which is aligned to the transport networks and key activity nodes and centres.
The current residential population is well serviced with the provision of the new District Sports Centre, but this will need to be enhanced by accessibility to additional functional sporting infrastructure. It is likely that indoor and outdoor court space will be in high demand and ideally Yanchep would be the location of a regional aquatic and dry-side centre aligned to an expanded regional sporting precinct.

</td></tr>
</table>

<table>
<tr><th>Suburb</th><th>Growth and Demographic Characteristics</th><th>Implications</th></tr>
<tr><td></td><td>Projected Dwelling per designated area:
146 St Andrews Drive - 29 dwellings (2012-2020)
The Heights - 196 dwellings (2012-2023)
Capricorn Estate - 2,541 dwellings (2012-2041)
Jindowie - 2,958 dwellings (2012-2041)
Yanchep Golf Estate - 1,623 dwellings (2013-2035)
Bethanie Beachside Lifestyle Village - 61 dwellings (2015-2023)
Vertex Estate - 400 dwellings (2017-2027)
South Yanchep - 906 dwellings (2020-2041)
Yanchep City - 4,874 dwellings (2022-2041)
Yanchep Long Term Residential land - 1,985 dwellings (2028-2041)
Low level of Infill development (0-6 dwellings per annum)
Low level of Yanchep Upcoding development (0-10 dwellings per annum)
Projected Dwellings 2016 to 2041: (including percentage change):<table><tr><th colspan="2">2016</th><th colspan="2">2021</th><th colspan="2">2026</th><th colspan="2">2031</th><th colspan="2">2036</th><th colspan="2">2041</th></tr><tr><td>3,641</td><td>0%</td><td>5,195</td><td>43%</td><td>7,012</td><td>35%</td><td>9,654</td><td>38%</td><td>13,232</td><td>37%</td><td>17,722</td><td>34%</td></tr></table></td><td>The key population centres for the development of infrastructure are the Capricorn Estate, Yanchep Golf Estate and South Yanchep.
Significant growth from 2031 onwards will demand a number of community facilities serving a relatively youthful demographic.</td></tr>
<tr><td colspan="3">Impacting Suburbs</td></tr>
<tr><td>Butler</td><td>Current Residents (2016): 13,273.
Residential development forecasts assume the number of dwellings in Butler will increase by an average of 60 dwellings per annum to 6,479 in 2041.
Births are the single biggest influence on population change within the suburb which indicates an established young family demographic.
From 2027 onwards the net migration will be tracking in a negative direction which indicates a community which is ageing in place and generally with established family units.</td><td>Butler (with an established residential population) should incorporate the full extent of community facility infrastructure which would meet current needs. It is, however, likely that this is compromised by increasing densities and the impact of land immediately to the north.</td></tr>
</table>

<table>
<tr><th>Suburb</th><th>Growth and Demographic Characteristics</th><th>Implications</th></tr>
<tr><td></td><td>

Average household size is estimated to range from 2.92 in 2016 to 2.79 in 2041.
Between 2016 and 2026, the age structure forecasts for Butler indicate a 24% increase in population under working age, a 61% increase in population of retirement age, and a 27% increase in population of working age.
Between 2027 and 2041, the age structure forecasts for Butler indicate a 4% decrease in population under working age, a 65% increase in population of retirement age, and a 1% decrease in population of working age.

Projected Dwelling per designated area:

Brighton Estate - 1,564 dwellings (2012-2020)
6 Chipping Crescent - 18 dwellings (2015-2017)
8-38 Exmouth Drive - 45 dwellings (2015-2017)
38 Cape Meares Crescent - 72 dwellings (2016-2020)
37 Manningtree Approach - 14 dwellings (2017)
23 Dirleton Loop - 13 dwellings (2017-2018)
Brighton Town Centre - 1,225 dwellings (2017-2033)
Aquavante Apartments - 47 dwellings (2019)
Low level of General Vacant land development (0-4 dwellings per annum).

Projected Dwellings 2016 to 2041: (including percentage change):
<table>
<tr><th colspan="2">2016</th><th colspan="2">2021</th><th colspan="2">2026</th><th colspan="2">2031</th><th colspan="2">2036</th><th colspan="2">2041</th></tr>
<tr><td>4,984</td><td>0%</td><td>5,588</td><td>12%</td><td>6,164</td><td>10%</td><td>6,457</td><td>5%</td><td>6,479</td><td>0.3%</td><td>6,479</td><td>0%</td></tr>
</table>
</td><td>

The soon-to-be developed district level sporting open space to the north will service catchments in Eglinton and Alkimos potentially. This, however, needs to be assessed against functionality, capacity and future capability as the demographic profile changes.
Brighton Estate and Town Centre still have a substantial number of residential units to be completed and occupied. At the completion of those development stages, there is likely to be greater pressure on accessing infrastructure immediately to the north.

</td></tr>
<tr><td>Jindalee</td><td>

Current Residents (2016): 2,519
Residential development forecasts assume the number of dwellings in Jindalee will increase by an average of 97 dwellings per annum to 3,331 in 2041.
Births are the single biggest influence on population change within the suburb which indicates an established young family demographic.

</td><td>

Due to the established residential population the extent of community facility infrastructure would be expected to be in place and meeting the needs of the population within all but the Jindee Estate. This, however, needs to be assessed against functionality, capacity

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<table>
<tr><th>Suburb</th><th>Growth and Demographic Characteristics</th><th>Implications</th></tr>
<tr><td></td><td>

From 2027 onwards the net migration will be tracking in a negative direction which indicates a community which is ageing in place and generally with established family units.
Average household size is estimated to range from 3.08 in 2016 to 2.71 in 2041.
Between 2016 and 2026, the age structure forecasts for Jindalee indicate a 247% increase in population under working age, a 491% increase in population of retirement age, and a 180% increase in population of working age.
From 2027 to 2041 a 12% decrease in population under working age, a 107% increase in population of retirement age, and an 11% decrease in population of working age.

Projected Dwellings per designated area:

Jindalee Beachside Estate - 619 dwellings (2012-2026)
Eden Beach - 1,023 dwellings (2015-2025)
Jindee Estate - 1,300 dwellings (2019-2034)

Projected Dwellings 2016 to 2041 (including percentage change):
<table>
<tr><th colspan="2">2016</th><th colspan="2">2021</th><th colspan="2">2026</th><th colspan="2">2031</th><th colspan="2">2036</th><th colspan="2">2041</th></tr>
<tr><td>909</td><td>0%</td><td>1,953</td><td>114%</td><td>2,791</td><td>43%</td><td>3,186</td><td>14%</td><td>3,331</td><td>5%</td><td>3,331</td><td>0%</td></tr>
</table>
</td><td>
and future capability as the demographic profile changes.

The growth projected to 2026 is relatively modest across all estates with Jindee estate progressing from this year onwards.
The growth in retirees (which as a percentage of the population is outstripping the young family demographic) indicates that the provision of seniors' infrastructure, including access to social and meeting places, will be high together with good connectivity between centres. The demand for high contact sporting infrastructure will be diminished.

</td></tr>
<tr><td>Neerabup – Pinjar – Nowergup – Carabooda</td><td>

Current Residents (2016): 843
The population change is relatively insignificant in comparison to the broader NCGC influences.
From 2026 onwards the area stabilises and is projected to experience a negative growth period post 2036. This is to be influenced by an increase in net migration out of the suburbs.
Residential development forecasts assume the number of dwellings in Neerabup - Pinjar - Nowergup - Carabooda will increase by an average of 9 dwellings per annum to 545 in 2041.
Average household size is estimated to range from 2.93 in 2016 to 3.11 in 2041.
Between 2016 and 2026, the age structure forecasts for the combined suburbs indicate a 129%

</td><td>

The population growth is relatively minor with the lifestyle choice being relative isolation within close proximity of city services. Access to infrastructure will be limited due to the inability to provide community infrastructure to serve a diverse and low-density population base.
A relatively stable dwelling development and negative growth period post 2036. Indicates a community ageing in place

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</table>

<table>
<tr><th>Suburb</th><th>Growth and Demographic Characteristics</th><th>Implications</th></tr>
<tr><td></td><td>increase in population under working age, a 70% increase in population of retirement age, and a 56% increase in population of working age.
• From 2026 to 2041 a 5% increase in population under working age, a 28% increase in population of retirement age, and 10% decrease in population of working age. Indicates a gradually ageing in place demographic.
Projected Dwellings per designated area:
• East Wanneroo rural residential land - 245 dwellings (2015-2033)
Projected Dwellings 2016 to 2041: (including percentage change):
<table>
<tr><th colspan="2">2016</th><th colspan="2">2021</th><th colspan="2">2026</th><th colspan="2">2031</th><th colspan="2">2036</th><th colspan="2">2041</th></tr>
<tr><td>312</td><td>0%</td><td>384</td><td>23%</td><td>474</td><td>23%</td><td>529</td><td>11%</td><td>545</td><td>3%</td><td>545</td><td>0%</td></tr>
</table>
</td><td>and requiring access to social meeting places / activities to support physical and mental health and wellbeing. This, however, is best provided through multi-functional community centres and spaces.</td></tr>
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Figure 5 identifies the population profile for the City of Wanneroo from 2016 to 2041. It is this projected growth which is likely to influence the focus of where new infrastructure and/or enhancement of existing infrastructure should be focused. It is generally accepted that within established residential areas the level of community facility provision will have been in place over a number of years and a traditional and accepted way of servicing the community has been delivered based on a historic legacy. This is not the case in the NCGC where the focus of the review process is generally on the quality and service catchments of existing assets, flexibility and functionality. There will be a need to consider what additional infrastructure is necessary and in small established settlements, whether it will be more cost effective to replace current infrastructure with more efficient and effective levels of provision which may provide a greater return on investment and reduced level of local government subsidy over a longer period. Critical aspects moving forward are:

- Household income levels: Where there is a high percentage of low-income households, the greater the demand there will be on primary supports services for families (income and child supports services) and seniors. In 2016, Butler had the highest proportion of low-income households in the areas directly impacted upon by the NCGC with Yanchep having the second highest proportion of low-income households. This will change over time as the areas evolve and develop and greater levels and variety of employment are available locally.

- Unemployment rates: This is generally an indication of a need to provide enhanced levels of government training and financial support. The suburbs of Butler and Yanchep are identified as being the suburbs with the highest levels of unemployment which explains the relatively high levels of low-income households being present in both suburbs (coupled with low levels of high income, particularly in Yanchep).

- Disengaged Youths: Butler and Yanchep had the highest number and proportion of disaffected youths (those not employed or within educational institutions), indicating a need to act to provide diversionary activities to re-connect those youths with the local community. Currently this is also a significant issue in Two Rocks, Eglinton and Alkimos. This indicates a need for the provision of youth services, employment services, re-training and mental health support. The development of a strong volunteer structure associated with sport and outdoor recreation leadership provides an opportunity to provide direction and focus for future work opportunities.

- Overseas born residents: In 2016 over 12% of people spoke a language other than English at home in 2016 within Butler, Alkimos and the rural inland suburbs. This will require a relatively high level of migrant support services to be placed within the corridor to facilitate the strong growth in these families.

- Household Units: High levels of young family or lone parent family units is indicative of a greater need for children's services, child support, sporting infrastructure and access to child health clinics. Butler and Yanchep have the highest raw number of families with children, although as a percentage of population, Jindalee is highest at 50% of all family units. This, however, is likely to increase in the NCGC as the population grows and family units migrate to more affordable coastal living.

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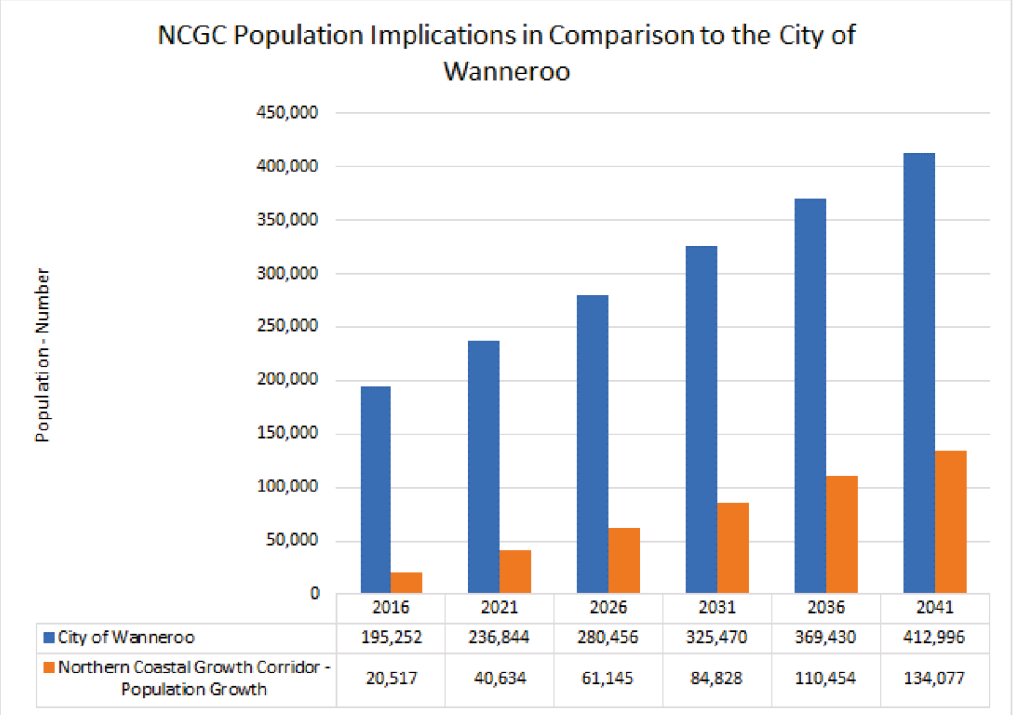
Figure 5: Projected Population Growth across the NCGC Suburbs 2016 to 2041 (Source: Forecast.id)



	2016	2021	2026	2031	2036	2041
City of Wanneroo	195,252	236,844	280,456	325,470	369,430	412,996
Northern Coastal Growth Corridor - Population Growth	20,517	40,634	61,145	84,828	110,454	134,077

In addition to the above is the projected full build out of the City of Wanneroo as this is indicative of land allocation requirements beyond current population growth limits provided by Forecast.id. Current City projections indicate the following:

- The ultimate growth and build out of Yanchep and Two Rocks will be 209,000. Beyond 2041, Land will need to be secured now, well in advance of the population growth. A failure to secure appropriate community purpose land now for this growth will result in a significant under-provision of social and community infrastructure required to service the population.
- Alkimos-Eglinton will see an increase of 22% above current growth projections to 2041. Again, this will require the allocation of land for community purposes beyond 2041 to cater for community need as the population densifies.
- South Alkimos and Butler are less of a concern as the population figures are considered to reflect broadly the current projected growth to 2041.
- With a projected ultimate population growth of 659,000 for the City, this represents in excess of 50% additional growth capacity within the City, post the projected figures to 2041. Much of this growth (156,900) is going to occur in the NCGC and in particular Yanchep and Two Rocks (143,100).

5.3 Summary Conclusions

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

- The population projections indicate a complex demographic mix where there is a growing ageing population over time but an immediate need to address required demands of a significant youth population which shows a high degree of disaffection currently.

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

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6. Trends in Community Facilities Provision and Use

The following section summarises the main industry trends and benchmarks associated with the provision of Community Facilities both within WA and interstate. It is split into a number of different components which include:

- Generic trends associated with local government Community Facilities provision
- Basic Facility Design Principles
- Delivery Models
- Sport and Recreation Trends
- Integrated Hub Models

6.1 Current Trends: Generic

There is a proliferation of ageing infrastructure in need of replacement across many local governments. The NCGC includes ageing infrastructure at Yanchep and Two Rocks which will need to be replaced and/or modernised to meet current day design standards and increase potential flexibility and use. This can be exacerbated by a number of heritage buildings. However, within the NCGC the only heritage building of significance performing a community infrastructure function is Mary Lindsay Homestead which has been modernised to meet the current needs and functionality as an arts space. The main trends facing growth areas, however, include:

- Pressures facing community groups in declining volunteers and increased risk management requirements. While new families and a growing population base may offset these issues, the problem tends to re-occur as communities become established.
- The need for modern facilities that meet statutory building requirements. This invariably has an additional cost associated with the capital build but in the long term is more cost effective as the lifecycle benefits of the build pay back over time.
- The importance of fully costing out asset management plans and future proofing expenditure (including lifecycle costing) is becoming more critical, particularly for future budgetary planning.
- Increased expectations of people in relation to the quality of provision of infrastructure.
- The value of Community Facilities in providing a social and community resource which directly impacts on improved:
    - Mental Health and Wellbeing
    - Physical health
    - Social connectivity
- The increasing use of information technology and capability of apps to connect people across a range of spatial and activity areas, including smart poles in parks and augmented reality. A number of local governments within Metropolitan Perth are seeking to develop programs across this area under the guise of Smart Cities and various other initiatives. With the intention to service the NCGC with a place planning team, this may become a more effective mechanism of engaging with the community, rather than an extensive build associated with a place planning office.
- The lack of relevant space and availability of space at a reasonable cost – In particular, the asset may be compromised by the inability of organisations to generate additional income. This is particularly acute with sporting clubs where income from food and beverage takings, in addition to membership, is their prime source of income. This can be compromised by multi-functional shared use facilities.
- A general push towards commercialising aspects of community facilities and services to assist in offsetting the ongoing operational costs. This includes the introduction of

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commercial space within or above community buildings and/or providing the facility to a service provider to operate on behalf of the City. This aspect should be considered in the development of community infrastructure within the NCGC as a mechanism to potentially offset ongoing operational subsidy and asset maintenance costs.

6.2 Current Trends: Basic Design Principles

The characteristics of successful community facilities have been identified through extensive case study research and literature reviews. They identify the following which are consistent across Metropolitan Perth but, most importantly within new growth areas where these basic principles can influence the design rather than a retro-fit of existing infrastructure :

- ***A co-ordinated network of facilities****:* The key to a successful network of facilities is the organisation of facilities within a hierarchy framework. The previous NCGC plan identified this and this Plan seeks to modify the hierarchy to accommodate emerging benchmarks.
- ***Central to catchment and equitable access:*** Facilities should be central and accessible to the population they are intending to serve. This is of particular significance to the City of Wanneroo which is seeking to service large and extensive rural areas together with discrete urban centres with significantly different demographic profiles.
- ***Located to promote visibility and accessibility:*** To maximise use and service identified social needs, community facilities should be highly visible. Ideally, they should be on a main street with ground floor street frontage for optimum visibility and accessibility. Location within and adjacent to activity centres is an important factor with community facilities servicing seniors, families and the youth (i.e. adjacent to retail areas where accessibility by public transport is good).
- ***Integrated/co-located:*** A key principle for the provision of community facilities within any local government.
- ***Multiple-use:*** Facilities should be designed and built to maximise flexibility in use, so they can respond and adapt as needs change.
- ***Responding to social need:*** Programs, activities and services offered should respond to the needs and interests of the people who live and work around it and foster long term social benefits for the community.
- ***Inclusive and welcoming:*** Community Facilities should be welcoming and accessible to people of all ages, cultural backgrounds, abilities, income levels and interests.
- ***Contributing to the public domain and sense of place:*** They should present as a reflection of local culture.
- ***Proximity to open space for activities and events:*** Ideally, community facilities are best located adjacent to open space including sporting fields and parks where access via public transport is good and where a range of activities can occur, unencumbered by lack of space. Alternatively, they are located within Town Centres (Activity Centres) where access to public transport and retail services are high.
- ***Connected to public transport, pedestrian and cycling network:*** Public transport enhances accessibility for all population groups. As a principle, community facilities in urban areas should ideally be located within 400 metres walking distance of a regular public transport stop. It is recognised that in rural areas the ability to provide such a standard is not practical.
- ***Be of sufficient size and design to enable expansion and adaptation*****:** The need to future proof Community Facilities to ensure they can respond to changing demographic requirements.
- ***Financial sustainability:*** Community facilities should be financially sustainable and provide value for money for their users, owners and operators. Ongoing operational costs need to be built into the initial planning process and facilities should be scaled to respond to those aspects.

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- ***Environmental sustainability:*** To reduce the environmental impact, wherever possible, recycled materials in construction to reduce construction costs are to be used. In addition, low Volatile Organic Compound (VOC) materials/products (e.g. paint, glue, carpet, furniture) are to be used to ensure a healthy indoor environment. Energy and water efficiency measures are to be utilised to reduce operational costs of the facilities.
- ***Safety and security:*** Community facilities should be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- ***Master planned:*** Community facilities should be developed in a way to ensure they can respond to changing population dynamics.

6.3 Current Trends: Delivery Models

A variety of delivery models have evolved over the past decade with regards to community facility provision. These are summarised below.

- ***Children and Family Services:*** The traditional facility model of stand-alone preschool centres or centres combined with maternal and child health consulting rooms is no longer the norm. Pre-school support is now being located in more efficient multifunctional children's service centres or within multi-functional community hubs. Many before and after school childcare services are also more commonly being located on school sites.
- ***Aged Services:*** Such services include planned activity groups, delivered meals programs, general domestic assistance, personal care, respite care programs and support for senior citizens' clubs. They have generally been provided in multipurpose community centres or stand-alone facilities. Many local governments are seeking to integrate senior services within existing provision while also seeking to outsource many associated care activities to the not-for-profit aged care sector. Irrespective of this, all community facilities should be designed and located so that they are accessible to the elderly, in accordance with the Disability Access and Inclusion Plan.
- ***Neighbourhood Centres/Multipurpose Community Centres:*** A range of compatible services together within a single building resulting in more efficient use of facilities, sustainable land use and equitable access to community services. The focus is on providing personal development and education activities, arts and craft, health programs and recreation activities, children's programs and information services.
- ***Community Hubs:*** These could be council and non-council facilities which serve a wide catchment at district or smaller catchment at neighbourhood level. To provide:
    - For the functional needs of communities (e.g. education, community services, recreation and open space etc).
    - A focal point for community life by offering a diverse range of activities and encouraging greater interaction and cohesion between residents and service providers.
    - For the co-location of services and clubs to enable the sharing of resources, increase the level of service integration and encourage greater resident utilisation and participation. Libraries have evolved to become lifelong learning centres providing access to a range of community office space, civic functions, lifelong learning opportunities, meeting spaces and computer use. Many include integrated City services across a range of cultural and community development areas.
    - Residents with the opportunity to more easily and freely access services and participate in community activities.
    - Co-location and integration of facilities to optimise the use of land and supporting infrastructure such as car parks and pavilions, reduce car travel, alignment to public transport hubs and encourage social interaction.
    - Reduced maintenance requirements and increasing sustainability by reducing the extent of built infrastructure and servicing costs. In addition, it provides the opportunity

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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.

6.4 Sport and Recreation Trends

These can be split between generic sport and recreation centres and sports clubs:

- Sporting Facilities - Leisure Centres, local governments have sought to:
    - Create a 'One Stop Shop' by providing a large range of activity areas at the one site to maximise use/help share the costs.
    - Reduce operating losses by co-locating a mix of community and commercial activities at the one site.
    - Increase programmable spaces to offer programs and memberships to improve retention rates.
    - Combine activities for all ages to ensure facilities are provided to accommodate the needs of a broad range of people.
    - Provide a community/social Hub by offering quality food, beverage, social and entertainment spaces.
- Sporting Reserves and Sporting Clubs:
    - To focus on a centralised administration serving more than one sport and increasing the flexibility in the design of facilities to benefit clubs while meeting modern consumer needs.
    - A more acute focus on financial viability of all sport and recreation infrastructure. In many instances this has meant a rationalisation of provision. This has been referenced within Strategic Directions 6 (published by the Department of Local Government, Sport and Cultural Industries) as a key issue facing the industry currently.
    - Local governments have focused more on available public open space and the need to provide a full range of sport and recreation opportunities that promote physical activity, balanced with complementary recreational pursuits rather than traditional club based activities.
    - There is a focus on accessibility and connectedness to provide high levels of community accessibility and local integration.

6.5 Other Trending Developments

A number of Community Facilities elements have no hard and fast standards of provision and are not fundamentally identified through the demographic and trends analysis. These in particular refer to:

- Museums: These generally respond to the historical/cultural background of an area and are located to complement the historic development of a place.
- Cultural Centres: These are generally located as one-off facilities or within a cultural hub with a focus on raising the cultural standards and ambition across a City.
- Arts buildings: These are often located within cultural centres/hubs but can also be dictated to by the local market and, in particular, where there is a nucleus of arts-based organisations or individuals which co-locate.
- Dog exercise areas (both on-leash and off leash): The provision of such infrastructure is largely dependent on recognising current licensed dog ownership and anticipating what future ownership may be. It is, however, important to ensure, wherever possible, that where such infrastructure is identified as being required, it minimises conflict with other uses (sports fields,

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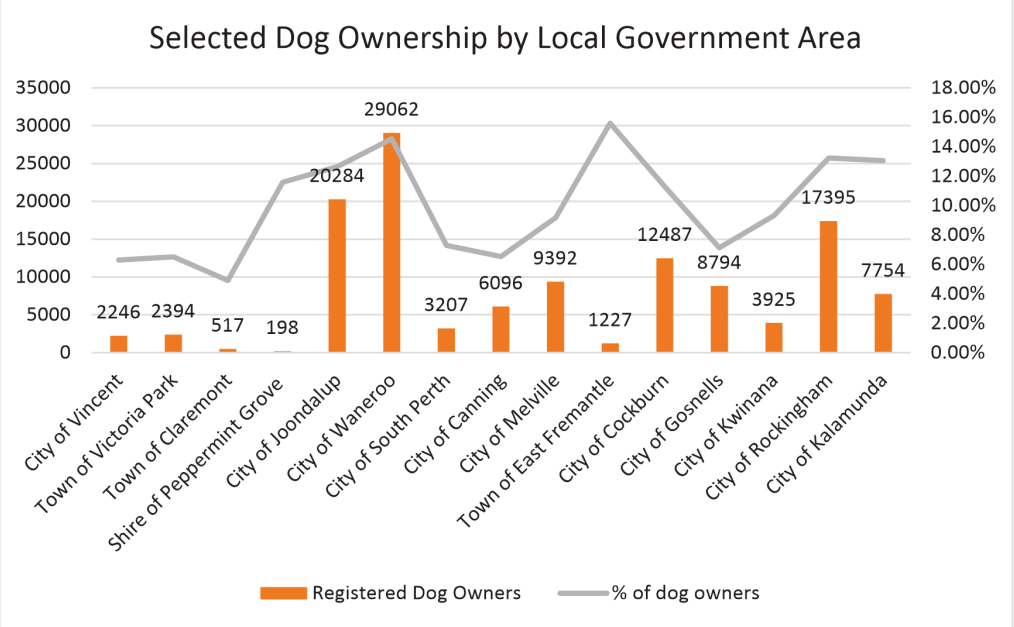
children's play areas and dual use paths in particular). Within the City, licensed dog ownership as a percentage of population is relatively high in comparison to other local government areas (Figure 6 refers). An estimated 29,062 dog owners within the City need to be provided for currently. This needs to be carefully planned and managed across the City's public open spaces to minimise any potential conflict. Ideally, each suburb should be able to provide access to an off or on-leash dog walking area within 800m to 1km of every residence. All parks currently available to the public are off-lead and therefore dog owners are well provided for both now and potentially under future development options. The main consideration will therefore be to ensure any potential conflict is managed effectively.

Figure 6: Selected Licensed Dog Ownership across Metropolitan Perth (2018 Local Government statistics)



- Community gardens: These generally respond to local market conditions but are particularly important in areas where high numbers of the community fall within the low socio-economic banding. They are an important element in providing social cohesiveness within a given locality and increasing opportunities for community engagement; addressing issues associated with mental health and wellbeing and providing a platform for growing local produce.
- Men's Sheds: The growth in Men's Shed developments over the past 10 years has been significant. It is an internationally-recognised movement focused on men's physical and mental health and wellbeing. There are over 120 Men's Sheds which have been developed in Western Australia (source: WA Men's Shed Web site). The Sheds are described as providing meeting places for retired workers to meet and socialise with each other and to get involved in projects that will assist the local community. The construction and type of Men's Shed infrastructure varies as does the extent of project work with which they get involved. The objectives of the Men's Shed is consistently focused on:
    - providing the opportunity for men to associate and support each other
    - providing an environment where men can be creative and productive
    - providing an environment where men's health issues can be raised and discussed
    - giving men an opportunity to be valued in their community
    - promoting wellbeing and understanding among men
    - expanding men's educational and social networks

- promoting intergenerational, familial and cultural bonding

The Men's shed movement has seen a rise in interest for the development of a female equivalent. This is likely to emerge over the next decade. This is referenced in a subsequent section in an attempt to understand the potential demand for such infrastructure across the NCGC.

- Public Open Space embellishments: Many local government areas are seeking to encourage greater utilisation of public open space to enhance social connectivity and improve mental health and wellbeing. Levels of embellishments need to reflect the POS hierarchy and functionality. Often the level of embellishment can offset an under-provision in POS where developments have compromised accessible POS through the inclusion of drainage sumps / stormwater run-off areas on allocated space.

  It is recommended that the City consider implementing a minimum standard level of POS embellishment infrastructure provision to reduce current inequities. A suggested level is provided in Table 10 below.

Table 10: Suggested Minimum Standards of Provision for Neighbourhood, District and Regional POS

	Size and Function	Basic Standards of Provision		Optional
Neighbourhood Open Space	1ha - 5ha Recreation	Turf Paths Bins Seating Lighting	Shade (natural) Play space amenity(ies) Drink fountain Irrigation	Shade (built) BBQ Bicycle racks Playground (No.) Sports ground and infrastructure Sports lighting Public toilets On-site parking Dog exercise area
District Open Space	5ha - 20ha Recreation / Sports	Turf Paths Bins Seating Lighting Shade (built and natural) Play space amenity(ies)	Drink fountain Irrigation Sports ground and infrastructure Sports lighting Public toilets On-site parking Bicycle racks	Pavilion Picnic table BBQ Dog exercise area and dog amenities Event infrastructure Play space amenity
Regional Open Space	Variable Size: Recreation / Nature / Sports	Turf Paths Bins Seating Lighting Shade (built and natural) Play space amenity(ies)	Drink fountain Irrigation Public toilets Formal parking BBQ Picnic facilities Power Bicycle racks	Pavilion Sports ground and infrastructure Sports lighting Dog exercise area and dog amenities Event infrastructure Play space amenity

- Water based recreation facilities are largely dependent on establishing a local demand specific to a given area. The critical factor is accessibility to the water and ensuring that they are located to avoid environmentally sensitive areas, but with direct access to recreational on-water pursuits.
- Synthetic Pitch provision: There has been a rise in the development of synthetic turf provision. Initially, this was focused on the sports of bowls, tennis and hockey. Recently, however, this has also seen the development of soccer turfs (i.e. Ellenbrook within the City of Swan and at Dorrien Gardens for Perth City FC). The principle reasons for their growth has been the

perceived reduced cost in maintenance, higher potential levels of use (particularly if floodlit), lower levels of water usage and consistency of surface. It has, however, also been evident that in many circumstances where synthetic surfaces have been installed, while usage has increased, the maintenance obligation is still high and requires a dedicated program of works to ensure the surfaces retain their quality. In addition, the requirement to establish a sinking fund has left many clubs/organisations in financial difficulty due to the lack of income to put such funding aside on an annual basis. This has been particularly acute at bowling clubs where memberships levels are declining, and the ongoing cost burdens remain.

Added to this, over the past 5-6 years there has been a significant growth in hockey turfs across Metropolitan Perth. Much of this has emerged with limited strategic planning and an understanding of the impact on the financial viability of existing turfs. As a result, the State Sporting Association has expressed concern that there is insufficient capability within the current fixturing of games to sustain the level of turf provision currently and into the future. For such provision to be sustainable, effective partnerships with schools and other user groups are essential.

- Aquatic Infrastructure: While there is a general demand for additional aquatic infrastructure across Metropolitan Perth, concern has been raised that the level of subsidy required to sustain aquatic infrastructure is increasing. This is compounded by the level and quality of older infrastructure which has been criticised for providing a similar level of provision both within the Metropolitan area broader regional WA. This has seen a rise in local governments seeking to upgrade, refurbish or redevelop aquatic infrastructure to meet modern needs. Often this will not mean an increase in water space, but moreover a more effective and flexible development of the water space available (i.e. using consistent and shallower water depths or moveable floors, booms to provide greater capability of altering available water body space and more diverse service offerings).
- Sites in transition: Within many local government areas, development sites have been left dormant or have been slow to progress. The inability to secure investment through developer contributions due to a slow down in housing lot development and inability to hit financial trigger points has resulted in communities having to wait for necessary community facilities. Alternative approaches have been adopted to deal with sites in transition where the need for permanent infrastructure cannot be justified. The approach has been to confirm:
    - Acceptable sport, recreation and community uses (i.e. placement of modular buildings, pump tracks, play equipment, pop-up markets/retail, community gardens etc.).
    - An approval process for determining acceptance or otherwise of the type of use and temporary period permitted (for both City and non-City generated projects).
    - The conditions and obligations of the operators and users, including any post site remediation measures required.

Ordinarily these aspects of community facility requirements will be identified through more detailed area specific planning processes.

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7. Current Facility Infrastructure

The following section provides an overview of current level of Community Facilities provision. This has been informed via a number of processes which include:

- An assessment of community infrastructure within neighbouring suburbs to those suburbs and current catchment and accessibility Mapping (Appendix C refers).
- A visual audit of existing infrastructure (Appendix D refers).

All these elements are referenced below with the detail provided within the appendices supporting the plan.

7.1 NCGC and Adjacent Suburb Community Facilities

Figure 7 identifies the current facility distribution within the Northern Coastal Growth Corridor and in the immediate adjacent suburbs. Each facility and service type have a unique identification number. These are identified by functionality type. Overall, when assessing access and service distribution within the corridor, there are existing key facility types which provide a good level of coverage, spatially within a 10km catchment. There are, however, significant limitations with such mapping as it responds to the current road and accessibility network and not future growth (and the limitations which will be imposed by future growth on the movement network).

It is critical to ensure in planning for new community infrastructure, that wherever possible any duplication of provision should be avoided, due to the nature of facility usage and the fact that residents invariably will be attracted to the service and facility infrastructure which meets their needs. Any facility which is located within given catchment is likely to attract usage, irrespective of which suburb it is located within.

As a general standard throughout the assessment process, the following catchments apply:

Community Buildings:

- Neighbourhood Infrastructure: 1km to 2km which is dependent on size and service
- District: from 2km up to 5km
- Regional: 5km to 10km plus

Public Open Space and Sporting Infrastructure:

- Neighbourhood Infrastructure: 800m to 1km
- District: 2km
- Regional: 5km plus

For the purposes of the analysis mapping, a series of assessment were made across infrastructure catchments, having regard to the extent of current structure planning processes. The mapping is contained at Appendix C and references the following structure plans:

Alkimos Eglinton District Structure Plan

Alkimos Secondary Centre

Capricorn Coastal Node

Eglinton North Structure Plan

North Alkimos Coastal Village / Structure Plan

North Alkimos Structure Plan

North Two Rocks Local Structure Plan

South Alkimos Coastal Village / Structure Plan

South Alkimos Structure Plan

Two Rocks Local Structure Plan

Two Rocks Town / Coastal Centre

Yanchep City / Metropolitan Centre Structure Plan

Yanchep Lagoon

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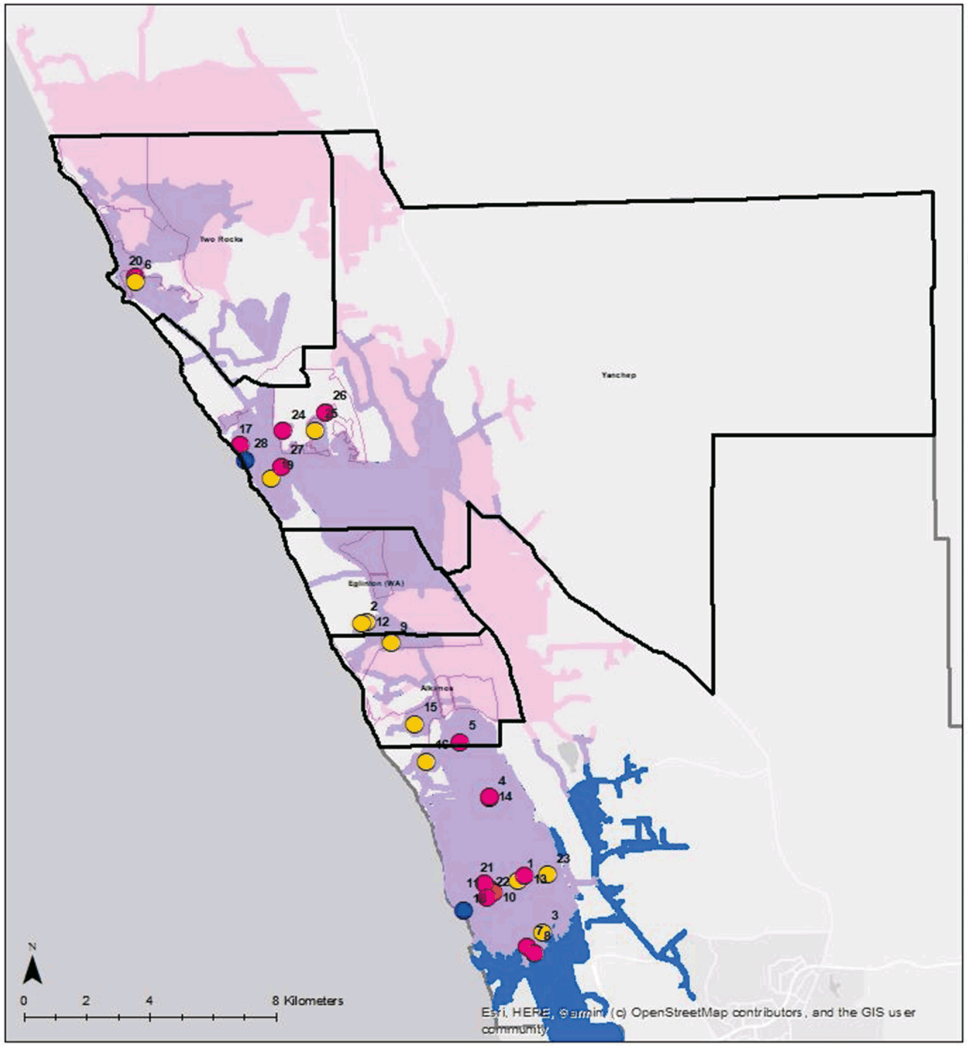
Figure 7: Existing Community Facilities and Catchments Merged (Source: AUDRC)



Legend

Community Facilities

- Local
- Local / District
- District
- Regional

Structure Plan Boundaries

10km Catchments

Community Facilities All Catchment Areas

Northern Coastal Growth Suburbs

City of Wanneroo

Facility ID	Facility Name
1	Addison Park Toilets/Clubrooms
2	Allara Estate Amberton
3	Anthony Waring Park Community Facility
4	Butler Community Centre
5	Butler POS
6	Charnwood Park Toilets/Changerooms
7	Clarkson Library
8	Clarkson Youth Centre
9	Forestay Park
10	Gumblossom Clubrooms
11	Gumblossom Community Centre
12	Health Park
13	Jenolan Way Community Centre
14	Kingsbridge Toilets / Changerooms
15	Leatherback Park
16	Marlins Park
17	Mary Lindsay Homestead
18	Mindarie Quinns Surf Lifesaving Club
19	Oldham Park Clubrooms
20	Phil Renkin Community facility & Library
21	Quinns Rocks Bowling Clubrooms
22	Quinns Rocks Child Health Centre
23	Ridgewood Park Clubrooms & Amenities Block
24	Splendid Park
25	St Andrews Park Clubrooms/Changerooms
26	Sun City Sports Club
27	Yanchep Community Centre
28	Yanchep Surf Life Saving Club

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The outcomes of the mapping process are summarised below.

- Within a 2km and 5km catchment of the boundary of the Northern Coastal Growth Corridor, the only significant levels of community, sport and recreation facility include Marlin Spike and the Halesworth Park (previously known as Butler North POS) which overlaps the southern portion of the growth corridor within the suburb of Alkimos. is likely to have an impact on the level of provision to be provided for the projected resident community.
- The 2km catchments service the immediate development area and are likely to change marginally as the development front expands. The catchments respond to current road networks and not future accessibility. The 5km catchments merely respond to the current road network and residential development, which explains why the catchments in the established development footprint of Jindalee and Butler are more extensive and in the NCGC area; they are limited to current residential lots.
- Significant barriers exist for residents within the Northern Coastal Growth Corridor to gain access to infrastructure. These include the extension of the Mitchell Freeway, railway infrastructure and areas of protected bushland within the extent of the growth corridor.
- The 10km catchments around the structure planning areas indicate a potential high level of accessibility to facilities if strategically positioned within or adjacent to the main activity centres.
- There are current deficits in the provision of community centres in Eglinton and Alkimos. The centres in Yanchep and Two Rocks (Yanchep Community Centre and Phil Renkin Community Facility and Library) are also considered to be functionally inadequate to service the long-term needs of both suburbs (see visual audit below).
- The NCGC is deficient in publicly accessible indoor court space which would facilitate the growth in basketball, netball and volleyball. While Joondalup Basketball Stadium is the nearest major indoor court space, its 10km catchment only stretches to the south of Butler. The provision of indoor publicly accessible court space is therefore considered to be a high priority for the NCGC due to this deficiency. This is also true of outdoor court provision which has minimal provision at Spinifex Park and Yanchep District Open Space.
- The NCGC is deficient in library access. Phil Renkin is currently the only library service meeting any service needs within the NCGC and is limited (see visual audit below). The provision of strategically placed bespoke libraries as part of multi-functional community centres is therefore considered to be a high priority for the NCGC due to this deficiency. The recent ‘pop-up’ library in the Gateway Shopping Precinct (Lendlease) in Alkimos Beach (operating Mon, Weds and Sat) is a valuable mechanism to address deficiencies in the absence of developing a multi-functional community centre with dedicated library services.
- With regard to Public Open Space and access to Regional, District and Neighbourhood level provision, it is evident that:
    - Current POS provision is limited although it is likely compliant with Liveable Neighbourhoods requirements. Structured POS within development fronts are reasonably well connected but, based on the visual assessment, often contain unusable areas (i.e. substantial drainage and landscaped areas).
    - Active POS is currently servicing a localised need and are reasonably well distributed to service development fronts.
- Surf Life Saving Provision is currently limited to Yanchep, some 26km north of Quinns Mindarie Surf Life Saving Club. The lack of provision and opportunity to address this gap will be explored in a needs and feasibility study which is to be undertaken for a potential surf lifesaving club in Alkimos

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7.2 Visual Audit Assessment – Selected Community Buildings and Reserves

As part of the assessment process, the key community facilities were inspected visually to ascertain their current fitness for purpose and potential challenges which may be faced both in respect of their ongoing use, but also in respect of the likely changing user requirements. Table 11 identifies the facilities inspected and further detail is provided within Appendix D.

Table 11: Selected Community Facilities and Reserves: Visual Audit Considerations

Structure Planning areas	Initial Assessment
Alkimos	
Neighbouring Suburbs	Generally typified by good quality local facilities. **Marlinspike Park:** • Located in Alkimos, to the south of Reflection Boulevard and west of Marlinspike Boulevard. It is 1km south of Leatherback Park and consists of one senior oval which is significantly constrained through remnant bushland. It is a narrow shape and understood to be low lying which captures stormwater during the winter months. A drainage sump area lies to the east of the oval with a large multi-functional children's play area to the north, catering for children of all ages. • Footpath access is limited to the site perimeter and play area. There are no changing facilities nor floodlighting servicing the oval. The man issue is the park incorporates 2/3rds of the drainage requirements which was not identified during the initial planning stages, rendering the oval unusable. **Halesworth Park (Butler District POS):** • Currently in the process of constructing the high school but POS undeveloped. A committed site with shared use agreement with adjacent school site. Two senior ovals (catering for 4 rectangular sports), outdoor courts and multi-functional pavilion centrally located is proposed. The John Butler Primary College currently provides a junior oval with cricket nets and two hard courts which are placed on the north of the site adjacent to a steep retaining wall. In addition to the ovals, the new sports amenities are to include: o Netball courts (8no.) o Sports pavilion o Change rooms o Dual-use track around the perimeter of the site o Picnic / BBQ facilities o Outdoor exercise pods o Children playing area • It is understood that there are currently issues associated with the bushland which are required to be resolved prior to the

	commencement of construction work (intended to be commenced within the next 12 months, July 2019 onwards).
South Alkimos Structure Plan	**Leatherback Park:** • Located in Alkimos a single oval site to the south of Fairy Parade, east of Pectoral Promenade and north of Leatherback Boulevard. The site accommodates little athletics, cricket and football with four floodlight towers surrounding the oval. The site, to the west of the oval also incorporates an off-road, learn to cycle facility with islands and directional cycling routes. To facilitate the use of the oval a series of temporary units have been placed on site to provide changing accommodation and ablutions. The site lies to the east of Alkimos Beach Primary School. Substantial perimeter car parking exists together with car parking serving the adjacent school, within the school site. • The primary school also provides a two court facility (tennis and netball). A drainage sump is located to the north east of the oval. It is the only ground with competition lights. The school has agreement to use the oval and the sports amenities building is going to be placed on site next year
South Alkimos Coastal Village / Structure Plan	No provision currently.
Alkimos Secondary Centre	No provision currently.
North Alkimos Structure Plan	**Forestay Park:** • A single oval site located to the southwest of Heath Park. It includes landscaping, shaded children's play and BBQ areas (in the northwest of the site) and significant path network around the perimeter of the oval. Cricket nets (2no.) are placed in the south-eastern corner of the site. • To the west of the oval adjacent to the southwestern corner of the oval is a half-court basketball/netball facility with adjacent shade and street furniture/benches for informal skate/play. To the north of the hard court is a substantial drainage basin which incorporates tiered retaining walls. To the east of the park is an area of remnant bush with footpath access on the perimeter. It currently caters for AFL and Cricket. There is capability to accommodate two rectangular pitches.
North Alkimos Coastal Village / Structure Plan	No provision currently.
Eglinton	
Alkimos Eglinton District Structure Plan	**Heath Park, Amberton:** • Located to the north of Cinabar Drive. Development has been installed by Stockland in advance of the build out of the estate. It incorporates an extensive park area with shade sails, seating and BBQ features. A skate park is also provided which at the time of the visit was well-utilised. Adjacent to the skate park is Amberton Beach Community Hub and portable changing facilities/ ablutions. The site provides a home base for Alkimos Tigers Junior Rugby League and Junior Touch Football Clubs, Hammerheads Cricket Club and

	Alkimos Pirates Lacrosse Club. • Current cricket nets are isolated from main oval layout (west of oval and skate park) which is assumed to be developed further as the site develops. • Play areas are provided to the north of the constructed oval under shade together with adjacent outdoor fitness equipment. There is currently no floodlighting on the oval which caters for two rectangular pitches (north south orientation). • A centralised car parking area with 122 bays (including 3 disabled bays) is located to the south of the skate park and community hub. • The site is supposed to provide two ovals and the permanent amenities building is due to be constructed in 2021. • It is understood that there was a planned district recreation centre within the Allara Estate, but land is not sufficient in size to accommodate the facility. • Small dog exercise area. **Cinnabar Park**: • Located between Heath Park Playing Fields and Forestay Park at the corner of Cinnabar Drive and Leeward Avenue, Eglinton. Provides children's play areas with flying fox and informal recreational space. Excellent pedestrian access throughout with variety of play infrastructure, shade, seating and BBQ areas. Two water bodies are located on the eastern boundary of the site throughout which the footpaths inter-twine. Off-road car parking surrounds the park.
Eglinton North Structure Plan	No provision currently.
Two Rocks	
North Two Rocks Local Structure Plan	No provision currently.
Two Rocks Local Structure Plan	**Phil Renkin Community Facility and Library:** • Located to the east of Lisford Avenue in Two Rocks the land is an established park and recreation centre. Within the Yanchep/Two Rocks area the development of Charnwood Park as a multi-purpose sporting venue and the provision of new facilities at Yanchep Active Open Space (referenced below – and now known as Splendid Park) is identified to support the growing population in the area. The Phil Renkin Centre is a circular / octagonal building which provides access to a variety of community rooms, library and court hall. It is the main facility currently serving Two Rocks. Immediately adjacent to the recreation centre is a small children's play area. Internally the building has the appearance of ageing infrastructure with limited flexibility in the use of space. The design of the building renders a number of the external walls difficult to effectively use due to the curvature and angular nature of the internal space. • The library is of a traditional branch style and operation which does not fully align to the current planning of library spaces as lifelong learning centres. While some practices are following modern book lending and use of IT, the limitations associated with the space do not permit its efficient and effective use for a variety of user groups (i.e. efficient and effective use of the open plan area for group readings, children's storey time, adult learning, wet areas, group meetings and periodicals.

	• The library has an at-one-time capacity of 73 persons. • The home support reception and associated services are limited by the design of the space and structural components which inhibit site lines and activity space. • The indoor court space is located on the first floor and while accessible by lift, the activity space is limited by its octagonal design and retro-fitted toilet areas. The indoor sports stadium has a capacity of 126 spectators and 20 competitors. • The building suffers from a lack of storage and building efficiency. Corridors are angular and circulation space excessive. • The building also includes an arts and craft room which provides for up to 26 persons at any one time. The maximum occupation of the building is detailed as 399 persons. **Charnwood Reserve:** • Charnwood Reserve provides an expanse of playing field space with a series of ageing infrastructure including: o A central changing facility. o Adjacent skate park with adjacent shelter and seats. The skate park has been patched up over time and provides limited youth activity space. o Rectangular playing pitch (soccer) with floodlighting. o Children's Play area with shade sail over (principally functioning for toddlers and young children). o Informal recreational area/parkland. o Sculptures in the north-eastern corner. o Netball/Basketball outdoor hard court with floodlighting and shade/seating adjacent. o Water feature – unused at time of visit. • The expansive use of the park is compromised by mature trees centrally located which compromises the ability to develop a second oval on site. • The site has been master planned (May 2018) which includes the demolishing of the existing changing facilities, new lighting to the playing fields and skate park, upgrading to basketball court, drink fountains, pump track, seating and improved site embellishments. The master plan also identifies a potential dog park area if required and seating, exercise and shade/shelters.
Two Rocks Town / Coastal Centre	No provision currently.
Yanchep	
Capricorn coastal Node	No provision currently.
Yanchep Lagoon	**Yanchep SLSC:** • A new surf life saving club in a prime location adjacent to Yanchep Lagoon. Located at Capricorn Esplanade, Yanchep. Principally a storage and service shed with changing facilities, toilets and basic club facilities. Old surf life saving club to the north needs to be re-

	purposed or demolished. Good linear park feature to the west of the car park with BBQ areas and casual recreational opportunities. Capacity exists to extend the facility upwards to provide a second storey community centre as the population expands. As a main beach node, the facility benefits from an extensive car park which runs parallel to the coast. Direct vehicular, boat access and disability access obtainable to the beach. **Mary Lindsay Homestead:** • Mary Lindsay Homestead is a refurbished house located within a public park at the intersection of Beachhaven Drive and Capricorn Esplanade utilised for arts and cultural purposes. The heritage building is used by Two Rocks Yanchep Culture and Arts Network (TRYCAN). It is located within close proximity to Yanchep Lagoon and the Yanchep Surf Life Saving Club (450m south). The Yanchep Lagoon Master Plan references the Homestead as an artist's residency and promotes extended use of the Homestead with the provision of additional meeting rooms and a diverse program of events, space for food trucks and interactive outdoor heritage displays.
Yanchep City / Metropolitan Centre Structure Plan	**Splendid Park (Yanchep Active Open Space)** • Splendid Park in Yanchep is located to the north of Marmion Avenue where the road runs parallel to McClements Drive. It is a two oval site which caters for a range of sporting activities including AFL to the south and football (soccer – 1 senior pitch, 2 junior and a small sided pitch). Two cricket nets lie in the north-eastern corner of the eastern most oval. Between the two ovals is a large clubhouse and function room facility which is modern and flexible in its design. Car parking and access to the facilities is obtained directly off Marmion Avenue which curtails to the north of site. To the northeast of the oval is a two-court tennis and basketball/netball facility. • At an estimated cost of $11,302,000 the project was completed in 2017 and officially opened on 24 March 2018. • To the front of the main clubhouse building is a children's play area with shade sail over. The ovals are gated and surrounded by chain link fence. • The clubhouse building incorporates areas for club memorabilia but is largely clean and has good views over both ovals. Spectator areas are also provided on either side of the pavilion with shade sail over. • External access is maintained to all changing and storage facilities (storage cupboards are also provided internally within the changing room areas). Six changing rooms and five stores are provided, together with a first-aid room, umpires' room and separate public toilet facilities with UAT. • There are two available rooms – the multi-purpose room (118 person capacity) and meeting room (27 person capacity) which can be combined. • A kiosk is located between the multi-purpose room and the block of changing facilities under a continuous roof. **Oldham Reserve:** • Oldham Reserve is located on Oldham Way, Yanchep; the active reserve includes: o Sports Amenities Building which provides access to public toilets o Playground o Floodlighting o Senior size playing area (football and cricket)

	○ Cricket wickets ○ Jump pits and Throwing circle • The Multi-purpose function room was recently completed in 2015/16 as an addition to the Sports Amenities Building. It is part of a joint use agreement, but the oval is understood to not be fully utilised. The function room and associated kiosk/bar area does not include club memorabilia so that it can be hired by a variety of user groups. The store and changing facilities are accessed externally and incorporate heavily secured gates and locks, indicating a concern with passive surveillance and isolation (due to surrounding bushland and no overlooking residential properties). The land falls away at its perimeter south-eastwards. The site is floodlit to a recreational standard and remnant bushland surrounds the playing surface to the northeast, east and southwest. **St Andrews:** • Located off St Andrews Drive, Yanchep, St Andrews Park includes one oval with adjacent pavilion to the south. A central cricket wicket is located between two football (soccer) pitches. Two cricket nets are to the south of the oval. The site is surrounded by mature tree cover with remnant bushland to the north and south which limits its functionality and capability. On the west of the site is Moorpark Avenue and it is also bounded by Sunningdale Road to the east. It is estimated that due to the current restrictions, the rectangular pitch provision is limited and principally would only function for 1.5 senior soccer pitches. It is within the control of DoE and the primary school development is well advanced. **Yanchep Community Centre:** • Yanchep Community Centre is located at 7 Lagoon Drive at the corner of Primary Road and provides a traditional community centre and office space for local activities including playgroup, temporary book lending, group activities and drop in sessions (job, skills, family support). A small playground and car park lies to the north, but the site is effectively constrained by surrounding residential development. The building, whilst reasonably well-maintained, is old and would not meet the needs of large community user groups. Whilst there is good shade around the perimeter of the building, the space is limited.

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7.3 Summary Conclusions: Existing Provision

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

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

  All of the above infrastructure is potentially available for public use outside of core school hours and would be subject to agreements which incorporate a degree of flexibility and potential cost sharing.
- The Phil Renkin Centre and Library is ageing and in need of replacement. This would need to be factored into any future facility development.
- Oldham Reserve and St Andrews will all require effective master planning to maximise their use and increase functionality as active reserves and will need to be factored into any future investment and new active reserve development.
- Yanchep Community Centre will provide limited functionality to service future anticipated growth. There will be a need to provide a replacement multi-functional facility within close proximity to support future growth.

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8. Consultation Outputs

Limited consultation was undertaken internally with City officers and State Sporting Associations to ascertain the likely implications associated with the population growth in the NCGC.

8.1 City Officers

The output of the consultation with City of Wanneroo Officers indicated the following:

- Lot sizes within the Northern Coastal Growth Corridor have diminished.
- A review of Alkimos, Eglinton and Yanchep Structure Plans is due to take place. This may impact on potential demand for infrastructure.
- The Alkimos Regional Open Space Business Case is currently being developed and will need to be factored into future facility requirements.
- The cost of regional level infrastructure is a concern, particularly the escalation of costs over the time it gets allocated and constructed under a phased process.
- The need for an aquatic centre is gathering momentum as is the need for the provision of indoor court hall space.
- The optimum solution to cater for the population growth is to enter into shared use agreements with schools to ensure the optimum use of public resources is achieved.
- Dog walking is a major issue within the City and will be a significant consideration for the NCGC.
- The emergence of Men's Shed developments needs to be recognised and potentially incorporated within new co-located facilities.
- The City will not entertain negotiated agreements for DCP due to complexities.
- The City is unlikely to support additional financial burdens on developers than what has currently been agreed. The only aspect which can be addressed is the increase in density and off-set cost.
- The City does not support the pre-funding of facilities. They must be viable and functional at the time they are required to service the needs of the community.
- There is now more of a focus on place-based approaches, rather than the previous focus on sporting and recreational infrastructure.
- Both DCPs have time limits (10 plus and 25 years).

8.2 Department of Education

The output of the consultation with the Department of Education indicated the following:

- The department is promoting the shared use of infrastructure (DOE Mandatory Policy: Community Use of School Facilities and Resources in Public Schools – Effective November 2018)
- They are prepared to agree some shared principles relating to oval, hall and performing arts uses.
- Capital and recurrent costs have always proved to be problematic. However, they do see benefit in achieving better outcomes for the community.
- Eglinton High School will provide an opportunity to build a Performing Arts Centre which could be accessible for community use.
- Teachers do not want to walk children to and from sites, preferring instead for necessary infrastructure to be located within or adjacent to the school.
- All investment will be required to be evidence-based (through a business case).

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- The importance of bringing the Principals on early is critical.
- Due to increasing densities, the department is experiencing a severe lack of space on previously planned school sites. One school is required per 1,500 to 1,800 lots. They are now catering for 2,300 to allow for growth.
- The department can only build four schools per year across the state. A primary school is being constructed in Yanchep in 2021.

In the absence of principles associated with shared use development and agreed with the department, the following is suggested: in accordance with current shared use guidelines (source: Shared Use Guidelines: Department of Local Govt, Sport and Cultural Industries):

- Collaborative relationships between schools and communities are encouraged.
- Improved utilisation of school facilities by community groups and educational providers is a legitimate and reasonable use of publicly-funded facilities, enabling schools to better meet community expectations.
- Ensuring Principals are authorised to enter into agreements with outside parties to use school facilities and resources for a fixed term and value.
- A diverse group of users should have the ability to access a range of facilities, subject to capacity and demand.
- The facilities should be 'fit for purpose' to support the intended community use.
- The facilities should be open and accessible at the agreed times.
- There should be access to supporting amenities including toilets and car parking.
- Facilities should be maintained to appropriate and compliant health and safety standards.
- Playing fields and courts should be maintained according to location and frequency of use in compliance with health and safety standards.

8.3 State Sporting Associations

To gain a better understanding of sporting needs, the views of the most relevant State Sporting Associations were sought to provide an overview of potential future facility needs based on their projected growth rates. These are provided in Table 12 below with the demonstrable need identified in the left-hand column

Table 12: Key Considerations – State Sporting Associations

State Sporting Association	Considerations	Need
Aquatic Sports	• Swimming: Swimming WA wish to see the development of a new regional aquatic centre incorporating a 50m pool as essential to accommodate population growth and associated club based swimming and competition expansion.	Y
Bowls WA	• The intention is to support clubs to be sustainable and rationalise grass greens wherever possible. Growth areas are a focus for new club infrastructure, but care needs to be taken to ensure facilities are financially viability.	Y
Hockey WA	• Priority would be to ensure the sustainability of the new turf within Metropolitan Perth (Southern River, Warwick, Guildford and Fremantle Hockey infrastructure). As all clubs are affiliated to the SSA, they have provided substantial support to all clubs to ensure their business models are sustainable. A new facility in the NCGC will	Y

State Sporting Association	Considerations	Need
	be required but should not detract from recent turf provision at Arena Joondalup or Warwick Hockey Club in Joondalup.	
Football West	• The growth is only limited by facility availability. Floodlights are important for expanded use of the grass pitch infrastructure.	Y
West Australian Football Commission (WAFC)	• Facility composition: 2 x senior ovals (150m length), 100 lux floodlighting. Incorporate new 2019 guidelines for AFL with specific reference to women's AFL. The NCGC is a high priority growth area for the sport.	Y
Softball	• Generally developed in conjunction with football/baseball – similar requirements as baseball.	Y
Baseball	• General requirements are 1 fully enclosed baseball park, 1 fully enclosed softball park (softball would want at least 2) lighting to at least 750 lux for inside field and 500 lux for outside field.	Y
Volleyball WA	• The ideal development within the NCGC would include 6-8 courts, 4 beach courts (outdoors) and as many indoor beach courts as possible.	Y
Athletics WA	• The SSA are seeking to develop additional synthetic running track infrastructure to support future growth in the sport. Ideally, this should be developed within a Regional Sporting Reserves.	N
Little Athletics	• A centre would need to cater for 500-700 participants. The provision of a central location within the NCGC which caters for up to 1,000 would be preferable with smaller satellite sites for training. There is no need for permanent running tracks but jumps and throwing plates are beneficial on sites identified.	Y
Rugby WA	• Consolidation of existing club based infrastructure is seen as a priority. The NCGC provides an opportunity to develop an additional club, post 2031.	potential
Rugby League WA	• The focus is on the sustainability of existing club based infrastructure but the NCGC provides an opportunity to develop an additional club.	potential
Gymnastics	• A new club at Community level focussing on 2 to 8-year olds. Requires a floor space requirement which would equate to 2 basketball courts (side by side), 2 underground resin pits (3m*5m), minimum 11m height, spectator viewing, canteen and storage (10m*5m).	Y
Netball WA	• The NCGC is seen as a high priority for the development of facility infrastructure and will require the potential development of another Association. As with the majority of growth corridors, the level of provision is often offset by access to school courts where the majority of junior development occurs.	Y
Basketball WA	• The NCGC is seen as a high priority for the development of facility infrastructure and will require the potential development of another Association. The level of	Y

State Sporting Association	Considerations	Need
	provision is often an issue where Association development programs are split across sites. While school court provision (when access can be maintained) is helpful, it often puts a strain on the volunteer support.	
Tennis West	• 12-15 courts is the optimum level of infrastructure for a regional facility with 10 for community level (district club). The recently adopted strategy seeks to provide a range of court types (including clay), floodlighting and consolidation to increase the opportunity for clubs to be self-sustainable. There is a move away from developing grass courts due to cost of maintenance and use of water.	Y
Westcycle	• Criterium track (with public access) considered vital to the sport. Existing BMX club support is considered vital to the sport's continued development. BMX pump tracks built to fit any size or shape of land and be placed on existing surfaces.	Y
Western Australian Cricket Association (WACA)A	• Due to population growth, a need for additional infrastructure will become evident. Female participation is the major growth consideration with increasing growth in age competitions at U13, U15, U18. Change rooms will be required to accommodate female cricket. Masters is also a focal point for future growth. The draft WACA Infrastructure Strategy identifies the NCGC as being within the Northern Suburbs where player numbers are to increase from 4,260 in 2018 to 5,429 by 2028. This indicates an increase of 106, 11 aside team numbers in the area.	Y

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9. Projected Demand Indicators

To ascertain the community facility needs, it is important to assess all potential indicators of provision. These are determined using a number of methods which cumulatively provide a clear direction for provision. These include the Community Facility Guidelines (CFG) produced by Parks and Leisure Australia (WA) and sporting participation rates produced by the Australian Sports Commission. In addition, there are individual assessments for particular types of facility infrastructure. All of these need to be balanced against changing circumstances and trends in the development of community facilities. The assessments are provided at Appendix E and F and summarised below.

9.1 Community Facility Guideline Considerations

The analysis of Community Facility Guidelines provides part of the assessment process which informs the suburb-by-suburb breakdown. The relative provision of such infrastructure is reliant on a number of factors including quality, functionality, accessibility and demand associated with the City's particular demographic nuances. Appendix E details the projected level of infrastructure to be provided in five year increments to highlight the extent of infrastructure which may be required to be provided within the NCGC. (Where there is a population range, the low and high number of facility infrastructure requirements are identified.) The summary below provides an indication of the anticipated need based on population dynamics. Facility hierarchy is referenced as Regional (R), District (D) and Neighbourhood (N). Where the indicative facility requirement is considered to be excessive based on knowledge and experience of the consultancy team, this is highlighted in the rationale in Table 13 below. The numbers referenced under each year and adjacent to each facility type is for the number of independent facilities (i.e. for oval spaces, 4 means four the number of ovals and for community buildings they relate to the number of community buildings of a given type. The only exception is tennis, which relates to an 8 court club facility). Functionality of buildings are critical in this assessment. For some regional level facilities, they can also provide a district and neighbourhood level function. Likewise, district level infrastructure can also perform a neighbourhood function. This is referenced in the rationale and subsequently informs the recommendations contained within the plan.

Table 13: Projected Community Facility Requirements Based on Community Facility Guidelines (CFG) (Source: Parks and Leisure WA)

Facility Type	2016	2041	Rationale
	20,517	**134,077**	
Multi-functional branch library	1 (R) 1 (D)	4 (R) 9 (D)	The level of provision to 2041 is excessive given the current trends in library service provision which is moving towards on-line, virtual and e-book lending. The likelihood is that such provision will diminish and the focus for libraries will be as lifelong learning and family educational and service support. The current CFG population indicators are likely to be reviewed having regard to this changing approach where the likely demand would be for: two regional level facilities in Alkimos by 2026 and Yanchep by 2036. one district level facility in Eglinton by 2026 and a replacement district level facility in Two Rocks Town Centre by 2031. 2 to 3 satellite learning centres combined with other service opportunities (community hubs) should be considered to service smaller communities.
Neighbourhood Community Centre	3	18	The level of stand-alone provision at a neighbourhood level is high given the likely use and potential return on any investment. Neighbourhood facilities should be

Facility Type	2016	2041	Rationale
			incorporated within sporting complexes, wherever possible, to maximise the use. 1:7,500 head of population would necessitate a maximum of 18 facilities at this level covering the full residential catchment of the NCGC. The full build out of the NCGC is, however, likely to need land allocated for a further 9, given the projected growth. The majority of these facilities will cater for neighbourhood/voluntary organisation group meetings and social activities.
District Community Centre	1	6-9	The main population centres ideally should have access to a dedicated multi-functional community centre/community hub providing for all ages. It is more critical to co-locate infrastructure and develop flexible community building space in a centralised location and within close proximity to public transport and retail centres. As with neighbourhood community centres, the focus should be on adequate size and functionality of district level provision. 6-9 facilities to service the broader needs of the City would not be unreasonable. The main consideration would be to potentially redevelop/replace existing infrastructure to be more flexible in serving a more diverse community use (i.e. Yanchep Community Centre and Phil Renkin Community Centre and Library).
Regional Public Open Space/Park	0	0-1	The surrounding state forests and associated infrastructure provides a high level of provision for the City. However, there will be a need for a regional sporting space (see below). It is consistent with the Classification Framework for Public Open Space 2012
District Park (recreational use)	1	5-9	The current provision of district and neighbourhood parks is identified in the mapping process undertaken to identify the catchments, functionality and relative accessibility. It is evident from this analysis that the general level of provision of neighbourhood parks is reasonable in serving the current development front. There are, however, a number of identifiable gaps. District level infrastructure is limited to Yanchep and the imminent development in Butler. The provision of an additional three DOS facilities incorporating sports spaces (see below) will be required to meet the projected full build out of the NCGC. This should be supplemented with up to 15 Neighbourhood Park areas which provide a mixture of smaller satellite sporting spaces but predominantly passive and active areas for social connectivity and community gatherings. It is consistent with the Classification Framework for Public Open Space 2012.
Neighbourhood Park	4	27	
Sports Space (to potentially incorporate sports identified below)	4-5	27-33	This could be combined with neighbourhood, district or regional park provision (as referenced above). The provision of one district level active recreational space at Yanchep addressed the short to medium term requirements in that locale. Halesworth Park similarly will offset an immediate need in Alkimos, although this has to service a catchment which is well-established in

Facility Type	2016	2041	Rationale
			Butler and Jindalee. An alternative participation analysis has been undertaken for the oval and rectangular pitch space. The full build out of the NCGC will, however, necessitate the allocation of a minimum of 33 sports spaces to service the ongoing needs of pitch sports. It is consistent with the Classification Framework for Public Open Space 2012. Generally, an independent sports space will vary from 1.4 hectares per rectangular pitch to 2.4 hectares per oval but can be a multiple of these.
AFL ovals*	2-3	17-22	See alternative participation analysis.
Rugby Union/League*	Local Need	Local Need	See alternative participation analysis.
Diamond pitch sports*	1-2	9-13	See alternative participation analysis.
Soccer pitches*	5-7	33-45	See alternative participation analysis.
Cricket ovals*	3-4	17-27	See alternative participation analysis.
Athletics (grass and synthetic)*	0	0	The provision of a synthetic athletics track is unlikely to be justified based on current planning which indicates a track in the northern suburbs (State Athletics Centre) and southern suburbs (currently Ern Clark Reserve) fulfilling the needs of Metropolitan Perth. The State Sporting Infrastructure Plan indicates a robust business case would be necessary to justify any investment of this nature. Grass athletics provision can overlay existing infrastructure and be potentially combined with school.
Hockey pitches (grass and synthetic – water, sand-based and alternatives)*	Local Need	Local Need	Current Hockey WA facility strategy specifies a turf is required to service 1:75,000 head of population. This is likely to be reviewed within the next 12 months. The population driven justification is recognised as being inappropriate as the need for a synthetic turf is invariably justified by club membership, rather than local population growth, as members will travel 20km to a turf. As a sport, participation rate growth is limited and based on current club capacity. In the northern suburbs the recent development of a turf at Warwick and provision at Arena Joondalup will offset further turf needs currently. It will be necessary to allocate a minimum three grass court provision within the Regional Open Space (active sports space) to cater for potential demand. The State Sporting Infrastructure Plan indicates a robust business case would be necessary to justify investment in synthetic turf provision.
Indoor Sport and Recreation Centre (generic)	0	2-3	School provision within the NCGC could potentially cater for additional need for neighbourhood indoor/outdoor wet and dry infrastructure. There is, however, a recognised shortfall in court space and accessibility in the NCGC and surrounding area Space for district level infrastructure ideally should be made available through the current planning processes. 1-2 district level combined aquatic and court facilities may be needed to

Facility Type	2016	2041	Rationale
			accommodate a full build out of the area (2041 and beyond).
Regional Leisure Centre (including aquatics)	0	0-1	Needs to be considered as part of the regional aquatic facility which ideally should be located with regional playing fields to minimise management and operational costs and within close proximity to Activity Centres. This will be required from 2036 onwards. It is likely that a regional level facility will be required by 2036..
Skate Park	0-1 (R) 1-2 (D) 2-4 (N)	3-5 (R) 5-13 (D) 13-27 (N)	Due to the youthful demographic across all suburbs, the justification for additional infrastructure and enhancement of provision needs to be considered, with alignment to neighbourhood and district POS. Core focal point will be the southern portion of the NCGC to 2031 and northern portion within Yanchep and Two Rocks from 2031 onwards. Guidance should be provided from an additional consultation process to establish need and the design of infrastructure to reflect youth within a specific given catchment. At a regional level the infrastructure should include a range of street furniture and bowl for multi-age and abilities with hang out shelters, water, cycle parking and good dual use path links. Integration with other wheeled sports and youth centres should also be considered.
BMX dirt track facility	2-4	13-27	The development of BMX dirt infrastructure ideally should be co-located with skate park infrastructure within a contained wheeled sport precinct and within a multi-functional neighbourhood open space. Guidance should be provided from an additional consultation process to establish need and the design of infrastructure to reflect youth within a specific given catchment.
BMX facility (formal bitumen track)	0	0-1	The redevelopment and relocation of Wanneroo BMX Club will likely satisfy the demand for BMX infrastructure to 2036. Currently across Metropolitan Perth, sufficient BMX infrastructure exists to accommodate growth to 2041 without the need for additional provision. The key consideration is the modernisation and improvement of existing facilities to meet UCI standards.
Aerobics/Fitness/ Gym (Local Government)	Local Need	Local Need	This would be incorporated in a Regional Leisure Centre (including aquatics) and within various community facilities based on local need. This would also be provided by the commercial sector where the demand is expressed.
Multi-use synthetic surfaces	Local Need	Local Need	The provision of multi-use synthetic or tarmacadam surface can provide opportunities for youth hang outs and gathering areas (including shade sails or formal shelters). The development of such surfaces can offset the need for excessive indoor space and the need for dedicated court space for one activity (i.e. tennis or basketball). These will be based on local need and incorporated within neighbourhood and district open space. Consideration should be given to: • Multi-use synthetic surfaces for multiple sporting activities.

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Facility Type	2016	2041	Rationale
			• Multi-use games areas (MUGA). The provision of hard surfaces for a variety of sporting uses. • Sports specific synthetic turf pitches.
Netball Courts	5-7	33-45	This does not include multi-use court provision. Traditionally access to school provision is provided to offset significant additional court costs. See alternative participation analysis.
Basketball courts (indoor and outdoor)	5-7	33-45	School provision ideally should be accessed through shared use agreements to offset excessive expenditure on court space. A district/sub-regional centre should be identified as 4-8 indoor courts. See alternative participation analysis.
Indoor Volleyball	Local Need	Local Need	Ideally should be incorporated on a leisure centre site as part of the use of indoor court provision, shared with netball and basketball. The option exists to attract commercial beach volleyball to main mixed use development areas.
Outdoor Beach Volleyball	Local Need	Local Need	Generally provided as part of a multi-functional district or regional leisure centre. Alternative provision would be subject to the attractiveness to the commercial market.
Lawn Bowls	1	3-5	There will be demand for up to two bowls clubs within the NCGC which could facilitate the growth and development of the sport beyond 2041. Current population parameters indicate that while there will be an ageing population, it will still be relatively young. The over-provision of bowls facilities within Metropolitan Perth has resulted in a significant issue in relation to their financial viability. The current over-provision has resulted in a focus on income generation through function areas and limited sporting activity. One bowls club within Alkimos and Eglinton could be justified by 2026 with a second around Yanchep and Two Rocks from 2036 onwards. This however could be developed and provided by a commercial entity (club) and not necessarily the responsibility of the City, other than to facilitate the development.
Squash	Local Need	Local Need	If a need is justified, squash will be incorporated within a multi-functional leisure centre and/or provided by commercial racquet centre providers. Not currently identified as a specific requirement.
Tennis (multi surface courts and grass)	1 club	4-9 clubs	The current level of provision across metropolitan Perth is excessive, particularly in the provision of grass court and small tennis court infrastructure. The demand for 72 courts (9 clubs) appears excessive and could be consolidated into two district/large community facilities in accordance with Tennis Australia Guidelines and up to four smaller club venues of eight courts each. This would provide the capacity for club growth and development. Alternative tennis infrastructure could be accommodated on multi-marked, multi-use games areas.
Golf Course	Local Need	Local Need	Existing course infrastructure exists within Two Rocks and is not a priority for local government investment.

Facility Type	2016	2041	Rationale
			Should a need be expressed, this would be facilitated by a commercial operator. No additional local government provision is justified.
Youth Centre/Youth Space	1	4-7	The level of infrastructure would be reasonable and would require the integration of activities within new integrated community hubs/lifelong learning centres and BMX / skate parks. Service delivery will take place where the youth are using indoor and/or outdoor facilities.
Community and Performing Arts	0 (R) 0 (D)	1 (R) 2-3 (D)	Ideally such provision should be accommodated within a public or private school and subject to a shared use agreement. The level of provision detailed to 2041 would be reasonable to service the needs of the community subject to those agreements being in place. Any development should be supported by a well-researched business case.
Seniors' Centre	Local Need	Local Need	Requires further detailed analysis of functionality and accessibility of existing infrastructure. Ideally seniors' centres should not be stand alone but integrated within a larger multi-functional community facility. This plan is not recommending separate seniors' provision.
Amphitheatres	Local Need	Local Need	Capability for event infrastructure should be incorporated within District and Regional Open Space. Small amphitheatre areas combined with skate parks and social gathering / meeting places are likely to be in demand within all estates. Supporting infrastructure would merely be access to power and effective water servicing.
Cultural Meeting Place	Local Need	Local Need	To be integrated with community centre development (neighbourhood or district) and combined with amphitheatres where the need is proven.
Arts and Cultural Centre	0	1	This provision should be part of the Yanchep City Centre development and will be required post 2036. Smaller arts and cultural spaces should be incorporated within multi-functional community buildings where space is generic in function.

The most significant consideration for any local government (but particularly for the NCGC) is the drive within the industry to determine whether local government is best placed to deliver all services which it currently provides. In many instances, this has led to local governments reviewing and discontinuing direct service provision associated with areas such as seniors' provision, youth services and elite sporting infrastructure.

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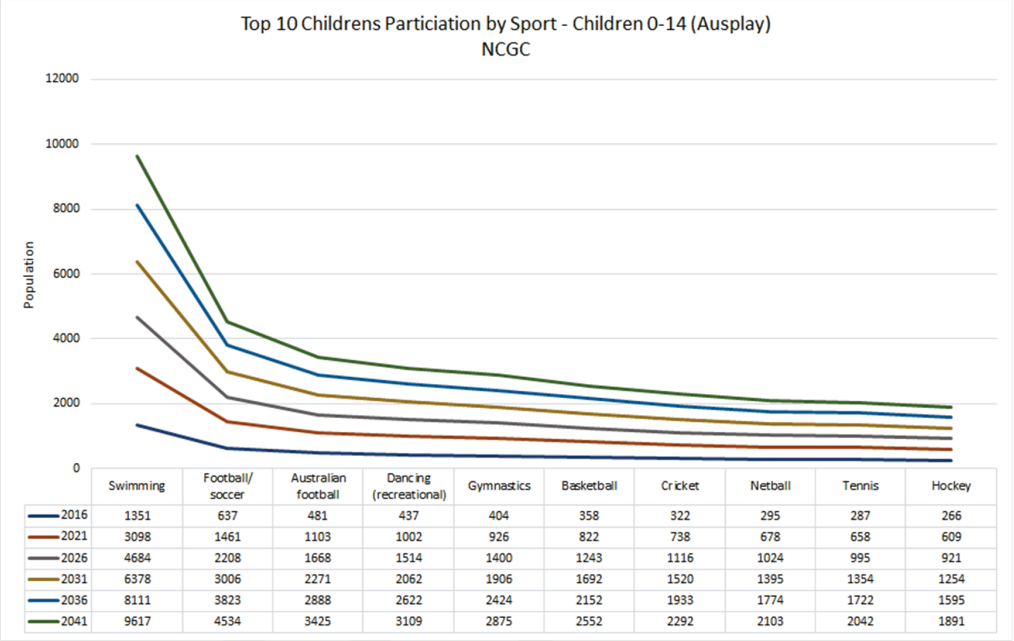
9.2 Sport and Recreation Growth Considerations

Participation levels within the key sporting facilities can be assessed by referencing the most recent AusPlay (Sport Australia) data for participation within WA. This is split between adult participation (15 years plus) and children's participation (0 to 14 years). In respect of sporting activities, the anticipated participation levels for children in the top ten sports across the NCGC to 2041 is shown in Figure 8 below.

Figure 8: Projected Participation Across the Top 10 Sporting Pursuits by Children within the NCGC (Source AusPlay WA)



	Swimming	Football/ soccer	Australian football	Dancing (recreational)	Gymnastics	Basketball	Cricket	Netball	Tennis	Hockey
2016	1351	637	481	437	404	358	322	295	287	266
2021	3098	1461	1103	1002	926	822	738	678	658	609
2026	4684	2208	1668	1514	1400	1243	1116	1024	995	921
2031	6378	3006	2271	2062	1906	1692	1520	1395	1354	1254
2036	8111	3823	2888	2622	2424	2152	1933	1774	1722	1595
2041	9617	4534	3425	3109	2875	2552	2292	2103	2042	1891

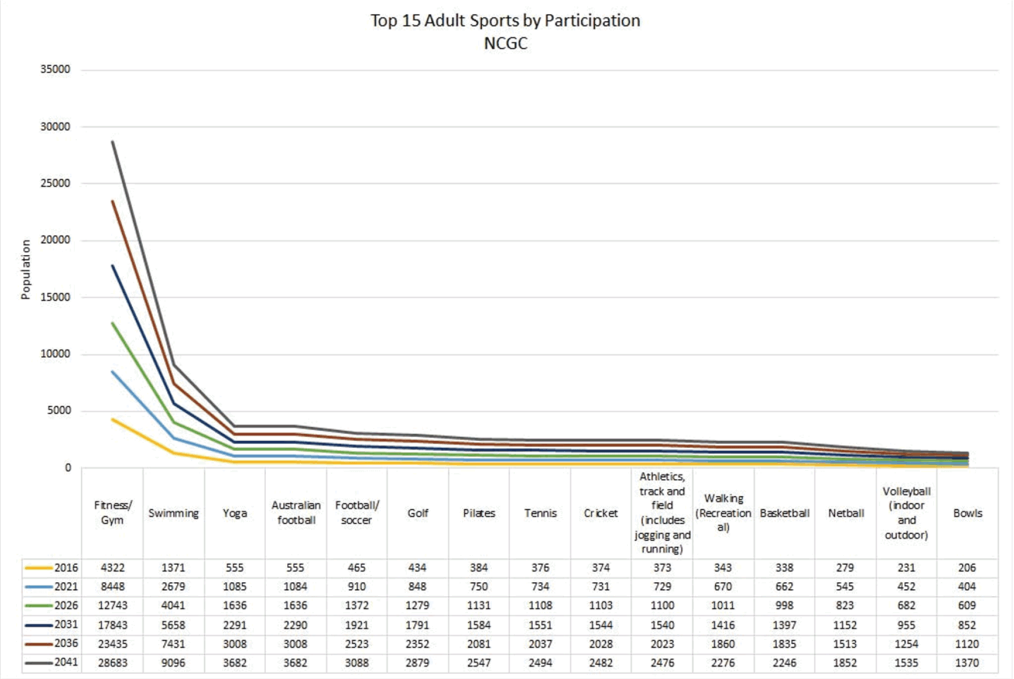
This projected growth, based on participation across a range of the top ten children's sports, indicates:

- Growth in all sports across the NCGC will increase in line with population growth by just over 712% for children. This will necessitate substantial facility infrastructure provision to service the ongoing needs of the NCGC and place an additional burden on existing infrastructure, particularly where capacity, currently, is known to be an issue.
- The demand for swimming will continue to increase with a requirement to provide capacity for 9,617 junior swimmers on a regular basis by 2041.
- Football (soccer) will continue to see high growth numbers, being the largest organised participation sport within the NCGC.
- Netball and basketball will continue to grow in accordance with population growth and impact on the capacity of existing infrastructure. The anticipated growth supports the current intent.
- For dancing and gymnastics, these generally are provided through access to hall space and are not necessarily direct services provided by local government. While provision could be made to service this market, the potential opportunity for commercial providers may be the optimum solution for the NCGC.
- Athletics can generally be provided in an organised setting through Little Athletics Clubs and/or on a casual basis where access to open space and potential publicly accessible fitness equipment will meet the ongoing community needs.
- For sports such as Australian Football, Football (soccer), Basketball, Netball, Cricket and Tennis, these can be delivered through an organised sporting setting or on a casual basis. The

need for additional oval, rectangular and court space needs to be tempered against the potential growth in club numbers and the growth in casual access to facility infrastructure.

In respect of sporting activities, the anticipated participation levels for adults is shown in Figure 9 below:

Figure 9: Top 15 Adult Participation Recreational Activities and Projected Growth within the NCGC (Source: AusPlay WA)



	Fitness/ Gym	Swimming	Yoga	Australian football	Football/ soccer	Golf	Pilates	Tennis	Cricket	Athletics, track and field (includes jogging and running)	Walking (Recreational)	Basketball	Netball	Volleyball (indoor and outdoor)	Bowls
2016	4322	1371	555	555	465	434	384	376	374	373	343	338	279	231	206
2021	8448	2679	1085	1084	910	848	750	734	731	729	670	662	545	452	404
2026	12743	4041	1636	1636	1372	1279	1131	1108	1103	1100	1011	998	823	682	609
2031	17843	5658	2291	2290	1921	1791	1584	1551	1544	1540	1416	1397	1152	955	852
2036	23435	7431	3008	3008	2523	2352	2081	2037	2028	2023	1860	1835	1513	1254	1120
2041	28683	9096	3682	3682	3088	2879	2547	2494	2482	2476	2276	2246	1852	1535	1370

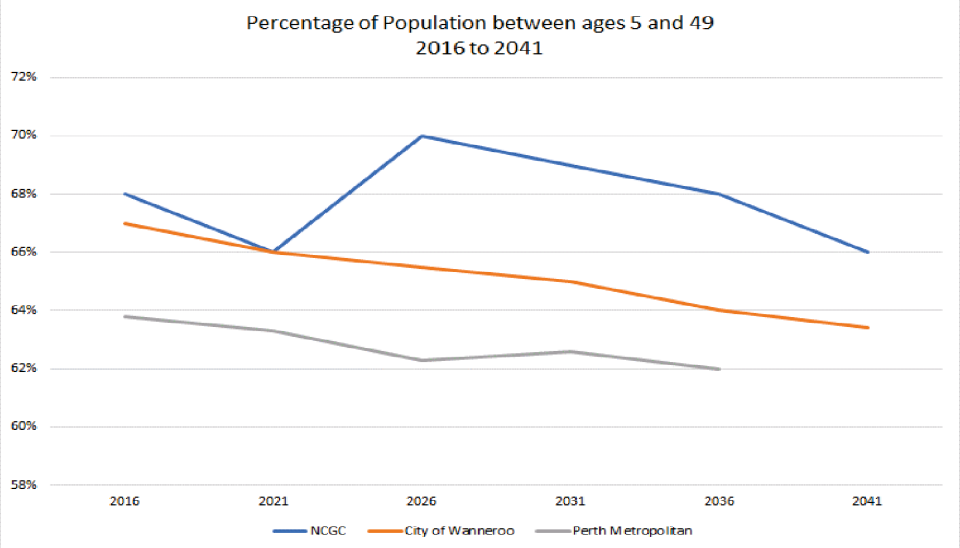
This projected growth, based on participation across a range of the top fifteen adult sports, indicates:

- Growth in all sports across the NCGC will increase in line with population growth by 663% for adults. This will place an additional burden on existing sporting club infrastructure, particularly where capacity is known to be an issue.
- The demand for swimming will continue to increase with a requirement to provide capacity for an additional 9,096 adult swimmers on a regular basis. This will result in a combined adult and child participation base of 18,713 and will necessitate the development of a regional aquatic facility within the corridor by 2036. Based on CERM benchmarking and capacity of current aquatic infrastructure, it is likely that the NCGC will necessitate a secondary district level facility which would service the southern portion of the NCGC from 2041 onwards.
- Walking, fitness / gym, jogging, cycling and bush walking can generally be undertaken on an individual basis without the need to belong to a club and be associated with formal built infrastructure. The most critical aspect in regard to servicing the growth in these activities is to provide access opportunities and connectivity between residential areas, public open space, bush and fitness equipment. The growth in commercial gym activities will general respond to the growth in the fitness market with local government providing the opportunity through public fitness equipment in local parks for general community use. Yoga can generally be accommodated within a community building without the need for dedicated infrastructure.
- For adults, club-based activities are in less demand, but nevertheless indicate potential substantial growth in Football (soccer), Tennis, Basketball, Netball, Australian Football and Cricket. Capacity does not exist within existing club infrastructure to meet this demand and will necessitate the need to invest in new and improved club infrastructure and additional oval/ rectangular pitch space. This space needs to be strategically placed, be fully functional and designed to meet modern day sporting needs.

- Netball and basketball will continue to grow in accordance with population growth and impact on the capacity of existing infrastructure. The anticipated growth supports the current intent to develop up to two major regional indoor court spaces (four court minimum with the potential to extend to six courts).
- Golfing infrastructure is generally provided through the commercial sector or local government under lease/licensing and is not considered to be a core responsibility.

A further indication of likely demand for sports facility infrastructure is the sporting growth profile (i.e. active children and adults aged 5 to 49).

Figure 10: Percentage of Population Between the Ages of 5-49 (predominant sporting facility users) (Source: Forecast.id)



This is indicative of the likely impact on potential demand for club-based investment. The growth profile for the NCGC highlights a relatively high percentage in this age range compared to the City of Wanneroo and Metropolitan Perth. While, over time, there will be a gradual decrease in the potential sporting population within the NCGC, it is nevertheless a consistently high number.

Detailed analysis of the population implications and participation levels is provided at Appendix F and provided in the subsequent benchmarking assessment. A summary of the outcomes is presented below.

- Swimming across all age ranges is in high demand. The increase in child participation from 2016 to 2041 is estimated to be over 8,266 with the majority of these likely to participate in *learn to swim* and squad development programs. Sufficient capacity needs to be available within the available water space in the NCGC to accommodate such growth. There is insufficient capacity within the current aquatic infrastructure in the City of Wanneroo to provide sufficient space to accommodate the potential under 14 age group users alone.
- Adult participation rates in swimming are slightly lower with an increase between 2016 to 2941 at 7,725. Insufficient capacity exists within the current aquatic infrastructure in the City of Wanneroo to accommodate any potential growth in participation.
- Based on a CERM PI (University of South Australia Performance Indicator benchmarking) it suggests a footfall of between 5 and 7 visits per head of population for aquatic centres within a 5km population catchment. This would necessitate, an indoor aquatic facility capacity to service the NCGC of between 202,245 and 283,143 users (based on the 2021 population projections) and between 552,275 and 773,185 (based on 2036 population projections) and between 670,375 and 938,525 (based on 2041 population projections). This would necessitate a regional level aquatic facility to be in place to service the NCGC by 2036. It would also indicate a district level facility may also be required to cater for the projected population growth and catchment of the southern NCGC by 2041 onwards.

Children's Participation in Sport and Activities

- Of the traditional outdoor pitch-based team sports, there would be high demand to service the needs of children aged between 0-14 across the NCGC for soccer, Australian football, cricket and hockey. Usage numbers projected need to be considered against a potential number of teams, training requirements and competition requirements.
- Of the traditional court sports, there is a relatively high demand to service the needs of children aged between 0-14 across the NCGC for basketball, netball and tennis.
- Other high demand activities are dancing, gymnastics and swimming (referenced above).
- Dancing, netball and gymnastics are dominated by female participation while football/soccer, Australian rules and cricket are dominated by male participation. The remainder of the sports is relatively evenly split, although tennis does indicate male participation is twice that of female participation.
- For analytical purposes the overall total participation rates across age ranges is used to determine approximate court/pitch/hall usage. For dancing and gymnastics, access to a hall is important but in Metropolitan Perth much of this provision is undertaken on a commercial basis, in addition to some club-based activities. Such provision is likely to respond to commercial drivers and the market will adjust to reflect this.

Adults participation in Sport and Activities

- Of the traditional outdoor pitch-based team sports, there would be high demand to service the needs of adults over 14 across the NCGC for soccer, Australian football and cricket. Usage numbers projected need to be considered against a potential number of teams, training requirements and competition requirements.
- Of the traditional court sports, there is a relatively high demand to service the needs of adults over 14 across the NCGC for basketball, netball, volleyball and tennis.
- Fitness/gym is the main sporting activity amongst adults which needs to be accommodated across the City with overall participation estimated at 28.9% across the population. This is over three times the next core activity of swimming (9.2%) and eight times that of other sporting activity. Females are more likely to demand such provision with a 33.9% participation rate compared to a 24% participation rate amongst males.
- Other high demand activities are yoga, golf, Pilates, athletics (including jogging), walking and bowls.
- Yoga, Pilates, Netball and Swimming are dominated by female participation while football/soccer, Australian rules, golf, basketball and cricket are dominated by male participation. The remainder of the sports and activities are either relatively low in participation across both sexes, or are relatively evenly split.
- For adult participation, the sports of rugby union, rugby league and hockey operate at a sub-regional level and will operate outside of normal local government boundaries. These sports are not to be ignored, but the demand identified in accordance with specific local circumstance may give rise to a unique level of demand.

For analytical purposes, the overall total participation rates across age ranges is used to determine approximate court/pitch/hall usage. For dancing and gymnastics, access to a hall is important but in Metropolitan Perth much of this provision is undertaken on a commercial basis, in addition to some club-based activities. Community need for such provision cannot be determined through projecting a commercial outcome. Such provision will be responsive to market conditions and not necessarily a local government priority. The assumptions are referenced in Appendix F and are not repeated here. Tables 14, 15 and 16 below, however, identify the City wide-level of provision projected to meet the current and projected use. These figures are presented as an indicator of potential need and need to be balanced against the requirements identified through the consultation process and the advice provided by the peak sporting bodies within the state.

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Table 14: Projected Adult Playing Surface Demand Based on Population Growth and Alignment with AusPlay Data

Top 15 Adult Venue Based Participation Activities - AusPlay available data	Oval/Rectangular Pitch/Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)			Training Demand in hours per week (assuming home and half a pitch only)			Weekly Pitch and Court Demand in hours			Rectangular/Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours		
	2021	2031	2041	2021	2031	2041	2021	2031	2041	2021	2031	2041
Australian football	84	96	110	203	232	263	186	212	241	7	8	9
Football/ soccer	78	89	101	233	266	302	194	221	252	12	14	16
Cricket	151	172	196	113	129	147	207	237	269	8	9	10
Tennis	68	77	88	180	206	234	248	283	321	12	14	16
Basketball	77	88	100	155	177	201	155	177	201	6	7	8
Hockey	40	46	52	80	92	104	80	92	104	5	6	7
Netball	224	256	291	112	128	145	280	320	363	9	11	12

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Table 15: Projected Junior Playing Surface Demand Based on Population Growth and Alignment with AusPlay Data

Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	Oval/Rectangular Pitch /Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)			Training Demand in hours per week (assuming home and half a pitch only)			Weekly Pitch and Court Demand in hours			Rectangular /Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours		
	2021	2031	2041	2021	2031	2041	2021	2031	2041	2021	2031	2041
Football/soccer	81	91	100	325	365	399	244	273	299	15	17	19
Australian football	96	107	117	382	428	469	287	321	352	11	12	14
Basketball	107	120	131	427	479	524	320	359	393	11	12	13
Cricket	110	123	134	164	184	202	192	215	235	7	8	9
Netball	66	74	81	264	296	324	198	222	243	7	7	8
Tennis	114	128	140	171	192	210	199	224	245	8	9	9
Hockey	23	25	28	136	152	166	90	101	111	6	6	7

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Based on emerging needs, this would indicate a need to provide the following levels of oval, rectangular and sports court infrastructure per suburb across the NCGC to service adult venue-based clubs / organisations. Each five year interval indicates the number of required oval and rectangular pitches, per sport, needed to service the population. This highlights the extent of provision which can be divided into typical winter (Australian Rules, Soccer, Hockey) and summer use (Cricket) together with potential all year round use for Netball, Basketball and Tennis. In practice however, most sports typically are seasonal with a significant drop in participation during off-season fixturing):

Table 16: Current Provision compared to Potential Need Based on Population Growth and AusPlay Participation Statistics

Top 15 Adult Venue-Based Participation Activities	Alkimos					
	2016	2021	2026	2031	2036	2041
Australian football	1	2	3	4	4	4
Football/soccer	1	3	5	6	7	7
Cricket	1	2	3	4	5	5
Tennis	1	2	3	4	5	5
Basketball	1	1	2	3	3	4
Hockey	0	1	2	3	3	3
Netball	1	2	4	5	5	6
Top 15 Adult Venue-Based Participation Activities	**Eglinton**					
	2016	2021	2026	2031	2036	2041
Australian football	0	1	1	2	3	3
Football/soccer	0	1	2	3	4	5
Cricket	0	1	1	2	3	4
Tennis	0	1	1	2	3	4
Basketball	0	1	1	2	2	3
Hockey	0	0	1	1	2	2
Netball	0	1	1	2	3	4
Top 15 Adult Venue-Based Participation Activities	**Two Rocks**					
	2016	2021	2026	2031	2036	2041
Australian football	0	1	1	1	1	2
Football/soccer	1	1	1	2	2	4
Cricket	0	1	1	1	2	2
Tennis	0	1	1	1	2	3
Basketball	0	0	1	1	1	2
Hockey	0	0	1	1	1	2
Netball	0	1	1	1	2	3
Top 15 Adult Venue-Based Participation Activities	**Yanchep**					
	2016	2021	2026	2031	2036	2041
Australian football	1	2	2	3	4	5
Football/soccer	2	3	3	5	7	9
Cricket	1	2	2	3	4	6
Tennis	1	2	2	3	5	6

Basketball	1	1	2	2	3	4
Hockey	1	1	1	2	3	4
Netball	1	2	3	4	5	7

Based on the analysis, this would indicate a need to provide the following levels of oval, rectangular and sports court infrastructure per suburb across the NCGC to service the emerging children's sport and recreational activities. The same principles identified above, apply:

Table 17: Current Provision compared to Potential Need Based on Population Growth and AusPlay Participation Statistics

Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	**Alkimos**					
	2016	**2021**	**2026**	**2031**	**2036**	**2041**
Football/soccer	2	6	10	13	14	13
Australian football	2	5	7	9	10	10
Basketball	1	5	7	9	10	9
Cricket	1	3	5	6	7	7
Netball	1	3	4	5	6	6
Tennis	1	3	5	6	7	7
Hockey	1	2	4	5	5	5
Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	**Eglinton**					
	2016	**2021**	**2026**	**2031**	**2036**	**2041**
Football/soccer	1	2	4	7	9	11
Australian football	0	2	3	5	7	8
Basketball	0	2	3	5	6	7
Cricket	0	1	2	3	4	5
Netball	0	1	2	3	4	5
Tennis	0	1	2	3	5	5
Hockey	0	1	2	2	3	4
Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	**Two Rocks**					
	2016	**2021**	**2026**	**2031**	**2036**	**2041**
Football/soccer	1	2	2	3	5	8
Australian football	1	1	2	2	4	6
Basketball	1	1	2	2	3	5
Cricket	0	1	1	2	2	4
Netball	0	1	1	1	2	3
Tennis	0	1	1	2	2	4
Hockey	0	1	1	1	2	3
Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	Yanchep					
	2016	**2021**	**2026**	**2031**	**2036**	**2041**
Football/soccer	3	4	6	8	10	14
Australian football	2	3	4	6	7	10
Basketball	2	3	4	5	7	10
Cricket	1	2	3	4	5	7

Netball	1	2	2	3	4	6
Tennis	1	2	3	4	5	7
Hockey	1	2	2	3	4	5

The above data is provided to identify potential provision in each of the suburb areas. All need to be assessed against the likely demand which will be experienced by the existing and emerging clubs and potential demand being experienced by the State Sporting Associations who can clarify where the potential growth is likely to be experienced. In many circumstances, junior oval / rectangular / court development can be accommodated within or adjacent to senior oval / rectangular pitch / court development. Where there are circumstances in which junior oval infrastructure is required as overspill for a club activity, this should be provided as part of a shared use agreement with a primary school in close proximity. In the case of tennis, full sized courts are often used for the Hotshot development program, although dedicated courts are preferred. In the case of basketball, the participation rates also include the use of outdoor court provision. Therefore, these projected requirements need to be viewed in the context of the likely growth of particular sports within a defined City catchment.

9.3 Additional Assessment Processes

For a variety of discrete community facilities, further detailed analysis was undertaken to confirm the extent of infrastructure required. This is provided in detail at Appendix G and summarised below.

Assessment of Aquatic Need

The current aquatic infrastructure servicing the City of Wanneroo is Wanneroo Aquamotion located at 19 Civic Drive, some 18km southeast of the NCGC southern extremities. The facility consists of the following:

- Internal 25m 8 lane pool (1m to 1.2m in depth and 25m x 20m = 500m^2) with adjacent shallow family pool (estimated at 200m^2 of programmable space- water depth varies from 0.2 to 0.8m)
- Hydrotherapy pool (8m x 5m = 40m^2 with a depth of 0.9m to 1.4m)
- Change facilities, spa and sauna
- Reception foyer, offices, staff areas and plant rooms
- Gymnasium
- Kiosk/cafeteria

External areas which include:

- A dive pool (10m x 10m = 100m^2) and splash pad
- Softfall play areas and equipment
- Car park and pedestrian access areas
- Grassed/landscaped areas

The current programming of the pool indicates a variety of user groups and some key times secured by specific users on a regular basis. These include:

- *Learn to Swim* Program: Monday – Friday 2:55pm – 5:45pm
- *Dept of Education* (In-term Lessons): Monday – Friday 9:00am – 2:30pm
- *Joseph Banks Secondary College*: Monday 7:35am – 8:35am
- *Aqua Attack*: Monday – Friday 5:50pm – 7:35pm
- St Anthony's Swim Club: Tuesday/Thursday 7:00am – 8:00am
- *Swimathlon WA*: Monday/Wednesday/Friday 6:00am-7:30am / Saturday 4:00pm – 5:00pm
- *Synchro WA*: Sunday 10:00am – 11:00am
- *Pool Inflatable*: Sunday 1:00pm – 3:00pm

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To determine the required water space to service the City of Wanneroo (and more particularly the NCGC), an analysis has been undertaken on current water capacity and potential future water capacity. This is based on peak hours usage which generally relates to programmable space for *Learn to Swim*, aqua aerobics and squad training sessions. An analysis of current water space against the future demand for water space is based on the following assumptions.

- Bather Capacity is assumed to be 1 person per 2.5m^2 based on an optimum service delivery model having regard to key usage for lap swimming, *Learn to Swim* and programmed activities. It is also assumed that at the peak time, the average transfer of customers is every 30 minutes.
- The current Wanneroo Aquamotion comprises:
    - Large water body of 25m x 20m =500m^2. This would accommodate 200 people at any one time (400 people an hour based on a 30min turnover).
    - Smaller water body of 5m x 8m = 40m^2. This would accommodate 16 people at any one time (32 people an hour based on 30 min turnover).
    - An outdoor water space utilised seasonally of 100m^2 with an at-one-time capacity of 40 (80 people an hour based on 30 min turnover).
    - A shallow water area estimated at 200m^2 of programmable space providing a capacity of 80 users at any one time (160 people an hour based on 30 min turnover).
- Based on these assumptions, the total at one time capacity (excl external splash deck and non-programmable water space) of Wanneroo Aquamotion is 336 users per hour or an estimated 672 users (including 30 min turnover). When the outdoor seasonal pool is taken into account, the customer users are reduced to 296 per hour or an estimated 592 users (including 30 min turnover) for six months of the year.
- Based on a regular footfall of five visits per resident population (average benchmark based on CERM Industry benchmarking), it is estimated that the current water space based on 16 peak hours would potentially provide access to:
    - 4,736 (9,472) weekly or 246,272 (492,544) including the seasonally adjusted figures (excluding the outdoor water space).
    - 5,056 (10,112) weekly or 262,912 (525,824) including the seasonally adjusted figures (including the outdoor water space).

  This is based on capacity x 16 hours peak use x 52 weeks x 2 (30 min changeover)
- Based on these figures the current aquatic space within the City of Wanneroo would cater for a population of 105,164 which indicates a potential under-provision within the City of approximately 580m^2 of indoor water space to service the current population of 220,246. Based on the current population, a need to accommodate1,101,230 user visitations is required.
- With the projected growth in population of 412,996 by 2041, a need to accommodate 2,064,980 user visitations is required. This would necessitate a development of a second regional facility and potentially a district level aquatic centre to ensure accessibility along the extended coastal and inland corridor is met, particularly with the projected growth post 2041, anticipated to extend to 659,000 for the City.
- The population growth to 135,000 within the NCGC would necessitate the development of regional level aquatic provision of a minimum 1,000m^2 to facilitate a potential user visitation of 665,000 (at a rate of five visits per head of population). It is considered that such space could potentially accommodate visitations of up to 1,000,000 if promoted effectively (i.e. by providing a footfall of 1:7 visits per head of population).
- The requirement to service the NCGC with one new indoor heated aquatic centre is therefore justified. The issue would be the configuration and programming of the water space. The option exists to develop a 52m x 20m pool with moveable boom to enable the facility to accommodate smaller programmable pools and increase flexibility in the use of water space (including program pool and family play, beach entry and water slides). Other options include a 25m x 20m pool with various configurations including warm water pool, family pool, dedicated

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programmable pool with adjustable depth membrane and water slides. This would all be subject to more detailed design considerations.

Consideration would also need to be given to the location of Craigie Leisure Centre and HBF Arena which provides access to water space to residents within the City of Wanneroo. These are, however, 18km and 12km south of the southern extremities of the NCGC and therefore are unlikely to address any deficiencies in respect of access to water space.

In conclusion, the current water space is insufficient to satisfy current and potential future population growth within the NCGC. Consideration would need to be given to the future configuration of the water space to meet current design standards and provide the optimum level of return in respect of usage and potential income generation. This would need to consider water depth and configuration which should reflect current day design trends. Ideally it would be located within a main regional centre or principle activity centre and where other regional level infrastructure is provided to minimize servicing and ongoing operational costs.

Coastal Swimming Pools

A growing appetite is emerging for coastal pool provision. This can either be through the development of a traditional swimming pool with dedicated lap space and free-form family area (i.e. Scarborough Beach Pool) or through the development of a dedicated pool space within the ocean area (i.e. similar to the rock pools located in Bronte Beach – Bronte Baths, Coogee Beach, NSW – Wylies Baths, Giles Baths and McIver's Ladies Baths and Bondi – Bondi Icebergs). The coastal saltwater rock pools are generally self-filtering and date back to the late 1800s. They include:

- Tidal rock pools
- Chlorinated freshwater tidal pools
- Pump in/out saltwater pools
- New generation chlorinated filtered pools beside the sea

A number of difficulties and operational aspects related to beach pool infrastructure need to be considered:

- Pump-in/overflow to beach can cause erosion.
- They fill up with sand, if tidal.
- Weed/Algae are often problematical as there is no chlorine and poor water movement.
- Safety/control issues prevail, if tidal.
- They cannot be multi-purpose, if tidal, due to limitations on depth and control of waves.
- There are constant threats from cross contamination and usually poor water distribution / replenishment.
- Blue/Green algae, bacteria, fecal streptococci can be present.
- Ear/Nose/Throat infections are likely and commonplace with users.
- Access problems are generally associated with their location away from arrival point (impacting on potential rehab and disability use).
- There is high corrosion potential.
- It is not possible to heat as pool water moves out to sea.
- They generally operate a restricted season (4-6 months).
- It may be hard to clean, and pool may have to be emptied every month.
- They are typified by low use of tidal/beach pools.

In addition, issues experienced with the newer generation of tidal pools include:

- Almost all tidal pools are on the East Coast of Australia, on rock.

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- Access to clean sea water is simplified by a suction point being on rock and this provides a reduced opportunity for migration of sand (although not fully mitigated).
- Corrosion of structure in the sea or close to the sea is a problem.
- General loading on tidal pools is low due to vagaries associated with wind / cold / unclean / access which limits their attractiveness to users.
- The pool can be closed for an extended time to clean out sand/weeds etc. (a three-month closure of the Cabarita Aquatic Centre tidal pool is required annually).
- Very poor ability for wave water entering the pool or pumped in water to thoroughly flush out pool filter, unless at high tide. This also leads to a safety problem from large waves.
- Often access is poor due to pool location and this affects recreational use.
- Multi-purpose pools with high loadings, especially if heated, require chlorine and filtration of water with good chlorination (a requirement of the WA Health Department).
- Generally restricted season of use.
- A location with the ability to see the ocean is required for ambiance.

A conclusion which can be reached from the ongoing operational costs and management of a coastal pool asset is that they would not provide the level of usage which is desired to service the growing population in the NCGC. It is considered that the issues associated with beach pool infrastructure need to be carefully considered, if such a provision is to be promoted to offset dedicated indoor pool infrastructure centrally located within the main population growth areas. Whilst a decision may be taken to install a pool as a visitor 'attraction', it would not provide the return on investment other pool provision would provide and create a costly ongoing asset management legacy requiring high levels of subsidy per user.

Basketball and Netball Facility Provision

One of the major facility concerns throughout growth corridors and within existing established urban areas has been accessibility to indoor and outdoor court space. This has been promoted through the growth in Basketball and Netball development programs and invariably needs to be supported by agreement with schools where access to court infrastructure is limited to non-core school access times. The Wanneroo Basketball Association (since the development of four new courts at HBF Arena in Joondalup) have indicated that their growth has increased by 40% over a five-year period, as highlighted in Figure 11 below.

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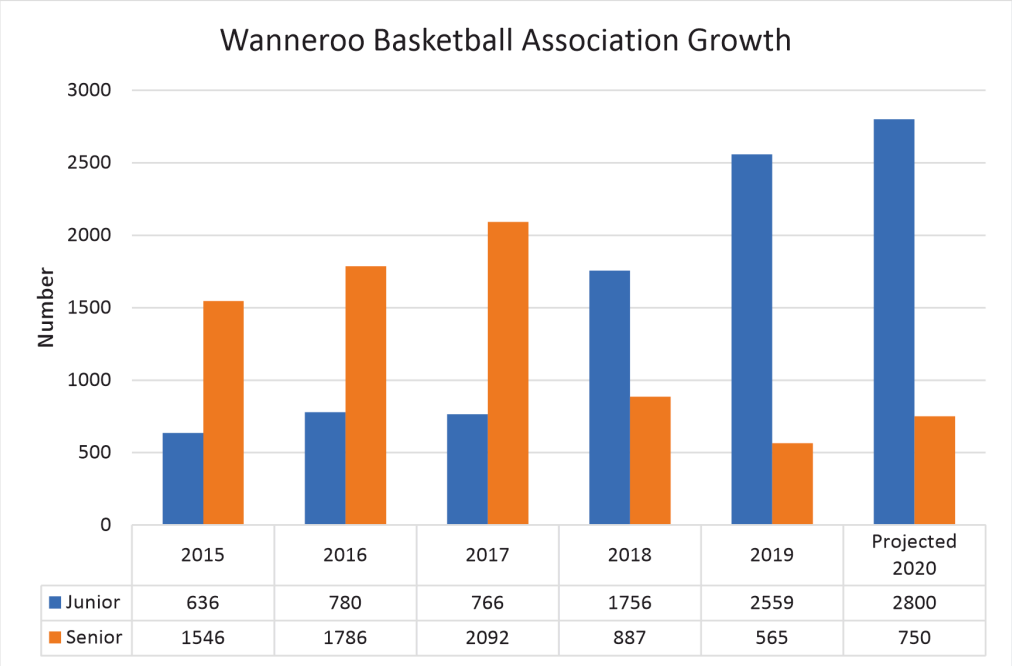
Figure 11: Wanneroo Basketball Association Actual and Projected Growth from 2015 onwards (Source: WBA)



The figures provided by the association indicate significant growth (%) in the junior level of the sport but in excess of a 50% drop in senior level participation.

The assessment of additional court space based on current participation levels is considered to be realistic and will require ultimately the development of a further Basketball Association in the NCGC. This ideally should be a minimum four-court facility with the ability to expand to six courts located within or in close proximity to the Regional Open Space Sporting Precinct. Due to the anticipated full build out post 2041, this is likely to result in a second regional centre / Association from 2041 onwards. This will require a similar level of facility to be provided.

Assessment of Men's Shed Provision

The growth in Men's Sheds has merged over the past decade and invariably Men's Sheds are being sought in areas where the community is ageing. There is no doubt that the NCGC will experience demand for such infrastructure having regard to the population growth and anticipated numbers within the retiree age bracket. They are not typically located within community centres but could be located adjacent to shared use and multi-functional community hubs. Benchmarked research indicates that Men's Sheds vary from small units of 180-200m^2 to larger units of 700-1,000m^2. An analysis of the level of provision required to service a given population assumes the following:

- A workshop floor area of 200m^2 could cater for between 200 and 300 members based on 0.75-1m^2 per member (having regard to the fact that visitations by members will be irregular and sporadic with only a small percentage being regular day to day users).

Table 18: Projected Retiree Population within the NCGC 2016 to 2041

Year	2016	2021	2026	2031	2036	2041
Age 65+ Population	1,842	3,036	4,603	6,670	9,471	12,832
4% of population	74	121	184	267	379	513

- It is estimated that participation rates equate to 4% of the retiree population (projected growth in this age range is identified in table 18 above).

- Based on these assumptions, the projected demand having regard to the 65+ current and projected population in the NCGC, it is likely that demand will be for:
    - 184 to 267 people between 2026 and 2031 (indicating a potential demand for one facility of approximately 200m^2 – functional workshop area).
    - 379 people in 2036 (indicating a demand for 400m^2 of combined functional workshop floor space).
    - 513 in 2036 (a demand for 600m^2 of floor space which could be split in the north and south of the NCGC).
- Currently, there is no Men's Shed provision within the NCGC and while it may not be seen as a funding priority for the City of Wanneroo, land allocation will need to be considered in order to accommodate a growing community need.

The majority of Men's Sheds through their development have received funding through a mixture of grant assistance through LotteryWest and local governments and have not traditionally been funded through developer contributions.

Assessment of Synthetic Hockey Pitch Provision

The development of hockey facility infrastructure, in particular the development of synthetic turf (turf), has become a key consideration in metropolitan Perth over the past five years, with facilities having been developed in Warwick, Guildford, Fremantle and Southern River. In addition, there are proposals for turfs within the City of South Perth, City of Kalamunda, Town of Victoria Park and City of Nedlands. The current Hockey WA strategy indicates a population tipping point of 75,000 for a new turf. However, this is not considered to be a viable benchmark when reviewing the need for such infrastructure, which is reliant on clubs generating significant income to be able to set aside monies in a sinking fund to secure the replacement of a turf, every 10 years. The following are important considerations in determining whether investment in a turf is justified, even where the population growth is in excess of the benchmark population standard:

- The optimum membership size to justify investment in a turf and potential ability to generate a viable business proposition is approximately 500 to 550.
- Recent investment in hockey turfs at Fremantle, Southern River and Warwick (in addition to Guildford School) has resulted in a potential over-provision of turf. The capacity on turfs is a significant concern with only the Perth Hockey Stadium (pitch one) being utilised for over 40 hours per week (capacity of turfs as a minimum should be 20 hours on weekdays, operating between 5pm and 9pm and 20 hours at weekends, operating from 8am to 6pm).
- Hockey WA suggests that for a turf to be sustainable, 180 programmed games per season are required. With current game programming, the justification for investment in additional turf is unlikely to be supported within the next decade or more. Those clubs who have put in place a new turf over the past two years will require additional matches to be scheduled if they are to be financially viable (i.e. Whitford and Southern River). Both would deem to be high risk according to the games identified as being played (see figure 12 below).
- Hockey WA has indicated that it is limited in the number of games which can be scheduled due to impact on other turfs and the limited growth in the sport turfs promote (i.e. it results in player transfer rather than increase in participation).
- Due to recent developments, there is now less opportunity for turfs to be financially viable within Metropolitan Perth. This will result in a greater level of sharing and cross-club fixturing to offset this issue.

The conclusion of the current assessment process would indicate that while a need for hockey facilities within the NCGC could be justified on the basis of population growth alone, it could not justify investment in a turf until a club had been established and membership levels are consistent and secured. While the justification for investment in a turf currently could not be proven based on current Hockey WA programming and fixturing, it is likely, in future, with the growth anticipated that a further club and turf facility would be required in the NCGC post 2036. Ideally, such provision would be located within a regional sporting precinct.

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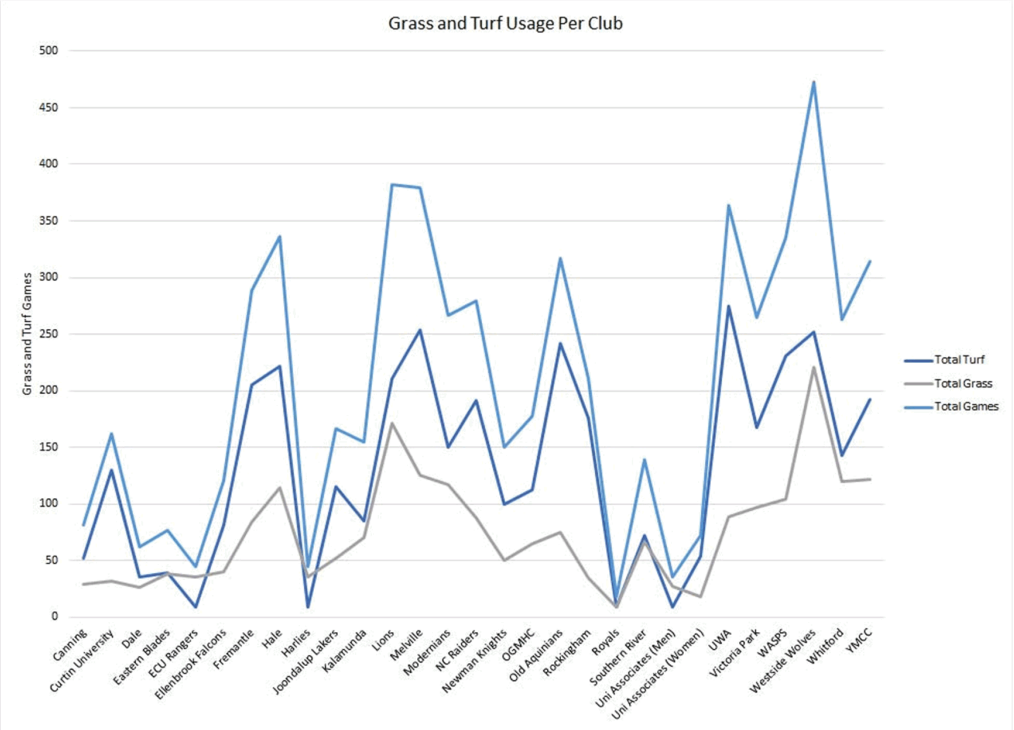
Figure 12: Grass and Turf Usage Per Club (Source: Hockey WA)



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9.4 Overall Conclusions: Community Facility Requirements

The additional community facility analysis provided within this section is based on known participation rates, standards of provision based on a population driven outcome; and by their very nature merely provide an indication of what potentially should be provided within a given locality. The assessment is indicative and a tool against which the demographic considerations, population projections and stated requirements may be tested. It needs to be balanced against what is currently provided, recognised gaps, emerging trends and informed through a thorough community engagement process. This layering of information then provides the framework for the recommendations and future investment in Community Facilities. It is evident that:

Facility Type	Facility Requirements
Libraries	Provision within the NCGC is likely to be delivered on the basis of lifelong learning and as part of a multi-functional service hub. It is considered that two regional level facilities will be required in Alkimos by 2026 and Yanchep by 2036. One district level facility in Eglinton by 2026 and a replacement district level facility in Two Rocks Town Centre by 2031. Local neighbourhood level provision is considered excessive and can be administered through mobile libraries and / or a small, unmanned lending service at multi-functional district and neighbourhood centres.
Neighbourhood level community centre	A maximum of 18 neighbourhood level community centre facilities covering the full residential catchment of the NCGC will be required to 2041. The full build out of the NCGC is, however, likely to need land allocated for a further nine, given the projected growth. It is recommended that the City review their current process of disposing of freehold land pending the allocation / land siting of each of these facilities to meet the extended anticipated growth in population as a result of more intensive high density development within the NCGC.
District level community centres	6-9 district level community centres to service the broader needs of the NCGC would not be unreasonable. The location of the district level centres is identified across the four NCGC suburbs and where appropriate are combined with regional / neighbourhood centres to maximise the potential return on investment and reduce ongoing asset management obligations.
Regional Community Centre	This must be located within the main and secondary activity centres performing a multi-functional use of seniors, youth, arts, playgroup, craft, personal fitness, social areas and library functions. The regional centres will be the focal point for place planning activity and a direct connection between the City and the resident community.
Regional POS	Regional publicly-accessible public open space /park is sufficiently catered for with the provision of National Parks in and surrounding the NCGC. A specific sporting regional level facility will, however, be required at Alkimos and subsequently Yanchep to ensure the full build out of the NCGC can be appropriately catered.
District and Neighbourhood level PO	District and Neighbourhood level POS is currently limited and there will be a need, in particular to provide passive POS with social gathering and event spaces within all emerging development fronts. It is best practice to locate District level infrastructure into the provision of formalised sports spaces. District level infrastructure should be tied into the provision of formalised sports spaces.
District level sporting infrastructure	District level sporting infrastructure is limited to Yanchep and the imminent development in Butler (which would service part of the southern area of the NCGC). The provision of an additional three DOS facilities incorporating sports spaces will be required to meet the projected full build out of the NCGC. Yanchep addressed the short to medium term requirements in that locale. Halesworth Park similarly will offset an immediate need in Alkimos. This will need to be supplemented with up to 15 Neighbourhood Park areas which provide a mixture of smaller satellite sporting spaces but predominantly passive

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	and active areas for social connectivity and community gatherings. This conforms to the outcome of the more detailed sporting oval and court space analysis.
Sports Spaces	The full build out of the NCGC will, however, necessitate the allocation of a minimum of 33 sports spaces (individual oval and rectangular facilities) to service the ongoing needs of pitch sport. The following oval, rectangular and court facility developments will be required to 2041 by Suburb. The sports spaces for each component has been generated through calculating the likely demand based on current participation rates for each sport and the projected population growth as identified in Table 16 (p.81). These sport spaces will need to be allocated against a regional, district and neighbourhood level of provision (i.e. provision of multiple ovals, courts and rectangular facilities within one multi-functional sports space). At a district level this is likely to be a minimum of two ovals while at a neighbourhood level it would be one oval or one rectangular space. At a regional level it is only limited by the space available. In referencing junior oval / rectangular / court development, it is recognised that in all circumstances senior level provision will accommodate the need for junior competition and training and where additional oval access is required, these will be provided under shared use agreements on school sites within close proximity of the main senior club provision: • Alkimos: ○ 5 x senior AFL Ovals and 13 junior (combined with 5 x senior cricket and 7 x junior cricket ovals). Overall, it is assumed 50% of junior ovals can be accommodated within dual use school provision and the remainder on the senior oval area. ○ Diamond Sports. The provision of one diamond area to service the needs of all diamond sports could be considered on one of the five local government provided ovals. ○ 7 x senior and 13 x junior rectangular pitches to service soccer. It is assumed that 80% of the junior activity will be accommodated at senior rectangular sites or on school sites with only the need for an additional 3 rectangular surfaces to meet the needs of the future growth in the sport. Overall provision of 10 rectangular pitches. ○ 5 x senior tennis courts and 7 x junior courts (potentially an 8 court district tennis club facility). ○ 4 x senior and 9 x junior basketball courts (indoor). It is assumed school hall use can accommodate 80% of junior indoor court space subject to the implementation of effective shared use agreements. Overall indoor court provision likely to be required: 4-6 courts. ○ 6 x senior and 6 x junior netball courts (outdoor). It is assumed school court provision can accommodate 80% of junior outdoor court requirements subject to the implementation of effective shared use agreements. Overall outdoor court provision likely to be required: 6-8 courts. ○ 3 x senior and 5 x junior grass hockey pitches. It is assumed senior infrastructure will cater for 60% of junior use. Overall rectangular pitch provision required: 5. • Eglinton: ○ 3 x senior AFL Ovals and 8 x junior (combined with 4 x senior cricket and 5 x junior cricket ovals). Overall, it is assumed 50% of junior ovals can be accommodated within dual use school provision and the remainder on the senior oval area.

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- Diamond Sports: The provision of one diamond area to service the needs of all diamond sports could be considered on one of the four local government provided ovals
- 5 x senior and 11 x junior rectangular pitches to service soccer. It is assumed that 80% of the junior activity will be accommodated at senior rectangular sites or on school sites with only the need for an additional 3 rectangular surfaces to meet the needs of the future growth in the sport. Overall provision of 8 rectangular pitches.
- 4 x senior tennis courts and 5 x junior courts (potentially a small 6 court tennis club facility to cater for full build out).
- 3 x senior and 7 x junior basketball courts (indoor). It is assumed school hall use can accommodate 80% of junior indoor court space subject to the implementation of effective shared use agreements. Overall indoor court provision likely to be required: 3-4 courts.
- 4 x senior and 5 x junior netball courts (outdoor). It is assumed school court provision can accommodate 80% of junior outdoor court requirements subject to the implementation of effective shared use agreements. Overall outdoor court provision likely to be required: 5-6 courts.
- 2 x senior and 4 x junior grass hockey pitches. It is assumed senior infrastructure will cater for 60% of junior use. Overall rectangular pitch provision required: 3.

- Two Rocks
  - 2 x senior AFL Ovals and 6 x junior (combined with 2 x senior cricket and 4 x junior cricket ovals). Overall, it is assumed 50% of junior ovals can be accommodated within dual use school provision and the remainder on the senior oval area. The provision of one diamond area to service the needs of all diamond sports could be considered on one of the four local government provided ovals.
  - 4 x senior and 8 x junior rectangular pitches to service soccer. It is assumed that 80% of the junior activity will be accommodated at senior rectangular sites or on school sites with only the need for an additional 3 rectangular surfaces to meet the needs of the future growth in the sport. Overall provision of 6 rectangular pitches.
  - 3 x senior tennis courts and 4 x junior courts (potentially a 4 court local tennis club facility which could be expanded to a 6 court facility to cater for full build out).
  - 2 x senior and 5 x junior basketball courts (indoor). It is assumed school hall use can accommodate 60% of junior indoor court space subject to the implementation of effective shared use agreements. Overall indoor court provision likely to be required: 3 courts.
  - 3 x senior and 3 x junior netball courts (outdoor). It is assumed school court provision can accommodate 80% of junior outdoor court requirements subject to the implementation of effective shared use agreements. Overall outdoor court provision likely to be required: 4 courts.
  - 2 x senior and 3 x junior grass hockey pitches. It is assumed senior infrastructure will cater for 60% of junior use. Overall rectangular pitch provision required: 3.
- Yanchep:
  - 5 senior x AFL Ovals and 10 x junior (combined with 6 x senior cricket and 7 x junior cricket ovals). Overall, it is assumed 50% of

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	junior ovals can be accommodated within dual use school provision and the remainder on the senior oval area. The provision of one diamond area to service the needs of all diamond sports could be considered on one of the six local government provided ovals ○ 9 x senior and 14 x junior rectangular pitches to service soccer. It is assumed that 80% of the junior activity will be accommodated at senior rectangular sites or on school sites with only the need for an additional 3 rectangular surfaces to meet the needs of the future growth in the sport. Overall provision of 8 rectangular pitches. ○ 6 x senior tennis courts and 7 x junior courts (potentially an 8 court district tennis club facility which could be expanded to a 12 court facility to cater for full build out and provision of a large community / regional centre). ○ 4 x senior and 10 x junior basketball courts (indoor). It is assumed school hall use can accommodate 80% of junior indoor court space subject to the implementation of effective shared use agreements. Overall indoor court provision likely to be required: 6-8 courts. ○ 7 x senior and 6 x junior netball courts (outdoor): It is assumed school court provision can accommodate 80% of junior outdoor court requirements subject to the implementation of effective shared use agreements. Overall outdoor court provision likely to be required: 8 courts initially – to potentially 16 courts. ○ 4 x senior and 5 x junior grass hockey pitches. It is assumed senior infrastructure will cater for 60% of junior use. Overall rectangular pitch provision required: 6. Yanchep is the only suburb which could potentially justify the provision of a synthetic turf in the medium to long term, i.e. post 2036.
Rugby league/rugby union	It is assumed that rectangular pitch infrastructure to service the needs of rugby league/rugby union will be determined by the emerging local needs. It is likely based on current regional sporting facilities within Metropolitan Perth that a facility of four rectangular pitches would be required for the full build out of the NCGC.
Synthetic athletics track	The provision of a purpose-built synthetic athletics track and associated event infrastructure cannot be justified due to existing infrastructure at the State Athletics Centre and Ern Clark Reserve, Canning, fulfilling the needs of Metropolitan Perth. The State Sporting Infrastructure Plan indicates a robust business case would be necessary to justify any future investment in facilities of this nature.
Skate park provision	The level of skate park provision needs to be explored at a local level with the potential to develop district level infrastructure within district open space / regional sporting. This should be combined within an overall wheeled sports strategy (to incorporate BMX and other cycle sport opportunities).
BMX club infrastructure	The current BMX club infrastructure across Metropolitan Perth services a regional wide need and there is no rationale identified for investing in further formalised club infrastructure. BMX dirt facilities ideally should be co-located with skate park infrastructure within a contained wheeled sport precinct and within a multi-functional district / neighbourhood open space. This should be combined within an overall wheeled sports strategy as referenced above.
Local government gym provision	Local government gym provision would be incorporated in a Regional Leisure Centre (including aquatics) and within various community facilities based on local need.
Outdoor and	Outdoor and indoor volleyball will generally be provided as part of a multi-functional district or regional leisure centre and are not therefore considered to

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indoor volleyball	demand separate investment identified through demand indicators.
Multi-use synthetic or tarmacadam surface	There will be a need to determine, at a local level, the provision of multi-use synthetic or tarmacadam surface that can provide for a variety of sporting activities and youth areas, within or adjacent to neighbourhood and district parks. It is to be noted that 3 on 3 Basketball has from 2020 become an Olympic sport and as a result is likely to see substantial growth due to marketing and exposure..
Lawn bowls	Two lawn bowls facilities are indicatively identified. One bowls club within Alkimos and Eglinton could be justified by 2026 with a second around Yanchep and Two Rocks from 2036 onwards. This however would be subject to the local need being proven and a concerted increase by the State Sporting Association to arrest the current diminishing participation rates in the sport amongst the youth and pre-retirement ages. A further study will be necessary to inform the City's approach in the growth corridor beyond the population driven demand. .
Squash	If a need is identified, squash court facilities can be incorporated within a regional level indoor court facility.
Youth provision	Youth provision indicates the need to provide up to seven centres which are to be integrated within part of extended district level community hubs, as will the provision for seniors (non-age care services).
Community and Performing Arts Centre	Community and Performing Arts centres are to be provided within a public or private school and subject to a shared use agreement. The level of provision detailed to 2041 indicates a need for one regional and 2 to 3 localised facilities as being reasonable to service the needs of the community subject to those agreements being in place.
Amphitheatres and outdoor meeting places	Should be provided within district and neighbourhood public open space in strategic locations based on local need. No defined standard for such provision is detailed.
A Regional Arts and Cultural Centre	Should be considered for Yanchep post 2036. Smaller arts and cultural spaces should be incorporated within multi-functional community buildings where space is generic in function.
Aquatic infrastructure:	A regional aquatic centre will be required post 2031 and a further district level facility can be justified based on full build out and likely bather numbers which need to be accommodated. The regional facility should be combined with a 4 court (minimum) dry side facility at Yanchep and a secondary district aquatic and dryside facility (4 court maximum) should be provided in Alkimos/Eglinton to service the southern portion of the NCGC.
Coastal pools	It is recommended that coastal pools not be pursued due to the ongoing asset management and excessive maintenance costs. In addition, the limited seasonality would indicate that such facilities would not be able to supply the level of bather access required in the NCGC.
Men's Shed	Provision of up to two facilities should be considered in Two Rocks and Eglinton where accessibility by an ageing demographic is important. It is likely that the use will expand and broaden to be combined with senior services and where possible should be co-located adjacent to complimentary user groups / usages..
Surf Life Saving infrastructure	The provision of Surf Life Saving infrastructure is limited to defined beach nodes identified in current structure planning. It is unlikely additional club facilities are required, although equipment storage and temporary watch towers may be required and facilitated by the new surf life saving club at Yanchep as the growth front emerges.

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10. Developer Contribution Plan – The Approach

The development of community infrastructure is necessary to ensure all members of the community have access to a range of facilities and services which support the sustainable and effective growth of communities. Every new residential development increases the demand for a range of services which are either delivered by local governments, not-for-profit agencies, state government and/or through a series of partnerships. In determining the appropriate level and standard of provision within a given development area, an analysis of need is essential in order that a local government may identify what is required and potentially how the infrastructure can be funded. In many circumstances, the provision is met in whole or in part by developers through a developer contributions plan (either via voluntary or agreed process). However, this can only be applied in circumstances which are consistent with State Planning Policy 3.6 Development contributions for Community Infrastructure. The current review of the state planning policy has made a number of significant changes which will need to be considered under this section. Whilst this is a draft policy at present, it is assumed that many of the principles will be carried forward, namely a limit of $2,500 per dwelling/lot and in exceptional circumstances up to $3,500 for a combination of local, district and regional community infrastructure, subject to adequate justification and the support of the WAPC.

10.1 Background to a DCP Contribution

The funding of community infrastructure within a local government should be part of the Long-Term Financial Plan (LTFP).

The purpose of a developer contribution plan is to:

- enable the application of development contributions to develop new (and the upgrading of existing community infrastructure), which is required as a result of increased demand generated by subdivision/development in the identified development contribution area;
- provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- ensure that cost contributions are reasonably required as a result of the subdivision and development of land in an area identified as a development contribution area.

To support the rationale for investment, a Community Facilities Plan is required to provide sufficiently robust analysis to determine the level of contribution required to fulfil the needs of the emerging community, over and above that already provided to service the needs of the existing community. The research should identify gaps within current provision aligned to future projected growth and how these could be offset through potential investment. Where the gaps identified will meet the required needs of the existing community the relative impact of the new population will need to be apportioned out to ensure any contribution obtained through a new development is fair and reasonable. The need for each item of infrastructure suggested for inclusion through a DCP and the connection between the development and the demand created by new development within the City is clearly set out in the reports associated with needs assessment. The need and nexus in this report are based on a calculation of a number of elements previously reported, including:

- Projected population growth (having regard to the fact the assessment is still subject to change and will need to be reviewed regularly).
- Analysis of existing provision, form and function.
- Industry trends in the development of community provision.
- Catchment mapping.
- Benchmarking (both by population and facility type).
- A review of previous consultation outcomes and supporting documentation.

A capital expenditure plan to support developer contributions for community infrastructure should be developed which clearly sets out items to which subdivision/development in a particular suburb is contributing. Contributions received should be held in a reserve account set up in accordance

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with the Local Government Act for the purpose of investing in the community infrastructure identified. The approach and Capital Expenditure (Capex) Plan identifies the cost of infrastructure and the development contribution is to be calculated on the basis of the number of dwellings/lots that are created through a subdivision/development application process. This should be reviewed annually. This ensures that each owner's contribution is assessed on a clear and consistent basis and thus reflective of the relative need generated by a particular development. It also provides certainty to any developer of the potential costs incurred and should be applied consistently across the developer contribution area.

The DCP should be developed following this needs assessment process, having regard to the recommended development requirements and suggested cost apportionment. This should be undertaken in consultation with developers and potentially subject to arbitration.

10.2 Funding Community Facilities

The LTFP should include an analysis of the financial environment, revenue and expenditure forecasts, debt position and affordability analysis, strategies for achieving and maintaining financial balance, and plan monitoring mechanisms to achieve financial health. Most commonly, the LTFP will incorporate funding from the following core areas.

Funding	Purpose
Developer Contributions Plan	A Development Contribution Plan (DCP) is a legal arrangement between the City and specified landowner(s) to share the costs involved with building new infrastructure for that area. The preparation of a DCP relates to a development area and identified need for infrastructure. Land owners in the affected area are then required to contribute towards the cost of that infrastructure, but only once an application to develop/subdivide the land has been approved. SPP3.6 identifies those community infrastructure items that can be reasonably included within a DCP and need to take account of what can be met through capacity in existing infrastructure. They are not to be used to replace normal government expenditure.
Voluntary agreements	Voluntary or negotiated agreements are for the provision of non-standard infrastructure. They are generally appropriate for large-scale, single ownership projects with a long development timeframe. They can, however, be undertaken for areas where there are a multitude of developers but are generally more complex due to the diverse range of land owners and developers. They do, however, provide an opportunity to generate net ancillary benefits where a need is proven for infrastructure investment without a degradation of best planning principles and practice. While voluntary agreements fall outside the formal development contributions system and do not require state government assessment or approval, it is recommended that such agreements are formulated based on the principles outlined in SPP3.6. Any decision to deviate from the principles, is considered to be a voluntary decision by all parties to the agreement. The latest draft policy indicates that this approach should be avoided, where possible, due to complexities relating to equity and enforcement. The City has confirmed it is not an approach they would seek to adopt.

State or federal government grants and/or funding programs	Various grants and funding opportunities based on need, and in many circumstances, a detailed business case. Generally, this can only be an estimation based on the likely availability of state and federal government funding and the likely success or otherwise of any grant application process.
Local government rate base	The rates are levied on improved property values in urban areas (using Gross Rental Valuation or 'GRV' rating). This is core local government funding.
Commercial returns and potential land sales	Other investments permissible under the Local Government Act through which a financial return for the benefit of the community can be attained. This would include potential land rationalisation and re-investment in community infrastructure.
Financial receipts from services delivered and other charges	Receipts received from services delivered to offset the ongoing operational and running costs.

Local Governments' spending commitments determine the revenue required and the subsequent level of tax rates. Where there is a deficit in developer contributions related to an identified need in a development area and SPP3.6 does not permit securing funding through a DCP to meet all of the community's needs, the cost either has to be borne by the whole local government community or through a voluntary or negotiated contribution.

The main test for the above is that the developer contribution being sought must:

1) have a planning purpose;
2) be reasonably and fairly related to the development permitted; and
3) not be manifestly unreasonable.

Under section 5.2 of SPP3.6, development contributions must be levied in accordance with:

- Needs and Nexus – the need being clearly demonstrated (need) and demand created clearly established (nexus).
- The method for calculating the development contribution should be clear and transparent.
- The amount levied should be equitable based on the contribution to need.
- The method for calculating the escalation is agreed upon at the commencement of development.
- The contributions should be based on a whole of life capital cost basis.
- The contributions should be applied uniformly across the DCP area.
- Land owners have the right of review, should the costs not be considered reasonable.
- There must be accountability in the way development contributions are determined and expended.

Under 5.4, it is a requirement that the contribution plans link to the City's strategic and financial planning processes and that justification for infrastructure is clearly identified within the Plan. Fair and reasonable tests need to be applied to ensure the cost sharing is appropriate. Both the design and construction (including land costs) and the costs of administration can be included. In respect of community infrastructure, it is a requirement that this is calculated based on:

- the need for that infrastructure based on an analysis of the demand.
- the nexus where the relationship between the need for infrastructure and the new development is clearly established.

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- catchment areas that the infrastructure would service, identifying both existing demand and new demand that is associated with the development.
- the cost of providing the infrastructure, which should be based on the latest or best estimates available to the local government and should include provision for regular adjustments to account for cost escalation over time.

Where infrastructure is identified as optional for livability, generally found in mature communities; or where need and nexus cannot be demonstrated, is generally at the discretion of the relevant developer or government agency (i.e. potentially through a negotiated or voluntary agreement).

The advice contained within the Guidelines to accompany SPP3.6 *Development Contributions for Infrastructure (WAPC July 2016)* in relation to infrastructure which can be funded through DCPs states:

- Development contributions are only one mechanism to deliver planning outcomes.
- Development contributions should not replace normal government expenditure.
- Impact on affordability of housing should be a consideration (i.e. unwarranted costs should not be passed on to home owners).
- Development contribution infrastructure must be important for livability – only infrastructure that is important for livability from the earliest stages of development may be required through the development contribution system.
- Some flexibility is important when considering different development contexts.
- Developer construction of works and delivery of infrastructure is an important part of the system.
- Development contributions can be used for proportional improvements to existing infrastructure to accommodate growth.
- Voluntary provision of infrastructure beyond that which is suitable for inclusion in a DCP is not precluded.

The table of recommendations under section 11 identifies a select number of community facilities which can be reasonably funded through a DCP.

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11. Recommendations

The analysis has identified a number of key elements which need to be addressed in the development of community facilities to meet the needs of the current and future population of the NCGC. This section is split into two distinct areas:

1. Guiding principles associated with the development of community facilities. These are broad NCGC-wide requirements which should underpin investment in the development of community facilities.
2. Recommendations related to specific developments / considerations that have been based on the future growth projections of the City.

In respect of the recommendations referencing specific functions and hierarchy, table 19 identifies the broad spatial requirements. A detailed breakdown of each area is provided at Appendix G. For sports space provision the space dimensions have been allocated for senior pitch facility provision. It must be stressed, at this stage, this are only indicative as these spaces are reliant on the extent of supporting infrastructure associated with them (i.e. shared pavilion, play areas, shared car parking, public transport and access / road requirements. For broader community spaces and functionality, these have been determined by a combination (in the case of sporting spaces) of a variety of combined common uses and apportioned according to functionality (i.e. neighbourhood, district and regional). Specific reference to the approximate size of buildings associated with each function is provided within table 21.

Table 19: Spatial requirements (minimum) for sporting infrastructure – ovals, rectangular pitches, courts and greens) and community facilities in accordance with their relative hierarchy.

Facility	Space Requirements (based on actual current facilities develop)
Sports Space Provision	
Sports Space (unrestricted)	PLA WA Guidelines from 2012 indicate that sports space is '*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*.' 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,

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Facility	Space Requirements (based on actual current facilities develop)
	district and regional level provision.
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 or10,000m^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: Whitford 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)
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)

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Facility	Space Requirements (based on actual current facilities develop)
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 5,330m2
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 The level of services will cross across district level activities but incorporate those higher level community

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Facility	Space Requirements (based on actual current facilities develop)
	services which focus on a broader catchment. Approximate floor area 8,760m^2
Neighbourhood Park	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). 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.
District Park	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). 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 to 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).
Regional Park	Serves or is significant to residents of the whole of a local government jurisdiction and those from neighbouring local government areas, and potentially those from metropolitan Perth, the rest of the State, other states and overseas. A regional open space may support one activity or a particular range of activities although multi-use is desirable. (Ref: PLA WA revised CFG 2019 guidance) 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 services the recreational needs of a community. No recommendations are made in respect of a Regional Park within the

Facility	Space Requirements (based on actual current facilities develop)
	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 .
Neighbourhood Sports Space	Neighbourhood Sports Space generally provide for up to one senior oval (up to 5 hectares although CoW LPP4.3 recognises space of up to 7 hectares will be required). The development of such space should ideally be developed as an overspill development servicing a District Sports Space and existing club. Generally a neighbourhood sports space will not require anything other than a minimal level of built infrastructure (basic gender diverse changing room and public toilets). Sporting oval / rectangular space should be in a north south orientation.
District Sports Space	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.
Regional Sports Space	Regional sporting space is in excess of 20 hectares (CoW LPP4.3 recognises space of between 20 hectares and 50+ hectares will be required) in size due to the need to facilitate access for a range of outdoor sporting infrastructure and indoor sporting space. As a minimum a space providing for a minimum of four ovals (AFL size) and a regional leisure centre (6-8,000m^2) 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: • 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

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Facility	Space Requirements (based on actual current facilities develop)
	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. 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
District Leisure Centre	Typically a 1-2 court facility (for recreational basketball, netball, badminton, futsal and basketball). Incorporates meeting rooms / activity rooms, offices, storage, toilets and showers and located on or near to Public Open Space where multi-functional use can be achieved. For maximum functionality a three court facility (particularly for association use) is generally specified although local need will be the key determinant. A place housing local clubs and volunteer activities at a broader level where space may be allocated in accordance with an agreed booking process. When combined with other functional uses can be considered as viable *' District Community Centres'* servicing a population range of 30,000 to 50,000 (Ref: PLA WA revised CFG 2019 guidance). 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. The facilities will often perform the role of the key base for emergency services for public information, emergency accommodation and respite in the face of natural disaster / public bush fire or other emergencies. Approximate floor area 13,366m^2
Regional Leisure Centre	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

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Facility	Space Requirements (based on actual current facilities develop)
	and maximise potential usage across a range of sports and footfall. Indoor court space use could potentially have a focus for basketball subject to an agreement with a local Basketball WA affiliated association. Outdoor courts associated with use and indoor access potentially subject to negotiation with Netball WA. Approximate floor area 22,000m^2
Neighbourhood Skate Park:	Formal skate park facility generally within established public open space. Their location, and need must be determined through a separate strategic planning/strategy development process involving youth and local community groups to reflect youth within a specific given catchment. (Ref: PLA WA revised CFG 2019 guidance. Approximate space allocation would be between 750m^2 to 1,000m^2. Approximate floor area including ancillary space if developed in isolation is 1,235m^2
Neighbourhood BMX dirt track facility	Non racing tracks (informal), typically smaller and narrower than a BMX race track, designed for smaller catchments and budgets. Designed along the lines of BMX race track layouts, which encourage single direction riding. The provision of BMX dirt tracks and other surfaced wheel sports tracks areas often provided at a neighbourhood level fulfilling a demand by the local youth (Ref: PLA WA revised CFG 2019 guidance). Their location needs to be determined through a separate strategic planning/strategy development process involving youth and local community groups to reflect youth within a specific given catchment .Approximate space allocation would be between 700m^2 to 1,000m^2. Approximate floor area including ancillary space if developed in isolation is 1,185m^2
Neighbourhood multi-use synthetic surfaces	Incorporates two types of multiple use surfaces (Ref: PLA WA revised CFG 2019 guidance) • 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 1,005m^2

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Facility	Space Requirements (based on actual current facilities develop)
District Basketball Courts	A flat hard surface 28m by 15m free from obstructions. Indoor provision requires 7m internal ceiling space required. Minimum run-off 2m. Includes outdoor multi-marked outdoor courts with the capability of providing for basketball training and competition. The district centre level of provision specifically for a basketball association (i.e. not general community recreational use) is 4 indoor courts, although the capability to expand on the same land should be considered where possible. For indoor courts the multi-use court provision should be the main consideration, but it is recognised a number of indoor facilities are focused on the delivery of basketball. Such facilities should where possible include outdoor netball and basketball courts within close proximity. This will permit greater flexibility for indoor court use by multiple different sporting users. (Ref: PLA WA revised CFG 2019 guidance). Approximate floor area 10,496m^2
Regional Basketball Courts	A flat hard surface 28m by 15m free from obstructions. Indoor provision requires 7m internal ceiling space required. Minimum run-off 2m. Includes outdoor multi-marked outdoor courts with the capability of providing for basketball training and competition. The regional basketball centre should be identified as 6-8 indoor courts. For indoor courts the guideline should reference that it does not necessarily include multi-use court provision, but facilities which are principally focused on the delivery of basketball. These may include outdoor netball and basketball courts within close proximity, or the use of indoor courts by other sports when not utilised by basketball. (Ref: PLA WA revised CFG 2019 guidance). Approximate floor area 23,792m^2
District Netball Courts	Indoor and/or outdoor hard flat surface requiring 30.5m by 15.25m with minimum run-off of 3.05 or 3.65 between courts. Provision of 4 courts (preferably more) with potential access to indoor court space would meet the needs of a district club. (Ref: PLA WA revised CFG 2019 guidance). It ideally should be located adjacent to a district / regional recreation centre. Approximate floor area 5,546m^2
Regional Netball Courts	Indoor and outdoor hard flat surface requiring 30.5m by 15.25m with minimum run-off of 3.05 or 3.65 between courts (Ref: PLA WA revised CFG 2019 guidance). Development for an Association requires consolidation of at least 16 courts on one site (preferably 20) for the purpose of running league matches and festivals. Development for a Regional Competition venue is likely to require provision of 20 hard courts of which 8 could be multi-marked. It ideally should be located adjacent to a district / regional recreation centre where access to a minimum of 4 indoor courts can be provided. Approximate floor area 31,647m^2

Facility	Space Requirements (based on actual current facilities develop)
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.

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Facility	Space Requirements (based on actual current facilities develop)
	Main age range catered for would be 12-25 years. The provision should not be a dedicated facility in its own right, but be located within a regional centre and supplemented at the local level by access to youth meeting areas such as skate parks / informal BMX tracks / dedicated spaces within POS. A regional level provision would consist of an increased level of state government advice and support, integrated with broader family services requiring dedicated youth specific activity rooms, one to one consulting rooms for family and youth support and access to external play areas. Approximate floor area including ancillary space if developed as part of a district facility is between 300 and 400m^2 of internal meeting room and activity space with access to indoor courts and external youth areas.
District Community and Performing Arts	Centres for the purpose of undertaking dance, music, opera, drama, magic, spoken word and circus arts. They can be performance based (to an audience) or for the purposes of learning and development. The development of multi-functional shared use facilities on school sites where possible, subject to suitable community access arrangements being guaranteed will be the focal point for development. The extent of development will need to 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. This also need to be subject to the development of a business case to justify local government investment (Ref: PLA WA revised CFG 2019 guidance). It is anticipated that the seating capacity for such infrastructure is approximately 200 (ref: Don Russell and Kalamunda Performing Arts Centre, City of Gosnells) and specifically targeted at local drama / performances / events. Approximate floor area 5,200m^2
Regional Community and Performing Arts Centre	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, This also need 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.

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Facility	Space Requirements (based on actual current facilities develop)
	Approximate floor area 9,600m^2
District Arts and Cultural Centre	For the purpose of learning, exhibiting and developing community arts and cultural activities. (Ref: PLA WA revised CFG 2019 guidance). These facilities are essentially small spaces within district or regional level community centres which may be adapted for local artists to perform or display their collection, requiring adequate security/control, lighting, display space, reception in accordance with the detailed specification at Appendix G. Approximate floor area 1,160m^2
District Men's (Community) Shed	A building which incorporate trades such as metalworking, woodworking and hand crafts. Typically they incorporate workshops, kitchen spaces and a meeting room varying from 200m^2 to 1,000m^2. More recently there has been a move to develop women's sheds in isolation or as a combined centre. These are likely to emerge over the coming decade if it follows the same growth as the Men's Shed movement. (Ref: PLA WA revised CFG 2019 guidance). Such facilities are not considered to be a core funding obligation of the City of Wanneroo who will provide assistance to groups as per its existing policy position. Approximate floor area including ancillary space if developed in isolation is 1,110m^2
Regional Surf Life Saving Club	Dedicated surf life saving venues specifically for beach rescue, training, competition and nippers development activity. They generally consist of large ground floor storage areas for equipment with direct access onto the beach. They also include ancillary training, office and meeting rooms. An integrated or detached unobstructed watch tower is essential together with good internet / radio reception. A dedicated gym for membership use is provided to support training activities and membership development. Wherever possible the club infrastructure should be capable of providing for other ocean based sporting / recreational use which requires adaptable storage and controlled access in accordance with the detailed specification at Appendix G. Approximate floor area including ancillary space if developed in isolation is 11,885m^2

Tables 20 and 21 below identify the recommendations and actions to ensure effective implementation of the NCGC Community Facilities Plan. It should be noted that the plan does not sit in isolation and is reliant on a number of current and future planning processes, as well as adherence to council policy and guidelines. There will be some sustainability implications and potential conflicts in delivering the Plan, which will need to be resolved through detailed planning at the local level.

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Table 20: Recommendations: Across the NCGC: Strategic, Policy, Processes and Planned Investment

Recommendation/Action	Priority and Timeline	Responsibility	Funding	Indicative Capital or Funding Cost	Monitoring
Policy, Processes and Strategic Interventions					
1. **Future Investment:** City investment in community facility provision within the NCGC will only be considered (except in exceptional circumstances) where it is proposed to develop a multi-purpose facility which can satisfy the needs of a number of community users/ groups.	H Ongoing	City of Wanneroo:	N/A	Annual Operational Budget / DCP / Grant Funding	Annual Asset Management Review. Ongoing user needs assessment.
2. **Guiding Principles:** The City will ensure the provision of community facilities within the NCGC is in line with the identified guiding principles of development: • Equality of Access. • Non-discrimination on age, gender, sexual orientation, race, colour, etc. • Wherever possible, promoting self-sufficiency of community organisations by establishing appropriate governance and financial management structures. • To work in partnerships to develop opportunities across community clubs and other organisations to maximise the return on limited resources. • Effective and efficient management of assets	H Ongoing	City of Wanneroo:	N/A	Annual Operational Budget	Annual Asset Management Review. User feedback and reporting processes.
3. **Standards of Provision:** The City commits to undertaking a hierarchy of documents, focusing on policies, strategies, design guidelines and specifications to inform the planning and design of open space and community buildings. These standards will take precedence, as they are developed for the provision of all new infrastructure and ongoing asset management planning.	H Ongoing	City of Wanneroo:	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget	Annual Asset Management Review User feedback and reporting processes.
4. **Financial Contributions:** As part of any new development being considered the City will seek a commitment (financial) to the development of new infrastructure from State and Federal government, national and state sporting associations and external grant funding agencies as applicable. .	H Ongoing	City of Wanneroo:	N/A	Fees and Charges established annually	Annual Review Annual Reporting Process agreed with user groups.

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Recommendation/Action	Priority and Timeline	Responsibility	Funding	Indicative Capital or Funding Cost	Monitoring
5. **Accessibility:** The development of new or upgraded/modernised infrastructure adheres to the principles of the Disability Access and Inclusion Plan and in accordance with the states Age Friendly Community Framework to develop and maintain a high level of equitable access to community facilities for all members of the community.	H Ongoing	City of Wanneroo:	N/A	Prioritisation of access established and linked to Annual Operational Budget	Annual survey of facilities and identification of anomalies with users and building functionality.
6. **Floodlighting:** The City, within the NCGC, provides floodlighting to a minimum standard of 50 lux for large ball sports on designated neighbourhood, district and regional sporting open spaces. Consideration will be given to future-proofing a site by providing up to 100 lux for large ball sports, when external funding opportunities and / or significant contributions from user groups is able to be acquired. (this is consistent with current processes which will be informed by the floodlighting policy review). Consideration for higher specification lighting for small ball sports will be assessed and funding secured on a case by case basis and as the need arises.	H Ongoing	City of Wanneroo	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget	Annual Asset Management Review User feedback and reporting processes.
7. **Provision of Changing Accommodation:** Within the NCGC, the City will only develop gender neutral changing facilities in accordance with an agreed specification to ensure no user groups are disadvantaged or prevented from accessing necessary supporting infrastructure.	H Ongoing	City of Wanneroo:	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget / Grant Funding	Annual Asset Management Review Annual Budget setting process informed by outcomes. User feedback and reporting processes.
8. **Skate Park Provision:** Within the NCGC, the City is committed to developing skate parks at strategic locations in accordance with local need as determined through consultation with youth representatives. A hierarchy will be developed in accordance with neighborhood, district and regional needs, informed by strategy development. For the purposes of the NCGC Plan a population trigger of 1:10,000 has been adopted solely for neighbourhood level provision and this will be subject to revision.	H Ongoing	City of Wanneroo:	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget / DCP / Grant Funding	Engagement with Youth Representatives. Annual Survey.

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Recommendation/Action	Priority and Timeline	Responsibility	Funding	Indicative Capital or Funding Cost	Monitoring
9. **Dirt BMX Provision:** Within the NCGC, the City is committed to developing dirt BMX tracks at strategic locations in accordance with local need as determined through consultation with youth representatives. A hierarchy will be developed in accordance with neighbourhood, district and regional needs, informed by strategy development, For the purposes of the NCGC Plan a population trigger of 1:10,000 has been adopted solely for neighbourhood level provision and this will be subject to revision.	H Ongoing	City of Wanneroo:	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget / DCP / Grant Funding	Engagement with Youth Representatives. Annual Survey.
10. Multi-Use Games Areas: Within the NCGC, the City is committed to developing Multi-Use Games Areas at strategic locations in accordance with local need as determined through consultation with youth representatives. A hierarchy will be developed in accordance with neighbourhood, district and regional needs, informed by strategy development, For the purposes of the NCGC Plan a population trigger of 1:7,500 has been adopted solely for neighbourhood level provision and this will be subject to revision.	H Ongoing	City of Wanneroo:	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget / DCP / Grant Funding	Engagement with Youth Representatives. Annual Survey.
11. **Dog Exercise Areas:** Within the NCGC the City will identify preferred locations as fenced off-lead dog exercise areas with the intention of minimising potential conflict with other users. A hierarchy will be developed in accordance with neighborhood, district and regional needs, informed by strategy development.	H Ongoing	City of Wanneroo:	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget	Outcomes of Feasibility Study Assessed. Subject to implementation, annual survey.
12. **Community Use of School Sites:** To offset the potential deficit in access to the provision of sporting and community space across the NCGC, both public and private schools will be approached to identify opportunities for community use that are consistent with agreed development principles.	H Ongoing	City of Wanneroo / Dept of Education / Private Schools	Annual Operational Budget / Through Community Use Agreement		Shared Use Agreements established (No.), Review of Community use agreements (No.), Usage Reports.
13. **Alternative Service Providers:** The City will undertake a review of alternative service providers to ascertain the potential opportunity to work in partnership to deliver facility	M Ongoing	City of Wanneroo	Annual Operational Budget / Through Partnership		Market Evaluation.

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Recommendation/Action	Priority and Timeline	Responsibility	Funding	Indicative Capital or Funding Cost	Monitoring
infrastructure which has been identified as a need. The City will investigate the identification and securing of potential land or co-location opportunities that may provide an agreed community facility / service.			Agreement		
14. Commercial Partnerships: Wherever practicable the City should enable and/or facilitate development by not-for-profit or commercial entities who wish to establish a service within the NCGC which meets an identified or perceived need within the City.	M Ongoing	City of Wanneroo	Annual Operational Budget / Commercial Partnership		Gradual implementation program reports and performance managed against desired outcomes.

Table 21 identifies the combined facility development recommendations compared to those identified within the 2012 plan. It is to be noted that the recommendations incorporate neighbourhood level provision and infrastructure which could be combined (i.e. Regional, District and Neighbourhood multi-functional community centres and associated functional services. With the exception of Surf Life Saving Clubs, beach development nodes are also considered as separate considerations which are being led through the structure planning process and outside of typical community facility provision. The table is provided to highlight the potential development considerations and broad area locations, having regard to the various sub-district structure planning processes which have been undertaken. The 'Date Required' identified for development is based on current projected population growth, participation levels and the recognised industry standards of provision for given catchments. This may alter in accordance with changes to the demographic projections and will need to be reviewed regularly. To support the recommendations an approximation of where the facilities could potentially be located is provided at Appendix G. The appendices provide the following:

- Figure 80: Proposed community facilities – based on current road network
- Figure 81: Proposed POS and respective catchments – based on current road network
- Figure 82: Proposed sports facilities and 2km catchment – based on current road network
- Figure 83: Proposed district community centres and 5km catchment – based on current road network
- Figure 84: Proposed court infrastructure and 2km catchment – based on current road network
- Figure 85: Proposed BMX and skate parks and 2km catchment – based on current road network
- Figure 86: Proposed libraries and 5km catchment – based on current road network
- Figure 87: Proposed Surf Life Saving Clubs and 10km catchment – based on current road network

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Table 21: Suburb Specific Recommendations

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
Alkimos						
a. Regional multi-functional branch library: Development of one regional level branch library: As the secondary centre, the facility is required to service the needs of the growing population to the south NCGC. (Review – not for all facilities cost for floor area only – 2012 had 17661 and 2,923m2 – need to take into account comments on floor size	2026	Alkimos Secondary Centre	1,200	City of Wanneroo / DCP	$12.49M Facility Build only	Community Consultation and user feedback. Ongoing reporting requirements
b. Neighbourhood Community Centre: Development of up to four neighbourhood Community Centres. Alignment to pavilion and active reserves is preferable.	2020 2025 2031 2034	East Alkimos and Alkimos Secondary Centre	350	City of Wanneroo / DCP	4 x $2.5M	
c. District Community Centre (including youth and seniors' provision): Development of two multi-functional District Community Centres.	2029 2034	Alkimos Secondary Centre	700	City of Wanneroo / DCP / Grant Assistance	2 x $3.7M	
d. Regional Community Centre: Development of one regional community centre co-located with the branch library: As the secondary centre, the facility is required to service the needs of the growing population to the south NCGC.	2026	Alkimos Secondary Centre	1,000	City of Wanneroo / DCP	$7.2M	Community Consultation and user feedback. Ongoing reporting requirements Developer Engagement and Acceptance of DCP requirements

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
e. Neighbourhood Park: An additional five Neighbourhood Park areas which provide a mixture of smaller satellite sporting spaces but predominantly passive and active areas for social connectivity and community gatherings.	2023 2028 2032	East Alkimos	1ha - 5ha	City of Wanneroo / DCP	$6.35M each (Total $31,748M)	
f. Regional, or District or Neighbourhood Sports Space (to potentially incorporate sports identified below): • AFL ovals: 5 x senior AFL Ovals (25ha). Leatherback Park fulfils the need for one oval. Forestay Park facilitates the need for the second oval. A further three will need to be planned. • Rugby Union/League: No provision deemed necessary. • Diamond pitch sports: one diamond area (4.5ha) to service the needs of all diamond sports could be considered on one of the five local government provided ovals. • Soccer pitches: Up to 10 rectangular pitches 10ha) provided within the broader structure planning area. Forestay Park has the capability of providing for two pitches, although use would be compromised by AFL activity. • Cricket ovals (combined with AFL Ovals above) (4ha each). • Hockey pitches: Up to five grass hockey pitches to be incorporated within the Regional Open Space (5ha) 3 x District level infrastructure should be tied into the	TBD with alignment to District and Regional Park Development	East Alkimos	5ha - 20ha Clubhouses and pavilions Regional: 900 District: 600 N'hood: 200	City of Wanneroo / DCP / Grant Assistance	Grass Oval Provision: $1.25M Grass Rectangular Pitch Provision: $750k Overall development cost of pitch and court infrastructure $37.22M	

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Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
provision of formalised sports spaces. Leatherback Park and Forestay Park provide for district level sporting use.						
g. Regional Leisure Centre: The need for an indoor recreation centre has been identified with the provision of a six-court facility with potential to extend to eight courts (2ha). This should incorporate gym, programmable spaces for group and personal fitness, spin room, storage and site management and administration. This should be located within the Regional Sporting Precinct (POS) where shared services can be maximised. Sufficient space should be provided to accommodate a district level aquatic facility to offset the anticipated need for additional aquatic space post 2041.	2026	Alkimos Secondary Centre or East Alkimos	5,600 And Regional POS Space TBC	City of Wanneroo / DCP / Grant Assistance	$50.1M (dryside only)	
h. Neighbourhood Skate Park: Up to 3 additional skate parks to be developed in strategic locations in accordance with a City wide Strategy (to be developed) within district open space / regional sporting space, subject to consultation with youth representatives.	2021 2026 2036	Various locations within or adjacent to district or neighbourhood POS	120	DCP / Grant Assistance	$411k each	
i. Neighbourhood BMX dirt track facility: Up to 3 to be co-located with strategic positioning of skate park infrastructure within a contained wheeled sport precinct in accordance with a City wide Strategy (to be developed) and within a multi-functional district / neighbourhood open space.	2021 2026 2041	Various locations within or adjacent to district or neighbourhood POS	260	DCP / Grant Assistance	$342k each	
j. Aerobics/Fitness/ Gym:	2026	Alkimos Secondary Centre	N/A	City of Wanneroo	N/A	

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Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
To be incorporated within the Regional Leisure Centre.						
k. Neighbourhood multi-use synthetic surfaces: Up to 5 to be developed in strategic locations within district and neighbourhood open space in accordance with a City wide Strategy (to be developed) subject to consultation with user groups and the local community.	2021 2023 2026 2029 2034	Various locations within or adjacent to district or neighbourhood POS	600	City of Wanneroo / DCP / Grant Assistance	$506.9k	
l. Regional basketball courts (indoor): Development of a six-court facility with potential to extend to 8 courts (within the Regional Sporting POS and as part of the Regional Leisure Centre). (2ha)	2026	Alkimos Secondary Centre	782 each (34m x 23m incl runoff)	City of Wanneroo / DCP / Grant Assistance	$26.675M each	
m. District netball courts (outdoor) Development of a four-court facility with options for multi-marked court infrastructure to service other court activities). (0.7ha)	2026		772 (36.15 x 21.35 incl runoff)	City of Wanneroo / DCP / Grant Assistance	$1.539M	
n. District Lawn Bowls: Potentially one additional bowls club to service the needs of both Alkimos and Eglinton will be required, subject to a 2020 strategic review of bowls infrastructure across the City. (Up to 1ha)	2024-26	East Alkimos	Clubhouse: 400 Green (1) (31m x 40m)	Grant Assistance	$2.67M	
o. District tennis club Development of an eight-hard court district level tennis club facility has been identified as a facility which would meet the needs of the suburb. (1.4ha)	2024-26	East Alkimos	Clubhouse: 400 Courts: 660 each (18m x 37m)	Grant Assistance	$3.9M	
p. District Youth Centre/Youth Space: Potentially two youth centres are required to service	2026	Alkimos Secondary Centre	N/A	City of Wanneroo /	Incorportaed with District	

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Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
Alkimos at the Regional Community Centre and District Community Centre.				DCP / Grant Assistance	and Rergional Centres	
q. District Community and Performing Arts: To be provided within a public or private school and subject to a shared use agreement or as a part of the regional or district community centre.	TBD	Alkimos Secondary Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
r. District Arts and Cultural Centre: To be provided within a public or private school and subject to a shared use agreement.	TBD – School Provision	Alkimos Secondary Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
s. Regional Surf Life Saving Club: The current surf life saving club meets the needs of the Alkimos and NCGC community to full build out at a regional beach. No additional provision is required with the exception of extended beach patrols at activity nodes.	N/A	Alkimos South Coastal Village	N/A	N/A	N/A	
Eglinton						
a. District Level Multi-functional branch library: One district level branch library to service the immediate needs of Eglinton community will be required and co-located within a district level community facility.	2031	Eglinton District Centre	700	City of Wanneroo / DCP	$6.79M	Community Consultation and user feedback. Ongoing reporting requirements

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Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
b. Neighbourhood Community Centres: Three neighbourhood community centres will be required to meet the needs of the local community and should be determined on an 'as needs' basis. Opportunities may exist to partner with commercial service providers to offset the need to develop additional infrastructure.	2028 2034 2039	North Eglinton	350	City of Wanneroo / DCP	3 x $3.014M	
c. District Community Centre (including youth and seniors' provision): One district level community centre will be required incorporating the multi-functional branch library, youth, seniors and associated services.	2031	Eglinton District Centre	700	City of Wanneroo / DCP / Grant Assistance	$3.69M	
d. Neighbourhood Park: Heath Park currently provides a level of provision which will offset some of the need expressed in the research. A neighbourhood Park should be located within each estate and be walkable. Two additional neighbourhood parks will be required to service North Eglinton.	2023 2029 2034	North Eglinton	1ha - 5ha	City of Wanneroo / DCP	3 x $6.165M	
e. District and Neighbourhood Sports Space to potentially incorporate sports identified below): • AFL ovals: 4 x senior AFL Ovals. (20ha) • Rugby Union/League: Allara Estate, Amberton provides opportunities for rugby league and touch. • Diamond pitch sports: One diamond area to service the needs of all diamond sports could be considered on one of the four local government provided ovals. (4.5ha)	TBD with alignment to District Park Developm ent	Eglinton District Centre North Eglinton	5ha - 20ha Clubhouses and pavilions Regional: 900 District: 600 N'hood:	City of Wanneroo / DCP / Grant Assistance	Grass Oval Provision: $1.25M Grass Rectangular Pitch Provision: $750k Overall	

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Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
• Soccer pitches: eight rectangular pitches to be provided. (8ha) • Cricket ovals: (combined with AFL Ovals above). Allara Estate, Amberton provides reasonable cricket infrastructure opportunities. This will provide further opportunities with the development of a second oval. • Hockey pitches: 3 x senior pitches (maximum). (3ha) A minimum of 1 x District level sports space is required to provide an extensive club based infrastructure to service the suburb.			200		Sports Space cost of $30.9M 1 x District Park at $18.906M	
f. Neighbourhood Skate Park: Up to 3 to be developed in strategic locations in accordance with a City wide Strategy (to be developed) within district open space / regional sporting space subject to consultation with youth representatives.	2025 2034 2041	Eglinton District Centre North Eglinton	120	DCP / Grant Assistance	$411k each	
g. Neighbourhood BMX dirt track facility: Up to 2 co-located with strategic positioning of skate park infrastructure within a contained wheeled sport precinct in accordance with a City wide Strategy (to be developed) and within a multi-functional district / neighbourhood open space.	2030 2041	Eglinton District Centre North Eglinton	260	DCP / Grant Assistance	$342.5k each	
h. Neighbourhood multi-use synthetic surfaces: Up to 4 to be developed in strategic locations within district and neighbourhood open space in accordance with a City wide Strategy (to be developed) subject to	2023 2028 2034	Eglinton District Centre North Eglinton	600	City of Wanneroo / DCP / Grant Assistance	$424.7k	

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Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
consultation with user groups and the local community.	2041					
i. District basketball courts (indoor): Development of a 3 to 4 court facility. Consideration be given to the development of the facility on a shared use basis with the local secondary schools. (1ha)	2031	Eglinton District Centre North Eglinton	782 each (34m x 23m incl runoff)	City of Wanneroo / DCP / Grant Assistance	$13.851M	
j. District netball courts (outdoor): Development of a six outdoor court facility to service local needs (potentially provided through a shared use agreement with local secondary schools). (1ha)	2031	Eglinton District Centre North Eglinton	772 (36.15 x 21.35 incl runoff)	City of Wanneroo / DCP / Grant Assistance	Initial Cost TBC subject to shared use agreement with schools	
k. District tennis club: Development of a six court tennis club facility has been identified as serving the requirements of current and future growth. (1ha)	2034-36	North Eglinton	Clubhouse: 200 Courts: 660 each (18m x 37m)	Grant Assistance	$2.87M	
l. District Youth Centre/Youth Space: One youth centre / youth space is required to service Eglinton and should be incorporated within or adjacent to the District Community Centre.	2031	Eglinton District Centre North Eglinton	N/A	City of Wanneroo / DCP / Grant Assistance	Incorporated within District / Regional Centre	
m. District Arts and Cultural Centre: To be incorporated as a neighbourhood / district level function within newly developing community centres. Should be flexible space, capable of being shared with other uses.	TBD – School Provision or community facility provision	North Eglinton	N/A	City of Wanneroo / Dept of Education	TBC - Incorporated within School provision	

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Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
n. District Men's Shed Provision: The provision of a Men's Shed would become more evident as the community ages in place. The provision of a Men's Shed in close proximity to the main centre is likely to be required from 2026 onwards.	2036	North Eglinton	600	Grant Assistance	$3.288M	
o. Regional Surf Life Saving Club: No additional provision is deemed necessary with the exception of temporary patrols facilitated from the Alkimos SLSC in locations deemed to require a small surf life saving beach presence at high beach use time .	N/A	N/A	N/A	N/A	N/A	
Two Rocks						
a. District multi-functional branch library One district level branch library to service the immediate needs of Two Rocks (to replace the existing Phil Renkin Centre Library).	2031	Two Rocks Coastal Centre	700	City of Wanneroo / DCP	$6.791M	
b. Neighbourhood Community Centre: Up to three neighbourhood community centres will be required to meet the needs of the local community and should be determined on an 'as needs' basis. Opportunities may exist to partner with commercial service providers to offset the need to develop additional infrastructure.	2036 2039 2041+	Two Rocks Coastal Centre and North Two Rocks Activity Centre	350	City of Wanneroo / DCP	3 x $2.534M	
c. District Community Centre (including youth and seniors' provision): The replacement of the Phil Renkin Centre will be required during the life of this plan. A multi-functional	2031	Two Rocks Coastal Centre	700	City of Wanneroo / DCP / Grant Assistance	$3.699M	

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Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
facility incorporating indoor court space, library, seniors, youth and place planning base should be considered.						
d. Neighbourhood Park: A neighbourhood Park should be located within each estate and be walkable. Two additional neighbourhood parks will be required to service North Two Rocks and East Two Rocks.	2026 2033 2039	Two Rocks Coastal Centre and North Two Rocks Activity Centre and East Two Rocks Activity Centre	1ha - 5ha	City of Wanneroo / DCP	3 x $6.165M	
e. District and Neighbourhood Sports Space (to potentially incorporate sports identified below): • AFL ovals: 3 to 4 AFL Ovals (15ha) • Rugby Union/League: No provision deemed necessary • Diamond pitch sports: Potential utilisation of one additional oval space (if four ovals are provided).. (4.5ha) • Soccer pitches: Overall provision of six rectangular pitches. (6ha) • Cricket ovals: (combined with AFL Ovals above). • Hockey pitches: A maximum provision of three rectangular hockey pitches. (3ha) Charnwood Reserve has the potential to provide district level provision subject to implementation of the approved Master Plan. Two additional district parks (Active Reserves) will be necessary to facilitate the provision of the oval and rectangular space required.	TBD with alignment to District Park Development	Two Rocks Coastal Centre and North Two Rocks Activity Centre and East Two Rocks Activity Centre	5ha - 20ha Clubhouses and pavilions Regional: 900 District: 600 N'hood: 200	City of Wanneroo / DCP / Grant Assistance	Grass Oval Provision: $1.25M Grass Rectangular Pitch Provision: $750k Total pitch costs of $26,879M 2 x District Park at $19.420M each	Community Consultation and user feedback. Ongoing reporting requirements

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Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
i. Neighbourhood Skate Park: Up to 2 to be developed in strategic locations in accordance with a City wide Strategy (to be developed) within district open space / regional sporting space subject to consultation with youth representatives.	2026 2040	Various locations within or adjacent to district or neighbourhood POS	120	DCP / Grant Assistance	$411k each	
j. Neighbourhood BMX dirt track facility: Up to1 to be co-located with strategic positioning of skate park infrastructure within a contained wheeled sport precinct in accordance with a City wide Strategy (to be developed) and within a multi-functional district / neighbourhood open space.	2031	Various locations within or adjacent to district or neighbourhood POS	260	DCP / Grant Assistance	$342.5k each	
k. Aerobics/Fitness/ Gym: Incorporated within district community centre.	2031	Within Regional Recreation Centre	N/A	City of Wanneroo	N/A	
l. Neighbourhood multi-use synthetic surfaces: Up to 3 to be developed in strategic locations within district and neighbourhood open space in accordance with a City wide Strategy (to be developed), subject to consultation with user groups and the local community.	2027 2037 2041	Various locations within or adjacent to district or neighbourhood POS	600	City of Wanneroo / DCP / Grant Assistance	$506.9k	
m. District basketball courts (indoor): Development of a three court facility (potential replacement of Phil Renkin Centre with a dedicated two court facility and secured access to High School infrastructure). (0.5ha)	2031	Two Rocks North Secondary Centre	782 each (34m x 23m incl runoff)	City of Wanneroo / DCP / Grant Assistance	$10.118M	
n. District netball courts (outdoor): Development of a four-court facility (with options for	2031	Two Rocks North Secondary Centre	772 (36.15 x 21.35	City of Wanneroo / DCP / Grant	$1.539M	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
multi-marked court infrastructure to service other court activities). (0.7ha)			incl runoff)	Assistance		
o. District tennis club: Development of a four-court local tennis club facility which could be expanded to a six-court facility to cater for full build out. (0.7ha)	2038-2040	Two Rocks North Secondary Centre	Clubhouse: 200 Courts: 660 each (18m x 37m)	Grant Assistance	$2.785M	
p. District Youth Centre/Youth Space: Two youth centres / youth space is required to service Two Rocks and East Two Rocks and should be incorporated within or adjacent to a District Community Centre.	2031	Two Rocks Coastal Centre and North Two Rocks Activity Centre and East Two Rocks Activity Centre	N/A	City of Wanneroo / DCP / Grant Assistance	Incorporated within District / Regional Centre	
q. District Community and Performing Arts: To be as part of district level community centre.	TBD – School Provision	Two Rocks North Secondary Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
r. District Arts and Cultural Centre: To be as part of district level community centre..	TBD – School Provision	Two Rocks North Secondary Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
s. Regional Surf Life Saving Club: The Yanchep Beach Surf Life Saving Club provides sufficient coverage. No additional provision is deemed	N/A	N/A	N/A	N/A	N/A	

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Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
necessary with the exception of temporary patrols from Yanchep Beach SLSC.						
Yanchep						
a. Regional level: multi-functional branch library One regional level branch library is required: As the main NCGC Activity Centre, the facility will service the needs of the growing population in the north of the NCGC.	2036	Yanchep Metropolitan Centre	1,200	City of Wanneroo / DCP	$12.049M	Community Consultation and user feedback. Ongoing reporting requirements.
b. Neighbourhood Community Centre: Yanchep Community Centre serves a purpose as a locally-accessible community centre. It will, however, not be readily converted to anything other than a neighbourhood level of provision. An additional four facilities should be provided within the suburb, meeting a local need. Opportunities may exist to partner with commercial service providers to offset the need to develop additional infrastructure.	2022 2027 2033 2038 2041+	Yanchep Metropolitan Centre, North Yanchep Activity Centre and West Yanchep Activity Centre	350	City of Wanneroo / DCP	5 x $2.397M	
c. District Community Centre (including youth and seniors' provision): Up to three additional district level community centres will need to be provided to meet the growing needs of the community to full build out. These could be aligned to District Open Space (active reserve) provision. Opportunities exist to combine the north and south DOS into one co-located facility subject to negotiation with developers.	2032 2041+	Yanchep Metropolitan Centre, North Yanchep Activity Centre and West Yanchep Activity Centre	700	City of Wanneroo / DCP / Grant Assistance	3 x $3.86M	
d. Regional Community Centre:	2036	Yanchep	1,000	City of	$5.069M	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
Development of one regional community centre co-located with the branch library: As the primary centre, the facility is required to service the needs of the growing population to the north NCGC.		Metropolitan Centre		Wanneroo / DCP		
e. Neighbourhood Park: An additional five Neighbourhood Park areas which provide a mixture of smaller satellite sporting spaces but predominantly passive and active areas for social connectivity and community gatherings.	2026 2031 2036 2041+	Yanchep Metropolitan Centre, North Yanchep Activity Centre and West Yanchep Activity Centre	1ha - 5ha	City of Wanneroo / DCP	5 x $6.165M	
f. Regional, District or Neighbourhood Sports Space (to potentially incorporate sports identified below): • AFL ovals: 6 x senior AFL Ovals. Oldham Reserve provides for one of the ovals although limited to cricket and football with little athletics infrastructure. Splendid Park similarly provides for one oval at the district level for AFL. (30ha total) • Rugby Union/League: Provision potentially incorporated within the Regional Sporting POS. • Diamond pitch sports: Potential utilisation of one oval space on Regional Sporting POS. (4.5ha) • Soccer pitches: Provision of six rectangular pitches. One soccer pitch (full size exists at St Andrews to offset this provision, but its future is uncertain), Splendid Park provides for two rectangular pitches at the district level. (4ha additional to current provision) • Cricket ovals: (combined with AFL Ovals above). St Andrews provides for cricket and soccer but is	TBD with alignment to District and Regional Park Development 2 x District Provision required 2034 2040/41+	Yanchep Metropolitan Centre, North Yanchep Activity Centre and West Yanchep Activity Centre	5ha - 20ha Clubhouses and pavilions Regional: 900 District: 600 N'hood: 200	City of Wanneroo / DCP / Grant Assistance	Grass Oval Provision: $1.25M Grass Rectangular Pitch Provision: $750k Total cost of oval provision is $33.147M 2 x District Parks at $19.420 proposed	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
compromised by bushland to the north and south and its future is uncertain. Splendid Park provides for one oval at the district level for cricket (shared with soccer). • Hockey pitches: three potential grass hockey pitches (potential). (3ha) District level infrastructure should be tied into the provision of formalised sports spaces. provide for district level sporting use. Splendid Park performs the first of three district level facilities which will be required to service the needs of the emerging population to 2041 and provide capacity for full build out						
g. Regional Leisure Centre: Yanchep is identified as the focal point for a regional wet and dryside facility to incorporate 1,200m^2 minimum of water space, gym, group fitness, four court facility and other ancillary use. As the major regional recreation centre servicing the NCGC, facility to be combined with regional sporting precinct.	2036	Yanchep Metropolitan Centre or within close proximity	12,600 Regional POS TBC	City of Wanneroo / DCP / Grant Assistance	$82.97m Broader Precinct TBC	
i. Neighbourhood Skate Park: Up to 5 to be developed in strategic locations in accordance with a City wide Strategy (to be developed) within district open space / regional sporting space subject to consultation with youth representatives.	2021 2028 2033 2037 2041+	Various locations within or adjacent to district or neighbourhood POS	120	DCP / Grant Assistance	$411k each	
j. Neighbourhood BMX dirt track facility: Up to 3 to be co-located with strategic positioning of skate park infrastructure within a contained wheeled	2023 2033	Various locations within or adjacent to district or	260	DCP / Grant Assistance	$342.5k each	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
sport precinct in accordance with a City wide Strategy (to be developed) and within a multi-functional district / neighbourhood open space.	2041	neighbourhood POS				
l. Aerobics/Fitness/ Gym: To be incorporated within the Regional wet and dry Leisure Centre.	2036	Within Regional Recreation Centre	N/A	City of Wanneroo	N/A	
m. Neighbourhood multi-use synthetic surfaces: Up to 6 to be developed in strategic locations within district and neighbourhood open space in accordance with a City wide Strategy (to be developed) subject to consultation with user groups and the local community.	2021 2023 2029 2034 2038 2041	Various locations within or adjacent to district or neighbourhood PO	600	City of Wanneroo / DCP / Grant Assistance	$506.9k	
n. Regional basketball courts (indoor): Development of a six-court facility with potential to expand to eight courts for full build out. (2ha) aligned to regional leisure centre	2026 2036	Yanchep Metropolitan Centre	782 each (34m x 23m incl runoff)	City of Wanneroo / DCP / Grant Assistance	$20.263M	
o. Regional netball courts (outdoor): Development of an eight-court facility initially with the potential to develop a 16-court regional competition venue. (2. 6 ha)	2026 2036	Yanchep Metropolitan Centre	772 (36.15 x 21.35 incl runoff)	City of Wanneroo / DCP / Grant Assistance	$2.737	
p. District Lawn Bowls: One bowls club to service the needs of both Yanchep and Two Rocks will be required subject to the outcome of a 2020 strategic review of bowls infrastructure across the City. (Up to 1ha).	2034-36	North Yanchep Activity Centre	Clubhouse: 400 Green (1) (31m x 40m)	Grant Assistance	$2.671M	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
q. District and Potential Regional Tennis Club: Development of an 8-court district tennis club facility which could be expanded to a 12-court facility to cater for full build out and provision of a large community / regional centre. (2ha)	2034-36	North Yanchep Activity Centre	Clubhouse: 400 Courts: 660 each (18m x 37m)	Grant Assistance	£3.918M	
r. District Youth Centre/Youth Space: Potentially two youth centres are required to service Yanchep at the Regional Community Centre and District Community Centre.	2036	Yanchep Metropolitan Centre and North Yanchep Activity Centre	N/A	City of Wanneroo / DCP / Grant Assistance	Incorporated within District / Regional Centre	
s. District Community and Performing Arts: To be provided as a part of district/regional arts and cultural centre.	TBD – School Provision	Yanchep Metropolitan Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
t. District and potential Regional Arts and Cultural Centre: The current arts space at Mary Lindsay Homestead fulfils the need within Yanchep for a low level arts facility. This could be supplemented by a larger multi-functional facility within the Yanchep Regional Centre to cater for NCGC performing arts and local artistry display needs.	TBD – School Provision	Yanchep Metropolitan Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
u. District Men's (Community) Shed Provision: The provision of a Men's Shed would become more evident as the community ages in place. With the projected population growth in Yanchep, the likely	2038	North Yanchep Activity Centre	600	Grant Assistance	$3.288M	

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Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m^2)	Funding	Indicative Capital or Funding Cost	Monitoring
timescale for a facility of this nature is 2036 onwards.						
v. Regional Surf Life Saving Club: The current surf life saving club will meet the needs of the Yanchep and NCGC community to full build out. No additional provision is required with the exception of extended beach patrols at activity nodes.	N/A	Yanchep Lagoon	**N/A**	N/A	N/A	

Due to the nature of the structure planning processes which have been undertaken, alterations to the naming of sub-areas and alterations to both the boundaries and population projections it has not been possible to undertake a direct comparison of the previous facilities proposed and those related to the current areas. An attempt has been made through the mapping process to provide a reasonable definition for each boundary of the structure plans, but it is not exact. Nevertheless the table below attempts to provide a comparison between previous recommendations and those contained within the current plan. It must also be stressed that the current plan incorporates neighbourhood level provision, which was previously not considered due to a focus at that time on district and regional level infrastructure provision.

Table 22: Comparative Facility Requirements - 2012 to 2019

Sub-areas	Projected facility requirements (2012)	Proposed facility Requirements 2019	Changes between 2012 and 2019
Alkimos			
Alkimos Eglinton	• 1 x Regional beach	4 x Neighbourhood community centres 2 x multi-functional District Community Centres (combined with 2 neighbourhood centres subject to meeting accessibility needs). Two of which support youth activities. 1 x Regional community centre co-located with a regional level branch library 3 x District level POS should be tied into the	Recommended additional infrastructure: • 4 x Neighbourhood community centres (incorporating 2 x multi-functional District Community Centres). • 2 x District POS • 5 x Neighbourhood park areas (to incorporate a selection of above sports spaces)
Alkimos Secondary Centre	• Regional Indoor Recreation Centre • Regional Library • Regional Community Centre		
Alkimos South	• Surf Life Saving Club		

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Coastal Village	• Regional Beach Facilities	provision of formalised sports spaces: • 5 x senior ovals (to incorporate cricket and diamond sports) • 10 x rectangular pitches for soccer • 3 x Grass hockey pitches (Regional POS) 5 x Neighbourhood park areas (to incorporate a selection of above sports spaces) 1 x Regional indoor recreation centre within Regional POS (6 courts with ability to expand to 8). 1 x Four court district netball facility 3 x Neighbourhood skate parks (strategic locations) 3 x Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) 5 x Neighbourhood multi-use synthetic surfaces (Strategic locations). 1 x Lawn bowls district facility 1 x eight court hard court district tennis facility. 1 x District Community and Performing Arts Space (school site). 1 x Regional Surf Life Saving Club and / or increased outreach to incorporate patrols from existing clubs.	• 1 x Four court district netball facility • Neighbourhood skate parks (strategic locations) • Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) • Neighbourhood multi-use synthetic surfaces (Strategic locations). • 1 x Lawn bowls district facility • 1 x eight court hard court district tennis facility. • 1 x District Community and Performing Arts Space (school site). No reference is made to regional beach or district beach facilities other than for outreach Surf Life Saving Patrols.
Alkimos North Coastal Village	• District Beach Facilities		
East Alkimos	• District POS ○ 2 AFL fields ○ 1 rectangle pitch ○ 2 hard courts • Regional Multipurpose Hard Courts		
Eglinton			
Eglinton District Centre	• District Community Centre	1 x Multi-functional district centre including co-located branch library, youth, seniors and associated	Recommended additional infrastructure:

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North Eglinton (but in close proximity to the Eglinton District Centre)	• District Library • District POS • District Multipurpose Hard Courts • District Indoor Recreation Centre	services 4 x Neighbourhood community centres 1 x District POS tied to the provision of formalised sports spaces: • 4 x oval combined with diamond sport opportunities • 8 x rectangular infrastructure) • Up to 3 x grass hockey pitches 2 x Neighbourhood parks (to incorporate a selection of above sports spaces) 1 x three to four court indoor facility (school community use agreement/s) 1 x six court netball facility (school community use agreement/s) 3 x Neighbourhood skate parks (strategic locations) 2 x Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) 4 x Neighbourhood multi-use synthetic surfaces (Strategic locations). 1 x Lawn bowls district facility 1 x six court hard court district tennis facility. 1 x District Community and Performing Arts Space (school site). 1 x District mens shed provision	• 4 x Neighbourhood community centres • 2 x Neighbourhood parks (to incorporate a selection of the district sports space) • Neighbourhood skate parks (strategic locations) • Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) • Neighbourhood multi-use synthetic surfaces (Strategic locations). • 1 x Lawn bowls district facility • 1 x six court hard court district tennis facility. • 1 x District Community and Performing Arts Space (school site). • 1 x District mens shed provision. No reference is made to regional beach or district beach facilities.
Two Rocks			
East Two Rocks	• District Multipurpose	1 x Multi-functional district centre including co-	Recommended additional infrastructure:

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Activity Centre	Hard Courts	located branch library, youth, seniors and associated services (Replace Phil Renkin Centre) 3 x Neighbourhood community centres (potential partnership with commercial providers). 2 x District POS tied to the provision of formalised sports spaces: • 3-4 x oval combined with diamond sport opportunities • 6 x rectangular infrastructure) • Up to 3 x grass hockey pitches 2 x Neighbourhood parks (to incorporate a selection of above sports spaces) 1 x three court district indoor facility (school community use agreement/s – replacement of Phil Renkin Centre) 1 x four court district netball facility (school community use agreement/s) 2 x Neighbourhood skate parks (strategic locations) 1 x Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) 3 x Neighbourhood multi-use synthetic surfaces (Strategic locations). 1 x four court hard court district tennis facility. 1 x District Community and Performing Arts Space (school site).	• 3 x Neighbourhood community centres (potential partnership with commercial providers). • 2 x District POS tied to the provision of formalised sports spaces (instead of Regional level infrastructure) • Neighbourhood skate parks (strategic locations) • Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) • Neighbourhood multi-use synthetic surfaces (Strategic locations). • 1 x four court hard court district tennis facility. • 1 x District Community and Performing Arts Space (school site). It is not considered that Regional level infrastructure (library, Regional POS x 2, Indoor Rec Centre) is best placed at Two Rocks, having regard to potential catchments. No reference is made to regional beach or district beach facilities.
Two Rocks North Secondary Centre	• Regional POS (outside Centre) • Regional Indoor Recreation (outside Centre) • Regional Library		
Two Rocks Coastal Centre	• District Beach Facilities		
North Two Rocks Activity Centre	• Regional POS • District Multipurpose Hard Courts		
Yanchep			

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Yanchep Two Rocks	• 5 x District beaches (two of which could be regional) • 3 x Regional Open Spaces (Active Reserves)	1 x Multi-functional Regional Centre including co-located branch library, youth, seniors and associated services 4 x Neighbourhood community centres (potential partnership with commercial providers). 3 x District level community centres aligned to District POS (shared use of pavilions). One to incorporate youth focused provision. 1 x Regional sporting precinct with regional leisure centre including aquatic space and up to four court indoor facility (Potentially align to Basketball Association and provision of six court facility with option to expand to eight) tied to the provision of formalised sports spaces: • 6 x oval combined with diamond sport opportunities • 6 x rectangular infrastructure to include potential rugby use. • 3 x grass hockey pitches 2 x District POS (to incorporate a selection of above sports spaces) 5 x Neighbourhood parks (to incorporate a selection of above sports spaces) 1 x four court district netball facility (school community use agreement/s) 5 x Neighbourhood skate parks (strategic locations) 3 x Neighbourhood BMX dirt parks (strategic	Recommended additional infrastructure: • 4 x Neighbourhood community centres (potential partnership with commercial providers). • 1 x Regional sporting precinct with regional leisure centre including aquatic space and up to four court indoor facility (Potentially align to Basketball Association and provision of six court facility with option to expand to eight) tied to the provision of formalised sports spaces: • 5 x Neighbourhood parks (to incorporate a selection of above sports spaces) • 1 x four court district netball facility (school community use agreement/s) • Neighbourhood skate parks (strategic locations) • Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) • Neighbourhood multi-use synthetic surfaces (Strategic locations). • 1 x eight court hard district court tennis facility. • 1 x District Community and Performing Arts Space (school site). • 1 x District mens shed provision (previously not Included). Five district open spaces have been referenced in
Yanchep DSP Centre 'C'	• District Multipurpose Hard Courts • District Community Centre		
Yanchep Lagoon	• Regional Beach Facilities • Surf Life Saving Club		
Capricorn Coastal Node	• District Beach Facilities		
Yanchep Metropolitan Centre	• District POS • Regional Library / Art Gallery • Regional Community Centre • Regional Indoor Recreation / Aquatic Centre (w/ Arena)		
West Yanchep Activity Centre	• District Community Centre		

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Yanchep Coastal Centre	• District Beach Facilities	locations adjacent to skate parks) 6 x Neighbourhood multi-use synthetic surfaces (Strategic locations). 1 x eight court hard district court tennis facility. 1 x District Community and Performing Arts Space (school site). 1 x District mens shed provision (previously not Included)	the previous plan whereas the current plan indicates a need for three. Five district community centres were also referenced in the previous plan whereas this plan recommends three. Reference in the previous plan was also alluding to three Regional POS. This plan does not take into account regional parks as part of the regional POS provision. No reference is made to regional beach or district beach facilities.
North Yanchep Activity Centre 1	• Regional POS (outside Centre) • Regional Multipurpose Hard Courts (outside Centre) • District Indoor Recreation Centre • District POS • District Multipurpose Hard Courts • District Community Centre • District POS (outside Centre, w/ High School to the west)		
North Yanchep Activity Centre 2	• District POS • District Multipurpose Hard Courts		
Yanchep DSP Centre 'K'	• District Beach Facilities (to the south) • District Library • District Community Centre		
Yanchep DSP Centre	• District Community		

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'F'	Centre • District POS • District Multipurpose Hard Courts	

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APPENDIX A: Strategic Documents: Review

Document	Precis of Main Considerations
City of Wanneroo Documents, Strategies and Plans	
City of Wanneroo Strategic Community Plan 2017/18 – 2026/27	The Strategic Community Plan sets out the strategic direction for the City of Wanneroo and more specifically the key strategic themes, objectives and actions to meet the requirements of residents. The key areas considered relevant to the Northern Growth Corridor Community Facilities Plan are identified below: • Society: Outcome 1.1 Healthy and Active People o 1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles. o 1.1.2 Facilitate opportunities within the City to access peak and elite activities. o Measure: *Community Facility Planning Framework; Community satisfaction with the City's provision of sport and recreation facilities.* • Society: Outcome 1.3 Distinctive Places o 1.3.2 Create place-based access to local services. o 1.3.3 Advocate and partner to meet changing community service expectations in place. o Measure: *Activation of local based service delivery in Girrawheen and Yanchep.* • Society: Outcome 1.4 Connected Communities o 1.4.1 Connect communities through engagement and involvement. o 1.4.2 Strengthen community and customer connectedness through community hubs. o Measure: *Volunteer rate / number per population.* • Natural Environment: Outcome 3.1 Resource Management o 3.1.1 Minimise impacts of climate change. o Measure: *Energy efficiency ratings of key buildings and Energy consumption (reduction in key buildings).* • Built Environment: Outcome 3.4 Activated Places o 3.4.1 Create local area land use plans supporting our activated places. o 3.4.2 Provide safe spaces, centres and facilities through our infrastructure management and designs for community benefit and recreation. o Measure: *Community satisfaction with public spaces*

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Document	Precis of Main Considerations

	• Environment: Outcome 3.5 Connected and Accessible City
	  ○ 3.5.2 Connect walking and cycling opportunities to key destinations and distinctive places.
	  ○ Measure: *Community satisfaction with local streets and footpaths, cycle ways.*

Corporate Business Plan 2018/19-2021/22 City of Wanneroo	Reference is made to key resource planning documents which include: • Workforce Plan: To ensures that the Administration has the people and capabilities available to deliver the Corporate Business Plan. • Asset Management Plans: Highlighting the processes used to manage the associated assets that services rely on and consider how current and future services to the community will be sustainably provided at the most appropriate standard, time, place and cost. • Capital Works Program: Designed to effectively balance the challenges and expectations of our growing communities and to ensure financial sustainability in the strategic management of assets. • Long-Term Financial Plan: To provide sufficient funding for future workforce, services and infrastructure to the community. • Annual Budget: For the implementation of year one of the Corporate Business Plan, including year one of the Capital Works Program and Workforce Plan. The City is committed to continually improving the services provided, and the way services are delivered to customers and community. This is achieved through a combined approach of planning, reviewing and improving systems and processes, workforce, improving relationships with key partners and stakeholders, and maximising the opportunities to make services more accessible and efficient through use of technology. Key partners and stakeholders are referenced as being key to the success of delivering the Corporate Business Plan. At a local level, these are identified as: • Developers of Land • Educational Institutions • Health Providers • Local Community Associations • Natural Areas Friends Groups • Residents and Ratepayers • Wanneroo Business Association
Smart Growth Strategy 2005 (City of Wanneroo)	Smart Growth is the terminology used in responding to worsening trends in traffic congestion, air pollution, loss of open space, degradation of existing communities and the increasing cost of public infrastructure. The Smart Growth Strategy, whilst dated, identified a number of key themes which are relevant to the development of land in the northern corridor. These include: • Constraints and challenges: Limited access to public transport network for some communities. Challenge of balancing environmental

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	protection and economic development/growth. Determining the needs of new and existing communities as well as our future residents. Lack of regional strategic integration. Lack of infrastructure and resources to support business development. Lack of investment into value-adding new economy projects or ideas. • The City, with Smart Growth, will: integrate existing infrastructure, producing a network of neighbourhoods with lifestyle choices, employment opportunities and facilities to support all ages and life stages. • Supporting documents: The Community Development Strategy, Economic Development Strategy, Local Environment Strategy and others in development. • Smart Growth principles include: o the provision of a variety of housing types and the enhancement of lifestyle options. o effective use and development of land and buildings for the benefit of the local area. o promotes development that minimises environmental impact, together with practices that conserve and enhance natural areas. o creating opportunities to enhance and develop the identity of our places and our people, and to improve equity and inclusiveness within our community. o opportunities that enhance industry growth and promote job creation within our region. o encourages citizen and stakeholder participation in governance and development decisions.
City of Wanneroo Public Health Plan (2014/15 to 2016/17	This plan, whilst dated, identifies the need to create a physical, social, economic and cultural environment that supports and promotes health and wellbeing for the whole community in line with a social determinant of health approach. As a result of the consultation and research processes undertaken to underpin the plan, the following issues were identified as City-wide public health issues to be addressed: • Mental health • Food security and nutrition • Inactive lifestyles • Harmful drug and alcohol consumption • Community Safety • Public transport • Access to services • Communicable disease prevention

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	Each of these has a strategy behind them. Increase awareness of City parks, trails and public open spaces as a means to improving health and wellbeing are highlighted.
City of Wanneroo Place Framework 2018 (City of Wanneroo)	The City acknowledges that in order to meet the needs of its evolving community, local places and services should be designed and delivered with consideration to the uniqueness of each community. This needs to be developed in a more coordinated way. The City's approach to Place Development is identified as: Creation and implementation of a distinctive community vision for Places. Design and creation of physical spaces and urban form that reflects the vision, which is enhanced through community engagement and activation. The approach to Place Management is responding to local community priorities through the coordination of services provided in place, through integrated governance, facilitation, collaboration and leadership approaches. The objectives of the Place Framework are to: • Outline a set of guiding principles that underpin the City's Place Approach. • Build the organisation's confidence and capacity to deliver a Place Approach. • Facilitate enhanced relationships with the community in places and projects. • Provide guidance to Local Area Planning. • Inform Strategic and Service Planning. • Provide guidance to the place-based delivery of services. • Articulate a clear definition of Place-related terminology. Under the City's Place approach, the following is identified:- • Place Development Creation and implementation of a distinctive community vision for Places. Design and creation of physical spaces and urban form that reflects the vision, which is enhanced through community engagement and activation. • Place Management Responding to local community priorities through the coordination of services provided in place, through integrated governance, facilitation, collaboration and leadership approaches. A key outcome is to improve community connectedness through community hubs. The City's approach is to: • Build on the essential and distinctive character of a Place and its people. • Be sustainable now and into the future, considering Environmental, Social, and Economic factors. • Improve partnerships and collaborative working with government, business and community. • Embrace innovation in service delivery and technology. • Embrace flexibility, acknowledging that the Place Approach is evolutionary. • Enhance equity, social inclusion and community participation. Of the seven Place Management Areas, these include: Transitional Coastal Place Management Area; Emerging Coastal Place Management Area and Established Coastal Place Management Area (to the southern part of the Northern Growth Corridor Area).

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Asset Management Strategy 2018 – 2022	Relevant asset Classes and the corresponding services they provide include: • Land - Freehold, crown, investment, leased land. Management of Crown Land for public use. Future return on investment and opportunities on freehold land. Land leased to commercial entities or community groups. • Buildings and Building Facilities - Includes aquatic centres, leisure centres, community and recreation centres, multi-purpose community facilities, libraries, museums, public toilets, halls, heritage-listed buildings, amenity and storage buildings. Providing building infrastructure for use by corporate, community, office space, community groups, sports clubs, aged and youth groups etc. • Infrastructure - Parks, Reserves and streetscapes : parks, reserves and gardens, sports ovals, play equipment, irrigation systems, wheeled sports facilities, tennis courts, golf courses, park furniture, sports field lighting, landscaping, boardwalks, trees, retaining walls. • Plant, Equipment, furniture and fittings (general), Furniture (specific), furniture and fittings for office space environment. Collections for libraries and museum art displays. The fair value of the City's physical asset base, as at 30 June 2017, is valued at in excess of $2.4Bn across a wide range of asset classes.
Draft Wanneroo Cycle Plan (City of Wanneroo December 2018)	The plan advocates a cycle friendly environment within the City that is desirable, accessible and attractive to a variety of users and provides a credible alternative to vehicle use for 0 - 10km trips. The plan also seeks to create an integrated transport movement network to meet the future needs of the City, ensuring efficient access to the principle road and shared path network; key strategic centres, transport hubs, employment centres, recreational/sports facilities and educational precincts within the City. Of the actions identified the following are relevant: • Develop a checklist to assess plan submissions ensuring consideration of the needs for cycling facilities. • Incorporate a cycling facilities assessment as part of the City's planning approval process to ensure developers make provision for cycling end-of-trip facilities, bicycle parking and improved infrastructure, where applicable.
City of Wanneroo Cultural Plan 2018/19 to 2021/22	The Plan reinforces the City's strong commitment to enriching its communities through investment in arts and culture and showcases the many opportunities available to residents to become involved. The document references a number of key strategic documents that support the City's commitment to heritage, culture and the arts including: • Social Strategy 2018/19 – 2021/22 (in development) • Place Framework 2018 • Strategic Library Services Plan 2017/18 – 2021/22 • Access and Inclusion Plan 2018/19 – 2020/21 • Reconciliation Action Plan 2018/19-2021/22 • Early Childhood Strategy 2017/18 – 2021/22 • Economic Development Strategy and Action Plan 2016-2021 • Customer First Strategy 2016-2020 • Age-Friendly Strategy 2017/18 – 2020/21

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Document	Precis of Main Considerations
	• Youth Plan 2018/19 – 2020/21 Yanchep /Two Rocks is identified as one of four libraries operated by the City. A learning community is identified as a key priority. Libraries are increasingly being repurposed as hubs within their communities, providing a range of integrated services so that one location meets a variety of localised community needs. As this continues in the City of Wanneroo, it enables our services to re-evaluate and provide for emerging needs, working collaboratively within Cultural Development, with internal and external stakeholders. Mary Lindsay Homestead is a heritage building which was recently refurbished and re-opened as a community arts facility in Yanchep. It is recognised that creating an environment that fosters opportunities to develop knowledge and creativity delivers social and economic benefits for individuals and the community. A number of key actions and strategies are identified around A Learning Community, A Creative Community, A Cultural Community, A Community that Values its Heritage and Management of Cultural Assets.
City of Wanneroo Not-for-Profit Lease Template (Lessor Maintenance Works)	Obligations of the lessee: • To pay when due all charges, rentals and expenses in respect of gas, electricity, water, telephone, telecommunications, rates and taxes, insurance premiums, used, consumed or incurred in respect of the Premises. • Approval to be sought for any sublet, etc. from the Lessor or Minister for Lands. • The Lessee must give to the Lessor the Lessee's profit and loss accounts, statements, balance sheets and attached reports and notes for each financial year within 45 Business Days of the end of that year. • Keep and maintain the Premises in good and tenantable repair and condition, fair wear and tear excepted. • Prior written consent for signage. • Maintain public liability insurance of $20M, workers compensation policy and an insurance policy covering building, furniture and fittings and cost of re-instatement. • If requested, the Lessee must give the Lessor monthly occupancy statistics. • The Lessee is to ensure that all floodlighting shall be installed and operated in accordance with the Council's Flood and Security Lighting (CP-58) policy. • Initial lease is for a period of 10 years.

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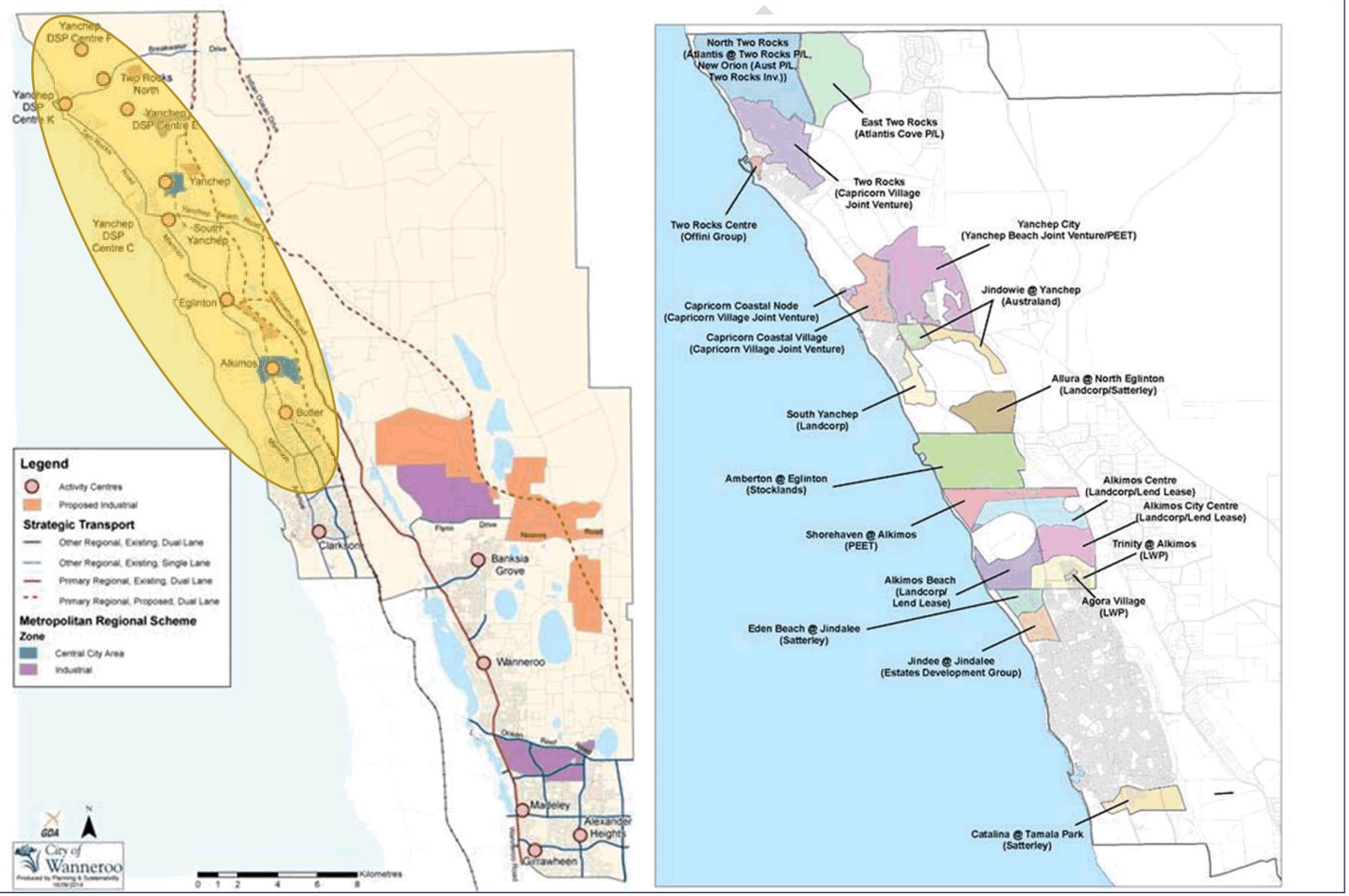
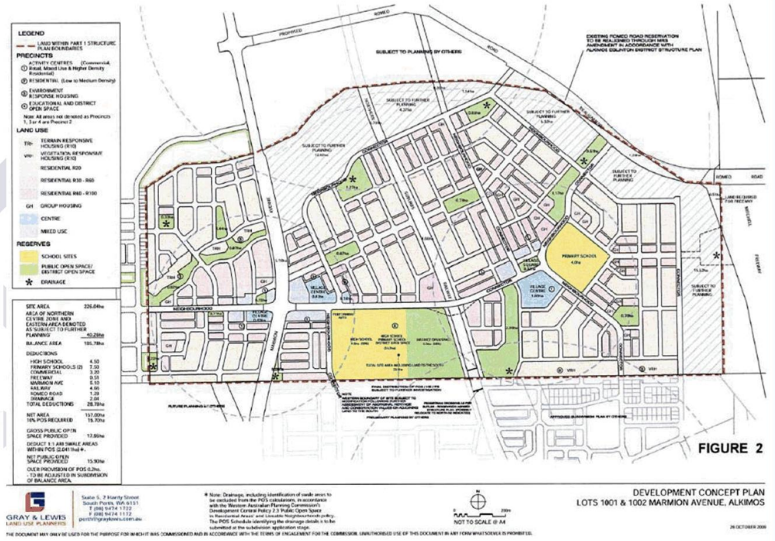
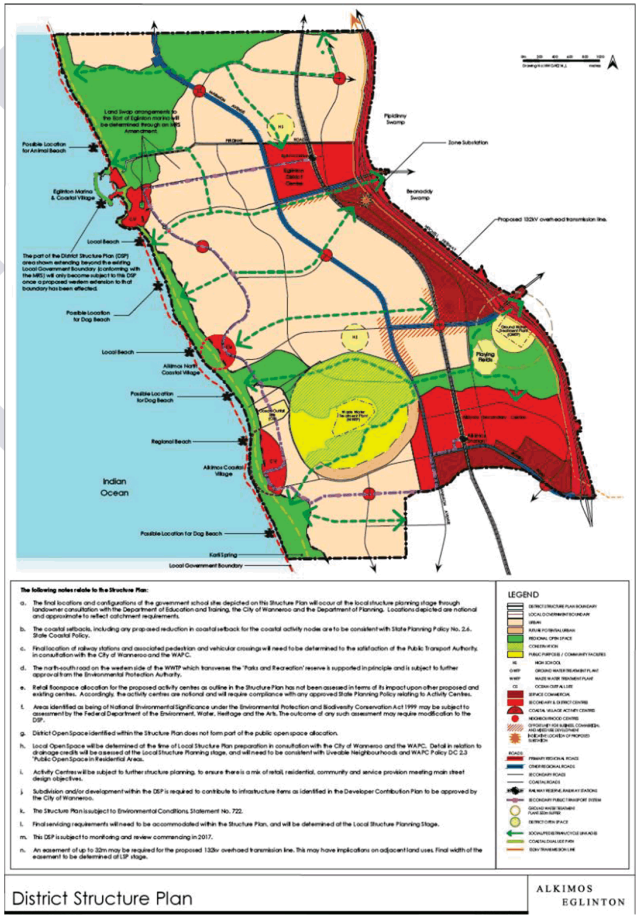
Document	Precis of Main Considerations
Existing and Future Employment nodes in Wanneroo (City of Wanneroo) and Current Development in the Northern Coastal Growth Corridor	

Yanchep DSP Centre F
Two Rocks North
Yanchep DSP Centre K
Yanchep DSP Centre E
Yanchep
Yanchep DSP Centre C
South Yanchep
Eglinton
Alkimos
Butler
Clarkson
Banksia Grove
Wanneroo
Marmion Avenue
Mariginiup Road
Flynn Drive
Neaves Road
Ocean Road
Mariginiup Road
Marmion Avenue
Marmion Avenue
Marmion Avenue

Document	Precis of Main Considerations
Agora Village LSP No. 86	• Eastern Village provides a focus for social and community interaction with opportunities for events. • Allows strip to interface with town square and school oval. Identified as primary school site. Incorporates District Open Space with High School Site – Final Distribution of POS subject to further investigation.  FIGURE 3  FIGURE 2

Document	Precis of Main Considerations
Alkimos Eglinton DSP (March 2016)	The Alkimos Eglinton District Structure Plan provides a new coastal community, comprising over 23,000 dwellings, housing more than 57,000 people. Reference is made to: • Providing a range of community amenities. • Protecting areas of natural environment within identified Regional Open Space reservations and open space systems. • Providing a variety of active recreation facilities. • Facilitate ease of access to the attractive coastal environs. • Facilitating formation of an integrated community, and a strong 'sense of place'. Further reference is made to Regional Community Infrastructure Requirements Discussion Paper (June 2006). Allocation of land for community facilities will occur through future local structure planning processes and will need to be integrated with planned regional facilities. Eglinton District Activity Centre: is intended to meet the weekly shopping and services needs of the community including the provision of office and community facilities. Identified desirable types of facilities to be incorporated within Alkimos Eglinton are: o Regional Open Space stand alone playing fields, (50ha) located east of Alkimos Secondary Centre outside DSP area. o District Open Space (DOS) at 13ha adjacent to the Secondary Centre, within the ROS site. o Aquatic and recreation centre based on Joondalup Arena model. o Performing arts centre in the Alkimos Secondary Activity Centre. o Surf life saving club at southern coastal node. o Range of community purpose sites. o 1 x indoor sport / recreation centre, potentially co-located with tertiary provider or high school. o 1 x municipal golf course (80ha) stand alone, single purpose facility not co-located with any other regional infrastructure.



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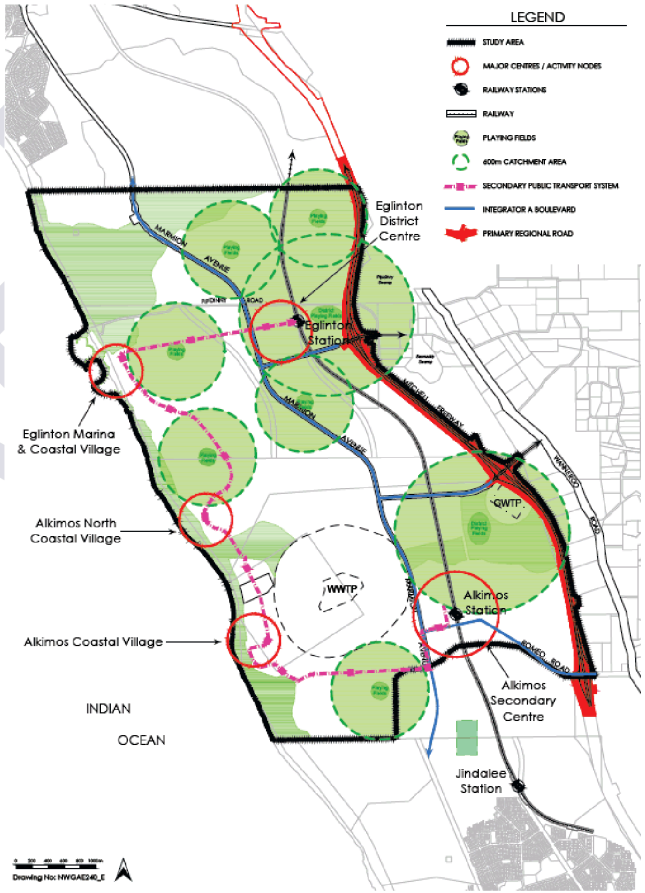
Document	Precis of Main Considerations
Alkimos Eglinton DSP (March 2016)	Infrastructure development requires the early provision of optimum facilities and services that offer a wide range of opportunities. Staging of development is to be determined. The DSP nominates recommended indicative locations for the: • District Playing Fields • Neighbourhood Playing Fields • School Sites (Public and Private) • Surf Club Facility • Aquatic Recreation Centre Financial responsibility for Regional Open Space is identified as appropriate authorities. Recreational Facilities are identified as the responsibility of the developer/state and local government. District Community facilities are the responsibility of the developer/council.



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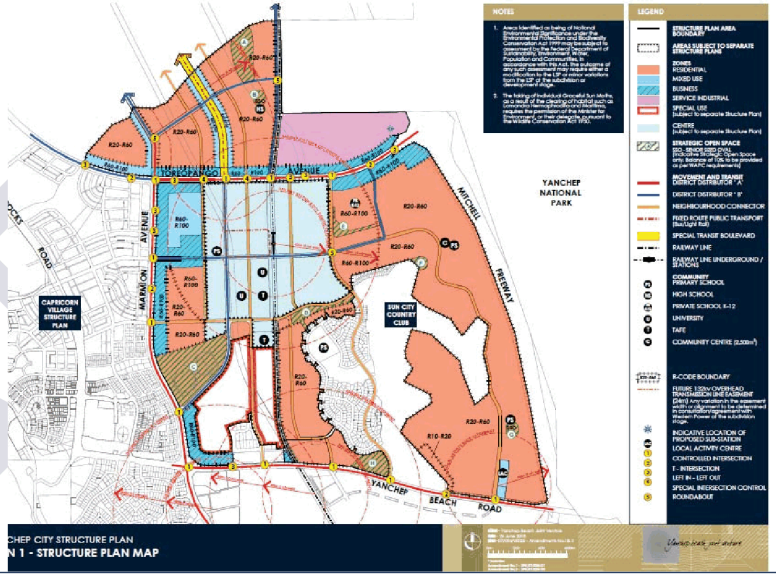
Document	Precis of Main Considerations
Yanchep Activity Centre Plan (Mike Allen Planning and CLE Town Planning and Design) October 2017	The Activity Centre Plan identifies Precinct 3 for sports and health - The proposed regional sports arena is provided for within the Sports and Health precinct east of the railway. A range of public open and civic spaces are proposed within the Centre. The sporting arena, which is to be accessible when not in use, is to also incorporate a range of civic spaces and forecourts around it. Facilities identified include: • Stadium Oval (District) • Shared School Oval (Neighbourhood) • A regional library: proposed to be accommodated as part of a shared use facility with the university (subject to further definition and negotiation). • A 'shop front' community centre to accommodate community meetings and activities: this is identified as best located with reference to other centres outside the City Centre, most likely in the west of the Centre, and potentially collocated with the Town Square or primary school. Its 'Civic' use is permitted or discretionary throughout the Centre.



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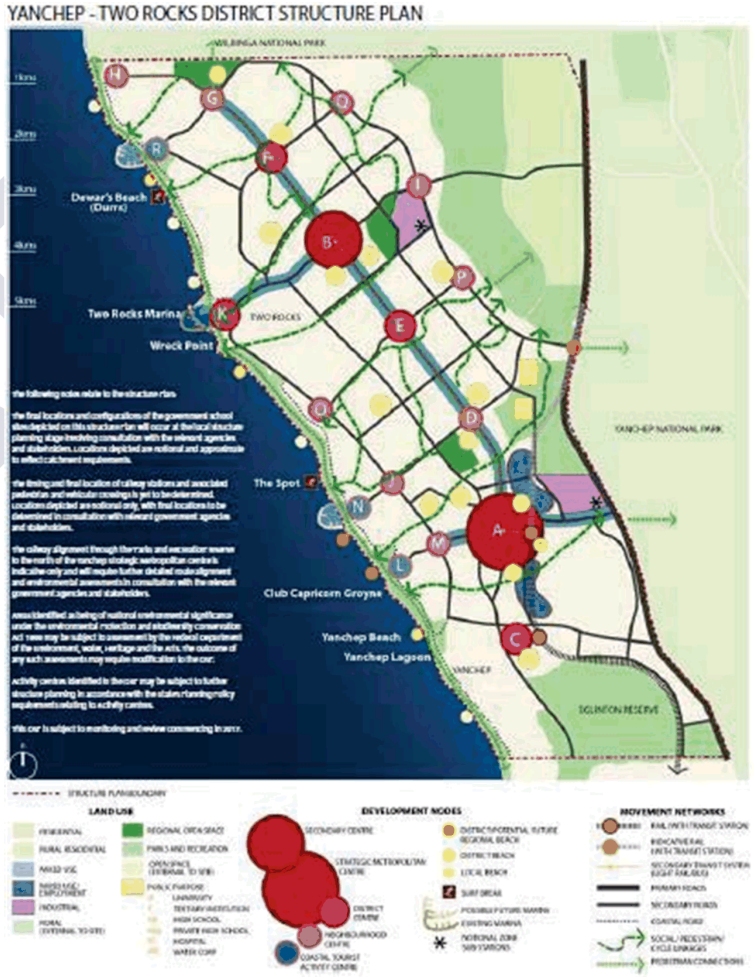
Yanchep – Two Rocks DSP (Roberts Day for Tokyu Corporation) Nov 2012 Yanchep City Local Structure Plan (Taylor Burrell Barnett Town Planning and Design) August 2012	The need for the following is identified in the Yanchep - Two Rocks District Structure Plan. • A university within the Yanchep City Centre • TAFE facilities • A public senior high school (Years 8-12) will be required north of the Yanchep City Centre to accommodate students graduating from the 4-5 feeder primary schools in and around the northern half of the project area. • A district aquatic and recreation facility in the Yanchep City Centre. • A regional library within the Yanchep City Centre. The preferred outcome is for a shared-use library with the university, centrally located within the City Centre and in close proximity to public transport. • A performing arts centre in the Yanchep City Centre to partner the provision of a modern shared-use facility with the university. The aim is to create an exciting hub for theatre, dance and music that will be a key point of intersection for university students and the broader community, and an icon of cultural life in the region.



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Document	Precis of Main Considerations
Yanchep Lagoon Master Plan (Roberts Day) Feb 2009	The Master Plan provides a strategic blueprint for future development and activity at the Lagoon. It will guide the City's Place Development. The concept plan highlights the Homestead as an incubator of arts and culture in a coastal setting. This includes an artist's residency and extended use of the Homestead with the provision of additional meeting rooms and a diverse program of events, space for food trucks and interactive outdoor heritage displays.
Two Rocks Local Structure Plan (Taylor Burrell Barnett Town Planning and Design) December 2015 and October 2017	Four local community purpose sites have been provided to meet the future needs of the Two Rocks community. The sites have been designated adjacent to senior sized ovals, near primary schools or near local centres. The community purpose sites are intended to provide for a variety of services and facilities including community halls, community meeting rooms, recreation centres and sporting facilities. The area of land allocated for these uses is 1.1046 ha. (in accordance with Liveable Neighbourhoods which identifies community purpose site be provided for every 1500-1800 dwellings).
St Andrews District Structure Plan: Regional Community and Human Service Infrastructure Provision Strategy (Creating Communities) 2007	The regional community infrastructure provision strategy for St Andrews is based on a number of key values and guiding principles: • Integration with regional and district centres: Recognition that community and human service infrastructure provide focal points for community interaction and contribute significantly to the creation of regional and district centres. • Access to public transport and major road networks: A key locational criteria for all regional community facilities is good access to public transport and major road networks. • Co-location and shared-use facilities: Where synergies exist between the function of facilities, co-location provides benefits in terms of access, service delivery and operational cost efficiency. Colocation enables shared use of facilities, efficient provision of supporting infrastructure (i.e. car parking) and provides opportunities for joint initiatives across service providers. Needs identified included: • Total of 40ha – 60ha of district active open space. • Total of 60ha – 80ha of regional active open. • 1 x major indoor aquatic and sports facility co-located with a tertiary provider. • 1 x secondary (smaller scale) aquatic facility co-located with playing fields and/or other community facilities. • 1 x indoor sport and recreation centre co-located with a tertiary provider or high school. • 2 x regional libraries co-located with tertiary providers and/or high schools. • 1 x performing arts centre co-located with a tertiary provider.
Predicted Future Demand for Coastal Facilities - Yanchep - Two Rocks Project (MP Rogers and Assocs) Sept 2008)	To accommodate the ultimate peak beach use, it is estimated that five local beaches, four district beaches and one regional beach should be developed along the coastline. The regional beach should be developed on the southern section of shoreline in close proximity to the regional activity centre and the associated public transport routes. Moreover, the regional beach should be adjacent to a coastal activity centre to ensure integration of foreshore development.

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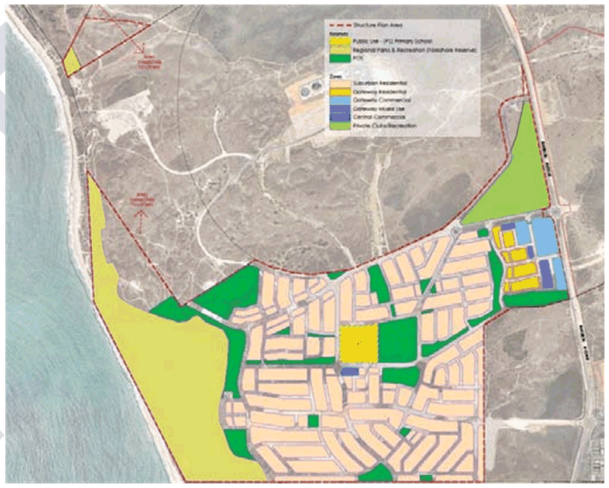
South Alkimos Consolidated ASP (Roberts Day for LandCorp + Lend Lease) Nov 2017	The Plan identified the Playing Field POS sits within the central area of the site, adjacent to the primary school and will be a community-focused park. It is to be developed as a shared facility between the City and the Department of Education and Training and will accommodate a full-sized oval. The unique approach proposed by the proponents provided for the appointment of a Recreation Manager will facilitate sport, recreation and wellbeing programs specifically for the business community. Initiatives suggested including the provision of opportunities for local businesses to compete against each other in various sporting activities. They indicated that research has shown these ongoing programs to be of assistance in the attraction and retention of staff, enhanced workplace performance and also enhanced business networking. The plan states the sporting, leisure, health and welfare services provided within the 5 to 10 km catchment are insufficient to meet the needs of the current population in the area. The Arena Joondalup and Aquamotion are the only aquatic facilities in the region and both of these facilities are outside of the 10km catchment for South Alkimos. Therefore, district level recreation and aquatic facilities will need to be considered strategically to ensure that the planning integrates the current level of facility provision while also considering what is likely to be provided at a regional level in the future. In addition, it is stated there is currently a lack of provision of cultural facilities and programs in the corridor north of the Joondalup City Centre. The provision of human, welfare and health services in the region is delivered using an outreach model, utilising predominantly multi-purpose community buildings that can co-locate a variety of services. It is imperative that the provision of facilities of multi-purpose design is continued. 
Active Reserves Master Plan Report (2016)	The purpose of the City of Wanneroo Active Reserves Master Plans Report has been to develop a Master Plan for each existing Active Reserve within the City. It also references proposed new developments including those identified within the northern growth corridor. The intention of the report is to provide an evidence base which assists Council in their decision-making process in regard to the funding and timing of projects. As a consequence, the report is a working document. The body of work will form one component of a broader strategic Community Facility Planning Framework. As a result of the ARMP process, a total of 196 individual projects at an approximate cost of $71.4M have been identified. $34.4M relates to the development of new Active Reserves (i.e. Banksia Grove District POS, Butler North District POS and Yanchep Active Open Space). The areas were split into wards. The North Coast Ward is the most relevant to this plan and includes: • Butler North District Open Space (now known as Halesworth Park) • Yanchep Active Open Space (now known as Splendid Park) • Leatherback Park • Amberton District Open Space

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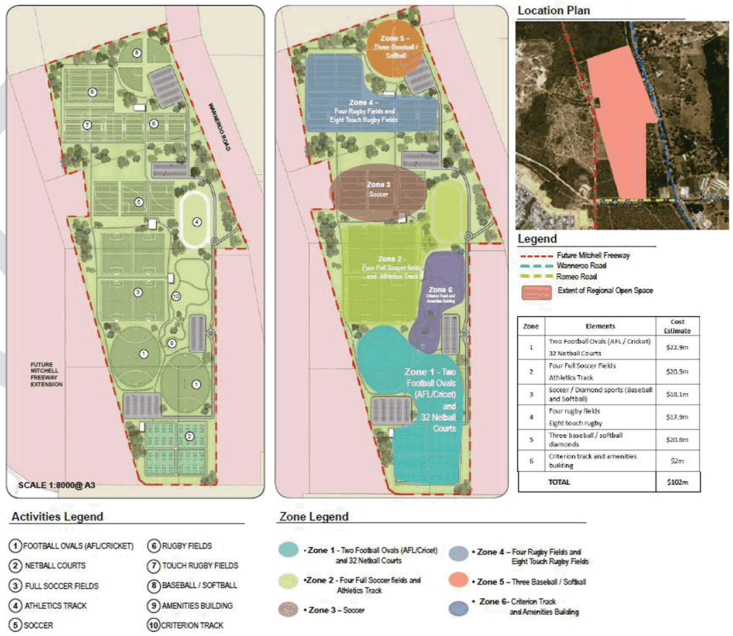
	• Charnwood Park • Oldham Reserve
Alkimos Regional Open Space Precinct	The Regional Open Space identifies the following infrastructure: • Football Ovals (AFL/Cricket) x 2 • Netball Courts x 32 • Full Soccer Fields x 4 • Athletics Track x 1 • Soccer x 4 • Rugby Fields x 4 • Touch Rugby Fields x 8 • Baseball / Softball x 3 • Amenities Building • Criterion Track x 1 The overall cost of the development is identified as $102M.  Zone / Elements / Cost Estimate 1 Two Football Ovals (AFL / Cricket) 32 Netball Courts $22.9m 2 Four Full Soccer Fields Athletics Track $20.5m 3 Soccer / Diamond sports (Baseball and Softball) $18.1m 4 Four rugby fields Eight touch rugby $17.9m 5 Three baseball / softball diamonds $20.6m 6 Criterion track and amenities building $2m TOTAL $102m
City of Wanneroo Relevant Policies	• Community Gardens Policy: The City recognises community gardens as a valuable resource that foster community relationships, contribute to sustainable living practices and develop skills and learning. Land parcels used as community gardens will not be credited as a portion of the overall percentage of public open space required under the relevant planning requirements. • Joint Development and Shared Use Facilities with Department of Education: The policy applies to the City and the DOE as it relates to the collaborative planning, development and use of shared facilities within the City. The City and the DOE have developed a set of Protocols and Principles to be considered when recommending the co-location of school sites within Public Open Space (POS) and/or the sharing of recreation and community facilities. The Protocols and Principles highlight the need for prior consensus regarding the planned use, development and ongoing management of the facilities before either party enters into a shared use arrangement and

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	formal agreement. • Sports Floodlighting Policy: To guide the provision and maintenance of floodlights at selected active reserves and outdoor courts within the City. It splits into the following categories: o Active Reserves - Multi Use – determined as 'Ball and Physical Training' Level by the City and the level of lighting will be in accordance with Amateur Level Australian Standard 2560.2.3-2007. o Outdoor Court Lighting – determined as 'Recreation or Training and Competition with few spectators' level by the City and the level of lighting will be in accordance with Australian Standard 2560.2.4-1986. o Tennis Courts – The installation of any tennis courts as a new stand-alone facility or addition to existing facilities by either the City or a developer must have floodlighting that meets with Australian Standard 2560.2.1-2003 for 'Recreational and Residential' Tennis. o Small Ball Sports – considered on a case-by-case basis. • Access to Information and Services for People with Disabilities and their Family and Carers: Council will ensure that the needs of people with disabilities are taken into account in the design of all proposed developments involving public access, in accordance with the relevant legislation. • Facility Hire and Use Policy: The City of Wanneroo is committed to providing the highest standards of community facilities, based upon the principles of social equity, environmental sustainability, financial affordability and transparency of process. Junior and Senior clubs, organisations or groups defined under this policy shall have fully subsidised use of City facilities (subject to the provision noted below) except when the facility is used for fund-raising purposes when a commercial operator promotes the activity. All Service Clubs, Charitable Institutions and Emergency Service organisations defined under this policy shall be eligible to hire any of the City's facilities at 50% of the community rate nominated in the City's Fees and Charges Schedule, except when the facility or reserve is used for fund raising purposes or when the activity is promoted by a commercial operator.
Planning and Sustainability: Local Planning Policy Framework Local Planning Policy 4.3: Public Open Space (City of Wanneroo)	This policy framework has been drafted to • Ensure that POS is delivered to optimise community benefit; • Provide local interpretation of the WAPC Liveable Neighbourhoods policy; and • Guide Council, its officers and applicants in considering the planning of POS in new urban areas. A variety of POS shall be provided within a specified area that ensures a balance of sizes, types, functions and locations within a community. For sport, a minimum of 4% of the gross sub-divisible area shall be allocated for sport POS unless the City is satisfied that one or more of specific criteria are met. These include if there is already sufficient existing sport POS within close proximity; the provision of 4% sport POS would not result in a usable space for active recreation (i.e. too small); and the provision of 4% sport POS would have an adverse effect on walkability/connectivity of POS in the locality. For recreation no specific percentage is identified, just referenced by 'as required'. Where community facilities are located on POS (e.g. a sporting pavilion), the space required to accommodate the facility should be considered as part of the POS planning process and included as part of the POS allocation. A specific community purpose site is not required in these

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	instances. Co-location of POS with school sites is supported and encouraged. This however is required to be subject to a formal agreement between the City of Wanneroo, Department of Lands and Department of Education. Specific reference is made to stormwater run-off and capture and the need to ensure stormwater runoff from small rainfall events entering any part of a POS reserve that is included in the POS credit calculation and wetland buffers. The policy references specific hierarchies of provision and includes. Of relevance to this plan is: • Neighbourhood: Are similar to local spaces but are generally larger and able to provide for recreation and informal active pursuits simultaneously. Sizes are: 1.0 – 7.0ha (Recreation) and 4.0 – 7.0ha (Sports) within an 800m (10min walking catchment). POS sites of less than 3.0ha co-located with primary schools. Specific facility developments are identified which are to be carried forward in the NCGC Facilities Plan. • District: Principally provide for organised sporting use, yet are large enough to accommodate a variety of concurrent uses including informal recreation, children's play, picnicking, dog walking, social gatherings and individual activities. 7.0 – 20ha in size (may also incorporate large environmental / conservation areas. No specific catchment identified, Specific facility developments are identified which are to be carried forward in the NCGC Facilities Plan. • Regional: Generally the largest provisions of space in the community. They are the focal points for community activity and/or active sport and are capable of intense, frequent use by large numbers of people. Regional spaces attract visitors from across the metropolitan area and are not restricted to any one local government area. 20-50+ ha in size. Accessibility by public transport is essential. Specific facility developments are not identified and should be determined on a case by case basis. The policy hierarchy has a number of similarities with the framework hierarchy for POS endorsed by state government with the exception of land sizes and potential catchments. It is recommended that the objectives of LPP 4.3 be utilised as a guideline as is the policy intention and the spatial requirements and catchments modified to recognise the local circumstances which will result in an extensive narrow development corridor constrained by the ocean and hard road infrastructure which will have a marked impact on the catchments associated with each facility and potential viability.
East Wanneroo Community Facilities Plan (Draft December 2018, Revised March 2019)	• East Wanneroo is divided into 27 precincts. The plan follows a similar approach to that in the original Northern Coastal Growth Corridor Plan of 2011 (adopted 2012). The standards of provision and general principles are also based on that plan. • Each facility type is defined: ○ Community centres are multipurpose community facilities that cater for a variety of social, cultural, educational and recreational pastimes. Regional facilities should be located within or near activity centres with access to public transport and shared parking. 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. ○ 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

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	complementary facilities (e.g. wheeled sports facilities) and delivery of youth programs. o 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. Location close to shops, services and public transport is critical o 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. 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. They should be located in a central position, ideally within an activity centre to maximise accessibility. o Performing Arts Centres are a space for arts rehearsal and performance, ranging from small playhouses to large multi-purpose performance centres. They should only be provided at a regional level and preferably located within a larger activity node. District facilities should be located as part of a high school complex as the majority of use will be generated from the school. o Art Galleries and Exhibition Centres are a space specifically allocated for the display, promotion and/or sale of art (be it paintings, sculpture, photography) or other exhibitions. Purpose-built galleries should only be provided at regional level, located within a major regional centre to maximise access by vehicle and public transport. District and local gallery needs should be met within multipurpose community centres. o 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 multipurpose rooms, function rooms and kitchen facilities. 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. o 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. They 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. o Regional and District Public Open Space: These facilities generally accommodate high-level sport organised by the respective State Sporting Associations. These facilities need to be located at the edge of districts away from most households and sensitively located close to the local transport network. District open spaces, whilst still accommodating high levels of use, should be located within the district to maximise access and walkable catchment, where possible. o Hard courts generally consist of fenced banks of robust recreational playing surfaces to accommodate a variety of high intensity community sporting activities. Regional complexes should consist of 10 or more hard courts and may have sole

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	purpose line marking (for tennis or netball) to facilitate a high level of competition. District hard court complexes (6-10 courts) should be located within district public open space or co-located with high schools.
Draft Needs and Feasibility Study for a North Coast Regional Aquatic and Recreation Centre and Draft Feasibility Study and Business Plan (SGL 2019)	The key conclusions of the Needs Analysis which focuses on population projections to 2031 and does not take into account projected additional population growth anticipated by increasing densities and projected growth post 2041 indicates: • A population of 160,000 is likely to justify at least two small or one large aquatic and recreation centre. • A number of commercial swimming pools are available in the NCGC. These swimming pools primarily focus on aquatic education, and many are less than 25m, and not suitable or available for other aquatic activities. • As with swimming pools, the NCGC has a deficiency in sports halls. Whilst a small number do exist, none are capable of hosting mainstream sporting competitions, such as basketball, netball, volleyball, badminton and futsal. • Six major aquatic markets have been identified - lap swimming, swim coaching/squads, learn to swim lessons, recreational aquatic play, aquatic fitness programs, therapeutic and rehabilitation programs. • In the short term, and given the age profile of the NCGC, the priority should be on servicing the needs of children and families (indoor aquatic facility, of at least 25m in length). The Feasibility Study and Business Plan indicates; • The demand assessment has indicated that significant area of water space may be required to meet demand. Projected demand for sports halls indicate that four courts are required to meet current demand, and up to 16 courts may be needed in the long term. • The proposed aquatic and leisure facility to be located at Alkimos or Yanchep will have little or no impact on attendances at either Aquamotion or Kingsway Indoor Stadium. • Subject to a detailed demand analysis and business case, expansion, or redevelopment at another site, of Aquamotion and Kingsway Indoor Stadium is likely to be justified by 2041. This would service Wanneroo Town Centre and Wanneroo East, which would not be impacted upon by any development in the NCGC. The estimation of capital expenditure is $60.6M for a 25m pool and $66.5M for a 50m indoor pool.
State and National Guidelines, Plans and Strategies	
Age-Friendly Communities; Age-Friendly WA Toolkit and Seniors Strategic Planning Framework (The Department of Communities 2016)	The Framework is in direct response to the needs of Western Australian seniors as identified through extensive consultation. The funding and administration of residential aged care places falls under the jurisdiction of the Federal Department of Social Services. The number of beds and community-based care packages allocated is determined by Federal benchmarks. A key area to be enhanced is partnerships between governments, developers and designers to promote best practice universal housing, public space and building design. Supporting seniors to remain living in their own home and local community helps to build strong, vibrant communities that care for and support each other. Of the intervention measures identified, the following is important: • continued expansion of the range of affordable recreational, cultural and creative pursuits available through discounts linked to the WA Seniors Card; • continued support for seniors' participation in sport and recreation activities designed to meet the unique needs of seniors;

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	• programs that build social and community connectedness such as funding to Community and Neighbourhood Houses and Learning Centres; Men's Sheds; support for volunteering and community events and festivals that bring people together at a local level. The Department of Communities encourages local governments to embrace the World Health Organisation's age-friendly communities' concept of considering and planning for the ageing of the community (inclusive and accessible for people of all ages). An age-friendly community is one that: • recognises the great diversity among older people; • promotes their inclusion and contribution in all areas of community life; • respects their decisions and lifestyle choices; • anticipates and responds to age-related needs and preferences. In developing an age-friendly community, the role of local government is to enable the sector to provide appropriate levels of infrastructure to allow seniors to age in place. This is largely driven through the land use planning process and in partnership with developers. The key role that local government plays within the servicing of seniors is through the provision of: • Affordable recreational, cultural and creative pursuits. • Participation in sport and recreation activities designed to meet the unique needs of seniors (particularly related to social interaction and non/low-contact activities). • The provision of infrastructure where seniors are valued and may contribute to the economy through volunteering (i.e. Men's Sheds, Community Events, etc). • Access to learning and development opportunities (generally through the provision and access to IT within a library setting).
Department of Culture and the Arts Strategic Plan 2016	The document, amongst other objectives, advocates the promotion of a diverse, vibrant and sustainable cultural sector. This includes: • Establishing the contribution of culture to whole of Government initiatives supporting Aboriginal arts, culture and communities. • Supporting the Department of Planning processes and regulatory reform in planning of cultural infrastructure and places. The strategy is largely dictated by the need to deliver the State Government's arts and culture priorities and ensuring effective management of the State Government's investment in culture and the arts. However, it should be recognised that local areas have their own unique and diverse arts and cultural needs which need to reflect the Aboriginal culture and diverse demographic needs of planning areas.
Strategic Directions Framework 2015-2030 for Arts and Culture in WA	The strategy identifies that the sector: • Provides employment of at least 8% of the State's total employment. • Contributes a gross value added to the economy of 7% of the State's output. • Uses public-private partnerships as the dominant delivery agents of new cultural infrastructure. In 2030 the aspiration is to, amongst others, provide: • Access to high quality arts and cultural experiences for Western Australians wherever they live in the State. • Government as flexible, responsive and creative in the support it offers to the sector. • A seamless partnership between State Government, Local Government, the sector and the education system in support of developing

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	creative talent and the latent creativity in all Western Australians at all stages in their lives. • People of all backgrounds, ethnicities, ages and abilities engaging in art forms without fear of exclusion and creating their own experiences at home, work or in school. Reference is made to the Progress Against Closing the Gap Western Australia 2015 report, where our Aboriginal population continues to experience significant disadvantage, and where there will be a growing need to ensure Aboriginal people are connected to their culture, and that this culture is visible to, and celebrated by, our broader community. The document states that if the State is to accommodate a large population increase and the inevitable pressure on services that this will entail, then the sector will be essential in challenging the current norms of social service delivery. The critical services which are required to be developed in partnership with local government are: • The provision of community arts and cultural development. • Access to galleries, libraries and museums. • Access to appropriate indoor and outdoor performing arts areas (including for music, visual performance, arts and crafts). • Support and facilitation for the development and connection to Aboriginal cultural heritage.
Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (Department of Sport and Recreation)	The document provides vision and direction for Western Australia's Sport and Recreation Industry. The following key challenges relevant to the development of Sport and Recreation Space are: • Public Open Space and Urban Form: Urban parklands and green spaces for sport and active recreation are integral components of urban infrastructure and make a significant contribution to community health and wellbeing. To deliver public open space which meets the needs of communities into the future, we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces. • Commercialisation: A small number of high profile sports with significant participation bases and integrated competition structures now have robust commercially oriented business models, while community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue. • Financial [Un]Certainty: The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances. Sport and recreation stakeholders must be strong advocates for the many benefits that are enabled by continued investment. • Life Course and Life Stage Participation: The achievement of improved participation rates in sport and recreation, and more broadly active lifestyles, will require innovative responses to the life course and life stage circumstances of Western Australians. A combination of expanding pioneering initiatives and adapting successful concepts from other jurisdictions can stimulate healthier and socially beneficial outcomes for our community.
Aboriginal Services and Practice Framework	The Framework is intended to inform the review, development and implementation of services, policies and practice when working with Aboriginal children, their families and communities. It is also a resource that can support Department funded community sector organisations working with Aboriginal children, families and communities.

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	It is a reference document which underpins intervention measures to support Aboriginal children, families and communities.
WA Primary Health Care Strategy (Department of Health, State of Western Australia Dec 2011)	• The document identifies the reform in primary health care which will establish a person-centred system to improve health outcomes of Western Australians. One of the key areas identified is partnering with local government: working with local government to plan community-based service provision. • Physical infrastructure initiatives should provide an opportunity to deliver specialist services, co-locate and integrate with multidisciplinary health services, and offer community-based training and research opportunities. Infrastructure projects should be developed based on evidence. It is recognised that infrastructure, especially housing and clinic facilities, is particularly important for the delivery of primary health care services in regional WA and in the outer metropolitan areas of Perth. • Primary health care services will remain largely the responsibility of the Commonwealth Government, in partnership with other administrative bodies. The State Government, in partnership with local government and non-government organisations, should work with these administrative bodies to ensure that funding decisions are targeted towards areas of need and that processes align with the recommendations of the Economic Audit Committee Report. • An effective and equitable primary health care sector maximises linkages across Commonwealth, state, local government, non-government and private sector providers. The primary health care strategy, whilst dated, highlights the importance of an integrated delivery framework which needs to be developed in partnership with local governments. It is not the role of local government to provide the service but to enable the service to be provided by others. Access to consulting rooms, secure (but temporary) surgeries and other outreach needs of the primary health care service sector are important.
Aboriginal and Torres Strait Islander Universal Access Strategy	Strategies and actions being pursued in Western Australia against the four key focus areas of the Strategy: • Key Focus Area 1 – Access to Early Childhood Education • Key Focus Area 2 – Positive community awareness and engagement • Key Focus Area 3 – Quality early childhood programs and activities • Key Focus Area 4 – Aboriginal and Torres Strait Islander cultural awareness of teachers and support staff Within metropolitan Perth, the Swan Region (including the City of Wanneroo) is identified as providing one of five Children and Family Centres to provide integrated early childhood services, enabling greater access to child, maternal and health services for Aboriginal families. Within WA, there is an aim to Increase the number of Aboriginal Kindergartens in the metropolitan area. In WA, this is predominantly delivered through public schools. Important considerations for the ATSI community within Metropolitan Perth are access to early childhood education and the strategic positioning of kindergartens. The service provider would, however, be the Department of Education through the public-school network.
Better Choices: Youth in WA (Department of Local Government and	The age range for young people is defined as 10-25, with a focus on those aged 10-18. The youth service system focusses on areas that complement mainstream systems such as school education, hospital systems or crisis services, i.e. out of home care and juvenile detention. Areas identified for improvement include: • Reduce fragmentation of funding across the service spectrum.

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Communities) 24/10/17	• The current system has limited visibility of services and unclear linkages between services, impacting on service providers and young people's access. • There is no clear legislative basis for the overall system. The key role for local government is through engagement funding which provides a cross-section of activities that are universally available to young people (to have new experiences and meet other young people through sport, music and a range of other activities). In addition, local governments provide support services for young people primarily through youth drop in centres (targeting young people who are vulnerable and require extra support). The services are often run with support from local governments to tailor the service to the needs of the local community. Selected examples of best practice include: • Youth service hubs – formalised youth service hubs such as drop in centres provide a single physical location around which services can be operationally coordinated. • Youth led initiatives – supporting innovative youth-led initiatives is an empowering way of involving young people in youth services. The provision of youth services is fragmented between several service providers (including religious institutions). A decision needs to be taken on the level of support, accessibility and service that is reasonable for the City to provide. A focus will need to be on multi-functional youth services which have the capability to provide a diverse mix of activities and social engagement opportunities. The City, in adhering to the framework, runs a number of youth engagement events and activities. A youth reference group has been established for discussing issues across the city.
Department of Culture and the Arts Strategic Plan 2016	The document, amongst other objectives, advocates the promotion of a diverse, vibrant and sustainable cultural sector. This includes: • Establishing the contribution of culture to whole of Government initiatives supporting Aboriginal arts, culture and communities. • Supporting the Department of Planning processes and regulatory reform in planning of cultural infrastructure and places. The strategy is largely dictated by the need to deliver the State Government's arts and culture priorities and ensuring effective management of the State Government's investment in culture and the arts. It, however, should be recognised that local areas have their own unique and diverse arts and cultural needs which need to reflect the Aboriginal culture and diverse demographic needs of planning areas.
Western Australian Public Libraries: Our Future (Background Paper) and WA Public Libraries Strategy: A New Chapter for Our Public Library System Strategy 2017	The document references the following: • There are currently 231 public libraries in Western Australia, operated by 142 participating bodies including 139 local governments delivered through the State Library of Western Australia (SLWA), in partnership with local government. • Local governments are required to engage with their community to establish a vision that will frame priorities and objectives for the future. They must balance the needs of the community against legislative requirements, fiscal realities and emerging social imperatives. • The Library Board of Western Australia's annual report 2015-16 and SLWA's Strategic Directions 2013-17 highlight the continued reform and service delivery changes that are improving the public library network, with a focus on improving literacy outcomes, increasing materials and programs to cater for Western Australia's multicultural population and supporting regional service delivery. Key drivers for change are identified as: • Integrated planning

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	• Good governance • Best value service delivery • Public value • Community engagement and place-making Libraries often collaborate with other local services through co-location in the same building, shared access to facilities to share costs and improve the customer experience, or through integration of the management of services. Examples of this include: • With the Department of Education on school sites, and Community Resource Centres (CRCs) that are co-located with public libraries. • Partnerships with business providers (i.e. The City of Kwinana successfully partnered with Dome Coffee to co-locate a Dome Café within the Darius Wells Library and Resource Centre). The implications for the NCGCCFP are: • The document refers to libraries as moving away from being solely transaction-oriented resource lenders towards more activity focused community spaces. • In addition, there is an emerging link between libraries and community development functions as a driver for workforce development. The major challenge is to remain relevant and adaptable to technological change. • The services provided within the City are clearly adapting to these changing circumstances and will continue to provide a dedicated resource servicing the population growth.
Classification framework for public open space (Department of Sport and Recreation) 2013	Within the Classification Framework for Public Open Space, different types of POS infrastructure are categorised by primary function (recreation, sport and nature space) and by expected catchment (local, neighbourhood, district or regional open space). Descriptions of primary function comprise: Recreation space • Provides a setting for informal play and physical activity, relaxation and social interaction. • Includes open parkland and gardens, community gardens, corridor links, amenity spaces, community use facilities, civic commons or squares. Sport space • Provides a setting for formal structured sporting activities. • Includes playing surfaces, buffer zones and supporting infrastructure, such as clubrooms. Nature space • Provides a setting where people can enjoy nearby nature. • Includes sites managed to encourage recreational access while protecting local ecological and biodiversity values. Catchment category descriptions are based on expected purpose, typical size and how far a user might travel from their home to visit parkland, and include: Local Open Space

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	• Usually small parklands that service the recreation needs of nearby residents. • 0.4ha to 1ha in size and within 400 metres or a 5-minute walk. Neighbourhood Open Space • Usually provide a variety of features and facilities with opportunities to socialise. • 1ha to 5ha in size and within 800 metres or a 10-minute walk. District Open Space • Usually designed to provide for organised formal sport and inclusion of substantial recreation and nature space • 5ha to 15ha in size and within 2 kilometres or a 5-minute drive. Larger areas of Regional Open Space are expected to serve one or more geographical or social regions and attract visitors from outside any one local government (LG) area. Size will be variable and dependent on function. When sport space is identified as a necessary regional function, land allocations for playing fields and sports facilities are expected to be upwards of 20 hectares in area.
WA State Government Sport and Open Space Strategies and Guidelines	
State Sporting Facilities Plan – The Framework (Department of Sport and Recreation 2013)	The document aims to provide the framework for the provision of state, national and international level infrastructure for sport in Western Australia from 2012 to 2022. It establishes a series of key facility needs of all sports in the hosting of international, national and state level events. • Education: To educate project proponents in the development of facilities. • Planning: By ensuring that projects are well planned, cater for multiple sports development needs, meet the required standards for national and international sporting competition and events, and provide opportunities for community access. • Funding: To provide justification for investment. • Priorities: Alignment with the State Governments Strategic Asset Management (SAM) framework, by re-enforcing the components of asset planning, capital investment, maintenance and asset disposal. • Sustainability: To demonstrate that the asset will be effectively managed and operated to meet sustainability principles in planning, design and operation in accordance with DSRs Sustainability Policy and Action Plan. • Communication: To communicate the requirements of the Plan to all government agencies. The document fundamentally identifies the requirements to establish need and feasibility for funding and the requirement to develop an ongoing consultative and review process. In addition, reference is made to the emerging issues of asset maintenance, refurbishment and potential retirement/replacement. Of the issues identified, the following are relevant to the current study: • Land banking for future sports facility growth: One of the main concerns with the development of new sporting infrastructure close to the Perth CBD is the lack of sufficient land to accommodate expanded or major new facilities. One of the key challenges faced by the SSFP is the funding process to facilitate delivery of the plan. The State Sporting Infrastructure Fund (SSIF) is allocated in line with a bidding process and investment is prioritised on a needs basis supported by a business case.

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State Sporting Facilities Plan – Projects Update (Department of Sport and Recreation July 2013)	The plan guides the Government's capital infrastructure and ongoing maintenance commitments. Capital Works Programs – reference is made to the following projects which do not have an identified site: • Football West – The development of a Home of Football Business Case. • Surfing WA – A business case was completed by Surfing WA in late 2014 seeking State funding for a new operations centre. • Whitewater Park – A site analysis is currently being undertaken within the metropolitan; and should a site be found, an area business case will need to be undertaken and any planning issues and site constraints will need to be determined and resolved. Additional selected business case studies were identified as: • BMX – facility feasibility study to determine whether existing BMX infrastructure can accommodate national and international competition requirements. • Cycling – examination of the feasibility and need for a closed road circuit venue to support criterium and road racing and centre for bike education.
Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia	The plan maps a vision and framework that will be used to guide the future development and growth of cycling in Western Australia. • Participation: To get over 1 million Western Australians regularly riding by 2020. • Transport: For cycling to achieve a transport mode share of 5% by 2020. • Female Participation: To reduce the disparity between men's and women's participation in cycling. • Children's Participation: To move the percentage of kids riding to school closer to the levels of the 1970s. • Safety: To reduce the number of serious bicycle injuries every year. • Image: To dramatically improve community perceptions of cycling as a safe and enjoyable activity. • Sporting Success: To increase the number of Western Australian cyclists winning gold at national championships. • Infrastructure: To increase the number of cycling infrastructure facilities in metropolitan and regional WA (includes cycle paths, mountain bike trails and cycle sport facilities) every year. Of the challenges, the following are relevant to the NCGC: • We have an inadequate number of cycle sport facilities. • The financial and workforce capacity of our cycling organisations and clubs is fragile, which is limiting the breadth and depth of impact they can have in our community. • Our cycling organisations still tend to operate in isolation, with operational and functional duplication in many areas, and limited instances of collaboration and resource sharing.
Aquatic Strategic Facilities Plan (2012)	Of the recommendations contained within the strategy, the following are relevant: • The associations are to provide a direct leadership role to improve relationships between clubs and facility managers. To assist this outcome, a formal document to help clubs articulate their benefit to the facilities operation and sustainability should be created. • Develop partnership arrangements with facility managers, through a shared resource approach for coaches, volunteers and programs. No sites are specifically identified for development outside of the hierarchy model which specifies development at the top end of the aquatic industry. No financial commitment is given to the delivery of the Facility Plan.

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Bowls WA Strategic Facilities Plan (2012)	The Strategic Facilities Plan is to ensure that the provision of bowls facilities is carried out in a manner that is sustainable and in the best interest of the sport. Needs are to be assessed on a number of factors including the sustainability of the club, current facilities and the growth potential of the club. Local government authorities and clubs are to use the Strategic Facilities Plan as the basis for planning and development of bowling clubs and facilities. This should be carried out in consultation with the Department of Sport and Recreation, Bowls WA and other relevant stakeholders.
Hockey WA Strategic Facilities Plan (2009)	This Plan contains a series of recommendations relating to the provision of synthetic turf and grass pitch infrastructure. In consideration of State Sporting Strategic Facilities Plan, the Hockey WA Board is to review its existing policy titled, *Additional Synthetic Turf*, to determine the level of funding that may be available for turf provision, and the conditions pertaining to such funding. Twelve specific sites are identified for synthetic turf pitch provision with associated grass pitch provision. The NCGC is not identified for a synthetic turf provision under the current strategic planning process.
Football West Strategic Facilities Plan (2006)	One of the aims of the project is for Football West and DSR to develop a classification system within a football hierarchy, based on the sustainability of individual clubs that will serve as a basis to plan for future infrastructure provision and upgrades. Recommendations were made with regard to the need for additional rectangular pitch provision in specific zonal areas. The recommendations were based on anticipated population growth and anticipated growth within the sport at different age/competition levels.
Tennis West Strategic Facilities Plan (2018)	There is a requirement for longer term strategic direction to determine the need for facilities, how facilities should be developed in the future and the appropriate approach to management, community access and ongoing improvements. The plan provides limited guidance for the NCGC, concentrating future demand for courts within the City of Joondalup and the City of Stirling. The main observations and opportunities were identified as: • Significant population growth is predicted in Wanneroo and Ellenbrook in the next 10+ years. • A requirement for more lit hard courts to support night tennis. • Investigate opportunities for clay courts and a Regional Level venue. • Provide an even spread of Book a Court venues to support casual use of club venues. • Regional planning and developer contribution opportunities. Recommendations include: • Partner with the City of Wanneroo on the future development of a Large Community or Regional Tennis Centre to meet the future needs and demands of tennis in the northern growth corridor. • Explore tennis opportunities in Yanchep where there are currently no tennis facilities. Investigate school partnership opportunities and develop a facility at the University. • Investigate suitable locations for the future development of clay courts that support elite player pathways.
WACA Strategic Facilities Plan (2006)	A clear focus for all stakeholders when planning for cricket facility provision should be on the needs of the player, achieved through recognition and use of the 'facilities planning triangle' outlined under the WA Cricket Philosophy. The strategy does not appear to have been developed beyond its initial publication by the WACA. Many of the recommendations would have required significant involvement of Regional Development Managers working with clubs to implement the recommendations. It is not evident, however, that this has occurred.

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Western Australian Football Commission Strategic Facilities Plan (2006)	One of the aims of the project was to develop a classification system within a football hierarchy, based on the sustainability of individual clubs that will serve as a basis to plan for future infrastructure provision and upgrades. The plan incorporates future facility needs based on population growth which specifies a significant increase in teams (and therefore the need for football ovals) in the NCGC. Reference is made to the facility requirements of each standard of play and provides commentary on the key facility components which may be utilised in developing the district level strategies/plans. It is also to be noted that recently adopted AFL facility guidelines incorporates a requirement for all new facilities to be diverse and incorporate unisex changing infrastructure.
Netball Strategic Facilities Plan (2015)	The intention of the Plan is to: 1) Identify future facility requirements for both sports within Western Australia for the next 15 years and implement a process for prioritising and securing potential investment to deliver the Plan. 2) Establish the framework within which the State Sporting Association (SSA) of Netball WA can provide support and guidance to its affiliated associations ("associations") and local government. The outcomes of the court demand assessment for netball facilities to 2016 were that the existing level of provision of netball courts is meeting or exceeding demand in all regions. Future priority for investment was, however, identified for the NCGC of one district level indoor sport and recreation centre (1–2 indoor courts) and one district level outdoor hard-court facility (6–10 courts). In referring to Metropolitan and Regional Netball Associations, it suggests the need to develop another Association to cater for growth in the northern suburbs is likely to be required within the next five years, given anticipated population growth within the Cities of Swan and Wanneroo. The need for 19 additional courts within Metropolitan Perth was anticipated by 2026 with a focus on Baldivis, Ellenbrook, Alkimos, South Metropolitan, Hills Region and Wanneroo. Of the recommendations contained within the plan for the NCGC, the following are relevant: • Support the City of Wanneroo in developing the business case for one district level indoor sport and one district level outdoor hard-court facility by 2026.
Basketball Strategic Facilities Plan (2015)	The intention of the Strategic Plan is to: 1) Identify future facility requirements for both sports within Western Australia for the next 15 years and a process for prioritising and securing potential investment to deliver the plan. 2) Establish the framework within which the State Sporting Association (SSA) of Basketball WA can provide support and guidance to its affiliated associations ("associations") and local government. Basketball WA's priority development areas include Baldivis (City of Rockingham), Ellenbrook / Urban Growth Corridor (City of Swan), the Hills Region (includes Shires of Kalamunda and Mundaring), Southern Metropolitan Corridor and Wanneroo (including Alkimos). As with the Netball Strategy, City of Wanneroo's Northern Coastal Corridor Community Facility Plan estimates that by 2026 they will require one district level indoor sport and recreation centre (1 – 2 indoor courts) and one district level outdoor hard-court facility (6 – 10 courts). Of the recommendations contained within the plan for the NCGC, the following are relevant: • An additional 19 recreational basketball courts are to be provided in the metropolitan region by 2026. • The Northern Coastal Corridor: Support the City of Wanneroo in developing the business case for one district level indoor sport and recreation centre and one district level outdoor hard-court facility by 2026.

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	Priority areas for Basketball include Wanneroo and, in particular, Alkimos.
Overview	A review of the Facility Plans identifies a number of common threads which can be summarised as: • The strategic documents vary from being explicit in identifying sites for development, whilst others are generic in advising on the approximate location of facilities in accordance with population growth. • With the exception of the WAFC Strategic Plan, no strategic facilities plan has been developed to incorporate implementation and delivery. • The role of local government is critical to the implementation of the majority of recommendations in respect of facility development. • The Strategic Plans (with the exception of WAFC) have not been reviewed on a regular basis to determine their currency. • The strategies have largely been developed in isolation with little regard to ground sharing, co-location and compatible uses. • The Department of Education is highlighted as being a significant partner in delivering the facility development outcomes identified in the majority of strategic facility plans. • The majority of the strategies are linked to funding available through CSRFF.

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APPENDIX B: Demographic Analysis

The demographic analysis outlines the key data for the City, which has been obtained using the following sources:

- Australian Bureau of Statistics (ABS) 2016 Census
- Community Profile and Social Access for the City of Wanneroo
- Forecast.id for the City of Wanneroo Local Government Area
- WA Tomorrow (2015)

The analysis has focused on the current population profile and future population growth, age composition and components of population change.

Current Population and Key Influences

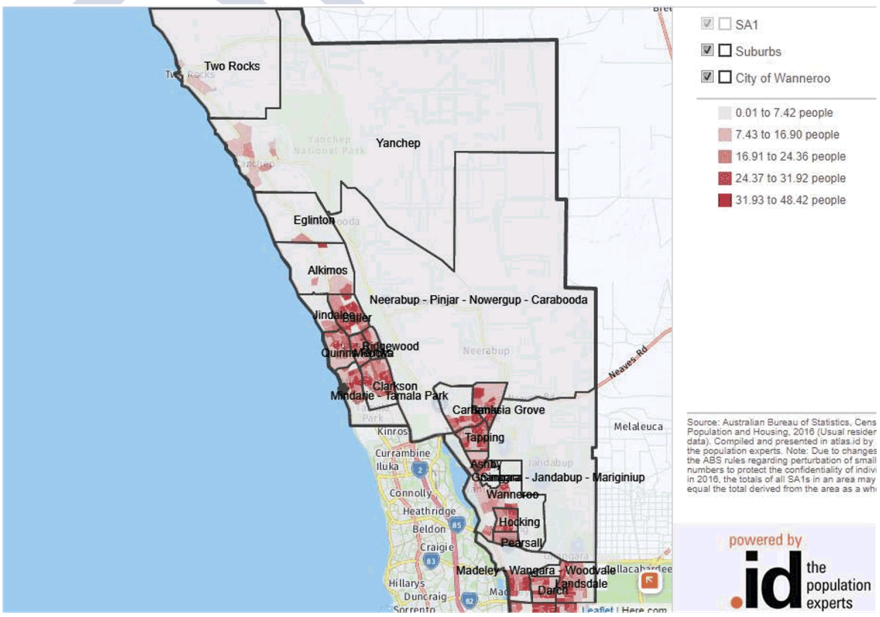
The City of Wanneroo is located on the north western fringe of Perth between 12 and 60 kilometres from the Perth CBD. The City is residential and rural area, with some industrial areas. The bulk of the population lives on the suburban fringe of Perth and borders the Shire of Gingin to the north, the Shire of Chittering and the City of Swan in the east.

The Estimated Resident Population of the City of Wanneroo in 2016 was 188,212, living in 70,348 dwellings with an average household size of 2.83. This represents an increase of 36,129 (23.8%) since the 2011 census. The latest estimated figures indicate that in 2019 there is a population of 220,246 which is forecast to grow to 412.996 by 2041.

The most significant development within the City occurred during the post-war years, aided by the provision of electricity in 1954, the State Government Corridor Plan in 1970, and the northern spread of development from Perth. Rapid growth took place from the 1970s, starting in the southern suburbs of Girrawheen and Koondoola, and moving northwards over time. The population more than trebled between 1991 and 2011, rising from 45,000 in 1991 to 149,000 in 2011.

The City of Wanneroo Estimated Resident Population for 2018 is 203,679, with a population density of 2.96 persons per hectare.

Figure 13: City of Wanneroo, Population density, 2016, Usual residence, Persons, Persons per Hectare (Source: Forecast.id)



The areas subject to the Northern Coastal Growth Corridor report include Two Rocks, Yanchep, Eglinton and Alkimos. These areas are, however, impacted upon by the emerging populations, particularly in the surrounding suburbs of Jindalee, Butler and Neerabup - Pinjar - Nowergup – Carabooda. This analysis incorporates the demographic influences of those suburbs due to their direct impact on community facility provision in the southern portion of the Growth Corridor. Table 22 below highlights the 2016 resident population (ABS Census) and the population density. It can be seen that the density within the neighbouring suburb of Butler is significantly higher than those currently within the Northern Coastal Growth Corridor. Jindalee whilst a significantly lower density level is also higher than the neighbouring suburbs, with the exception of Butler. This is largely indicative of its rural nature and prior to the extensive growth projected.

Table 23: Population Density – City of Wanneroo Usual Residence (source: City of Wanneroo Social Atlas)

Population Density 2016: City of Wanneroo Usual Residence			
Area	**Number (Residents)**	**Hectare**	**Persons per hectare**
Northern Coastal Growth Corridor Suburbs			
Alkimos	6,261	1,553	4.03
Butler	13,273	532	24.97
Eglinton	1,672	1,506	1.11
Jindalee	2,519	389	6.47
Neerabup - Pinjar - Nowergup - Carabooda	843	21,452	0.04
Two Rocks	2,988	5,207	0.57
Yanchep	8,869	21,849	0.41
Comparative Data			
City of Wanneroo	188,212	68,710	2.74
Greater Perth	1,943,858	642,234	3.03
Western Australia	2,474,410	253,134,430	0.01
Australia	23,401,890	770,213,508	0.03

Population Summary

- Table 23 summarises the population for the City of Wanneroo and the respective suburbs which influence on the likely demand for community infrastructure within the Northern Coastal Growth Corridor. It highlights how future population change will potentially affect the corridor. In particular:
    - The significance off Yanchep as it develops into a regional centre and second city of Wanneroo between 2016 and 2041; the most extensive growth occurring post 2021.
    - The substantial growth in Alkimos since 2016 which is to intensify up to 2031 and start to slow by 2036 where it then remains relatively stable between 2036 and 2041.
    - The significant growth in Eglinton post 2021 to 2041 in developing as a district centre.
    - The development of Two Rocks which is steady up until 2026 where the anticipated population numbers increase substantially after that period to 2041.
- The population numbers in forecast.id for the 2016 base year are derived from Estimated Resident Population from the Australian Bureau of Statistics. These differ from (and are usually higher than) Census counts as they factor in population missed by the Census and population

overseas on Census night. They are generally considered a more accurate measure of population size than Census counts.

Table 24: Population Summary – City of Wanneroo (source: City of Wanneroo Forecast.id)

City of Wanneroo	Forecast year						Change between 2016 and 2041	
Area	2016	2021	2026	2031	2036	2041	Total change	Avg. annual % change
City of Wanneroo	**195,252**	**236,844**	**280,456**	**325,470**	**369,430**	**412,996**	**217,744**	**3.04**
Alkimos	6,531	16,551	25,672	33,346	38,387	38,979	32,448	7.41
Butler	13,748	15,373	17,010	17,776	17,767	17,556	3,808	0.98
Eglinton	1,740	5,783	10,502	17,383	24,739	29,207	27,467	11.94
Jindalee	2,549	5,467	7,810	8,707	8,843	8,781	6,232	5.07
Neerabup - Pinjar - Nowergup - Carabooda	877	1,107	1,390	1,545	1,571	1,542	665	2.28
Two Rocks	3,085	4,853	6,872	9,358	13,375	20,879	17,794	7.95
Yanchep	9,161	13,447	18,099	24,741	33,953	45,012	35,851	6.57

Figure 14: City of Wanneroo Population Forecast including Surrounding Impacting Suburbs (Source: WA Tomorrow)

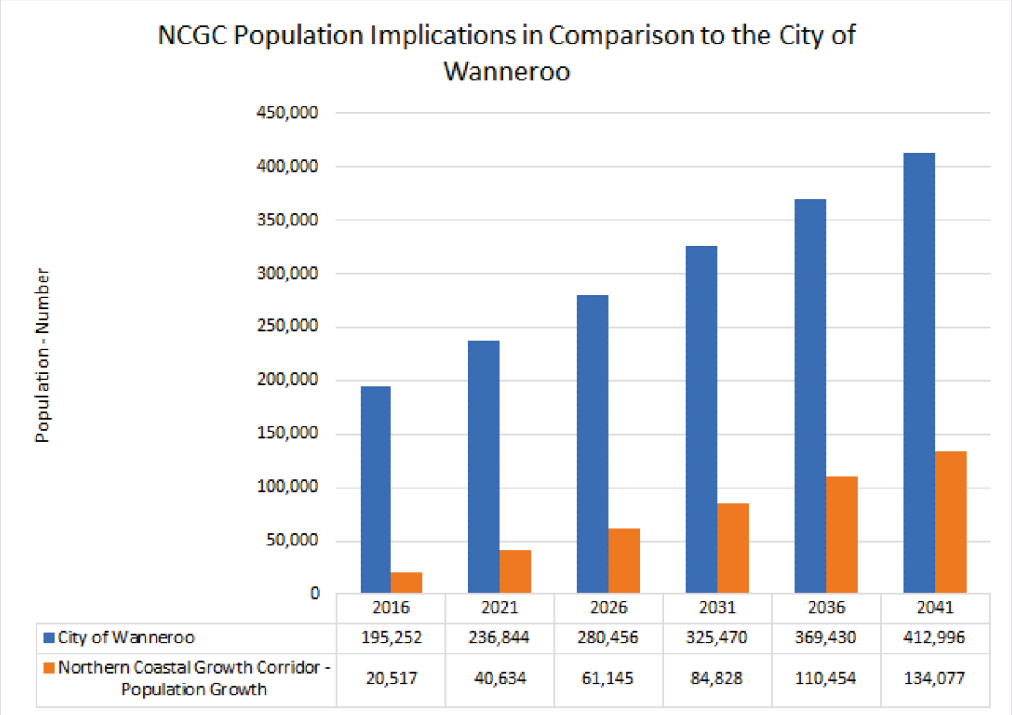


Figure 14 highlights the projected growth within the Northern Coastal Growth Corridor on five-year intervals. It can be seen that the growth corridor accounts for approximately 50% or above of new residents within the City during the period to 2041. The subsequent Figure 15 identifies the estimated change in population in five-year blocks from 2016-2036. This also includes the surrounding suburbs for

comparative purposes. Figure 16 similarly incorporates the surrounding suburbs in identifying the changes to the dwelling projections.

Figure 15: City of Wanneroo Suburb Population Projections (Source: Forecast.id)

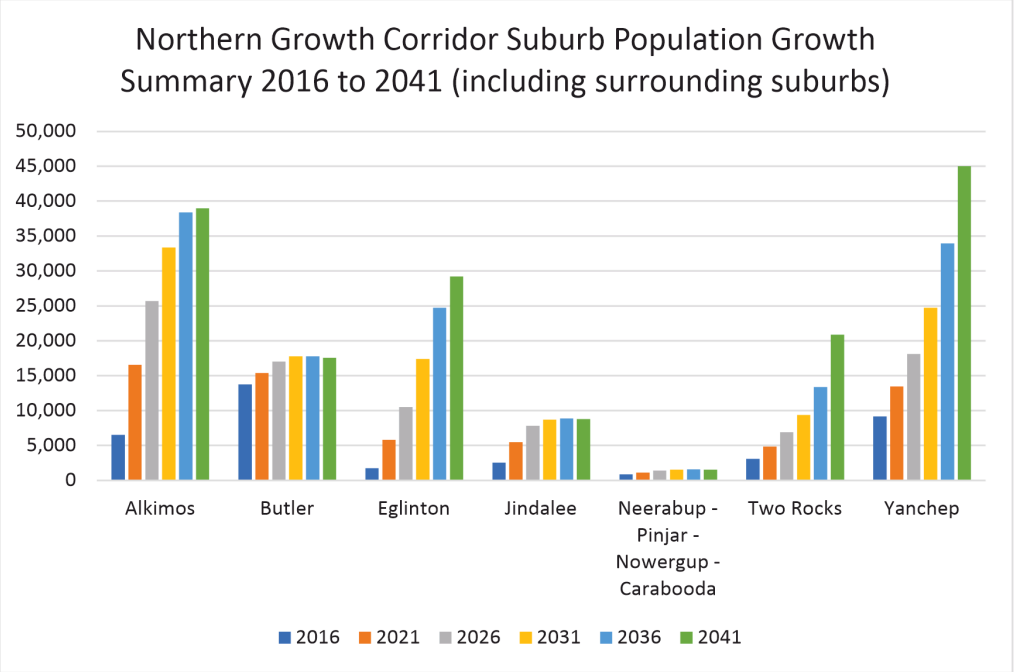
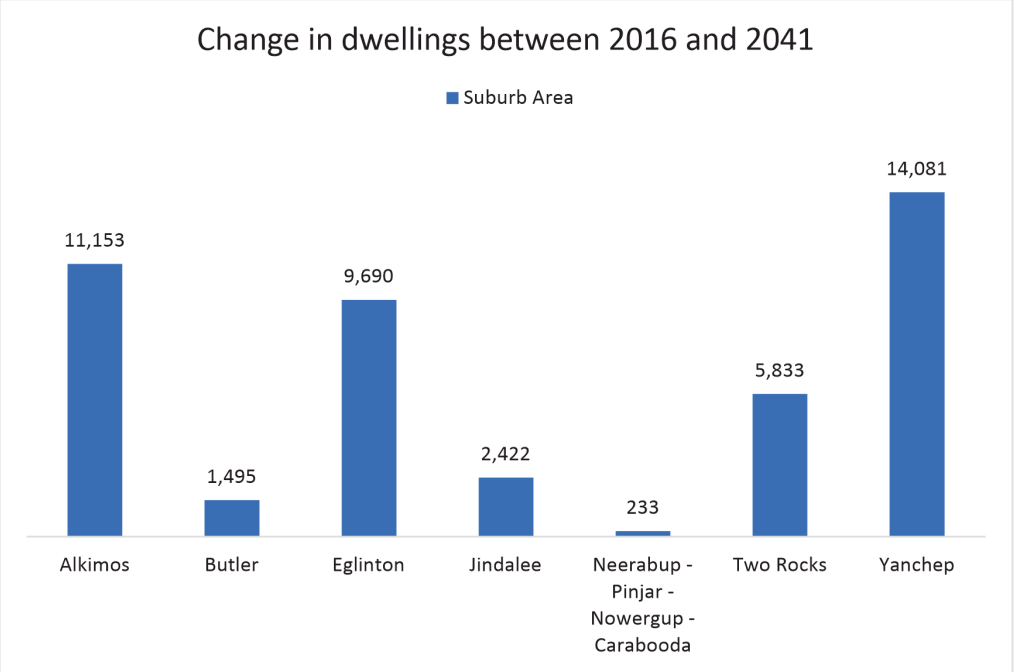


Figure 16: Northern Coastal Growth Corridor and Surrounding Suburb Dwelling Projections (Source: Forecast.id)



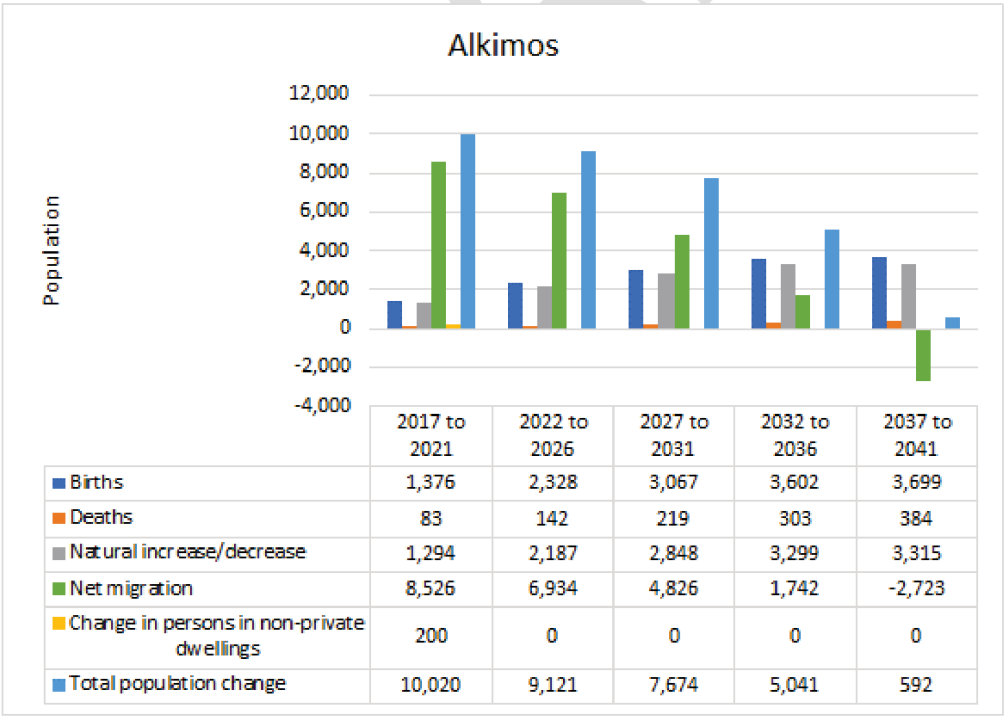
Northern Coastal Growth Corridor Suburb Population Growth and Age Structure

Alkimos

The following highlights the key components of population change within the Alkimos Suburb.

- Net migration is the single biggest influence on population change until 2031 when the natural increase in local birth rate takes over. From 2037 to 2041 the actual net migration diminishes to a level which will see a relatively static population growth.
- The most significant population change is between 2017 to 2021 where the demand for community infrastructure to meet the emerging population becomes more critical. At this point, the ability to retrofit to address any deficiencies in provision become difficult to resolve without impacting upon the development structure. This puts additional pressure on existing infrastructure to the south and potential new infrastructure to the north or outside of the main activity centres.
- Between 2016 and 2026, the age structure forecasts for 0–14-year olds indicate a 368% increase in population under working age, a 470% increase in population of retirement age, and a 281% increase in population of working age.
- From 2027 to 2041 a 35% increase in population under working age, a 157% increase in population of retirement age, and 52% increase in population of working age. This indicates that from the initial development phase, whilst still growing substantially, the resident population will be ageing in place and requiring greater need for senior level provision (social meeting places, lifelong learning, Men's Sheds and passive recreational/non-contact sporting opportunities.

Figure 17: Components of Forecast Population Change for the Suburb of Alkimos (Source: Forecast.id)



	2017 to 2021	2022 to 2026	2027 to 2031	2032 to 2036	2037 to 2041
Births	1,376	2,328	3,067	3,602	3,699
Deaths	83	142	219	303	384
Natural increase/decrease	1,294	2,187	2,848	3,299	3,315
Net migration	8,526	6,934	4,826	1,742	-2,723
Change in persons in non-private dwellings	200	0	0	0	0
Total population change	10,020	9,121	7,674	5,041	592

Figure 18: Projected Population Growth for Alkimos (Source: Forecast.id)

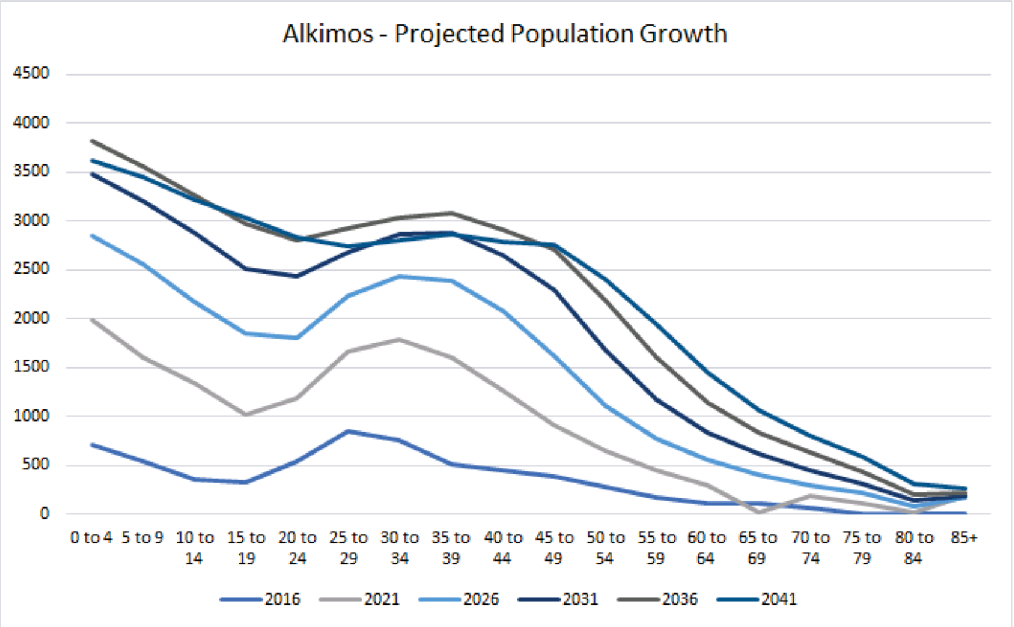
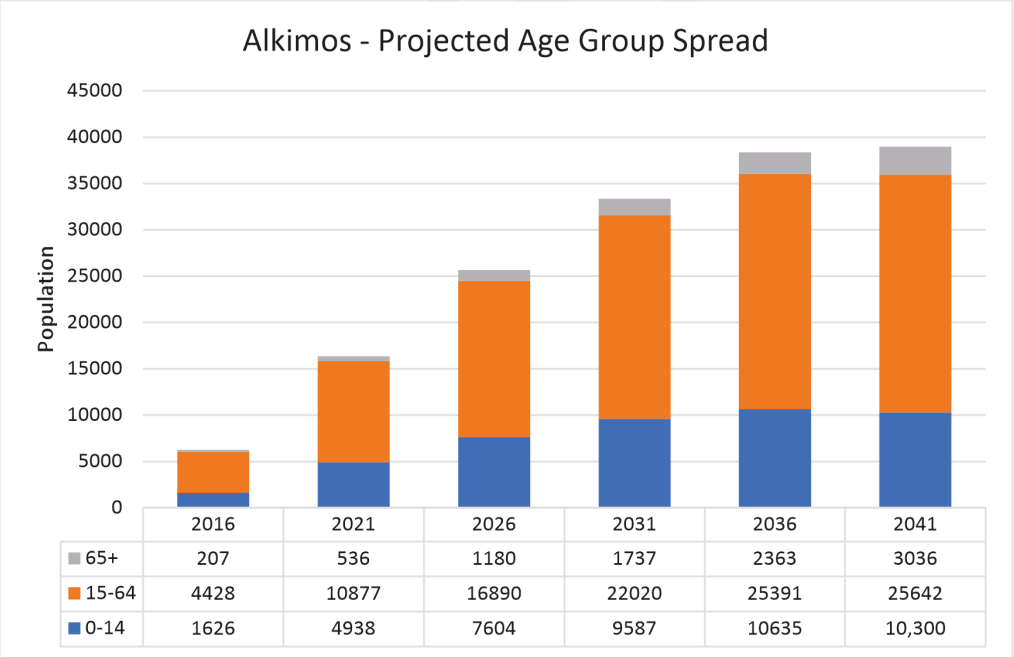


Figure 19: Projected Age Group Spread for Alkimos by Children, Working Population and Retirees (Source: Forecast.id)



	2016	2021	2026	2031	2036	2041
65+	207	536	1180	1737	2363	3036
15-64	4428	10877	16890	22020	25391	25642
0-14	1626	4938	7604	9587	10635	10,300

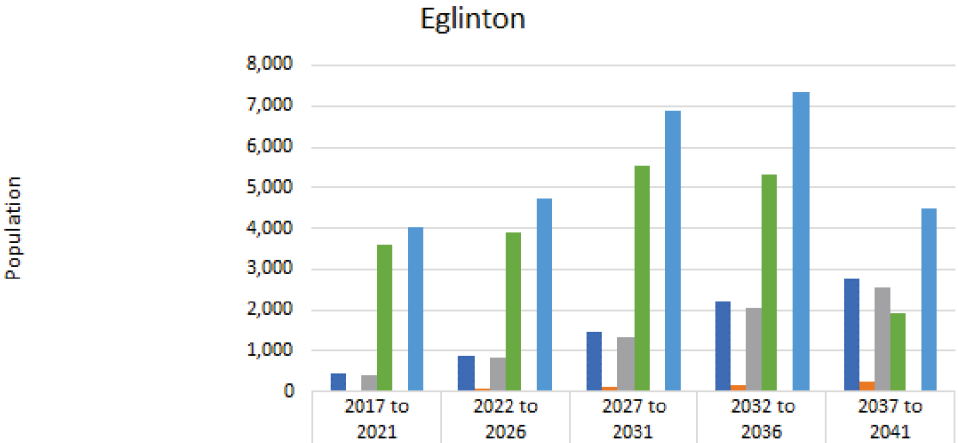
Eglinton

The following highlights the key components of population change within the Eglinton Suburb.

- Net migration is the single biggest influence on population change until 2036 when the natural increase in local birth rate takes over. From 2037 to 2041 the actual net migration diminishes but still accounts for almost 2,000 additional residents.

- The most significant population change is between 2027 to 2036 where the demand for community infrastructure to meet the emerging population becomes more critical. The population growth up to this point is generally focused on providing for district level infrastructure and below to service the growing population. However, the growth in Alkimos to the south is likely to place additional burden on the evolution of district level infrastructure being capable of providing for a regional level community.
- Between 2016 and 2026, the age structure forecasts for Eglinton indicate a 636% increase in population under working age, a 1,224% increase in population of retirement age, and 470% increase in population of working age.
- From 2027 to 2041 a 162% increase in population under working age, a 330% increase in population of retirement age, and 180% increase in population of working age.

Figure 20: Components of Forecast Population Change for the Suburb of Eglinton (Source: Forecast.id)



	2017 to 2021	2022 to 2026	2027 to 2031	2032 to 2036	2037 to 2041
Births	450	889	1,448	2,197	2,782
Deaths	24	52	95	156	231
Natural increase/decrease	426	838	1,353	2,041	2,551
Net migration	3,616	3,881	5,528	5,315	1,917
Change in persons in non-private dwellings	0	0	0	0	0
Total population change	4,043	4,718	6,881	7,356	4,469

Figure 21: Projected Population Growth for Eglinton (Source: Forecast.id)

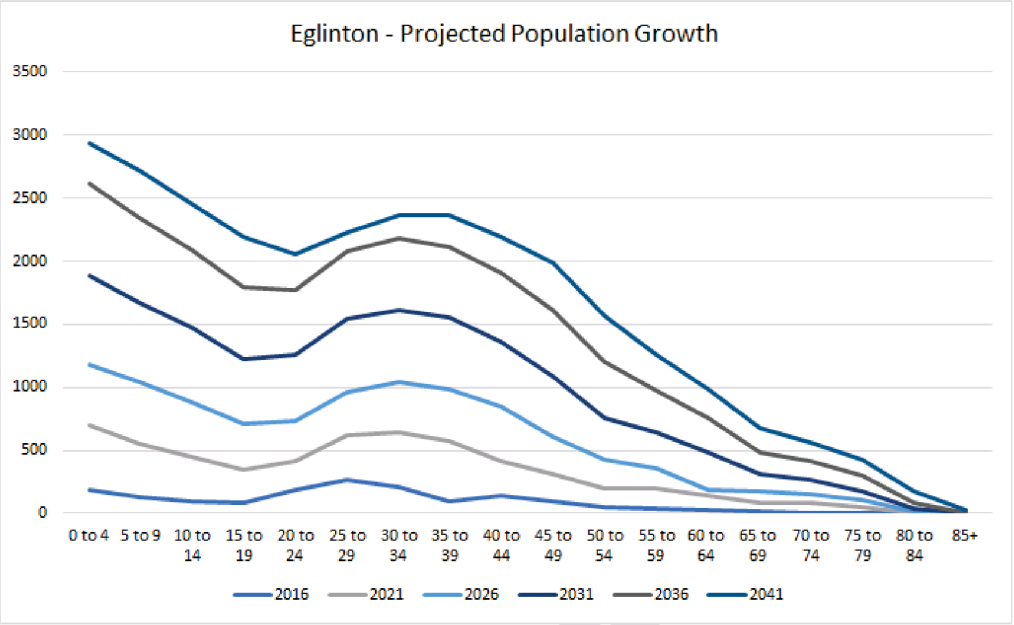
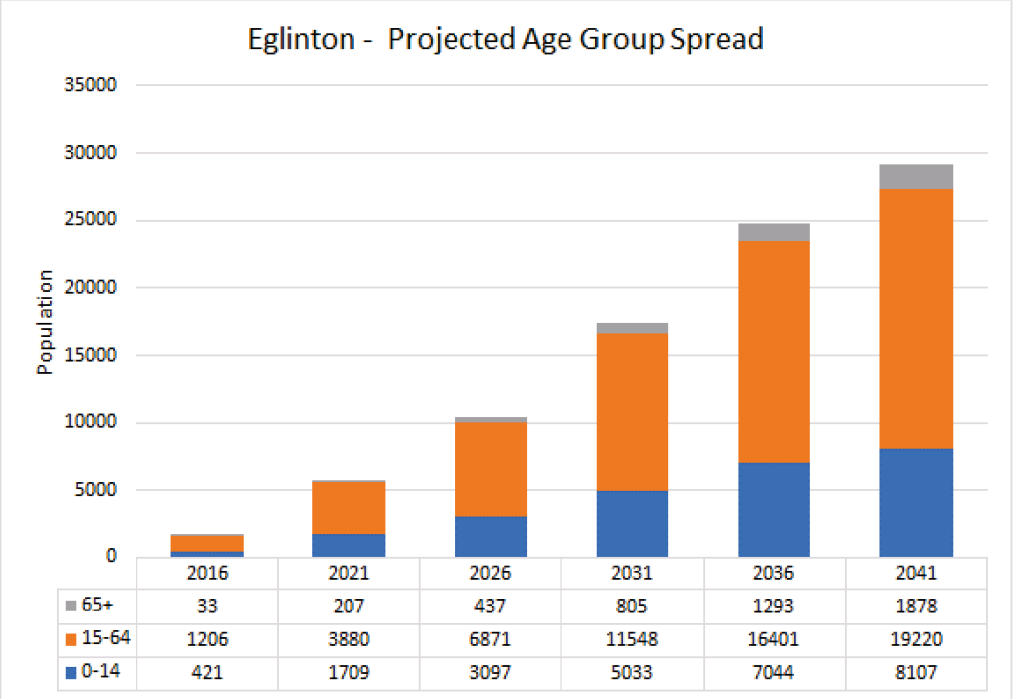


Figure 22: Projected Age Group Spread for Eglinton by Children, Working Population and Retirees (Source: Forecast.id



	2016	2021	2026	2031	2036	2041
65+	33	207	437	805	1293	1878
15-64	1206	3880	6871	11548	16401	19220
0-14	421	1709	3097	5033	7044	8107

Two Rocks

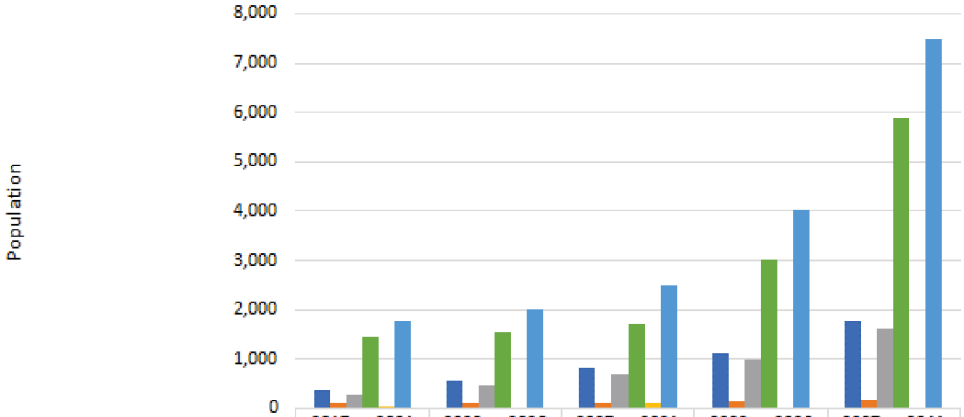
The following highlights the key components of population change within the Two Rocks Suburb.

- Net migration is the single biggest influence on population change. From 2032 to 2041, the net migration is at its highest with the most substantial growth occurring in the last five years, with

almost 6,000 residents expected to migrate to the area, in addition to the 1,789 births during the period.

- The relatively slow population growth up to 2031 will be generally focused on providing for district level infrastructure and below to service the relatively small coastal population. This, however, will change markedly after 2031 when the staging of community facility development will be more critical to keep pace with anticipated growth.
- Between 2016 and 2026, the age structure forecasts for Two Rocks indicate a 189% increase in population under working age, a 33% increase in population of retirement age, and 128% increase in population of working age.
- From 2027 to 2041 a 220% increase in population under working age, a 112% increase in population of retirement age, and 211% increase in population of working age.

Figure 23: Components of Forecast Population Change for the Suburb of Two Rocks (Source: Forecast.id)



	2017 to 2021	2022 to 2026	2027 to 2031	2032 to 2036	2037 to 2041
Births	369	576	814	1,131	1,789
Deaths	96	107	122	142	181
Natural increase/decrease	273	469	691	989	1,609
Net migration	1,445	1,550	1,695	3,028	5,896
Change in persons in non-private dwellings	50	0	100	0	0
Total population change	1,768	2,019	2,486	4,017	7,504

Figure 24: Projected Population Growth for Two Rocks (Source: Forecast.id)

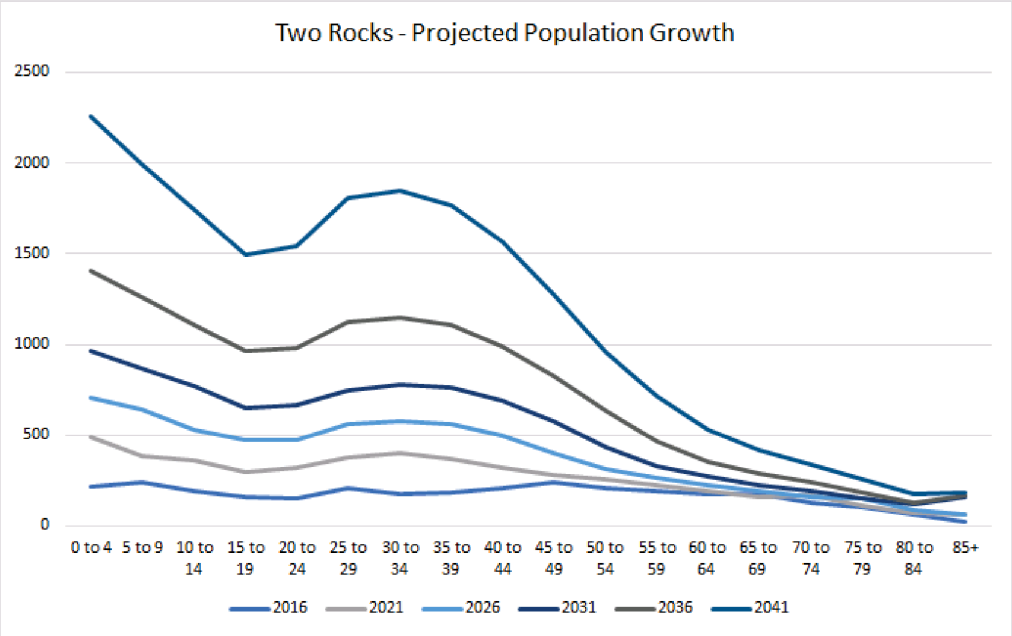
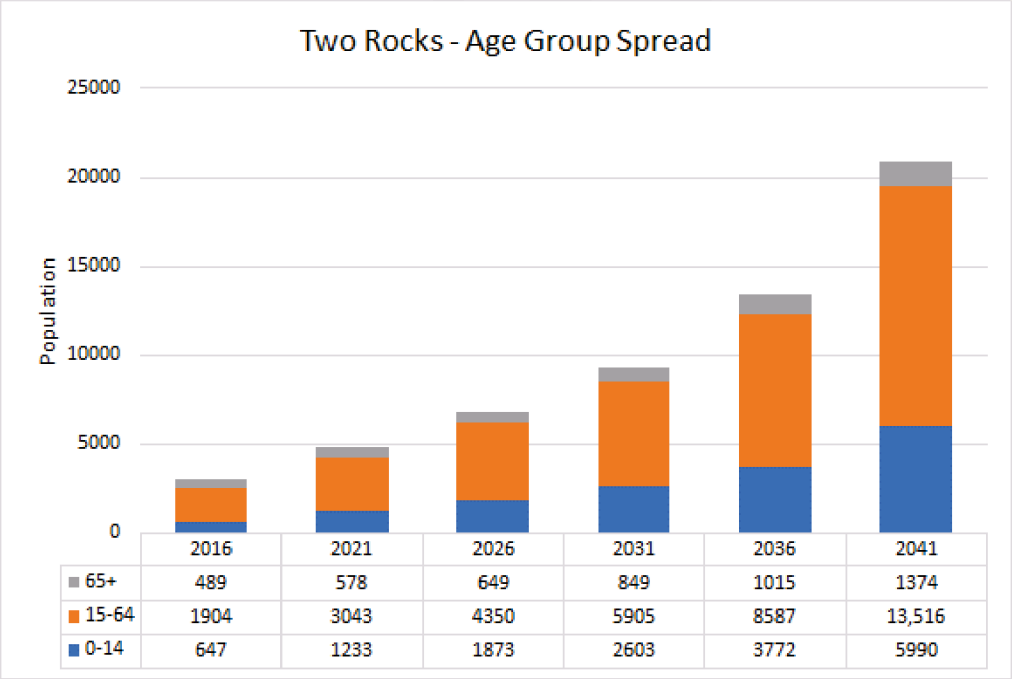


Figure 25: Projected Age Group Spread for Two Rocks by Children, Working Population and Retirees (Source: Forecast.id



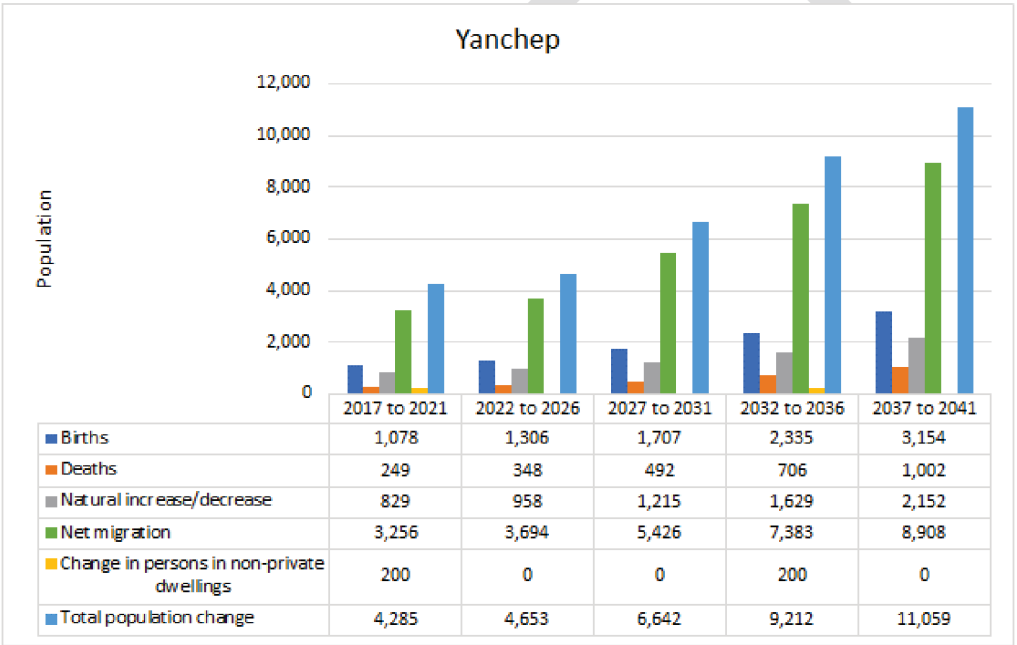
	2016	2021	2026	2031	2036	2041
65+	489	578	649	849	1015	1374
15-64	1904	3043	4350	5905	8587	13,516
0-14	647	1233	1873	2603	3772	5990

Yanchep

The following highlights the key components of population change within the Yanchep Suburb.

- Net migration is the single biggest influence on population change. Throughout the 2017 to 2041 period, the net migration is the single most determining growth factor with a gradual increase in every five-year block.
- Due to the strong anticipated growth in developing the City of Wanneroo's second City, pressure exists now to establish the appropriate level of neighbourhood, district and regional level provision which is aligned to the transport networks and key activity nodes and centres.
- The relatively fast population growth will require greater attention to the identification of land and the staging of community facility development in advance of anticipated growth. This puts greater pressure on local government finances and the ability to secure appropriate levels of DCP investment up-front.
- Between 2016 and 2026, the age structure forecasts for Yanchep indicate a 99% decrease in population under working age, a 110% increase in population of retirement age, and 104% decrease in population of working age.
- From 2027 to 2041, a 138% increase in population under working age, a 180% increase in population of retirement age, and 146% increase in population of working age.

Figure 26: Components of Forecast Population Change for the Suburb of Yanchep (Source: Forecast.id



	2017 to 2021	2022 to 2026	2027 to 2031	2032 to 2036	2037 to 2041
Births	1,078	1,306	1,707	2,335	3,154
Deaths	249	348	492	706	1,002
Natural increase/decrease	829	958	1,215	1,629	2,152
Net migration	3,256	3,694	5,426	7,383	8,908
Change in persons in non-private dwellings	200	0	0	200	0
Total population change	4,285	4,653	6,642	9,212	11,059

Figure 27: Projected Population Growth for Yanchep (Source: Forecast.id)

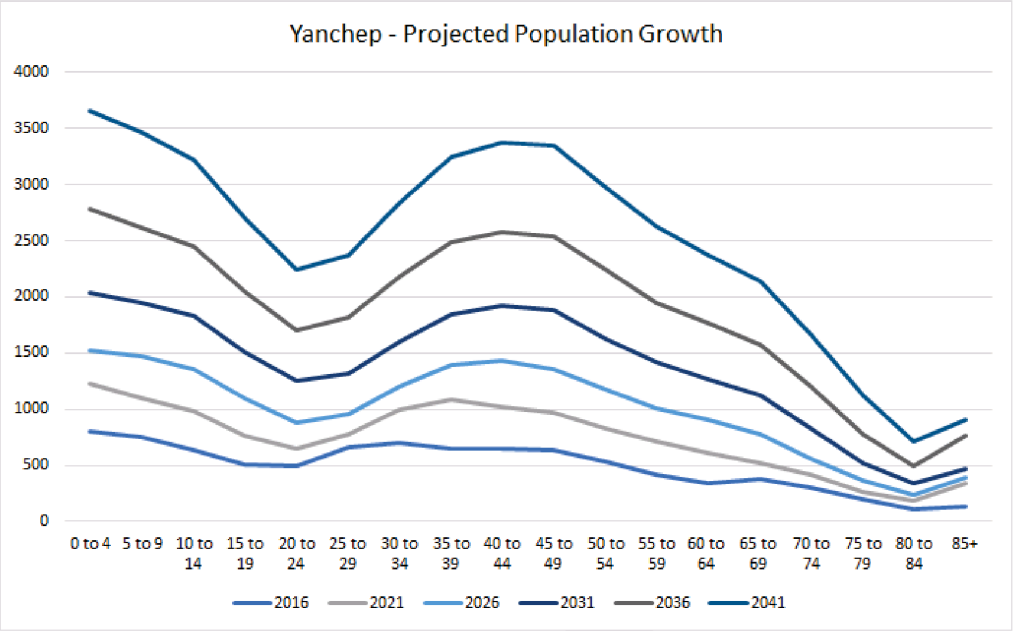
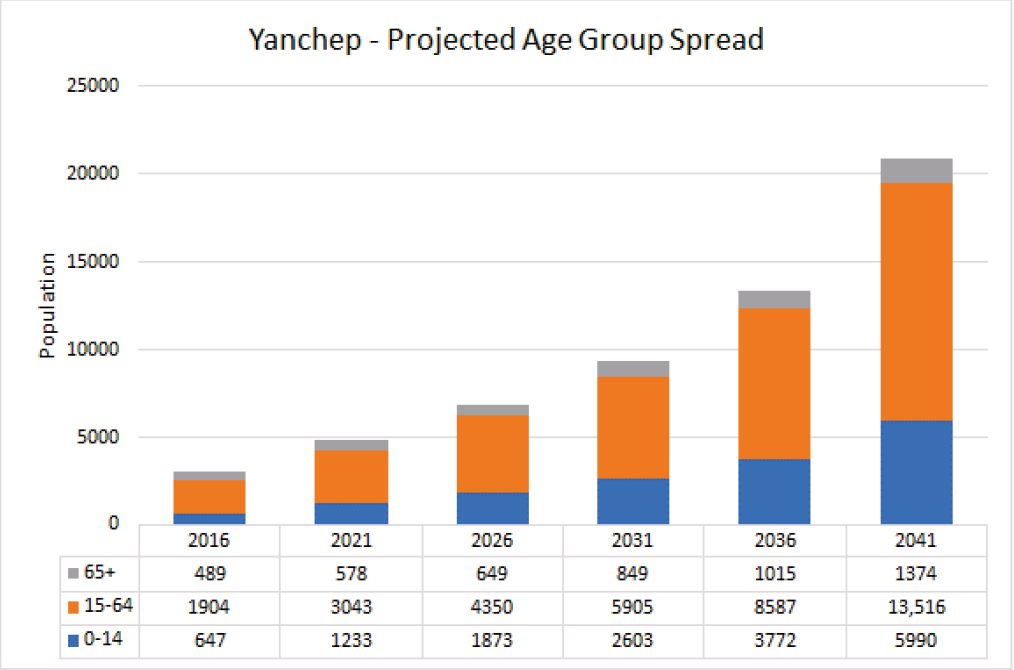


Figure 28: Projected Age Group Spread for Yanchep by Children, Working Population and Retirees (Source: Forecast.id



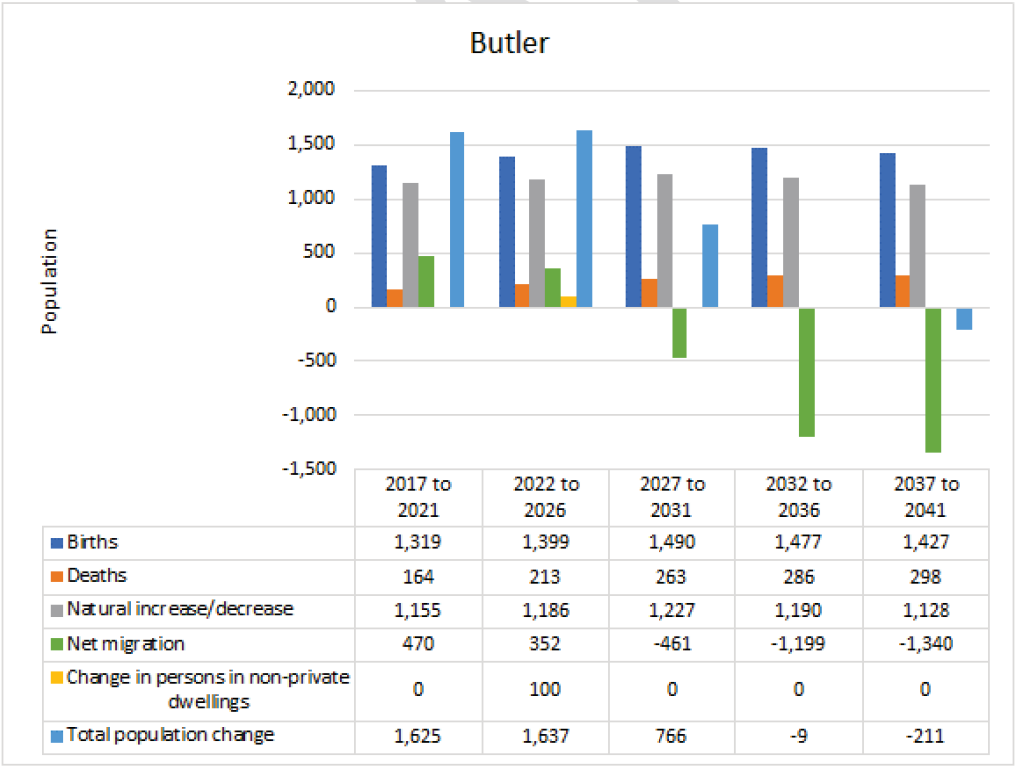
Surrounding Suburb Population Growth and Age Structure

Butler

The following highlights the key components of population change within the Butler Suburb.

- Births are the single biggest influence on population change within the suburb which indicates an established young family demographic. Births remain consistently high throughout the period to 2041.
- From 2026 period, the net migration is the single most determining growth factor with a gradual increase in every five-year block. From 2027 onwards the net migration will be tracking in a negative direction which indicates a community which is ageing in place and generally with established family units. The net migration is typified by:
    - Older children and/or students leaving the area to pursue educational and/or work opportunities elsewhere.
    - Older children leaving home to reside in other suburbs.
- Due to the established residential population, the extent of community facility infrastructure would be expected to be in place and meeting the needs of the population. This, however, needs to be assessed against functionality, capacity and future capability as the demographic profile changes.
- Between 2016 and 2026, the age structure forecasts for Butler indicate a 24% increase in population under working age, a 61% increase in population of retirement age, and 27% increase in population of working age.
- Between 2027 and 2041, the age structure forecasts for Butler indicate a 4% decrease in population under working age, a 65% increase in population of retirement age, and 1% decrease in population of working age.

Figure 29: Components of Forecast Population Change for the Suburb of Butler (Source: Forecast.id)



	2017 to 2021	2022 to 2026	2027 to 2031	2032 to 2036	2037 to 2041
Births	1,319	1,399	1,490	1,477	1,427
Deaths	164	213	263	286	298
Natural increase/decrease	1,155	1,186	1,227	1,190	1,128
Net migration	470	352	-461	-1,199	-1,340
Change in persons in non-private dwellings	0	100	0	0	0
Total population change	1,625	1,637	766	-9	-211

Figure 30: Projected Population Growth for Butler (Source: Forecastid)

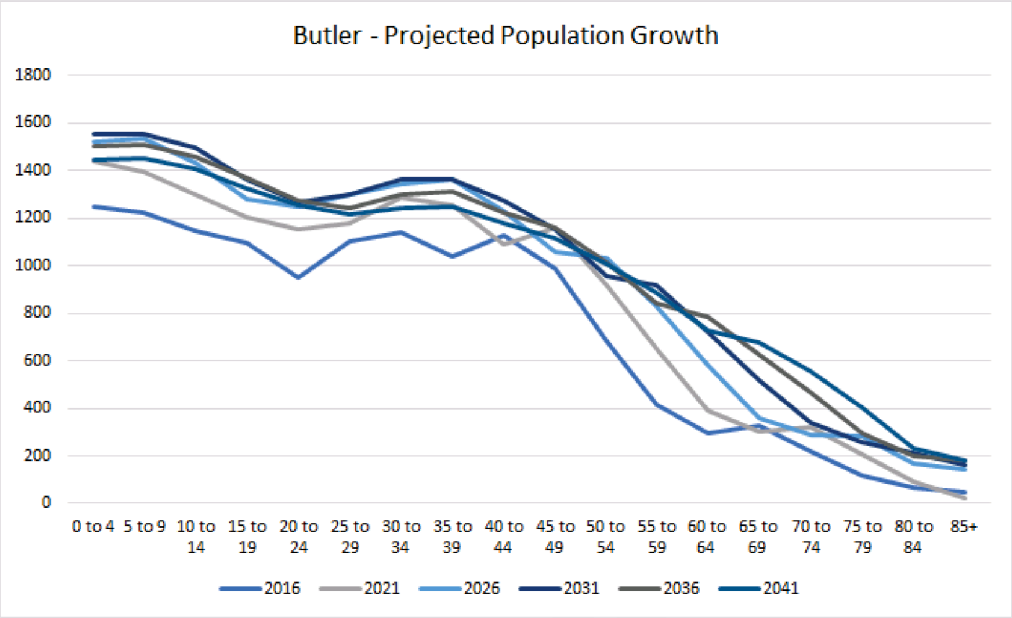
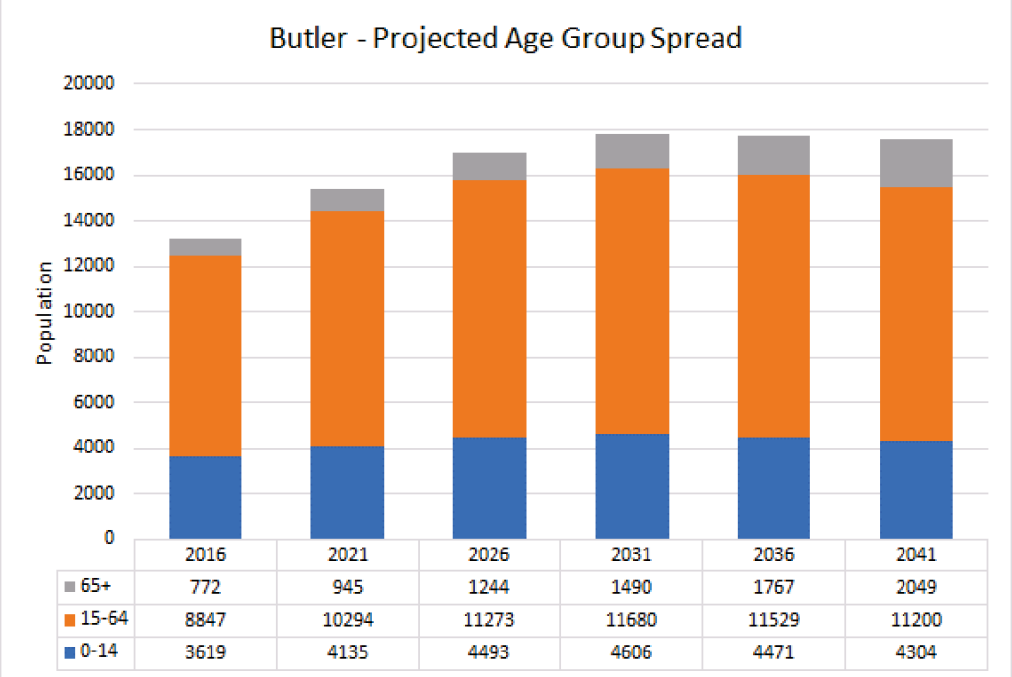


Figure 31: Projected Age Group Spread for Butler by Children, Working Population and Retirees (Source: Forecast.id)



	2016	2021	2026	2031	2036	2041
65+	772	945	1244	1490	1767	2049
15-64	8847	10294	11273	11680	11529	11200
0-14	3619	4135	4493	4606	4471	4304

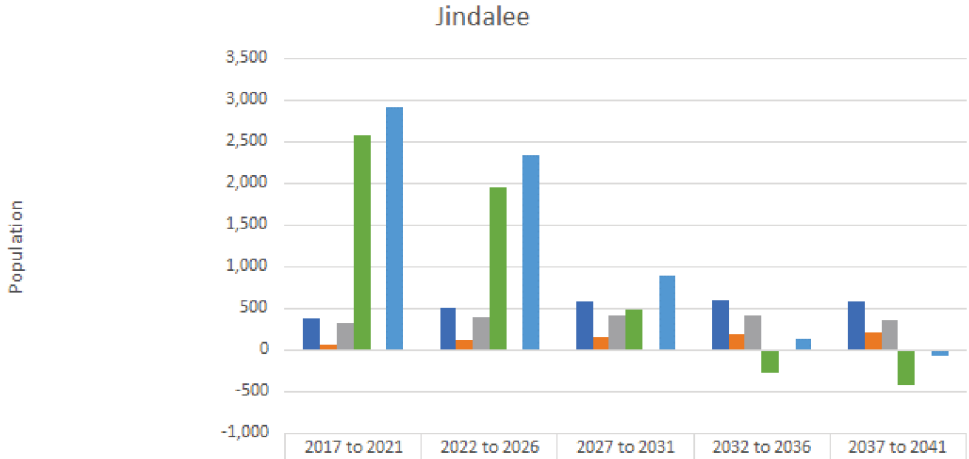
Jindalee

The following highlights the key components of population change within the Butler Suburb.

- Births are the single biggest influence on population change within the suburb which indicates an established young family demographic. Births remain consistently high throughout the period to 2041.

- From 2026 period, the net migration is the single most determining growth factor with a gradual increase in every five-year block. From 2027 onwards the net migration will be tracking in a negative direction which indicates a community which is ageing in place and generally with established family units. The net migration is typified by:
    - Older children and/or students leaving the area to pursue educational and/or work opportunities elsewhere.
    - Older children leaving home to reside in other suburbs.
- Due to the established residential population, the extent of community facility infrastructure would be expected to be in place and meeting the needs of the population. This, however, needs to be assessed against functionality, capacity and future capability as the demographic profile changes.
- Between 2016 and 2026, the age structure forecasts for Jindalee indicate a 247% increase in population under working age, a 491% increase in population of retirement age, and 180% increase in population of working age.
- From 2027 to 2041 a 12% decrease in population under working age, a 107% increase in population of retirement age, and 11% decrease in population of working age.

Figure 32 Components of Forecast Population Change for the Suburb of Jindalee (Source: Forecast.id)



	2017 to 2021	2022 to 2026	2027 to 2031	2032 to 2036	2037 to 2041
Births	385	516	577	599	584
Deaths	55	119	160	190	220
Natural increase/decrease	330	397	417	409	364
Net migration	2,588	1,946	481	-274	-426
Change in persons in non-private dwellings	0	0	0	0	0
Total population change	2,918	2,343	898	135	-62

Figure 33: Projected Population Growth for Jindalee (Source: Forecast.id)

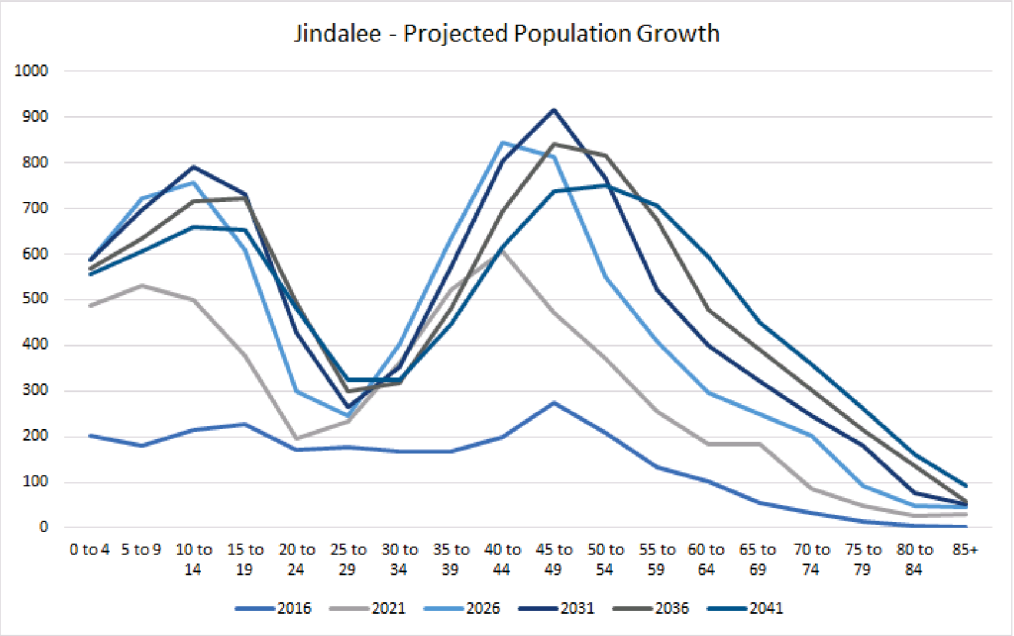
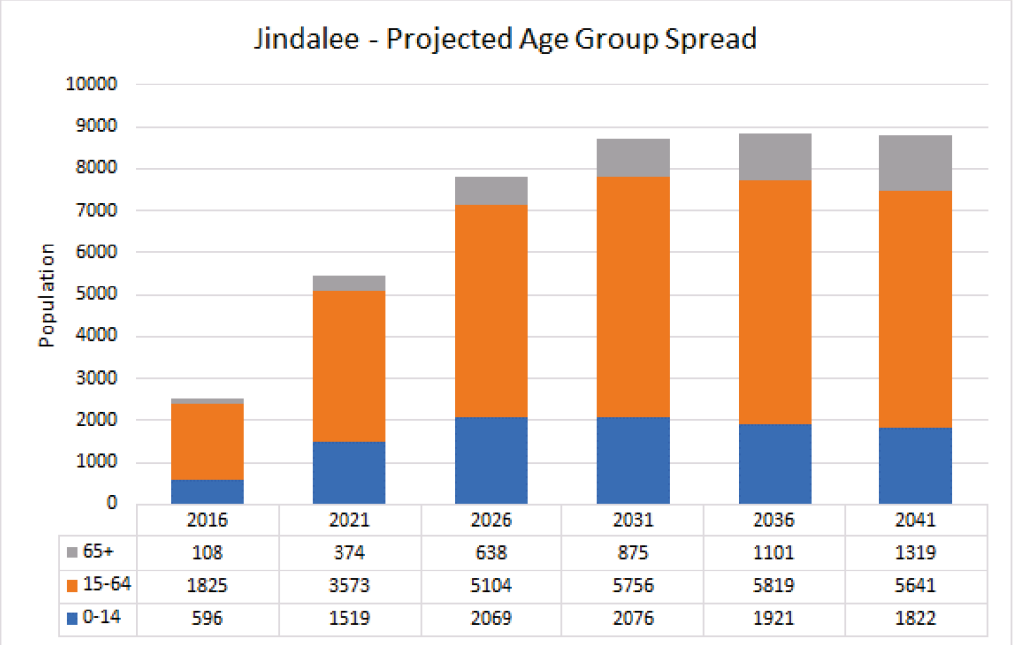


Figure 34: Projected Age Group Spread for Jindalee by Children, Working Population and Retirees (Source: Forecast.id



	2016	2021	2026	2031	2036	2041
65+	108	374	638	875	1101	1319
15-64	1825	3573	5104	5756	5819	5641
0-14	596	1519	2069	2076	1921	1822

Neerabup - Pinjar - Nowergup - Carabooda

The following highlights the key components of population change within Butler Suburb:

- Net migration and births have the biggest influence on population change within the combined suburbs between 2016 and 2026. The population change is, however, relatively insignificant in comparison to the broader NCGC influences.

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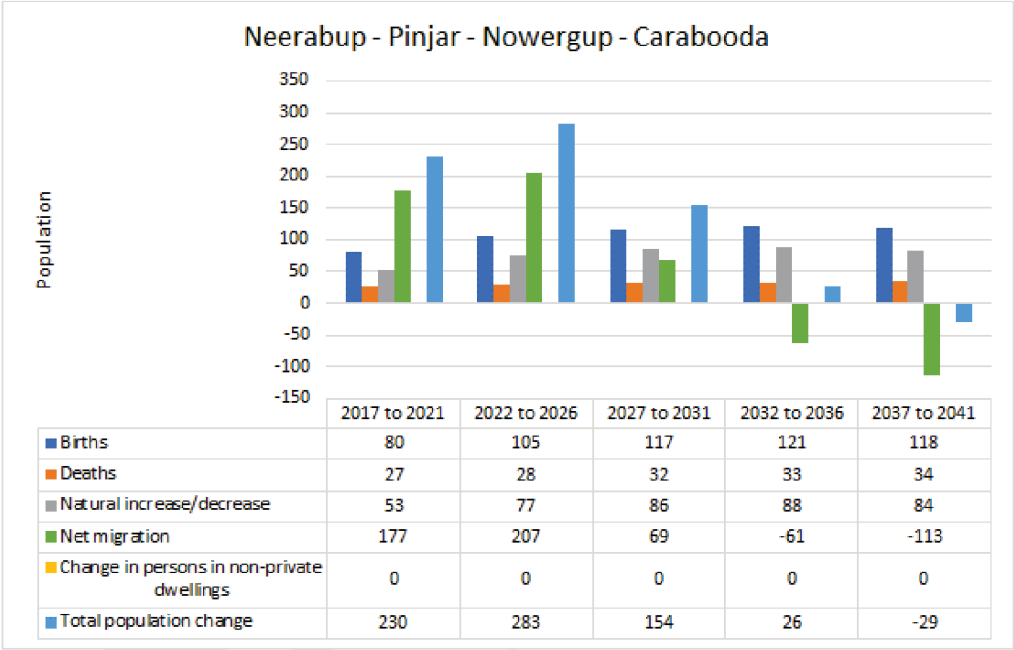
- From 2026 onwards, the area stabilises and is projected to experience a negative growth period post 2036. This is to be influenced by an increase in net migration out of the suburbs.
- Between 2016 and 2026, the age structure forecasts for the combined suburbs indicate a 129% increase in population under working age, a 70% increase in population of retirement age, and 56% increase in population of working age.
- From 2026 to 2041 a 5% increase in population under working age, a 28% increase in population of retirement age, and10% decrease in population of working age. Indicates a gradually ageing in place demographic.

Figure 35: Components of Forecast Population Change for the Suburb of Neerabup - Pinjar - Nowergup - Carabooda (Source: Forecast.id)



	2017 to 2021	2022 to 2026	2027 to 2031	2032 to 2036	2037 to 2041
Births	80	105	117	121	118
Deaths	27	28	32	33	34
Natural increase/decrease	53	77	86	88	84
Net migration	177	207	69	-61	-113
Change in persons in non-private dwellings	0	0	0	0	0
Total population change	230	283	154	26	-29

Figure 36: Projected Population Growth for Neerabup - Pinjar - Nowergup - Carabooda (Source: Forecast.id)

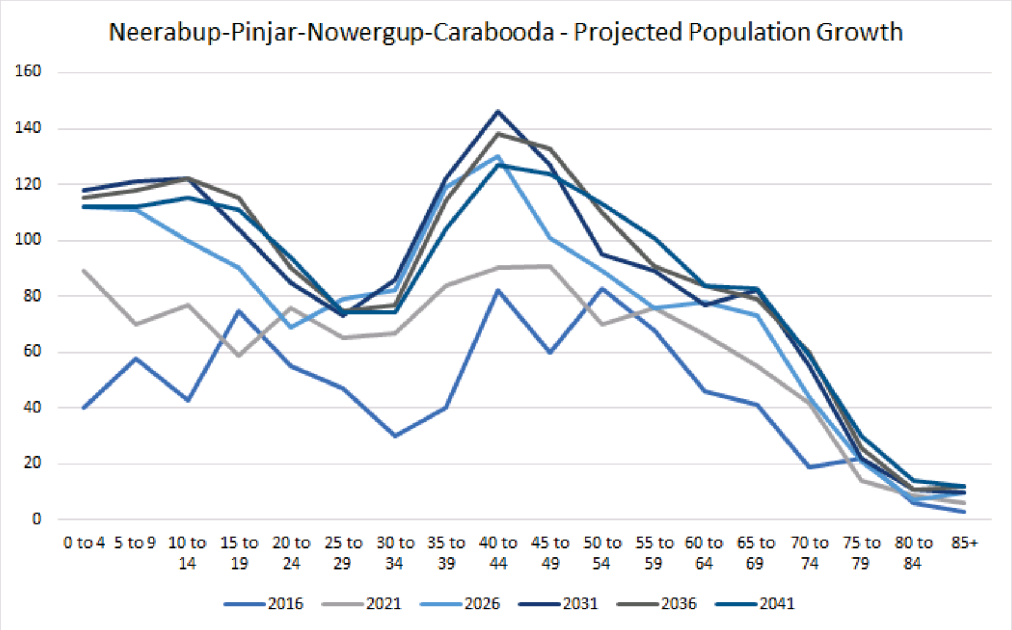
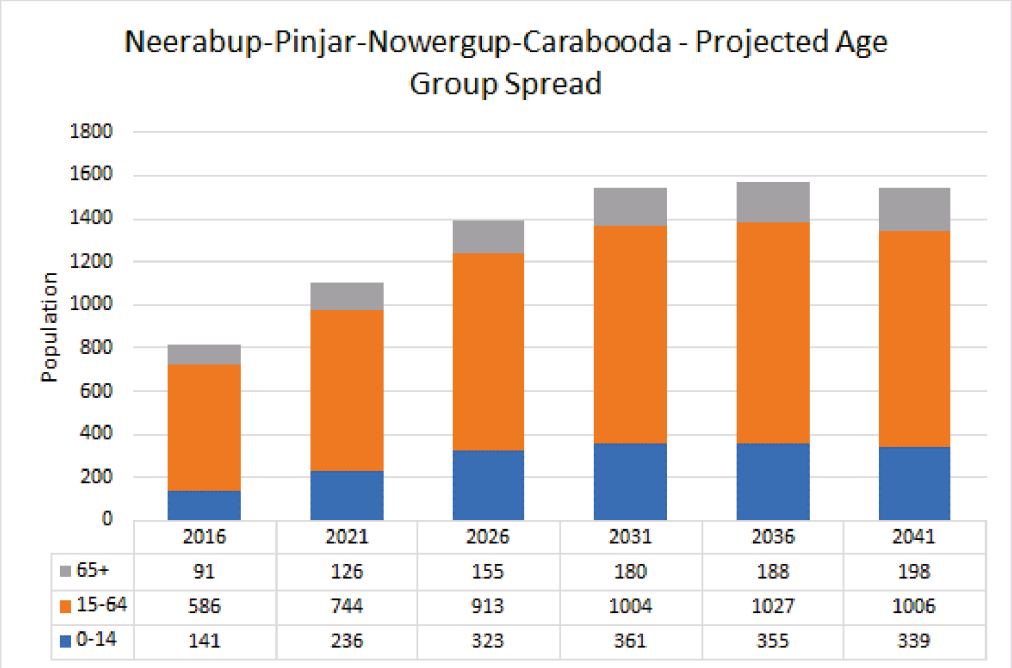


Figure 37: Projected Age Group Spread for Neerabup - Pinjar - Nowergup - Carabooda by Children, Working Population and Retirees (Source: Forecast.id)



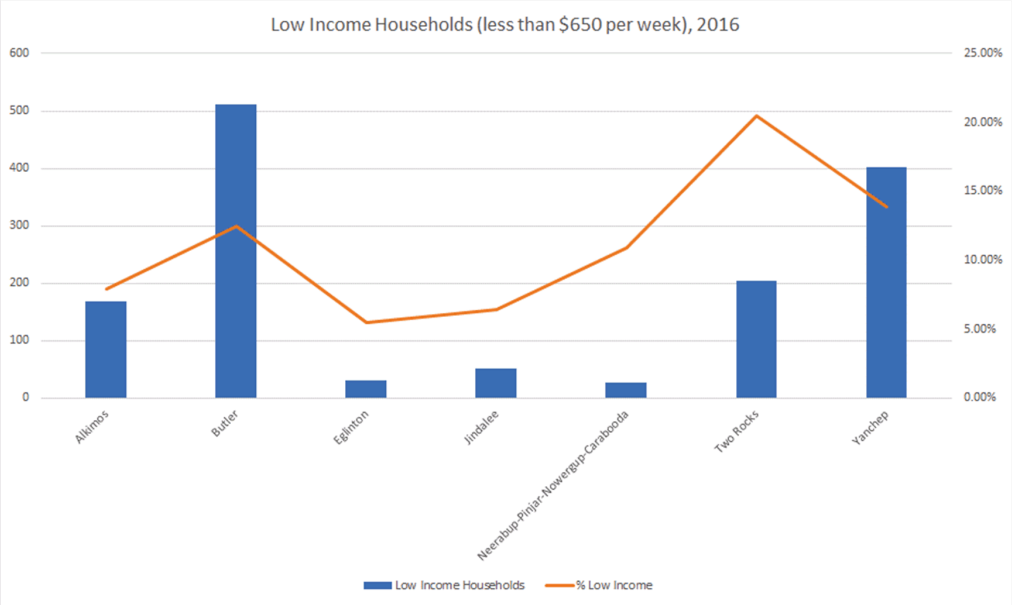
Household Income and Employment

Low-income households refer to those receiving less than $650 per week (before tax in 2016). Household income is one of the most important indicators of socio-economic status in the City of Wanneroo. The amount of income a household generates is linked to the number of workers in the

household; the number who are unemployed or on other income support benefits; and the type of employment undertaken by the household members. It is important to remember that households vary in size, so that some areas have a greater number of dependents per income generated than others.

In 2016, Butler had the highest proportion of low-income households in the areas directly impacted upon by the NCGC with Yanchep having the second highest proportion of low-income households. It should be noted, as a percentage of the population, that Yanchep ranked the highest which is probably due to the area being in the early stages of growth and the main source of employment predominantly in the service industry. Figure 38 highlights this information.

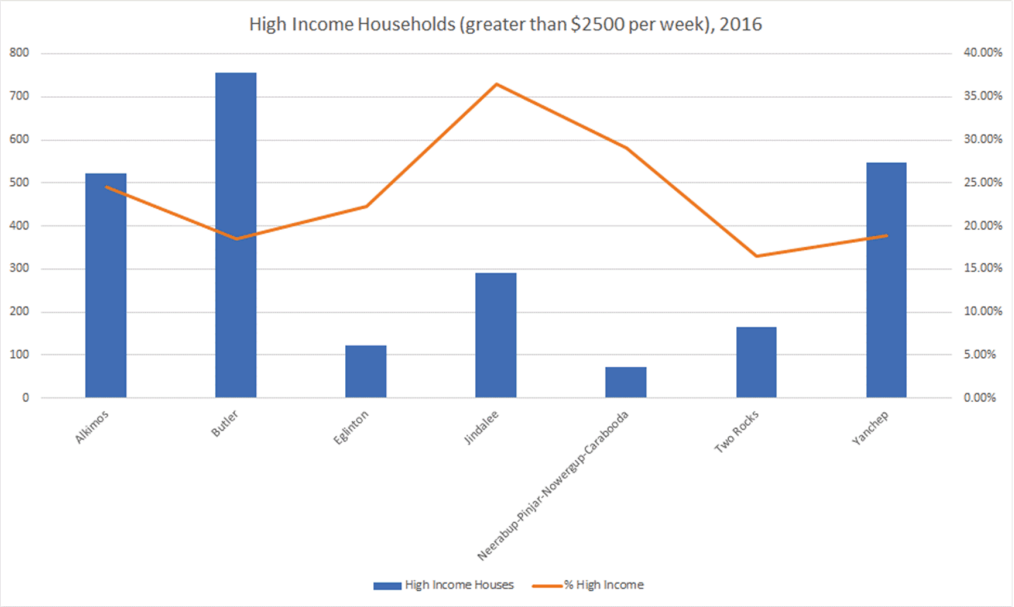
Figure 38: Low Income Households by Suburb (source: City of Wanneroo Social Atlas)



It is important to note that income data is not necessarily a measure of wealth. For example, if an area has a large number of retirees, this will produce a higher proportion of households with low income, but the retirees may have large capital wealth.

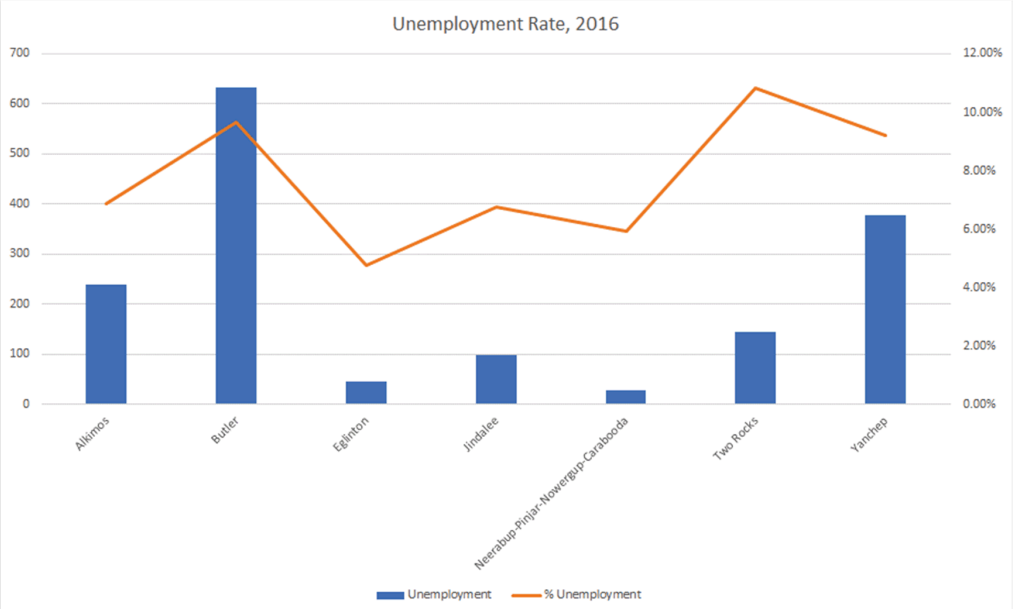
Conversely In 2016, Butler had the highest proportion of high-income households directly impacted upon by the NCGC. High-income households refer to those receiving more than $2,500 per week (before tax in 2016). Generally, the areas with concentrations of high-income households have a larger number of people employed as professionals, managers and administrators. Households with two incomes are also more likely to feature among high-income households. It should be noted that Jindalee was the area which had the highest percentage of the population in the high-income bracket, with Two Rocks and Yanchep being on the lower end of the scale.

Figure 39: High Income Households by Suburb (source: City of Wanneroo Social Atlas)



Unemployment rates highlight the suburbs of Butler and Yanchep as being the suburbs with the highest levels of unemployment which explains the relatively high levels of low-income households being present in both suburbs (coupled with low levels of high income, particularly in Yanchep). Two Rocks is also highlighted as being an area of high unemployment as a percentage of overall population. Figure 40 refers.

Figure 40: Unemployment Rate by Suburb (source: City of Wanneroo Social Atlas)

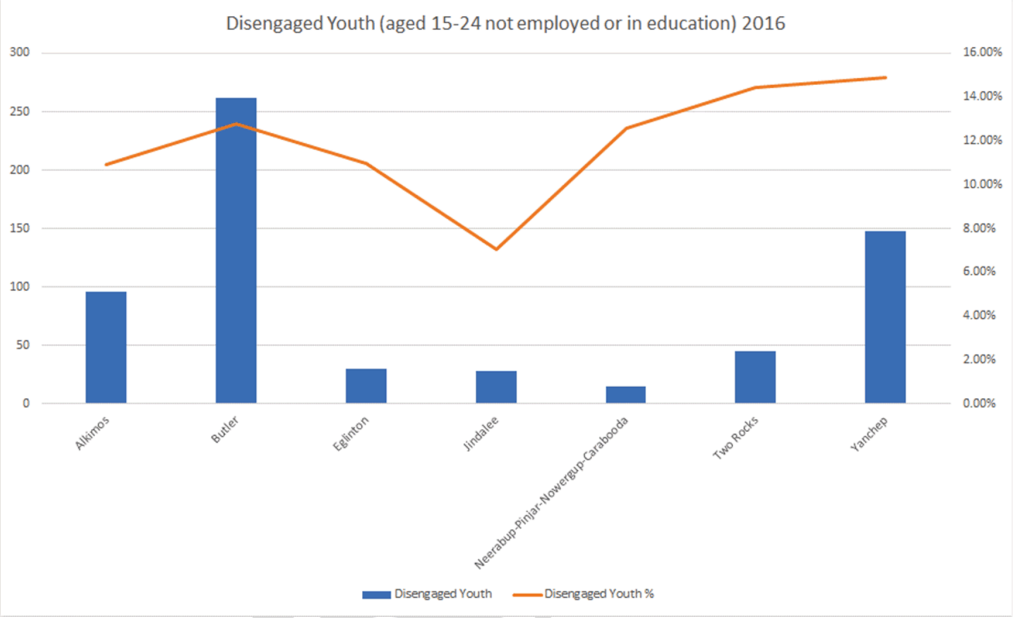


A further indicator of potential issues within the NCGC and impacted areas is the assessment of disengaged youths. It is to be noted in 2016, Butler and Yanchep had the highest number and proportion of disaffected youths (those not employed or within educational institutions), indicating a need

to act to provide diversionary activities to re-connect those youths with the local community. This is a particular concern in newly developing areas, as often the social infrastructure is immature and unable to cope with diverse services required to address associated issues within the community.

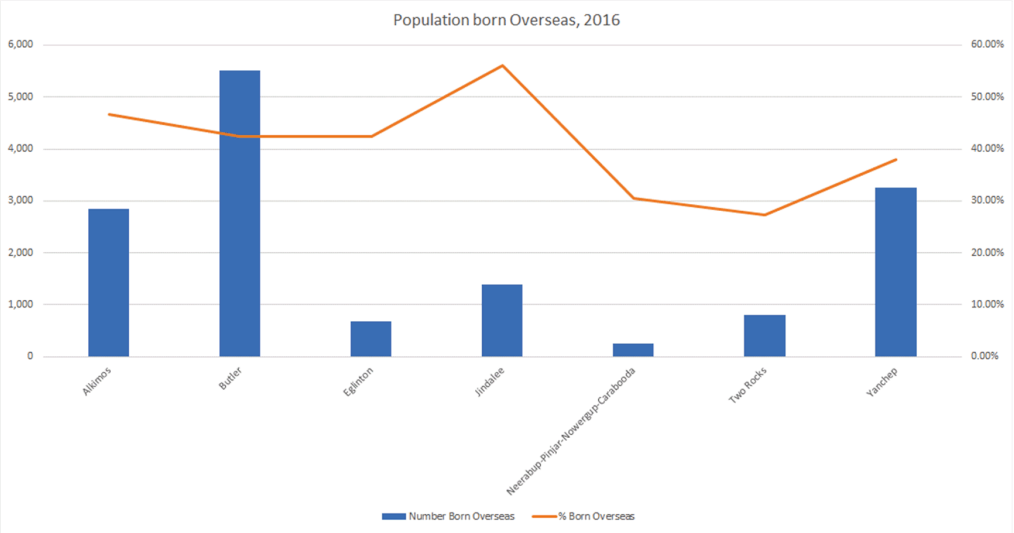
The issue is also a major concern for both Two Rocks, Eglinton and Alkimos where the percentage of the population in this category in 2016 was highlighted as being above 10%. Figure 41 refers. As a result of these figures a strong push should be given to the provision of youth services, employment services, re-training and mental health support. The development of a strong volunteer structure associated with sport and outdoor recreation leadership provides an opportunity to provide direction and focus for future work opportunities.

Figure 41: Disengaged Youth by Suburb (source: City of Wanneroo Social Atlas)



Residents Born Overseas and First Language

Figure 42: People Born Overseas by Suburb (source: City of Wanneroo Social Atlas)

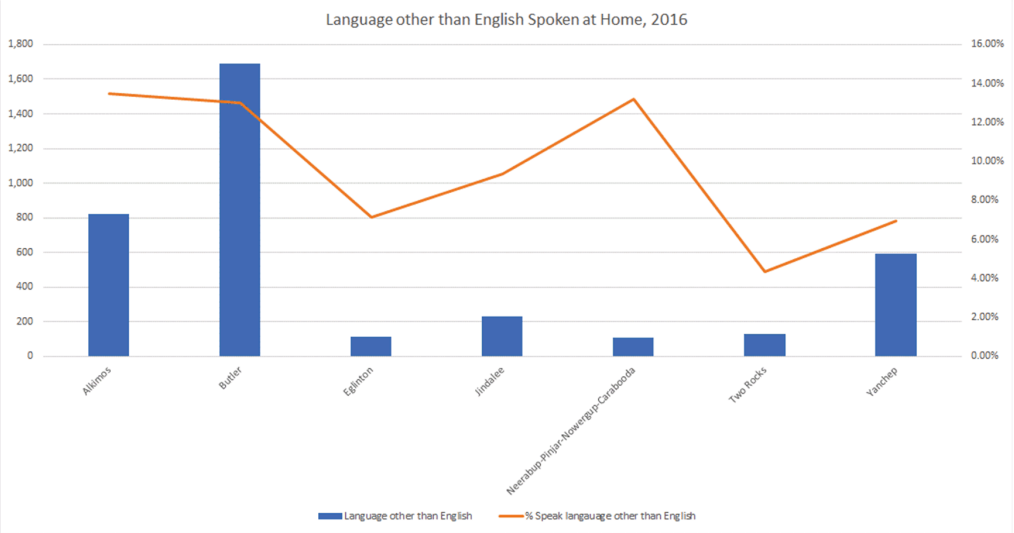


The number of residents born overseas, combined with their ability to speak English and having English as their main language at home, is indicative of the need or otherwise to provide migrant support and additional educational support for children and adults of all ages. Figure 42 highlights that in 2016, Butler had the highest number of people born overseas in the suburbs directly impacted upon by the NCGC. This data identifies overseas born residents and is indicative of the level of cultural diversity in the growth corridor. The mix of country of birth groups within an area is also indicative of historical settlement patterns, as source countries for Australia's immigration program have varied significantly over time.

As a percentage of the population, the numbers of residents speaking a language other than English at home are relatively modest in comparison to other growth suburbs within Metropolitan Perth. They are, however, not insignificant and will require a relatively high level of migrant support services to be placed within the corridor to facilitate the strong growth in these families.

Figure 43 shows that within the suburbs impacted upon by the NCGC, over 12% of people spoke a language other than English at home in 2016 within Butler, Alkimos and the rural inland suburbs. It is likely that each population centre and suburb in the NCGC will see an increase in these numbers due to the relatively low cost of land compared to inner Metropolitan areas.

Figure 43: Language Spoken Other than English by Suburb (source: City of Wanneroo Social Atlas)



Household Units

The number of families with children is often indicative of the need for children's services, child support, sporting infrastructure and access to child health clinics. Figure 44 indicates that Butler and Yanchep have the highest raw number of families with children, although as a percentage of population, Jindalee is highest at 50% of all family units. This, however, is likely to increase in the NCGC as the population grows and family units migrate to more affordable coastal living.

The number of one parent families is similarly highest in Butler and Yanchep and also represent a relatively high proportion of family units within those areas indicating a high demand for family support services. Figure 45 refers.

Figure 44: Families with Children by Suburb (source: City of Wanneroo Social Atlas)

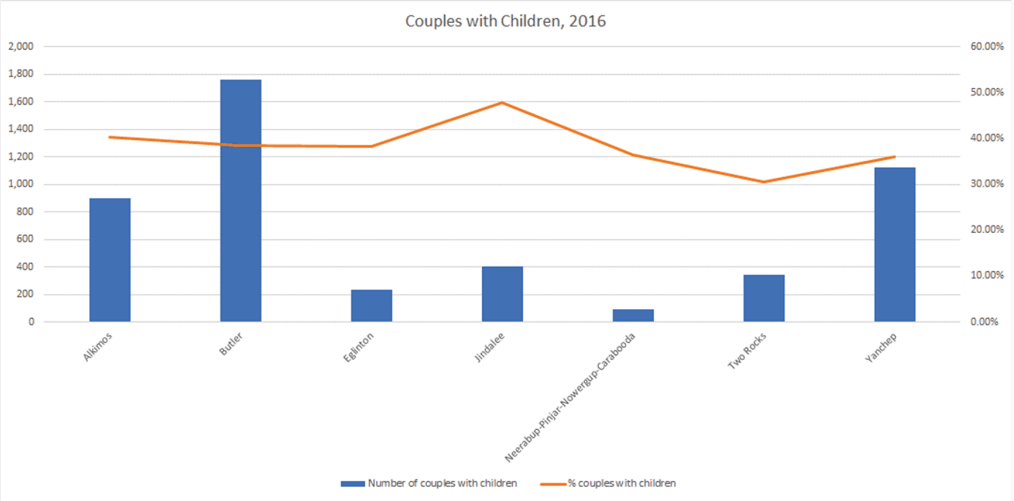
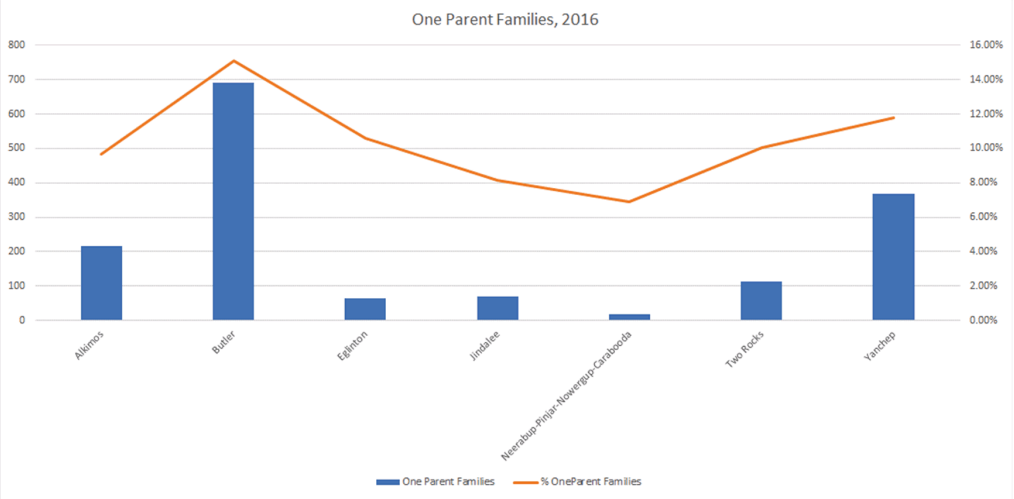


Figure 45: One Parent Families (source: City of Wanneroo Social Atlas)



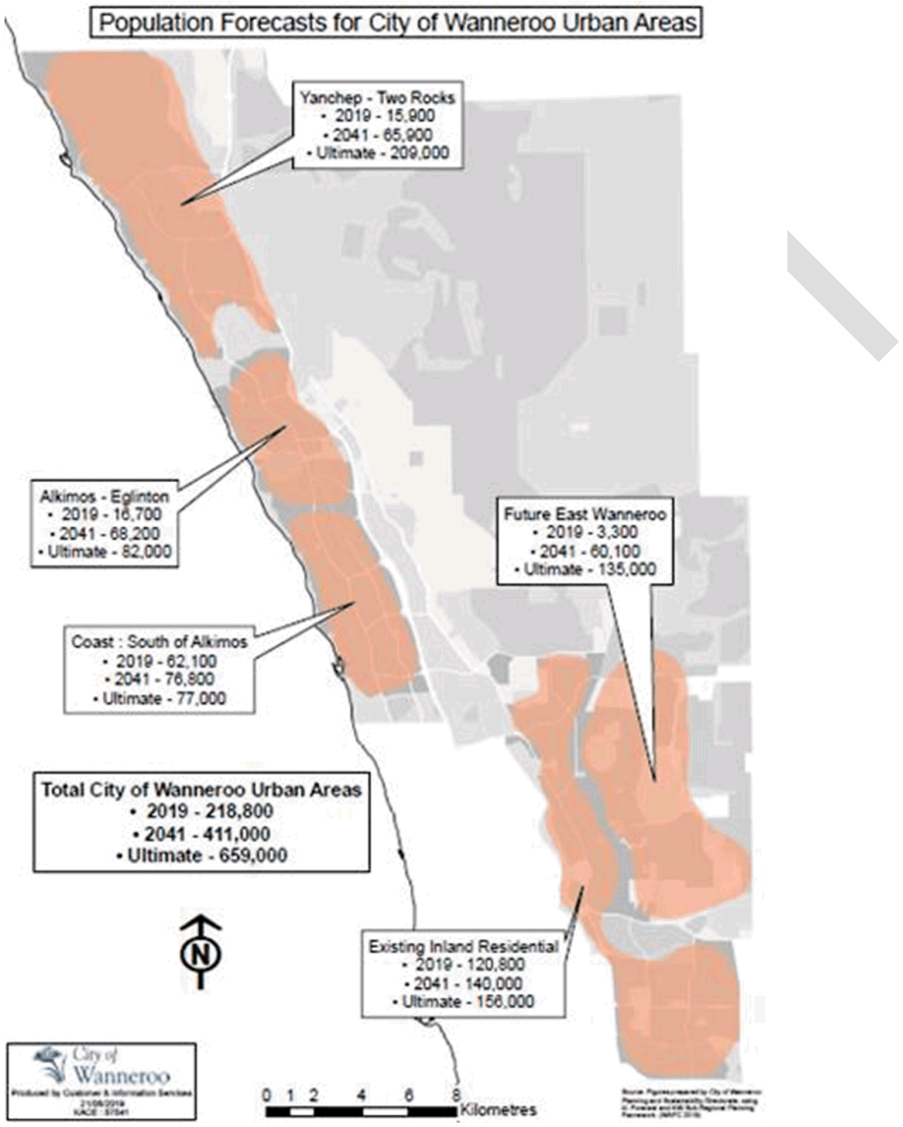
Other Significant Population Growth Factors

The City of Wanneroo is currently in the process of reviewing population growth within the NCGC and across the City. It is anticipated, due to pressure from developers, the likely growth scenario to full build out will result in significant population increases and density levels beyond those which are included within the Forecast.id. These figures are presented in Figure 46 below. The implications are:

- The ultimate growth and build out of Yanchep and Two Rocks will be 209,000. Beyond 2041, this will result in more than tripling of the population. If this is to occur, provision of community infrastructure/community purpose land will need to be secured now, well in advance of the population growth. A failure to do so will result in a significant under-provision of social and community infrastructure required to service the population.
- Alkimos-Eglinton will see an increase of 22% above current growth projections to 2041. Again, this will require the allocation of land for community purposes beyond 2041 to cater for community need as the population densifies.

- South Alkimos and Butler are less of a concern as the population figures are considered to reflect broadly the current projected growth to 2041. There is, nevertheless, a significant demand on community resources as a result of the extensive growth in the Future East Wanneroo, beyond 2041.
- With a projected ultimate population growth of 659,000, this represents in excess of 50% additional growth capacity within the City, post the projected figures to 2041.

Figure 46: Population Forecast for the City of Wanneroo Urban Areas (source: City of Wanneroo Planning)



APPENDIX C: Mapping of Existing and Proposed Infrastructure

To support the analysis of community facilities, sport, recreation and public open space infrastructure, a series of catchment maps have been developed. These are provided in this Appendix and referenced in the main body of the report. It is the intention to identify the full range of infrastructure related to the recommendations once agreed with the City of Wanneroo Project Working Group. The infrastructure available (or proposed within 5km of the boundary of the Northern Growth Corridor) were included to ensure that any overlapping catchments were recognised. This, however, only incorporated infrastructure within the northern extent of Butler, Jindalee and the combined suburbs of Neerabup, Pinjar, Nowergup and Carabooda. The intention will be to capture the following facilities from the recommendations.

- Community Centres
- Youth Centres
- Childcare and After School Centres
- Aged / Adult Day Centres
- Libraries and Cultural Facilities
- Performing Arts Centres
- Art Galleries & Exhibition Centres
- Surf Life Saving Clubs
- Indoor Recreation Centres
- Aquatic Centres
- Multi-purpose Hard Courts (tennis, netball, basketball)
- Basketball Centres
- Netball Centres
- Tennis Clubs
- Lawn Bowls Clubs
- Skate Parks
- BMX Tracks
- Regional & District Public Open Spaces
- Sports of public open space: AFL, Cricket, Soccer, Rugby, Hockey, Athletics, Diamond sports

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The mapping relates to existing development and existing road infrastructure. The catchment maps do not take into account future road infrastructure and residential development due to the uncertainties associated with the precise location of such infrastructure. 2km catchments are shown around neighbourhood level infrastructure, 5km catchment around district level infrastructure and where regional level provision is to be developed, a 10km catchment is shown. This is intended to align with the previous catchments identified in the 2011 Plan and other recently adopted Plans.

The critical conclusions which can be reached are:

- Within a 2km and 5km catchment of the boundary of the Northern Coastal Growth Corridor, the only significant levels of community, sport and recreation facility include Marlin Park and the Butler District POS which overlaps the southern portion of the growth corridor within the suburb of Alkimos, which is likely to have an impact on the level of provision to be provided for the projected resident community.
- The 2km catchments service the immediate development area and are likely to change marginally as the development front expands. The catchments respond to current road networks and not future accessibility. The 5km catchments merely respond to the current road network and residential development; hence why the catchments in the established development footprint of Jindalee and Butler are more extensive, whereas in the NCGC area, they are limited to current residential lots.
- Significant barriers exist for residents within the Northern Coastal Growth Corridor to gain access to infrastructure. These include the extension of the Mitchell Freeway, railway infrastructure and areas of protected bushland within the extent of the growth corridor.
- The 10km catchments around the structure planning areas indicate a potential high level of accessibility to facilities if strategically positioned within or adjacent to the main activity centres,
- There are current deficits in the provision of community centres in Eglinton and Alkimos. The centres in Yanchep and Two Rocks (Yanchep Community Centre and Phil Renkin Community Facility and Library) are also considered to be functionally inadequate to service the long-term needs of both suburbs (see visual audit below).
- The NCGC is deficient in publicly accessible indoor court space which would facilitate the growth in basketball, netball and volleyball.
- The NCGC is deficient in library access. Phil Renkin is currently the only library service meeting any service needs within the NCGC and has limited capacity.
- With regard to Public Open Space and access to Regional, District and Neighbourhood level provision, it is evident that:
    - Current POS provision is limited, although it is likely compliant with Liveable Neighbourhoods requirements. Structured POS within development fronts are reasonably well connected but, based on the visual assessment, often contain unusable areas (i.e. substantial drainage and landscaped areas).
    - Active POS is currently servicing a localised need and are reasonably well distributed to service development fronts.
- Surf Life Saving Provision is currently limited to Yanchep, some 26km north of Quinns Mindarie Surf Life Saving Club.

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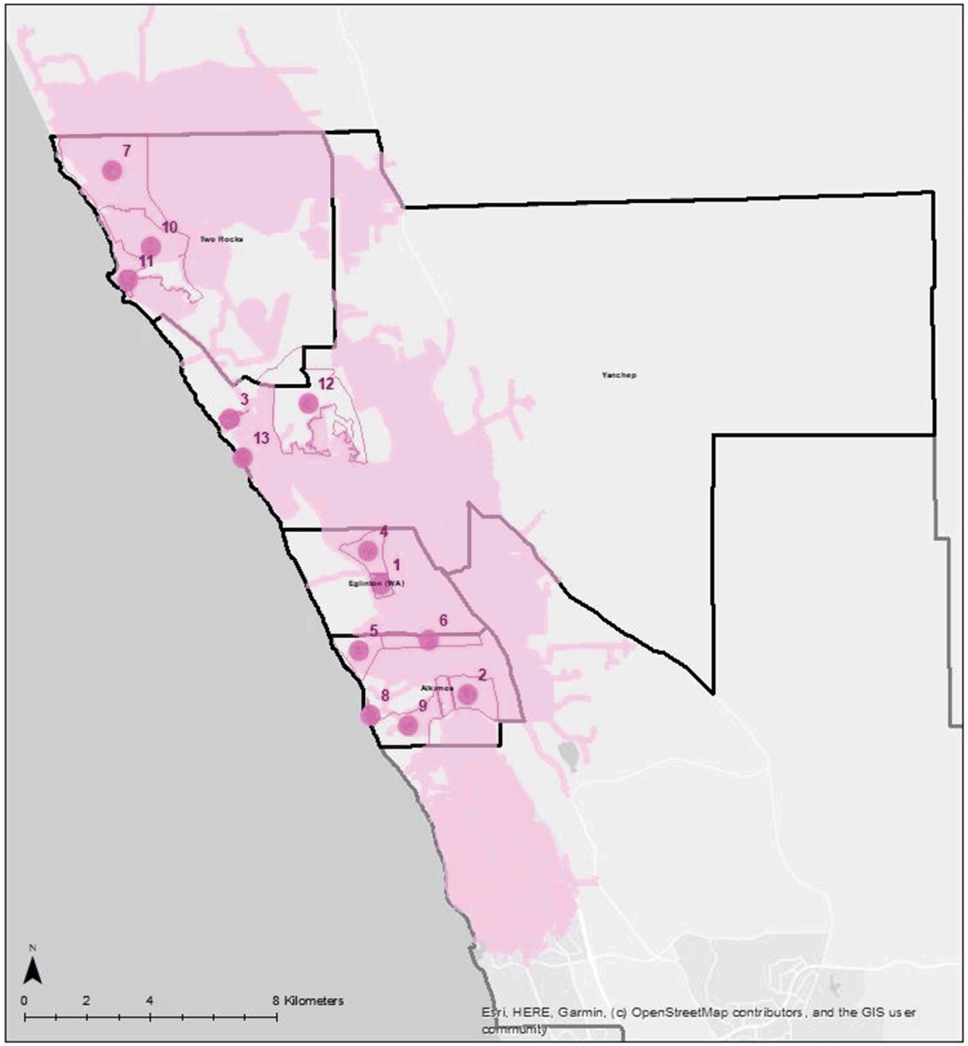
Figure 47: Northern Coastal Growth Corridor Structure Plan Areas (Source: AUDRC and City of Wanneroo)



Legend

- Future Centres / Structure Plan Areas
- Structure Plan Boundaries
- 10km Catchments
- Northern Coastal Growth Suburbs
- City of Wanneroo

CentreID	Centre
1	Alkimos Eglinton District Structure Plan
2	Alkimos Secondary Centre
3	Capricorn Coastal Node
4	Eglinton North Structure Plan
5	North Alkimos Coastal Village / Structure Plan
6	North Alkimos Structure Plan
7	North Two Rocks Local Structure Plan
8	South Alkimos Coastal Village / Structure Plan
9	South Alkimos Structure Plan
10	Two Rocks Local Structure Plan
11	Two Rocks Town / Coastal Centre
12	Yanchep City / Metropolitan Centre Structure Plan
13	Yanchep Lagoon

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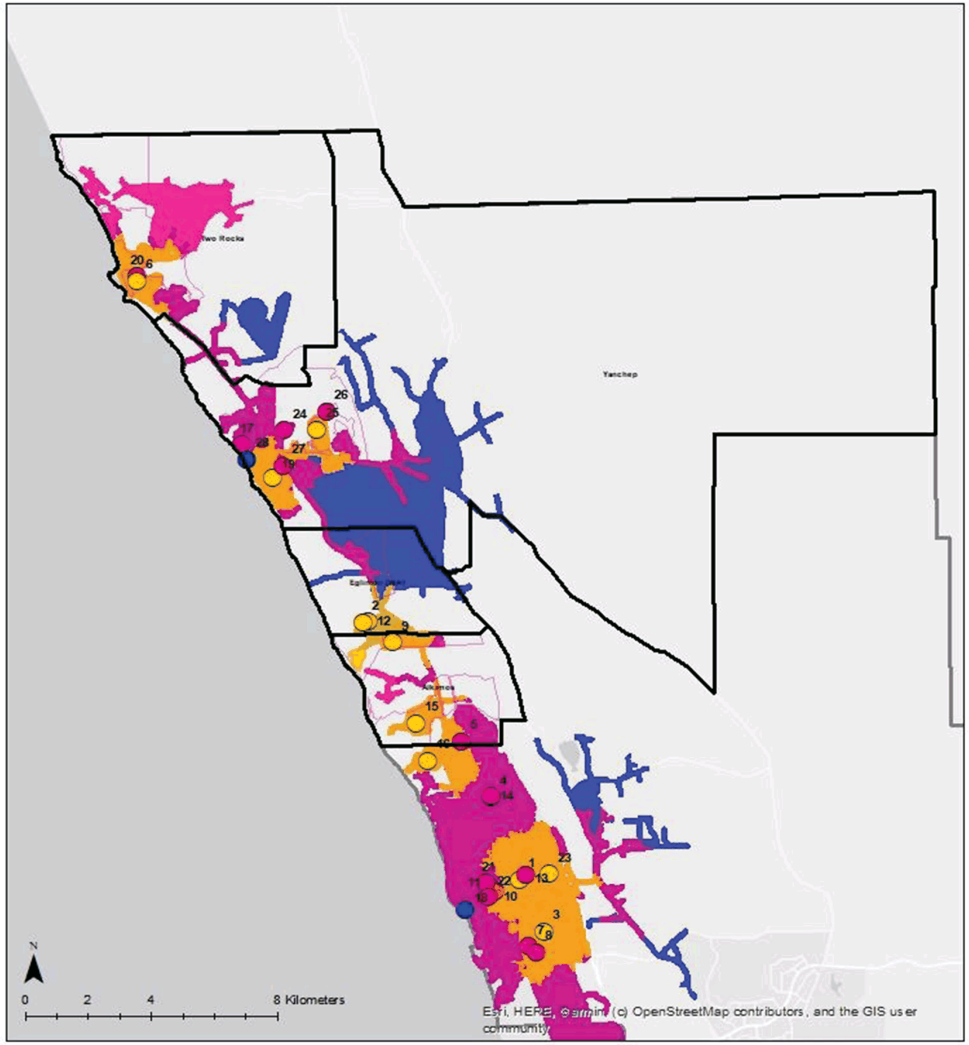
Figure 48: Composite Map of existing and previously proposed Northern Coastal Growth Corridor Community Facilities with 2km, 5km and 10km catchments (Source: AUDRC)



Legend

Community Facilities

- Local
- Local / District
- District
- Regional
- Structure Plan Boundaries
- 10km Catchments
- Northern Coastal Growth Suburbs
- City of Wanneroo
- Local Facilities 2km Catchment
- District Facilities 5km Catchment
- Regional Facilities 10km Catchment

Facility ID	Facility Name
1	Addison Park Toilets/Clubrooms
2	Allara Estate Amberton
3	Anthony Waring Park Community Facility
4	Butler Community Centre
5	Butler POS
6	Charnwood Park Toilets/Changerooms
7	Clarkson Library
8	Clarkson Youth Centre
9	Forestay Park
10	Gumblossom Clubrooms
11	Gumblossom Community Centre
12	Health Park
13	Jenolan Way Community Centre
14	Kingsbridge Toilets / Changerooms
15	Leatherback Park
16	Marlins Park
17	Mary Lindsay Homestead
18	Mindarie Quinns Surf Lifesaving Club
19	Oldham Park Clubrooms
20	Phil Renkin Community facility & Library
21	Quinns Rocks Bowling Clubrooms
22	Quinns Rocks Child Health Centre
23	Ridgewood Park Clubrooms & Amenities Block
24	Splendid Park
25	St Andrews Park Clubrooms/Changerooms
26	Sun City Sports Club
27	Yanchep Community Centre
28	Yanchep Surf Life Saving Club

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Figure 49: Current Northern Coastal Growth Corridor Existing Community Facilities 2km catchments (Source: AUDRC)

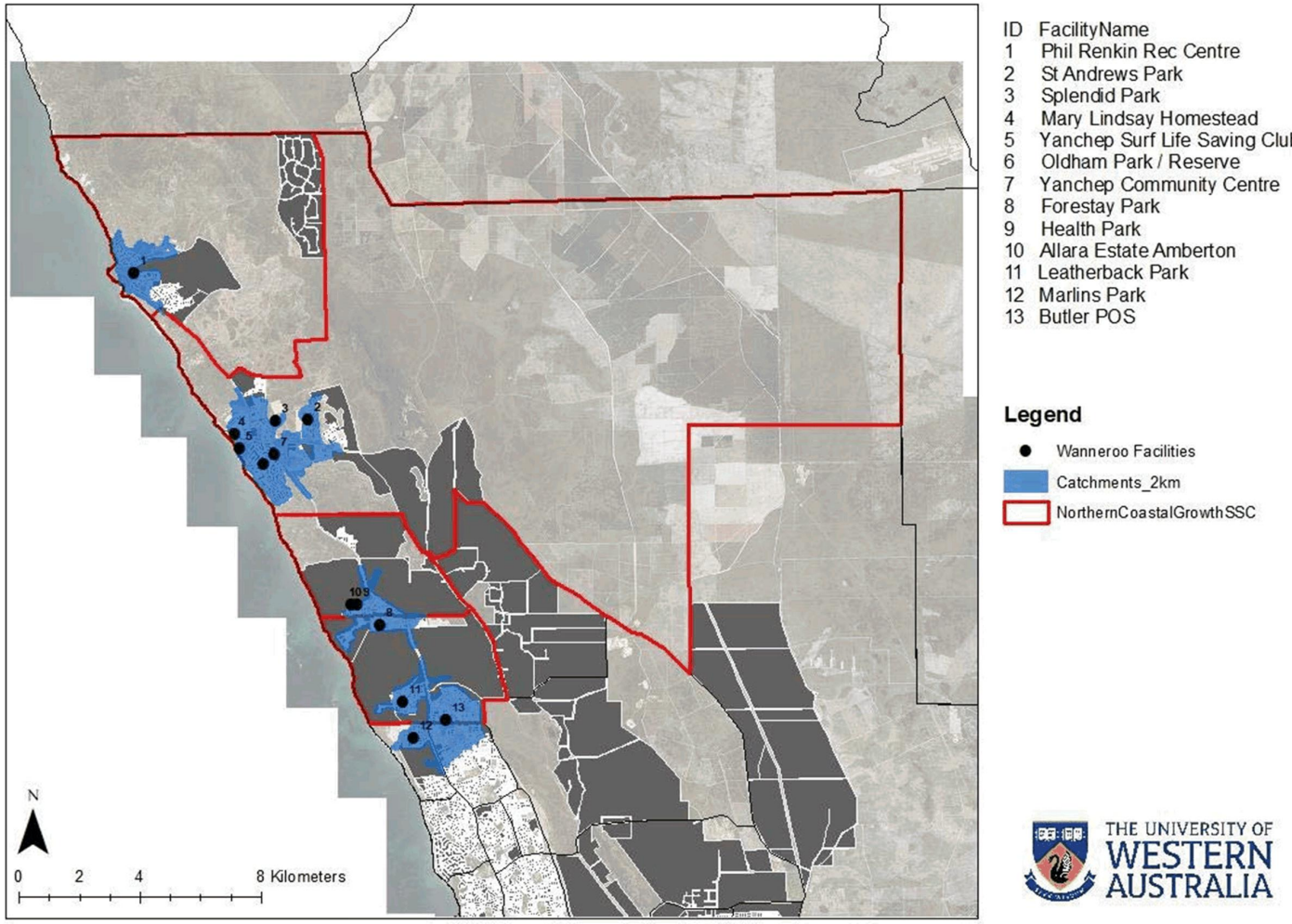
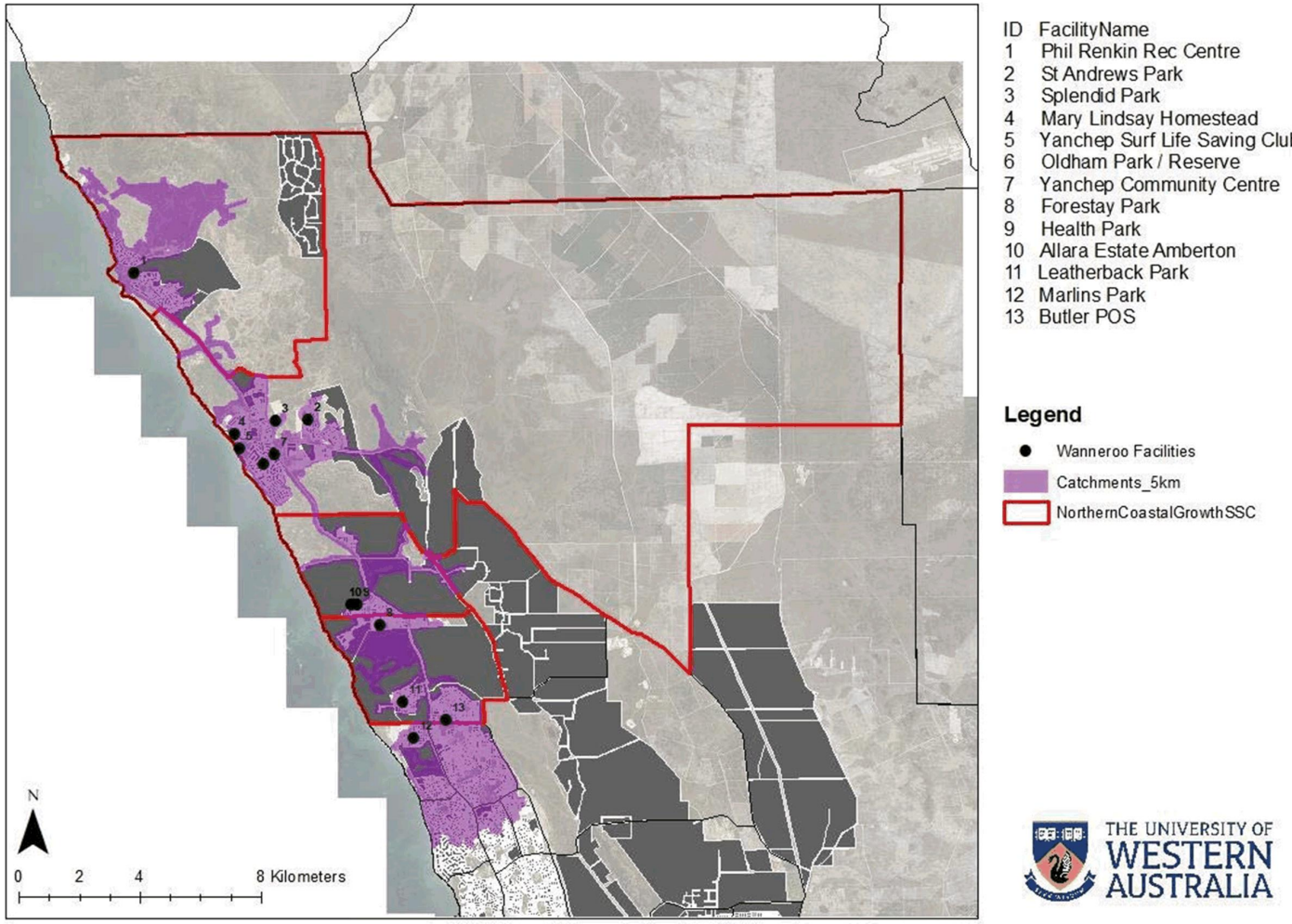


Figure 50: Current Northern Coastal Growth Corridor Existing Community Facilities 5km catchments (Source: AUDRC)



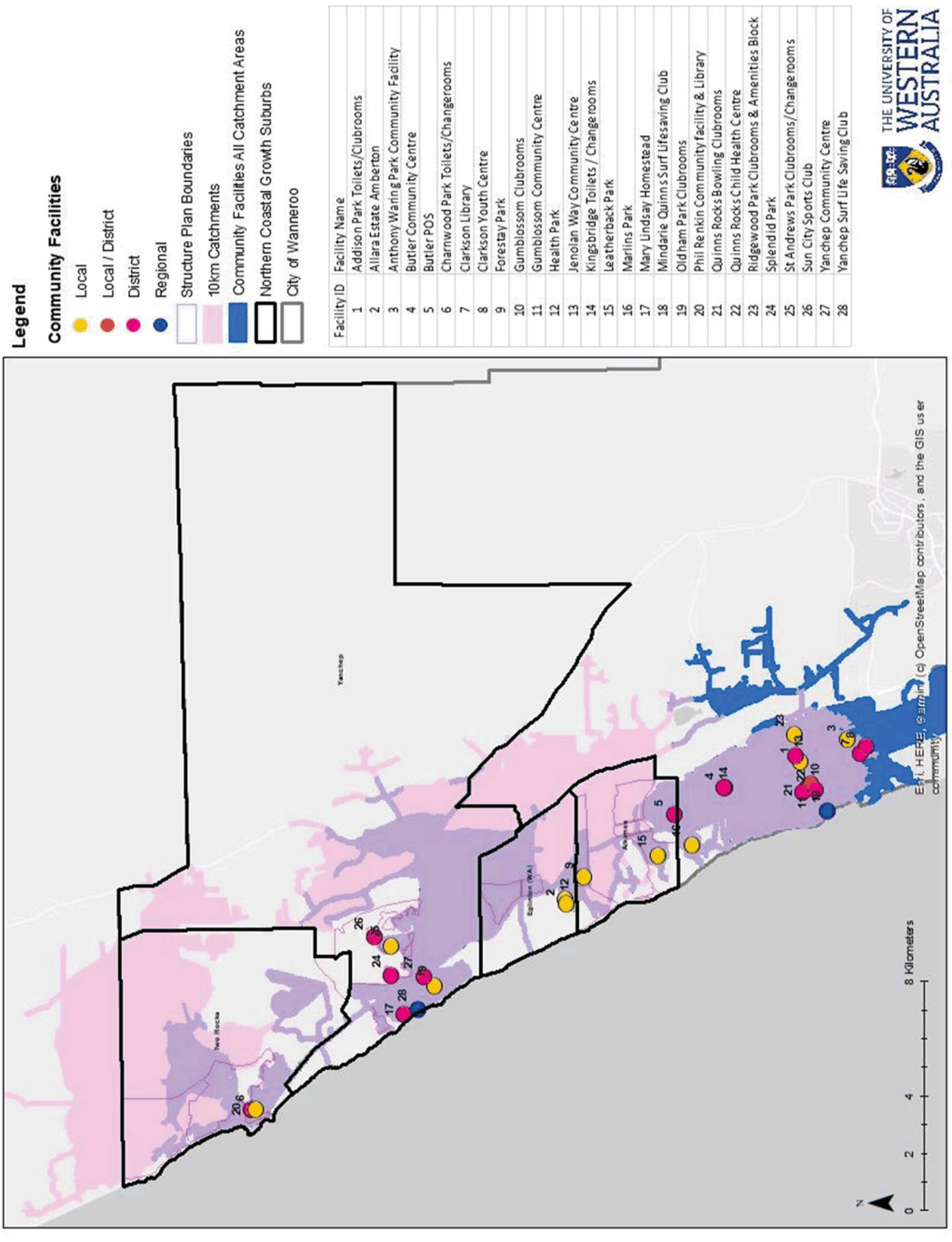


Figure 51: Existing Community facilities and catchments merged (Source: AUDRC)

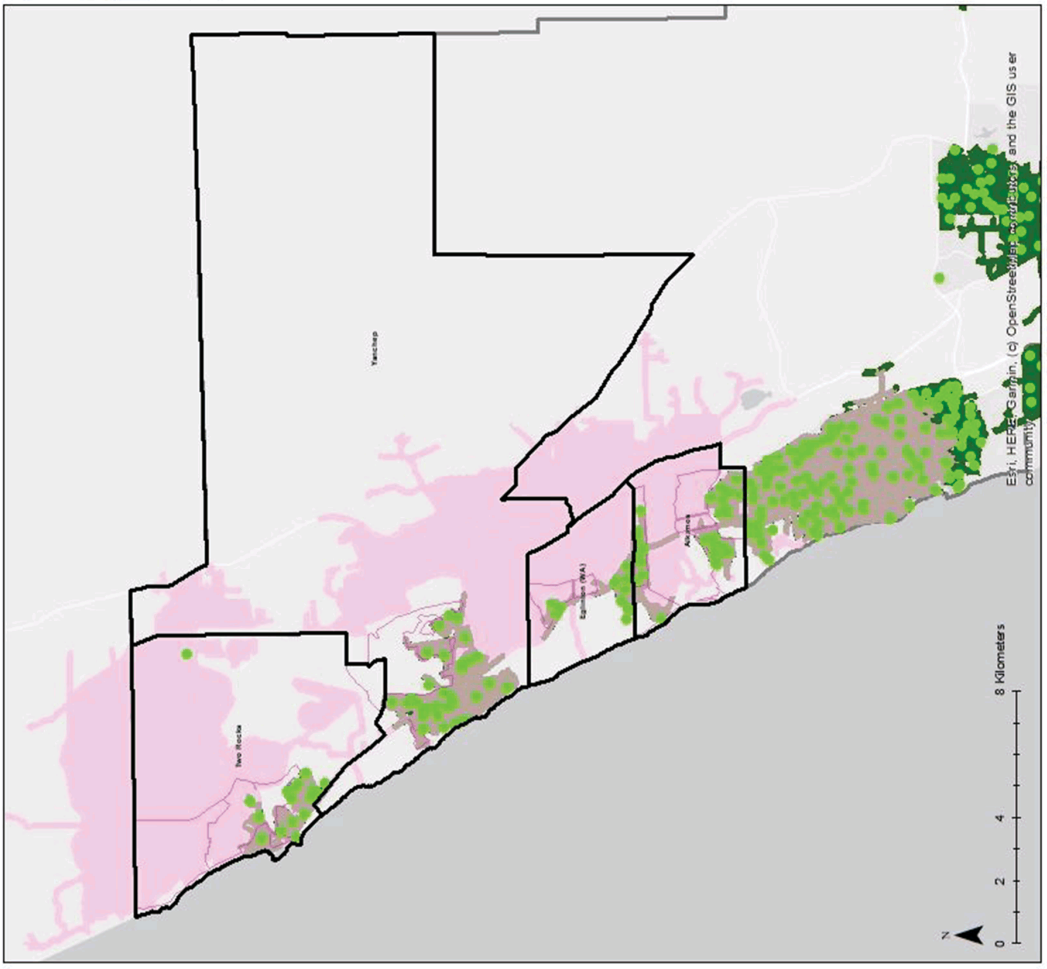


Figure 52: POS (Source: AUDRC)

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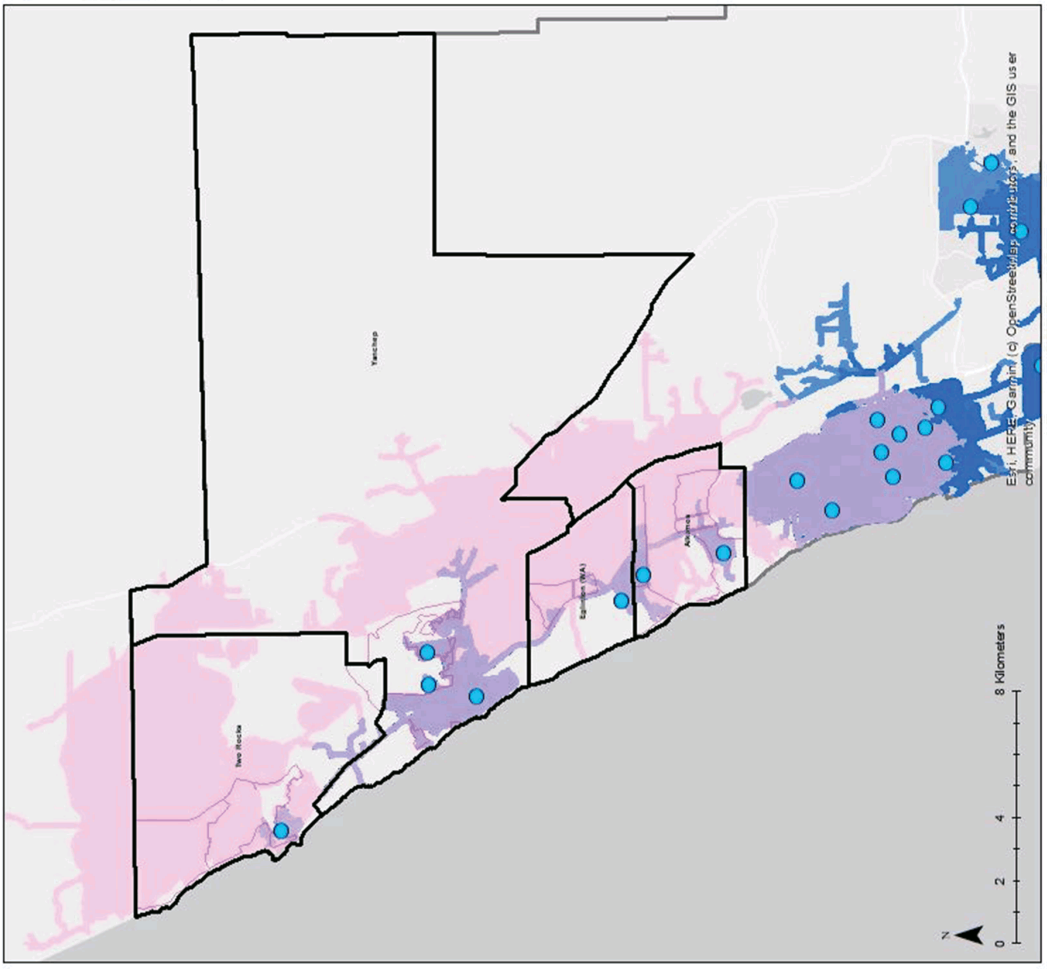


Figure 53: Sports on POS (Source: AUDRC)

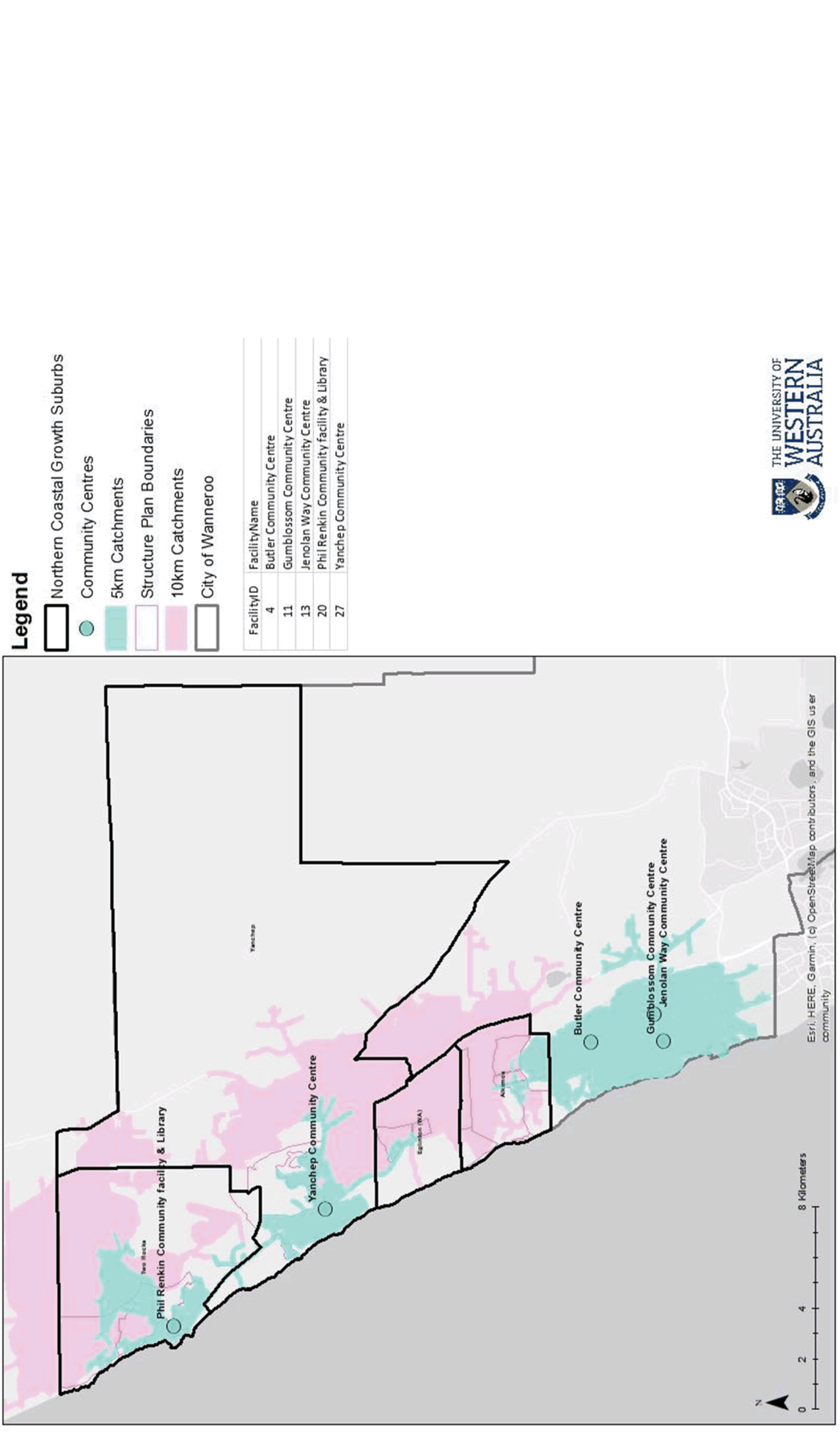


Figure 54: Community Centres (Source: AUDRC)

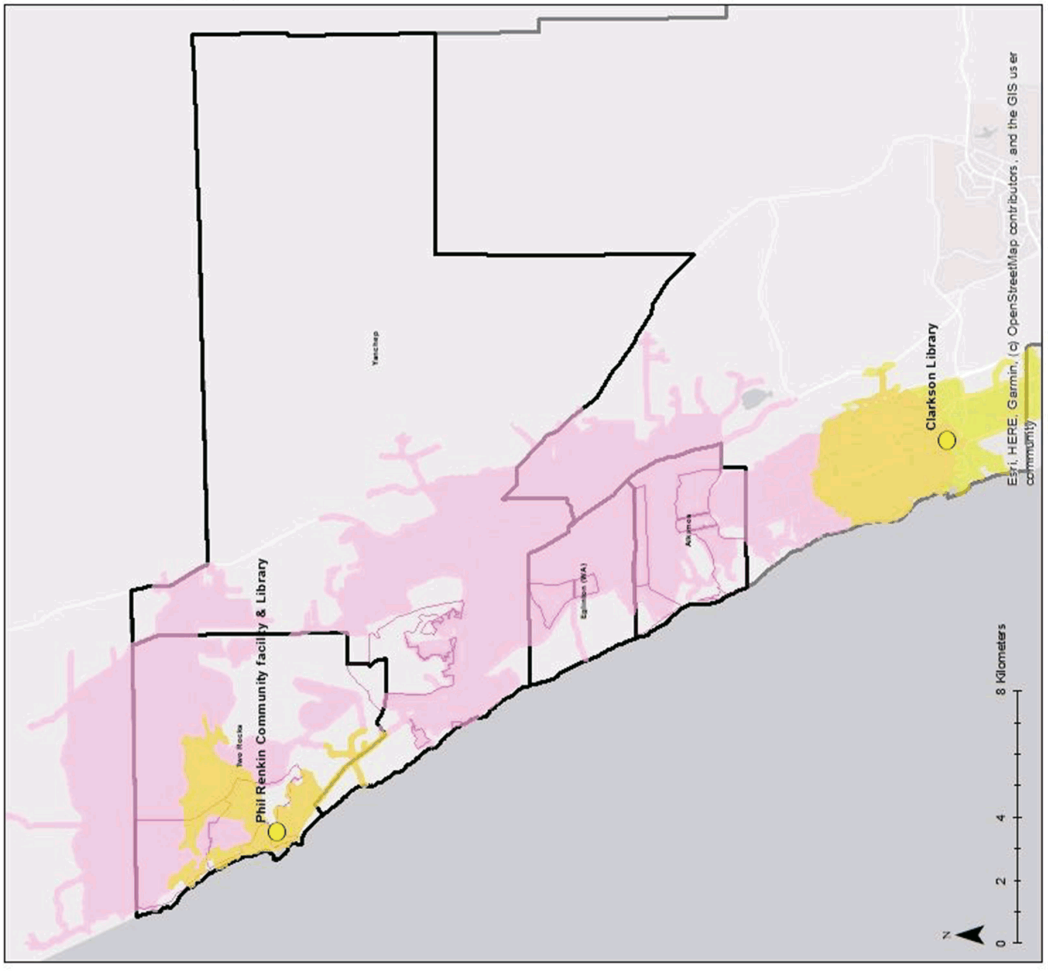
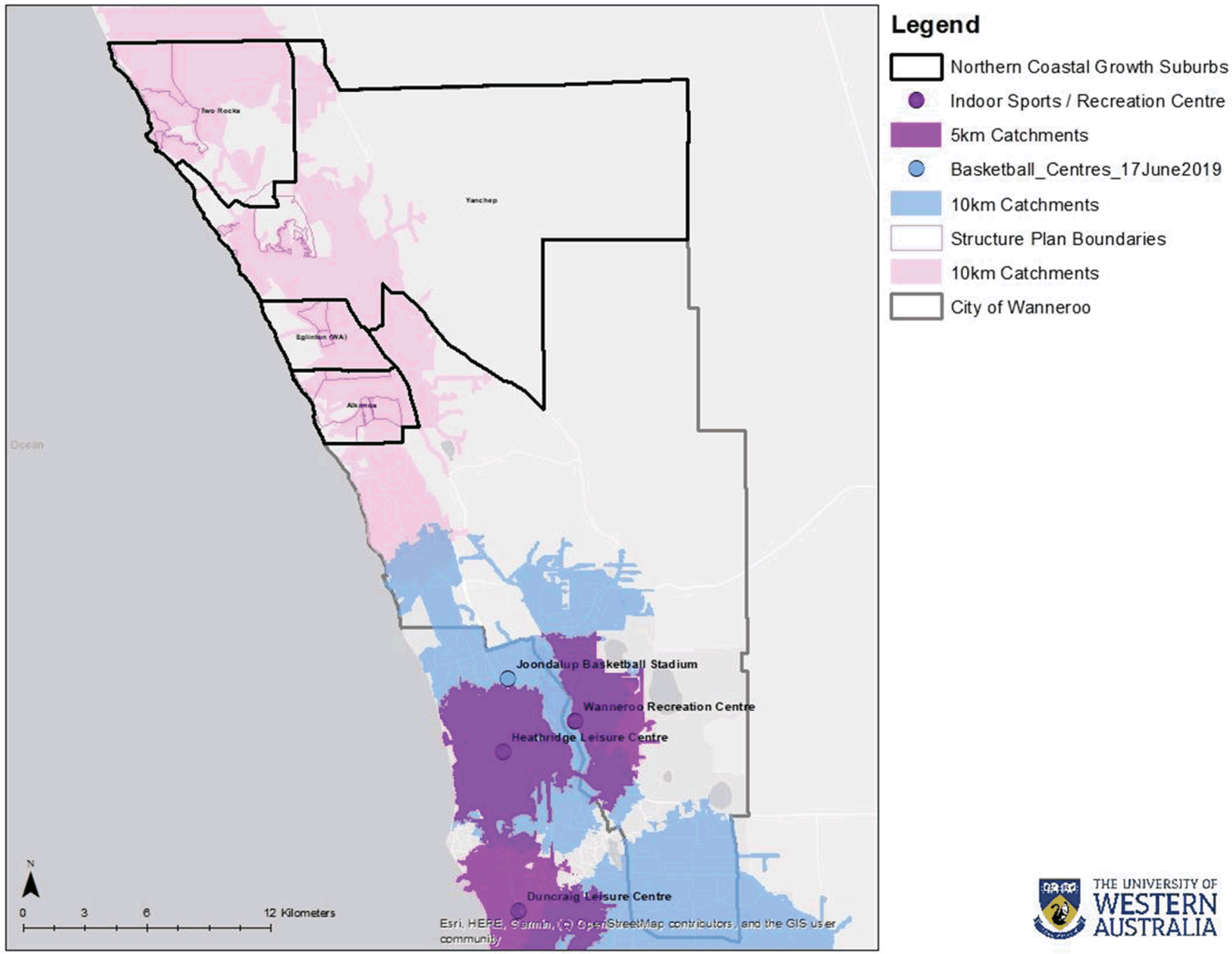


Figure 55: Libraries (Source: AUDRC)

Figure 56: Indoor Recreation Centres (Source: AUDRC)



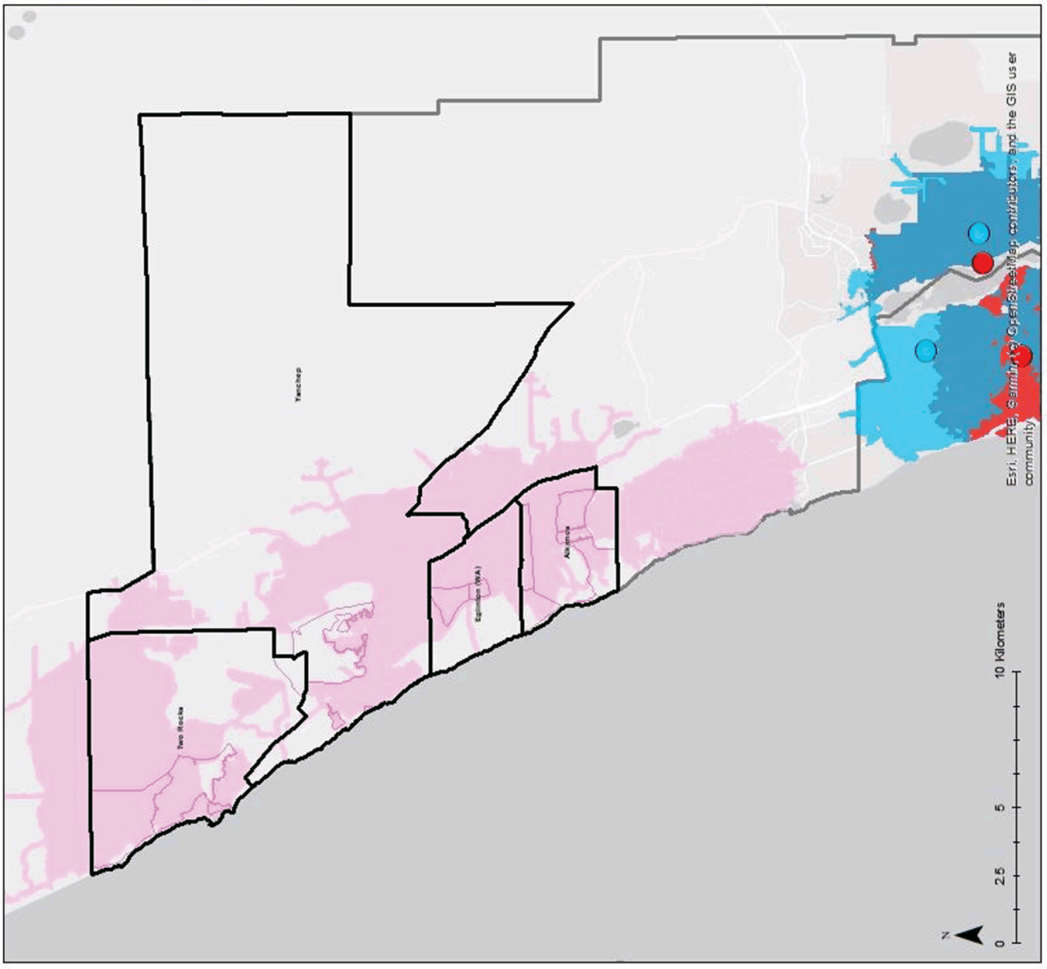


Figure 57: Aquatic Centres (Source: AUDRC)

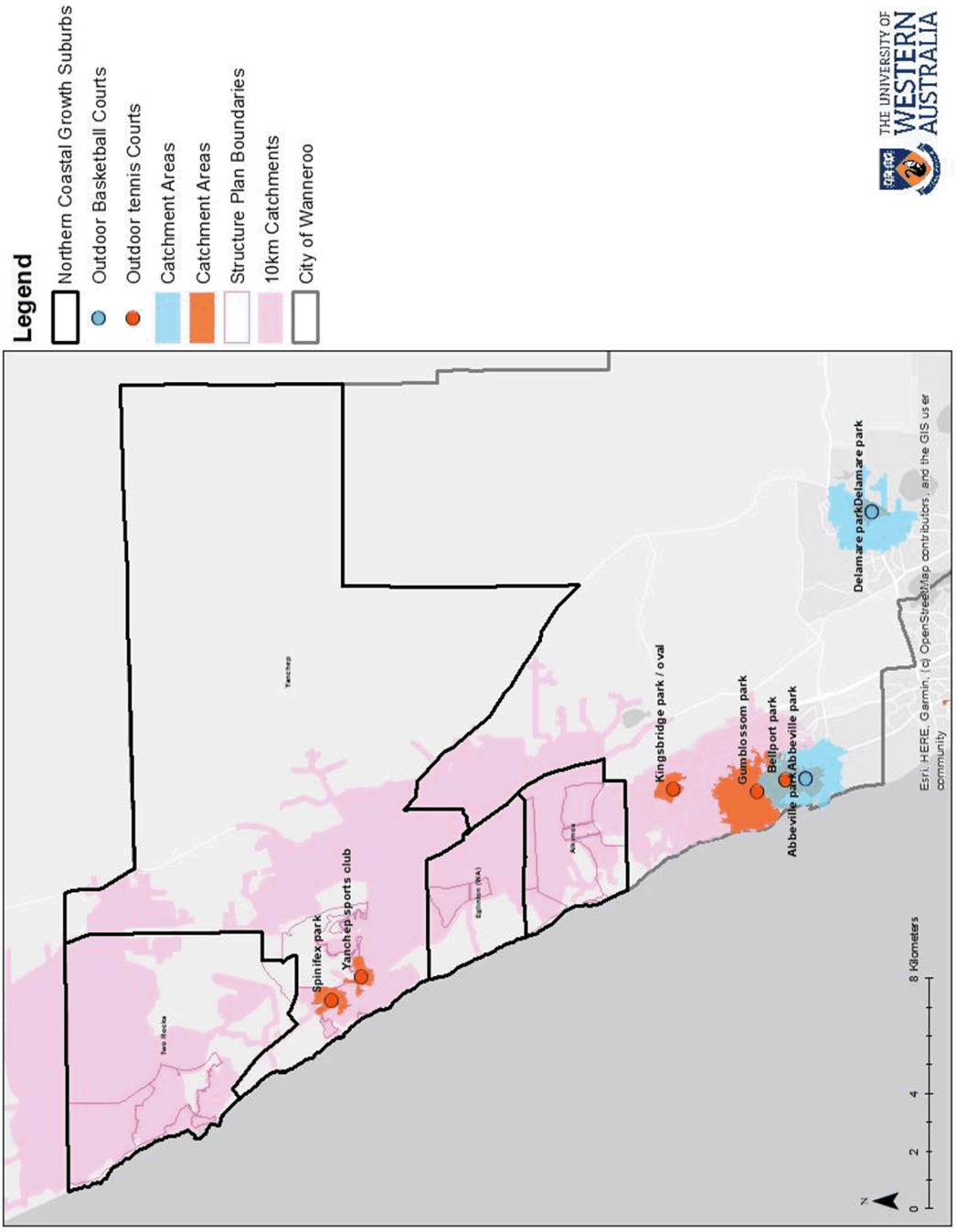
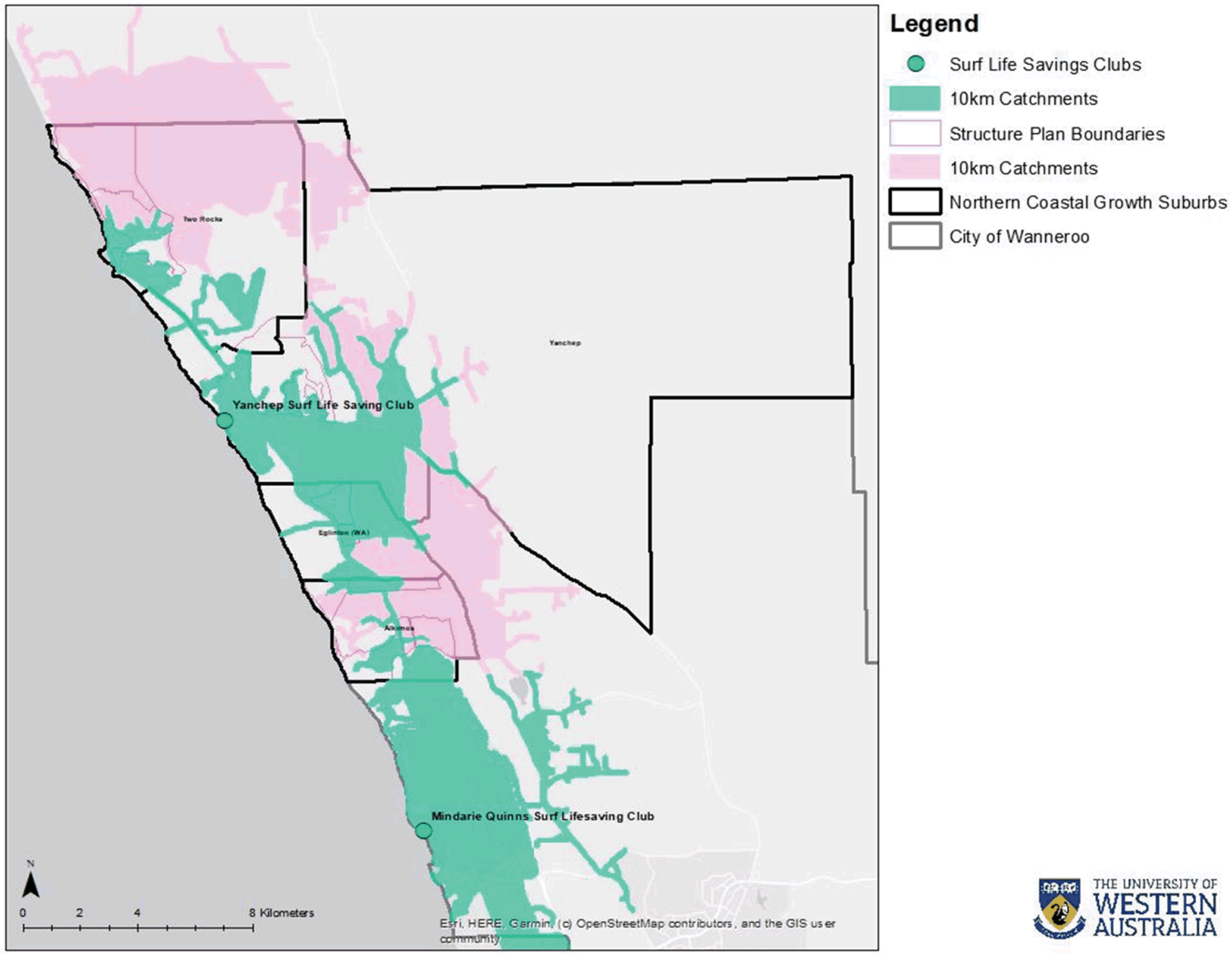


Figure 58: Outdoor Courts (Source: AUDRC)

Figure 59: Surf Life Saving Clubs (Source: AUDRC)



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APPENDIX D: Initial Community Facilities Visual Audit – Functionality and Capability

Images	Commentary
Allara Estate: Amberton Playing Fields	
	Located to the north of Cinabar Drive. Development has been installed by Stockland in advance of the build out of the estate. It incorporates an extensive park area with shade sails, seating and BBQ features. A skate park is also provided which at the time of the visit was well utilised. Adjacent to the skate park is Amberton Beach Community Hub and portable changing facilities / ablutions. The site provides a home base for Alkimos Tigers Junior Rugby League and Junior Touch Football Clubs, Hammerheads Cricket Club and Alkimos Pirates Lacrosse Club. Current cricket nets are isolated from main oval layout (west of oval and skate park) which is assumed to be developed further as the site develops. Play areas are provided to the north of the constructed oval under shade together with adjacent outdoor fitness equipment. There is currently no floodlighting on the oval which caters for two rectangular pitches (north south orientation). A centralised car parking area with 122 bays (including three disabled bays) is located to the south of the skate park and community hub. The site is supposed to provide two ovals and the permanent amenities building is due to be constructed in 2021. It is understood that there was a planned district recreation centre within the Allara Estate, but land is not sufficient in size to accommodate the facility.

Images	Commentary
	
Halesworth Park (formerly Butler North District Open Space)	
 	Currently undeveloped, but a committed site with shared use agreement with adjacent school site. Two senior ovals (catering for four rectangular sports), outdoor courts and multi-functional pavilion centrally located is proposed. The John Butler Primary College currently provides a junior oval with cricket nets and two hard courts which are placed on the north of the site adjacent to a steep retaining wall. In addition to the ovals, the new sports amenities are to include: • Netball courts (8no.) • Sports pavilion • Change rooms • Dual-use track around the perimeter of the site • Picnic / BBQ facilities • Outdoor exercise pods • Children playing area It is understood that there are currently issues associated with the bushland which are required to be resolved prior to the commencement of construction work (intended to be commenced within the next 12 months (July 2019 onwards).

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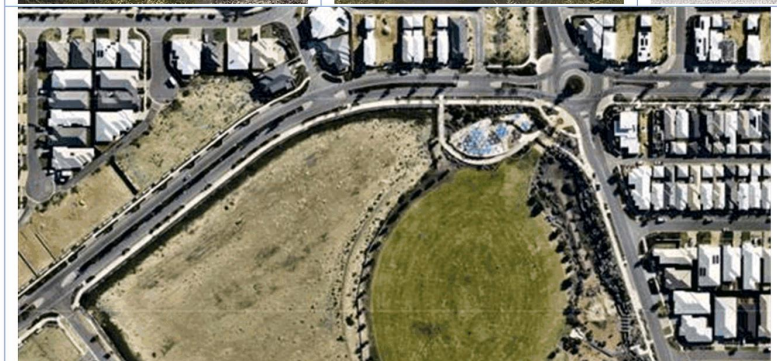
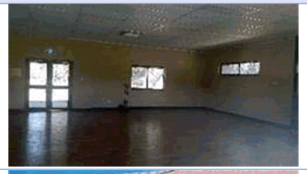
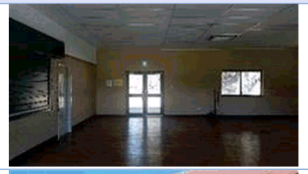
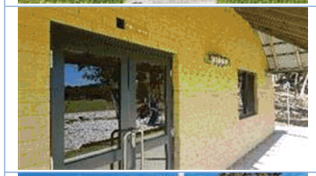
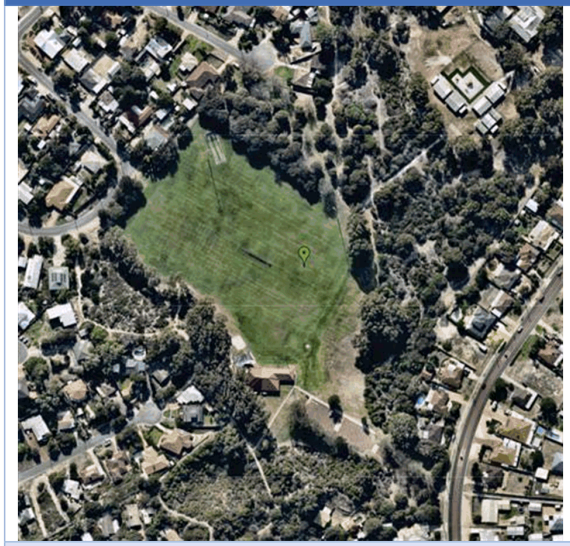
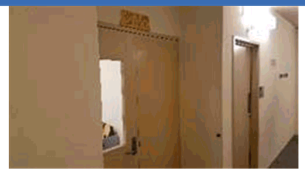
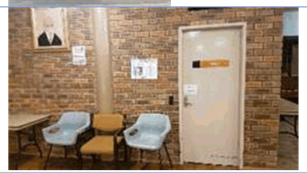
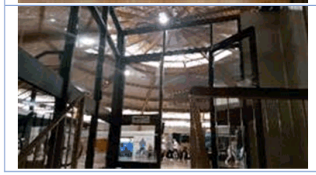
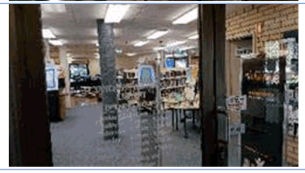
Images	Commentary
Forestay Park	
    	A single oval site located to the southwest of Amberton Playing Fields. It includes landscaping, shaded children's play and BBQ areas (in the northwest of the site and significant path network around the perimeter of the oval. Cricket nets (2no.) are placed in the south-eastern corner of the site. To the west of the oval adjacent to the southwestern corner of the oval is a half-court basketball/netball facility with adjacent shade and street furniture/benches for informal skate/play. To the north of the hard court is a substantial drainage basin which incorporates tiered retaining walls. To the east of the park is an area of remnant bush with footpath access on the perimeter. It currently caters for AFL and Cricket. There is capability to accommodate two rectangular pitches.
Heath Park	
	Located between Amberton Playing Fields and Forestay Park at the corner of Cinnabar Drive and Leeward Avenue, Eglinton. Provides children's play areas with flying fox and informal recreational space. Excellent pedestrian access throughout with variety of play infrastructure, shade, seating and BBQ areas. Two water bodies are located on the eastern boundary of the site throughout which the footpaths inter-twine. Off-road car parking surrounds the park.

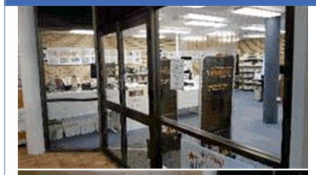
Images	Commentary
Leatherback Park	
	Located in Alkimos, a single oval site to the south of Fairy Parade, east of Pectoral Promenade and north of Leatherback Boulevard (also known as Marshall Oval). The site accommodates little athletics, cricket and football with four floodlight towers surrounding the oval. The site, to the west of the oval, also incorporates an off-road, learn to cycle facility with islands and directional cycling routes. To facilitate the use of the oval, a series of temporary units have been placed on site to provide changing accommodation and ablutions. The site lies to the east of Alkimos Beach Primary School. Substantial perimeter car parking exists together with car parking serving the adjacent school, within the school site. The primary school also provides a two-court facility (tennis and netball). A drainage sump is located to the north east of the oval. It is the only ground with competition lights. The school has agreement to use the oval.

Images	Commentary
Marlinspike Park	
 	Located in Alkimos, to the south of Reflection Boulevard and west of Marlinspike Boulevard. It is 1km south of Leatherback Park and consists of one senior oval which is significantly constrained through remnant bushland. It is a narrow shape and understood to be low lying which captures stormwater during the winter months. A drainage sump area lies to the east of the oval with a large multi-functional children's play area to the north, catering for children of all ages. Footpath access is limited to the site perimeter and play area. There are no changing facilities nor floodlighting servicing the oval. The main issue is the park incorporates 2/3rds of the drainage requirements which was not identified during the initial planning stages, rendering the oval unusable.  

Images	Commentary
Mary Lindsay Homestead	
  	Mary Lindsay Homestead is a refurbished house located within a public park at the intersection of Beachhaven Drive and Capricorn Esplanade utilised for arts and cultural purposes. The heritage building is used by Two Rocks Yanchep Culture and Arts Network (TRYCAN). It is located within close proximity to Yanchep Lagoon and the Yanchep Surf Life Saving Club (450m south).
Oldham Park	
           	Oldham Reserve is located on Oldham Way, Yanchep; the active reserve includes: • Sports Amenities Building which provides access to public toilets • Playground • Floodlighting • Senior size playing area (football and cricket) • Cricket wickets • Jump pits and Throwing circle The Multi-purpose function room was recently completed in 2015/16 as an addition to the Sports Amenities Building. It is part of a joint use agreement, but the oval is understood to not be fully utilised. The function room and associated kiosk/bar area does not include club memorabilia so that it can be hired by a variety of user groups. The store and changing facilities are accessed externally and incorporate heavily-secured gates and locks, indicating a concern with passive surveillance and isolation (due to surrounding bushland and no overlooking residential properties). The land falls away at its perimeter south-eastwards. The site is floodlit to a recreational standard and remnant bushland surrounds the playing surface to the northeast, east and southwest.

Images	Commentary
	
Phil Renkin Recreation Centre and Adjacent Charnwood Reserve and Charnwood Skate Park	
  	Located to the east of Lisford Avenue in Two Rocks, the land is an established park and recreation centre. Within the Yanchep/Two Rocks area the development of Charnwood Park as a multi-purpose sporting venue and the provision of new facilities at Splendid Park (referenced below) is identified to support the growing population in

Images	Commentary
              	the area. The Phil Renkin Centre is a circular / octagonal building which provides access to a variety of community rooms, library and court hall. It is the main facility currently serving Two Rocks. Immediately adjacent to the recreation centre is a small children's play area. Internally the building has the appearance of ageing infrastructure with limited flexibility in the use of space. The design of the building renders a number of the external walls difficult to effectively use due to the curvature and angular nature of the internal space. The library is of a traditional branch style and operation which does not fully align to the current planning of library spaces as lifelong learning centres. While some practices are following modern book lending and use of IT, the limitations associated with the space do not permit its efficient and effective use for a variety of user groups (i.e. efficient and effective use of the open plan area for group readings, children's storey time, adult learning, wet areas, group meetings and periodicals. The library has an at-one-time capacity of 73 persons. The home support reception and associated services are limited by the design of the space and structural components which inhibit site lines and activity space. The indoor court space is located on the first floor and while accessible by lift, the activity space is limited by its octagonal design and retro-fitted toilet areas. The indoor sports stadium has a capacity of 126 spectators and 20 competitors. The building suffers from a lack of storage and building efficiency. Corridors are angular and circulation space excessive. The building also includes an arts and craft room which provides for up to 26 persons at any one time. The maximum occupation of the building is detailed as 399 persons. Charnwood Reserve provides an expanse of playing field space with a series of ageing infrastructure including: • A central changing facility

Images	Commentary
            	• Adjacent skate park with adjacent shelter and seats. The skate park has been patched up over time and provides limited youth activity space. • Rectangular playing pitch (soccer) with floodlighting. • Children's Play area with shade sail over (principally functioning for toddlers and young children) • Informal recreational area/parkland • Sculptures in the north-eastern corner • Netball/Basketball outdoor hard court with floodlighting and shade/seating adjacent • Water feature – unused at time of visit The expansive use of the park is compromised by mature trees centrally located which compromises the ability to develop a second oval on site.

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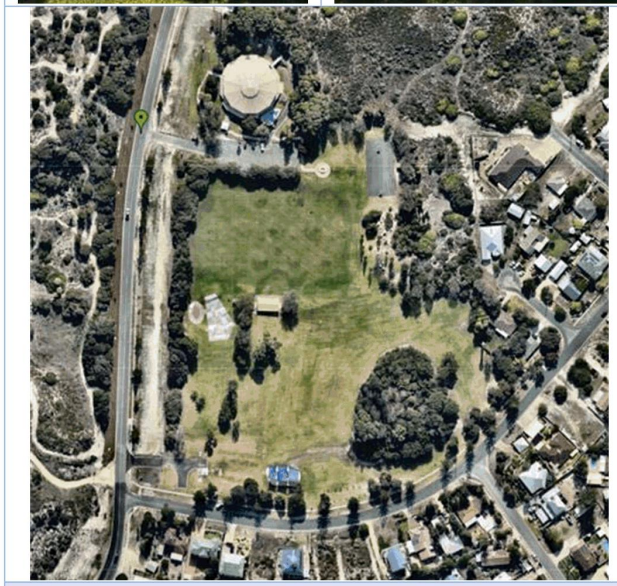
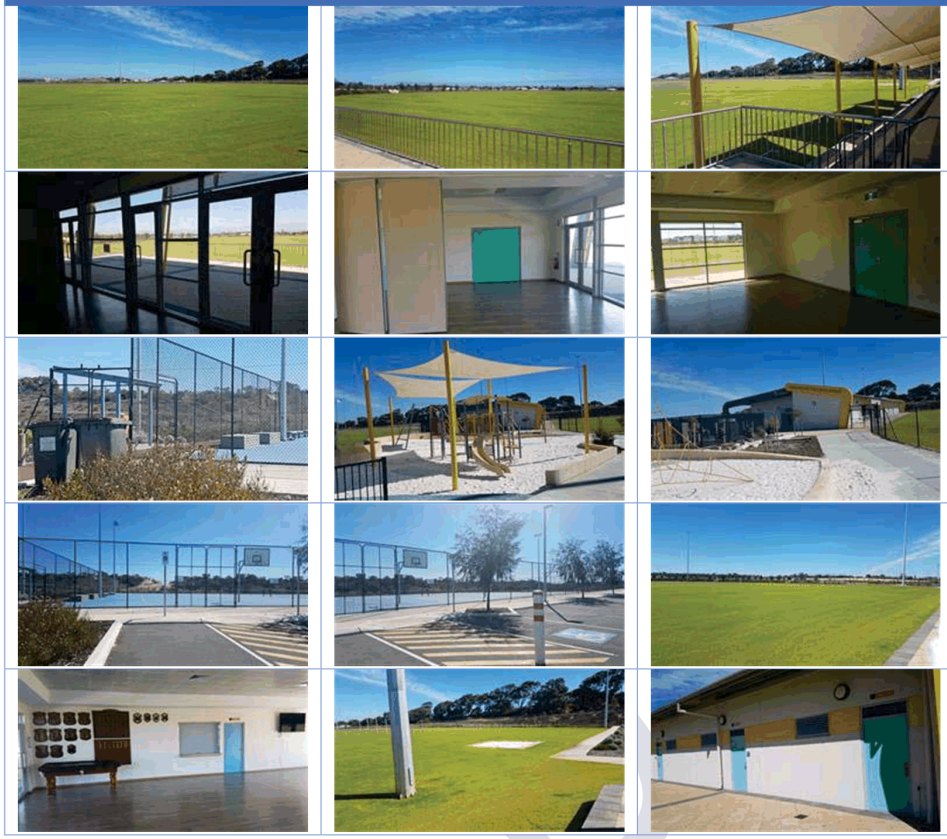
     	
Splendid Park (formerly Yanchep Active Open Space)	
  	Splendid Park in Yanchep is located to the north of Marmion Avenue where the road runs parallel to McClements Drive. It is a two-oval site which caters for a range of sporting activities including AFL to the south and football (soccer – 1 senior pitch, 2 junior and a small sided pitch). Two cricket nets lie in the north-eastern corner of the eastern

Images	Commentary
	most oval. Between the two ovals is a large clubhouse and function room facility which is modern and flexible in its design. Car parking and access to the facilities is obtained directly off Marmion Avenue which curtails to the north of site. To the northeast of the oval is a two court tennis and basketball/Netball Facility. At an estimated cost of $11,302,000, the project was completed in 2017 and officially opened on 24 March 2018. To the front of the main clubhouse building is a children's play area with shade sail over. The ovals are gated and surrounded by chain link fence. The clubhouse building incorporates areas for club memorabilia but is largely clean and has good views over both ovals. Spectator areas are also provided on either side of the pavilion with shade sail over. External access is maintained to all changing and storage facilities (storage cupboards are also provided internally within the changing room areas). Six changing rooms and five stores are provided, together with a first-aid room, umpires room and separate public toilet facilities with UAT. There are two available rooms – the multipurpose room (118 person capacity) and meeting room (27 person capacity) which can be combined. A kiosk is located between the multipurpose room and the block of changing facilities under a continuous roof.

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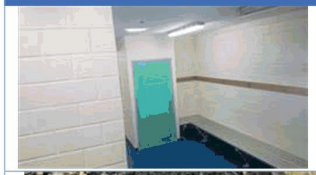
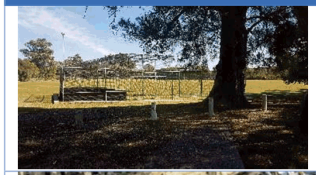
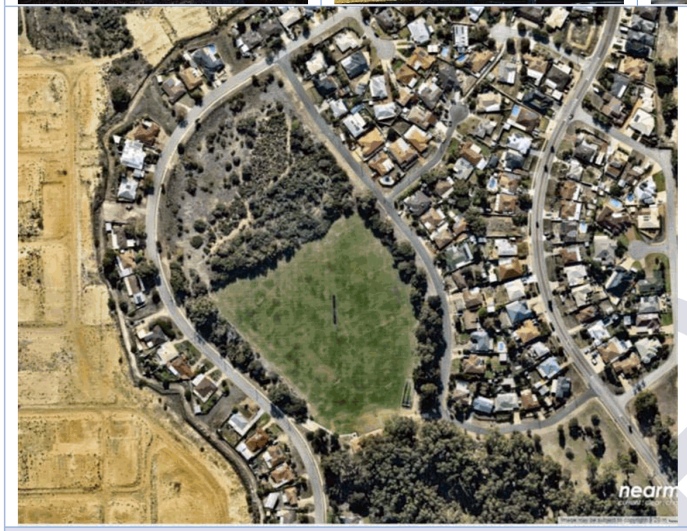
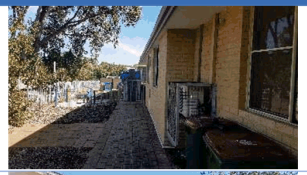
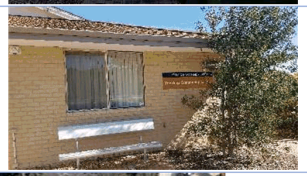
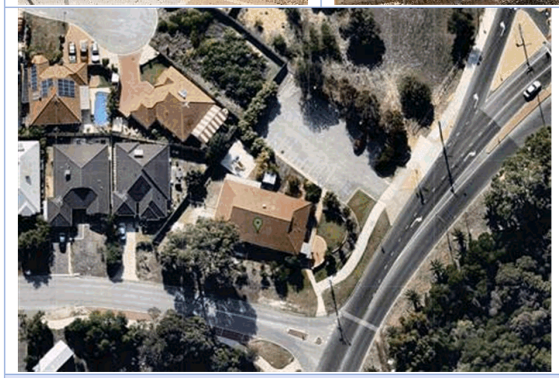
     	
St Andrews	
  	Located off St Andrews Drive, Yanchep, St Andrews Park includes one oval with adjacent pavilion to the south. A central cricket wicket is located between two football (soccer) pitches. To the south of the oval are two cricket nets. The site is surrounded by mature tree cover with remnant bushland to the north and south which limits its functionality

Images	Commentary
   	and capability. On the west of the site is Moorpark Avenue and it is also bounded by Sunningdale Road to the east. It is estimated that due to the current restrictions, the rectangular pitch provision is limited and principally would only function for 1.5 senior soccer pitches. It is within the control of DoE and likely to be built on within the longer term, but as yet, no clear direction has been provided.
Yanchep Community Centre	
  	Yanchep Community Centre is located at 7 Lagoon Drive at the corner of Primary Road and provides a traditional community centre and office space for local activities including playgroup, temporary book lending, group activities and drop in sessions (job, skills, family support).A small playground and car park lies to the north but the site

Images	Commentary
      	is effectively constrained by surrounding residential development. The building, whilst reasonably well maintained, is old and would not meet the needs of large community user groups. Whilst there is good shade around the perimeter of the building, the space is limited.
Yanchep SLSC	
  	A new surf life saving club in a prime location adjacent to Yanchep Lagoon. Located at Capricorn Esplanade, Yanchep. Principally a storage and service shed with changing facilities, toilets and basic club facilities. Old surf life saving club to the north needs to be re-purposed or demolished. Good linear park feature to the west of the car park

Images	Commentary
	with BBQ areas and casual recreational opportunities. Capacity exists to extend the facility upwards to provide a second storey community centre as the population expands. As a main beach node, the facility benefits from an extensive car park which runs parallel to the coast. Direct vehicular, boat access and disability access obtainable to the beach.

Commentary

Images

APPENDIX E: Benchmarking Assessment

Table 24 below highlights a variety of community facilities (based on PLA Community Infrastructure definitions and guidelines) across the City of Wanneroo. This provides an indicative assessment of the likely requirements for differing levels of community infrastructure provision, some of which may be provided by other service providers. This, in turn, should be balanced against the provision of existing infrastructure and the flexibility of that infrastructure to provide for the indicative use. This analysis provides part of the assessment process which informs the suburb-by-suburb breakdown. The relative provision of such infrastructure is reliant on a number of factors including quality, functionality, accessibility and demand associated with the City's particular demographic nuances. The numbers provided under each year highlight the extent of infrastructure which may be required to be provided within the City (where there is a population range, the low and high number of facility infrastructure requirements are identified). The commentary column provides the potential rationale for investment or alternative provision. This is merely an indication of need, based on population dynamics and should be used to inform the assessment process rather than dictate the level of infrastructure to be provided

Table 25: Community Infrastructure Components (Source: Community Facility Guidelines – PLA WA) and projected 5 yearly development projections

Descriptor: Community Infrastructure	PLA Guideline (Draft 2019 amendments)	NCGC Facility Projections						Indicative requirement/comment
		2016 20,517	2021 40,634	2026 61,145	2031 84,828	2036 110,454	2041 134,077	
Play Group	1:4,000	5	10	15	21	28	33	Such infrastructure could be combined within commercial centres and/or within educational institutions. Land allocation will be necessary as part of the planning process in the development of NCGC. It is, however, not considered to be a service priority of the City. The level of provision is unlikely to be less than that identified in five-year increments and will be subject to implementation by commercial providers. Play group activities will continue to demand access to community centres.
Outside School Hours Care	1:4,000-6:000	3-5	7-10	10-15	14-21	18-28	22-33	
Childcare Centre (Long Day Care)	1:4,000-6:000	3-5	7-10	10-15	14-21	18-28	22-33	
Occasional Care	1:12,000	2	3	5	7	9	11	These are often provided by small local operators and within residential properties to supplement gaps in the day care and OSH market.
Maternal and Child Health	1:30,000-50,000	1	1	1-2	1-2	2-3	3-4	This provision would normally be located within a community hub (small outreach offices and consulting

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Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
service								rooms) and in locations where direct access to services is compromised by lack of public transport and/or in areas of high socio-economic deprivation.
Multi Agency Service Centre	Integrate with a multi-purpose facility	1	1	1	1	1	1	This level of provision is necessary to provide a base for state/federal based agencies providing family support, financial/income support and access to services funded outside of local government (i.e. Medicare, Centrelink etc). Land allocation will be necessary as part of the planning process to ensure such services are available. It is, however, not considered to be a service priority of the City and is dependent on state government identifying the need. Space may, however, be required within the Yanchep City mixed use centre.
Multi-functional branch library	1:50,000 – 150,000 Regional (R) 1:20,000 – 50,000 District (D)	0 (R) 1 (D)	0-1 (R) 1-2 (D)	1 (R) 1-3 (D)	1 (R) 2-4 (D)	1-2 (R) 2-5 (D)	1-2 (R) 3-7 (D)	The level of provision to 2041 is excessive, given the current trends in library service provision which is moving towards on-line, virtual and e-book lending. The likelihood is that such provision will diminish and the focus for libraries will be as lifelong learning and family educational and service support. The current CFG population indicators are likely to be reviewed having regard to this changing approach where the likely demand would be for: • two regional level facilities in Alkimos by 2026 and Yanchep by 2036. • one district level facility in Eglinton by 2026 and a replacement district level facility in Two Rocks Town Centre by 2031. • 2 to 3 satellite learning centres combined with other service opportunities (community hubs) should be considered to service smaller communities.

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Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
Neighbourhood Community Centre	1:7,500	3	5	8	11	15	18	The level of stand-alone provision at a neighbourhood level is excessive, given the likely use and potential return on any investment. Neighbourhood facilities should be incorporated within sporting complexes, wherever possible, to maximise the use. 1:7,500 head of population would necessitate a maximum of 18 facilities at this level covering the full residential catchment of the NCGC. The full build out of the NCGC is, however, likely to need land allocated for a further nine, given the projected growth. The majority of these facilities will cater for neighbourhood/voluntary organisation group meetings and social activities.
District Community Centre	1:15,000-25,000	1	2-3	2-4	3-6	4-7	6-9	The main population centres ideally should have access to a dedicated multi-functional community centre/community hub providing for all ages. It is more critical to co-locate infrastructure and develop flexible community building space in a centralised location and within close proximity to public transport and retail centres. As with neighbourhood community centres, the focus should be on adequate size and functionality of district level provision. 6-9 facilities to service the broader needs of the City would not be unreasonable. The main consideration would be to potentially redevelop/replace existing infrastructure to be more flexible in serving a more diverse community use (i.e. Yanchep Community Centre and Phil Renkin Community Centre and Library).
Regional Public Open Space/Park	1:250,000	0	0	0	0	0	0-1	The surrounding state forests and associated infrastructure provides a high level of provision for the City. However, there will be a need for a regional

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Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
								sporting space (see below). It is consistent with the Classification Framework for Public Open Space 2012.
District Park	1:15,000 – 25,000 5-20ha up to 2km from facility or 5-minute drive	1	2-3	2-4	3-6	4-7	5-9	The current provision of district and neighbourhood parks is identified in the mapping process undertaken to identify the catchments, functionality and relative accessibility. It is evident from this analysis that the general level of provision of neighbourhood parks is reasonable in serving the current development front. There are, however, a number of identifiable gaps. District level infrastructure is limited to Yanchep and the imminent development in Butler. The provision of an additional three DOS facilities incorporating sports spaces (see below) will be required to meet the projected full build out of the NCGC. This should be supplemented with up to 15 Neighbourhood Park areas which provide a mixture of smaller satellite sporting spaces but predominantly passive and active areas for social connectivity and community gatherings. It is consistent with the Classification Framework for Public Open Space 2012.
Neighbourhood Park	1:5,000 1-5ha for population within 800m or 10 mins walk away	4	8	12	17	22	27	
Local Open Space	1:1,000. 0.4 - 1ha within 400m or 5-minute walk (local)	20	40	61	84	110	134	The Community Facilities Plan does not consider the provision of local open space. This is referenced within the City of Wanneroo Open Space Strategy. It is consistent with the Classification Framework for Public Open Space 2012.
Pocket Park	As per local needs	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	

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Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
Sports Space (to potentially incorporate sports identified with asterisks below)	1:4,000 5,000	4-5	8-10	12-15	17-21	22-28	27-33	This could be combined with neighbourhood, district or regional park provision (as referenced above). The provision of one district level active recreational space at Yanchep addressed the short to medium term requirements in that locale. Halesworth Park similarly will offset an immediate need in Alkimos, although this has to service a catchment which is well established in Butler and Jindalee. An alternative participation analysis has been undertaken for the oval and rectangular pitch space. The full build out of the NCGC will, however, necessitate the allocation of a minimum of 33 sports spaces to service the ongoing needs of pitch sports.
AFL ovals*	1:6,000 to 1:8,000 with at least one oval being capable for supporting a senior football game (AFL strategic plan standard)	2-3	5-7	8-10	11-14	14-18	17-22	See alternative participation analysis.
Rugby Union/League*	Area/location specific	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	See alternative participation analysis.
Diamond pitch sports*	1: 10,000 – 1:14,000	1-2	3-4	4-6	6-8	8-11	9-13	See alternative participation analysis.
Soccer pitches*	1:3,000 to 4,000 depending on demographics	5-7	10-14	15-20	21-28	28-37	33-45	See alternative participation analysis.

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Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
Cricket ovals*	1:5,000 – 1:8,000	3-4	5-8	8-12	11-17	14-22	17-27	See alternative participation analysis.
Athletics (grass and synthetic)*	Need to justify development based on need and a viable business case. Regional Level (synthetic).	0	0	0	0	0	0	The provision of a synthetic athletics track is unlikely to be justified based on current planning which indicates a track in the northern suburbs (State Athletics Centre) and southern suburbs (currently Ern Clark Reserve) fulfilling the needs of Metropolitan Perth. The State Sporting Infrastructure Plan indicates a robust business case would be necessary to justify any investment of this nature. Grass athletics provision can overlay existing infrastructure and be potentially combined with school.
Hockey pitches (grass and synthetic – water, sand based and alternatives)*	Need to justify development based on need and a viable business case. Grass provision to be area/location specific.	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Current Hockey WA facility strategy specifies a turf is required to service 1:75,000 head of population. This is likely to be reviewed within the next 12 months. The population driven justification is recognised as being inappropriate as the need for a synthetic turf is invariably justified by club membership, rather than local population growth, as members will travel 20km to a turf. As a sport, participation rate growth is limited and based on current club capacity. In the northern suburbs the recent development of a turf at Warwick and provision at Arena Joondalup will offset further turf needs currently. It will be necessary to allocate a minimum three grass court provision within the Regional Open Space (active sports space) to cater for potential demand. The State Sporting Infrastructure Plan indicates a robust business case would be necessary to justify investment in synthetic turf provision.
Indoor Sport and	1:50,000 –	0	1	1	1-2	2	2-3	School provision within the NCGC could potentially

Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
Recreation Centre (generic)	100,000							cater for additional need for neighbourhood indoor/outdoor wet and dry infrastructure. There is, however, a recognised shortfall in court space and accessibility in the NCGC and surrounding area Space for district level infrastructure ideally should be made available through the current planning processes. 1-2 district level combined aquatic and court facilities may be needed to accommodate a full build out of the area (2041 and beyond).
Regional Sports Facility (including aquatics)	1:250,000 (6/7 court facility, gym, aerobics, community meeting rooms, could be combined with aquatic infrastructure)	0	0	0	0	0-1	0-1	Needs to be considered as part of the regional aquatic facility which ideally should be located with regional playing fields to minimise management and operational costs and within close proximity to Activity Centres. This will be required from 2036 onwards. It is likely that a regional level facility will be required by 2036,
Play Spaces	1:50,000 Regional 1:8,000 to 10,000 District 1:2000 Neighbourhood	0 (R) 2-3 (D) 10 (N)	1 (R) 4-5 (D) 20 (N)	1 (R) 6-8 (D) 30 (N)	1-2 (R) 8-11 (D) 44 (N)	2 (R) 11-14 (D) 55 (N)	2 (R) 13-17 (D) 67 (N)	Should be integrated within a play space strategy and strategically located within walkable catchments to meet requirements of all ages.
Specialty Park – all abilities sensory park	1:25,000-50,000 – Regional facility 1:10,000 – 25,000 – District facility	0-1 (R) 1-2 (D) 2-4 (N)	1-2 (R) 2-4 (D) 4-8 (N)	1-3 (R) 2-6 (D) 6-12 (N)	2-3 (R) 3-8 (D) 8-17 (N)	2-4 (R) 4-11 (D) 11-22 (N)	3-5 (R) 5-13 (D) 13-27 (N)	Needs to relate to specific local circumstances.

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Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
	1:5,000-10,000 – Neighbourhood facility							
Skate Park	1:25,000-50,000 – Regional facility 1:10,000 – 25,000 – District facility 1:5,000-10,000 – Neighbourhood facility	0-1 (R) 1-2 (D) 2-4 (N)	1-2 (R) 2-4 (D) 4-8 (N)	1-3 (R) 2-6 (D) 6-12 (N)	2-3 (R) 3-8 (D) 8-17 (N)	2-4 (R) 4-11 (D) 11-22 (N)	3-5 (R) 5-13 (D) 13-27 (N)	Due to the youthful demographic across all suburbs, the justification for additional infrastructure and enhancement of provision needs to be considered, with alignment to neighbourhood and district POS. Core focal point will be the southern portion of the NCGC to 2031 and northern portion within Yanchep and Two Rocks from 2031 onwards. Guidance should be provided from an additional consultation process to establish need and the design of infrastructure to reflect youth within a specific given catchment. At a regional level the infrastructure should include a range of street furniture and bowl for multi-age and abilities with hang out shelters, water, cycle parking and good dual use path links. Integration with other wheeled sports and youth centres should also be considered.
BMX dirt track facility	1:5,000 – 10,0000 – Neighbourhood level facility	2-4	4-8	6-12	8- 17	11-22	13-27	The development of BMX dirt infrastructure ideally should be co-located with skate park infrastructure within a contained wheeled sport precinct and within a multi-functional neighbourhood open space. Guidance should be provided from an additional consultation process to establish need and the design of infrastructure to reflect youth within a specific given catchment.
BMX facility (formal bitumen track)	1: 150,000 to 200,000 – Regional	0	0	0	0-1	0-1	0-1	The redevelopment and relocation of Wanneroo BMX Club will likely satisfy the demand for BMX infrastructure to 2036. Currently across Metropolitan Perth, sufficient BMX infrastructure exists to accommodate growth to 2041 without the need for

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Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
								additional provision. The key consideration is the modernisation and improvement of existing facilities to meet UCI standards.
Aerobics/Fitness/ Gym (Local Government)	To be developed as an integral part of a district or regional leisure facility.	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	This would be incorporated in a Regional Leisure Centre (including aquatics) and within various community facilities based on local need. This would also be provided by the commercial sector where the demand is expressed.
Multi-use synthetic surfaces	Area/location specific.	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	The provision of multi-use synthetic or tarmacadam surface can provide opportunities for youth hang outs and gathering areas (including shade sails or formal shelters). The development of such surfaces can offset the need for excessive indoor space and the need for dedicated court space for one activity (i.e. tennis or basketball). These will be based on local need and incorporated within neighbourhood and district open space. Consideration should be given to: • Multi-use synthetic surfaces for multiple sporting activities. • Multi-use games areas (MUGA). The provision of hard surfaces for a variety of sporting uses. • Sports specific synthetic turf pitches.
Netball Courts	1:3,000 – 4,000 (outdoor) for training purposes. 10-12 outdoor courts minimum for an association	5-7	10-14	15-20	21-28	28-37	33-45	This does not include multi-use court provision. Traditionally access to school provision is provided to offset significant additional court costs. See alternative participation analysis.

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Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
Basketball courts (indoor and outdoor)	1:3,000 – 4,000(outdoor) 4 plus indoor courts – Regional/Sub-regional	5-7	10-14	15-20	21-28	28-37	33-45	School provision ideally should be accessed through shared use agreements to offset excessive expenditure on court space. A district/sub-regional centre should be identified as 4-8 indoor courts. See alternative participation analysis.
Outdoor Beach Volleyball	Commercial market forces will dictate the provision	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Generally provided as part of a multi-functional district or regional leisure centre. Alternative provision would be subject to the attractiveness to the commercial market.
Indoor Volleyball	To be integrated with Basketball / Netball centres.	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Ideally should be incorporated on a leisure centre site as part of the use of indoor court provision, shared with netball and basketball. The option exists to attract commercial beach volleyball to main mixed use development areas.
Lawn Bowls	1:25,000 to 50,000 – District	1	1-2	1-3	2-3	2-4	3-5	There will be demand for up to two bowls clubs within the NCGC which could facilitate the growth and development of the sport beyond 2041. Current population parameters indicate that while there will be an ageing population, it will still be relatively young. The over-provision of bowls facilities within Metropolitan Perth has resulted in a significant issue in relation to their financial viability. The current over-provision has resulted in a focus on income generation through function areas and limited sporting activity. One bowls club within Alkimos and Eglinton could be justified by 2026 with a second around Yanchep and Two Rocks from 2036 onwards. This however could be developed and provided by a commercial entity (club) and not necessarily the responsibility of the City, other than to facilitate the development.

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Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
Squash	Area Specific	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	If a need is justified, it will be incorporated within a multi-functional leisure centre and/or provided by commercial racquet centre providers. Not currently identified as a specific requirement.
Tennis (multi surface courts and grass)	8 court club facility minimum for a population of 1:15,000 – 1:30,000	1 club	1-2 clubs	2-4 clubs	3-6 clubs	4-7 clubs	4-9 clubs	The current level of provision across metropolitan Perth is excessive, particularly in the provision of grass court and small tennis court infrastructure. The demand for 72 courts (9 clubs) appears excessive and could be consolidated into two district/large community facilities in accordance with Tennis Australia Guidelines and up to four smaller club venues of eight courts each. This would provide the capacity for club growth and development. Alternative tennis infrastructure could be accommodated on multi-marked, multi-use games areas.
Golf Course	Provision should be determined on the basis of commercial viability / demand	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Existing course infrastructure exists within Two Rocks and is not a priority for local government investment. Should a need be expressed, this would be facilitated by a commercial operator. No additional local government provision is justified.
Cycling facility	Integrated with tracks and trails	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Potential opportunity to explore pump tracks as a mechanism to offset need for large formalised circuits and extensive infrastructure. The City has previously considered the development of a criterium circuit and potential opportunities exist to facilitate such a development within a Regional Active Reserve.
Trails (walking, cycling, and bridlepaths)	No established Australian standard	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Existing provision. Need to ensure connectivity between estates and continuous access to activity spaces to encourage health and wellbeing

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Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
								opportunities.
Youth Centre/Youth Space	1:20,000-30,000 – District level	1	1-2	2-3	3-4	4-6	4-7	The level of infrastructure would be reasonable and would require the integration of activities within new integrated community hubs/lifelong learning centres and BMX / skate parks. Service delivery will take place where the youth are using indoor and/or outdoor facilities.
Plaza/Outdoor Youth Space	Area/location specific	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	
Community and Performing Arts	1:150,000 – 250,000 – Regional level facility 1:50,000-150,000 – District level facility	0 (R) 0 (D)	0 (R) 0 (D)	0 (R) 1 (D)	0-1 (R) 1 (D)	0-1 (R) 2 (D)	1 (R) 2-3 (D)	Ideally such provision should be accommodated within a public or private school and subject to a shared use agreement. The level of provision detailed to 2041 would be reasonable to service the needs of the community subject to those agreements being in place. Any development should be supported by a well-researched business case.
Seniors Centre	seniors centres are not supported by PLAWA other than as part of a multi-functional community centre.	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Requires further detailed analysis of functionality and accessibility of existing infrastructure. Ideally seniors' centres should not be stand alone but integrated within a larger multi-functional community facility. This plan is not recommending separate seniors' provision.
Amphitheatres	Integrated within a District Park	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Capability for event infrastructure should be incorporated within District and Regional Open Space. Small amphitheatre areas combined with skate parks and social gathering/meeting places are likely to be in demand within all estates. Supporting infrastructure would merely be access to power and effective water servicing.

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Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
Outdoor Meeting Place	Integrated within a District Centre	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	To be integrated with community centre development (neighbourhood or district) and combined with amphitheatres where the need is proven.
Arts and Cultural Centre	50,000 to 150,000 Integrated within a District Centre	0	0	1	1	1	1	This provision should be part of the Yanchep City Centre development and will be required post 2036. Smaller arts and cultural spaces should be incorporated within multi-functional community buildings where space is generic in function.
Aged Day Care	Local Need and provision by other service providers.	0-1	1	1-2	2-3	3-4	3-4	Will be the responsibility of not-for-profit service providers who have the capability to incorporate within broader aged care infrastructure and capacity to attract federal government funding for bed space.

Key:

(R): Regional

(D): District

(N): Neighbourhood

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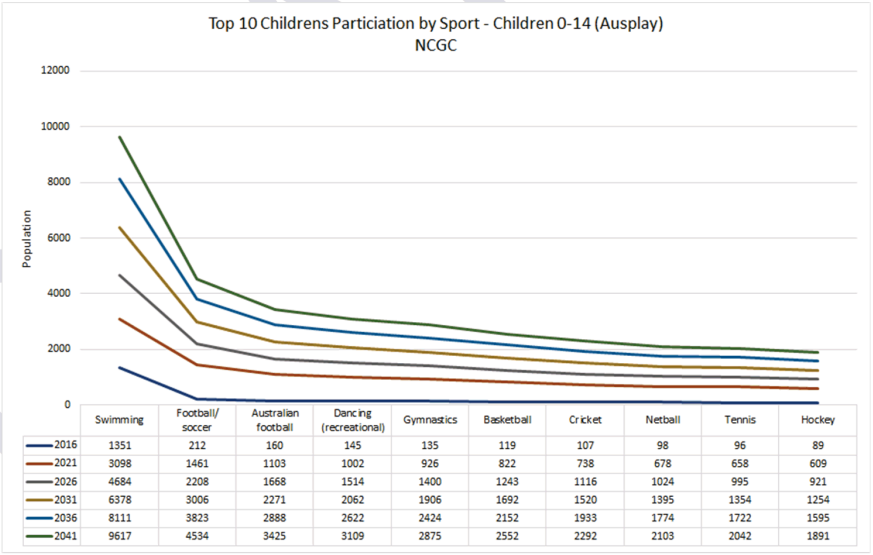
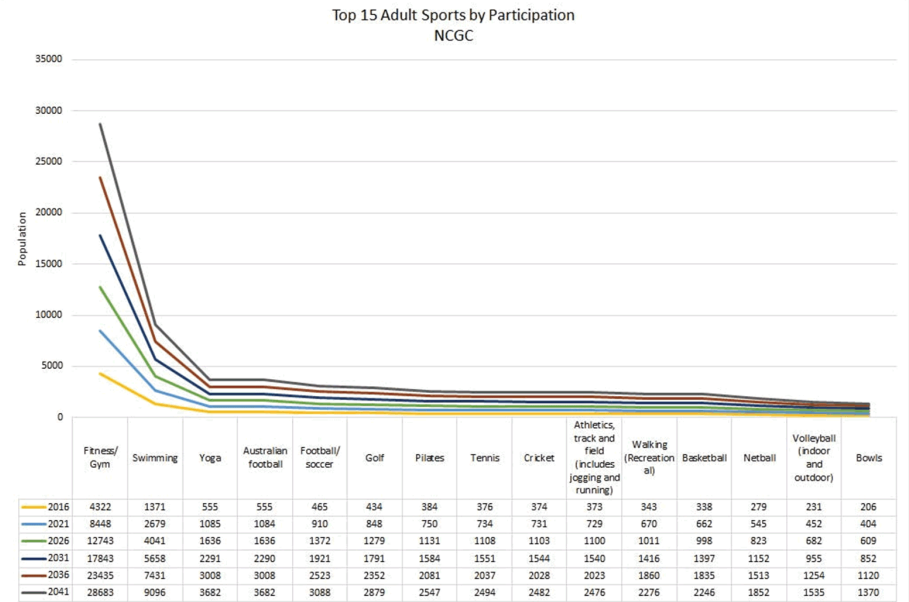
APPENDIX F: Sporting Needs and Active Reserve Needs

The analysis below identifies (from a NCGC perspective and then suburb-by-suburb basis) the projected sport and recreation facility usage (projections based on the latest AusPlay data produced for WA – April 2019). This is included to support the recommendations in the NCGCCFP report and in particular related to DCP potential contributions.

Suburb/Area	Needs identified
	The following figures identify the current participation levels across a range of facility infrastructure components with particular reference to sport and recreational activities. Each section comprises four figures related to: • Top 10 Children's Sports by Participation • Top 15 Adult Sports by Participation • Club Based Participation – By Venue • Adult Participation – By Most Popular Activities These are provided across the Northern Coastal Growth Corridor and on a suburb-by-suburb basis. The outputs of this research provides an indication of the level of sporting and recreation infrastructure which will be required to service each suburb of the NCGC and is to inform the overall community facility assessment process in relation to the high participation sport and recreational uses and in particular related to venues where such infrastructure is supplied.
Northern Coastal Growth Corridor Combined	*Figure 60: Top 10 Children's Sports by Participation - NCGC*  *Figure 61: Top 15 Adult Sports by Participation: NCGC*

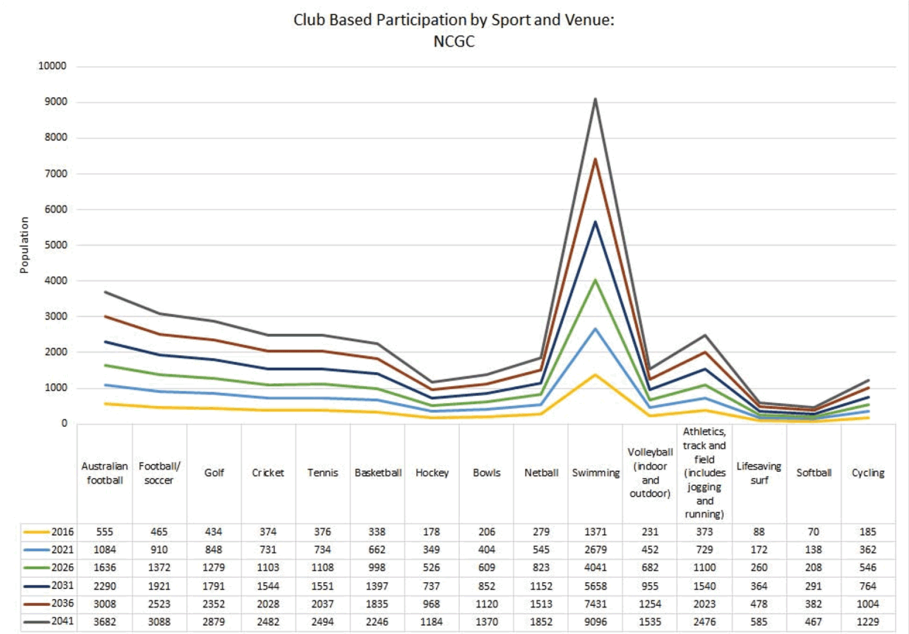
	Swimming	Football/ soccer	Australian football	Dancing (recreational)	Gymnastics	Basketball	Cricket	Netball	Tennis	Hockey
2016	1351	212	160	145	135	119	107	98	96	89
2021	3098	1461	1103	1002	926	822	738	678	658	609
2026	4684	2208	1668	1514	1400	1243	1116	1024	995	921
2031	6378	3006	2271	2062	1906	1692	1520	1395	1354	1254
2036	8111	3823	2888	2622	2424	2152	1933	1774	1722	1595
2041	9617	4534	3425	3109	2875	2552	2292	2103	2042	1891

Suburb/Area	Needs identified



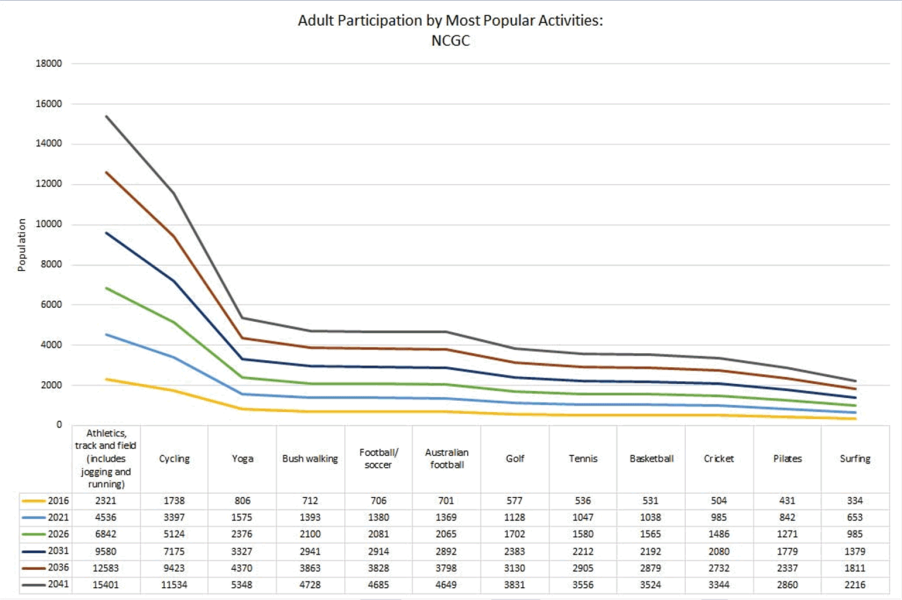
	Fitness/ Gym	Swimming	Yoga	Australian football	Football/ soccer	Golf	Pilates	Tennis	Cricket	Athletics, track and field (includes jogging and running)	Walking (Recreational)	Basketball	Netball	Volleyball (indoor and outdoor)	Bowls
2016	4322	1371	555	555	465	434	384	376	374	373	343	338	279	231	206
2021	8448	2679	1085	1084	910	848	750	734	731	729	670	662	545	452	404
2026	12743	4041	1636	1636	1372	1279	1131	1108	1103	1100	1011	998	823	682	609
2031	17843	5658	2291	2290	1921	1791	1584	1551	1544	1540	1416	1397	1152	955	852
2036	23435	7431	3008	3008	2523	2352	2081	2037	2028	2023	1860	1835	1513	1254	1120
2041	28683	9096	3682	3682	3088	2879	2547	2494	2482	2476	2276	2246	1852	1535	1370

Figure 62: : Club Based Participation – By Venue: NCGC



	Australian football	Football/ soccer	Golf	Cricket	Tennis	Basketball	Hockey	Bowls	Netball	Swimming	Volleyball (indoor and outdoor)	Athletics, track and field (includes jogging and running)	Lifesaving surf	Softball	Cycling
2016	555	465	434	374	376	338	178	206	279	1371	231	373	88	70	185
2021	1084	910	848	731	734	662	349	404	545	2679	452	729	172	138	362
2026	1636	1372	1279	1103	1108	998	526	609	823	4041	682	1100	260	208	546
2031	2290	1921	1791	1544	1551	1397	737	852	1152	5658	955	1540	364	291	764
2036	3008	2523	2352	2028	2037	1835	968	1120	1513	7431	1254	2023	478	382	1004
2041	3682	3088	2879	2482	2494	2246	1184	1370	1852	9096	1535	2476	585	467	1229

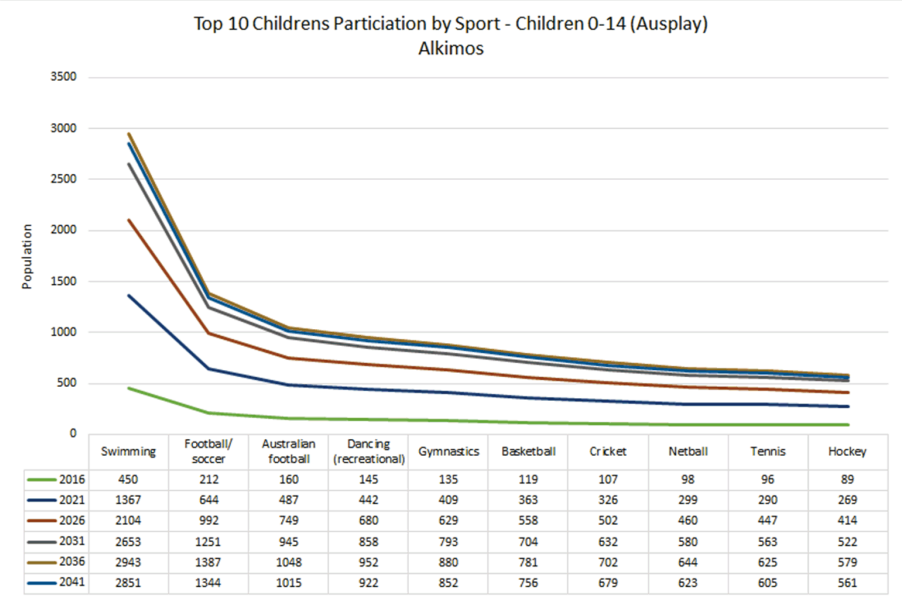
Figure 63: Adult Participation – By Most Popular Activities - NCGC

Suburb/Area	Needs identified
	

	Athletics, track and field (includes jogging and running)	Cycling	Yoga	Bush walking	Football/ soccer	Australian football	Golf	Tennis	Basketball	Cricket	Pilates	Surfing
2016	2321	1738	806	712	706	701	577	536	531	504	431	334
2021	4536	3397	1575	1393	1380	1369	1128	1047	1038	985	842	653
2026	6842	5124	2376	2100	2081	2065	1702	1580	1565	1486	1271	985
2031	9580	7175	3327	2941	2914	2892	2383	2212	2192	2080	1779	1379
2036	12583	9423	4370	3863	3828	3798	3130	2905	2879	2732	2337	1811
2041	15401	11534	5348	4728	4685	4649	3831	3556	3524	3344	2860	2216

Alkimos

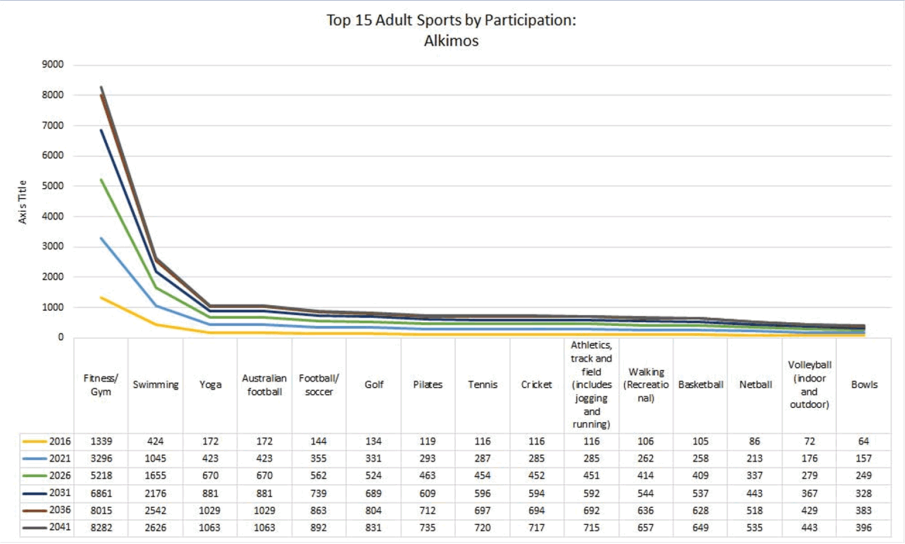
Figure 64: Top 10 Children's Sports by Participation - Alkimos



	Swimming	Football/ soccer	Australian football	Dancing (recreational)	Gymnastics	Basketball	Cricket	Netball	Tennis	Hockey
2016	450	212	160	145	135	119	107	98	96	89
2021	1367	644	487	442	409	363	326	299	290	269
2026	2104	992	749	680	629	558	502	460	447	414
2031	2653	1251	945	858	793	704	632	580	563	522
2036	2943	1387	1048	952	880	781	702	644	625	579
2041	2851	1344	1015	922	852	756	679	623	605	561

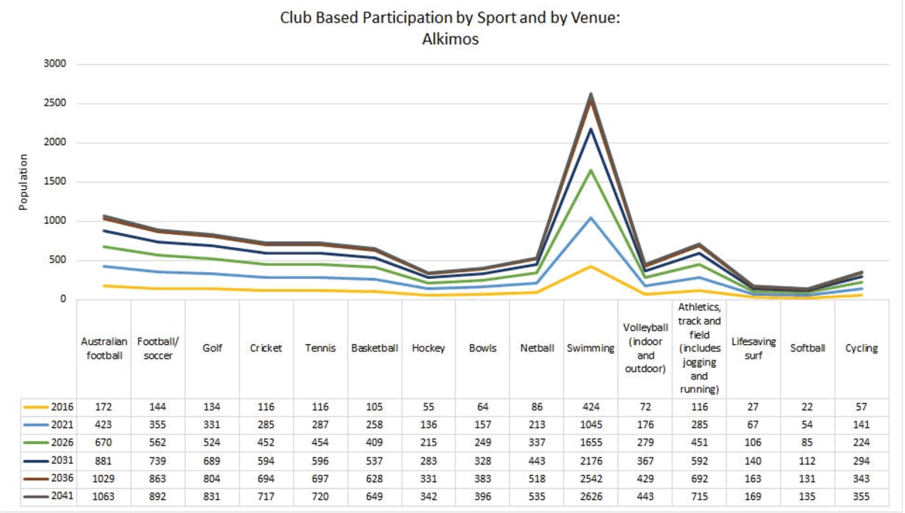
Figure 65: Top 15 Adult Sports by Participation: Alkimos

Suburb/Area	Needs identified



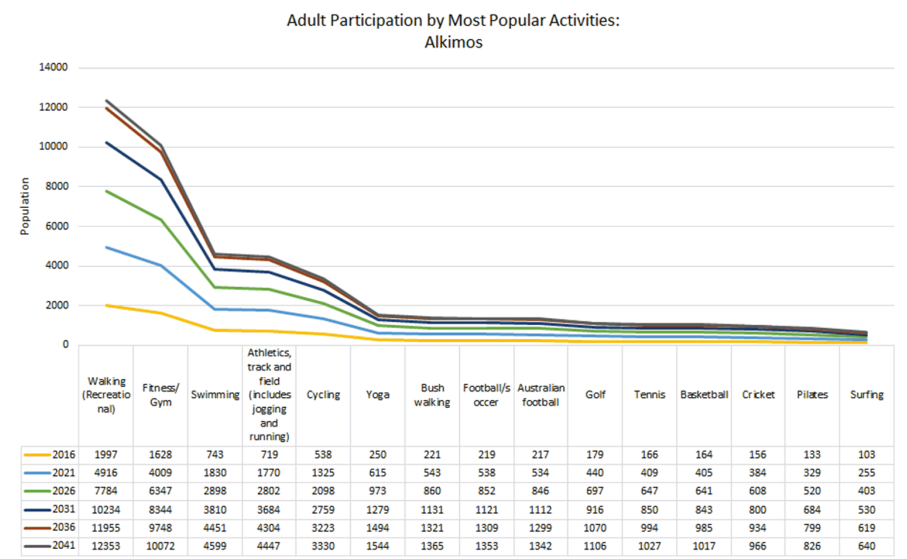
	Fitness/ Gym	Swimming	Yoga	Australian football	Football/ soccer	Golf	Pilates	Tennis	Cricket	Athletics, track and field (includes jogging and running)	Walking (Recreational)	Basketball	Netball	Volleyball (indoor and outdoor)	Bowls
2016	1339	424	172	172	144	134	119	116	116	116	106	105	86	72	64
2021	3296	1045	423	423	355	331	293	287	285	285	262	258	213	176	157
2026	5218	1655	670	670	562	524	463	454	452	451	414	409	337	279	249
2031	6861	2176	881	881	739	689	609	596	594	592	544	537	443	367	328
2036	8015	2542	1029	1029	863	804	712	697	694	692	636	628	518	429	383
2041	8282	2626	1063	1063	892	831	735	720	717	715	657	649	535	443	396

Figure 66: Club Based Participation – By Venue: Alkimos



	Australian football	Football/ soccer	Golf	Cricket	Tennis	Basketball	Hockey	Bowls	Netball	Swimming	Volleyball (indoor and outdoor)	Athletics, track and field (includes jogging and running)	Lifesaving surf	Softball	Cycling
2016	172	144	134	116	116	105	55	64	86	424	72	116	27	22	57
2021	423	355	331	285	287	258	136	157	213	1045	176	285	67	54	141
2026	670	562	524	452	454	409	215	249	337	1655	279	451	106	85	224
2031	881	739	689	594	596	537	283	328	443	2176	367	592	140	112	294
2036	1029	863	804	694	697	628	331	383	518	2542	429	692	163	131	343
2041	1063	892	831	717	720	649	342	396	535	2626	443	715	169	135	355

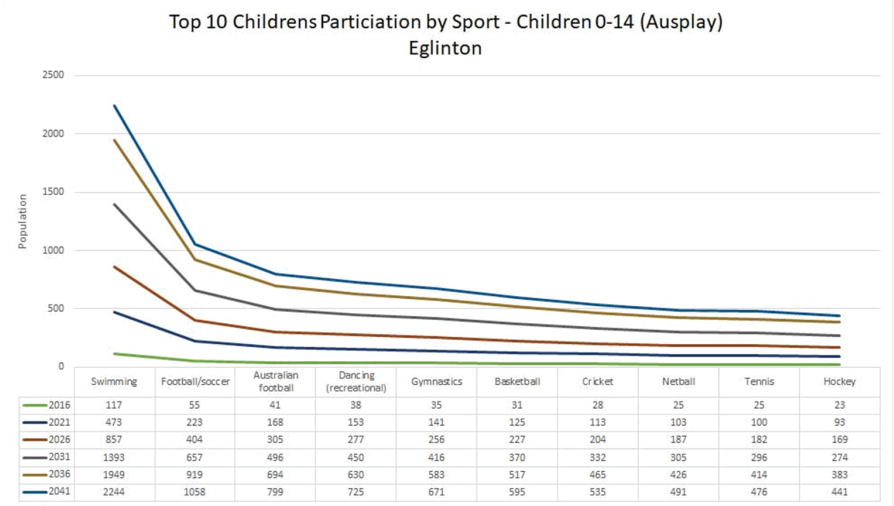
Suburb/Area	Needs identified
	Figure 67: Adult Participation – By Most Popular Activities - Alkimos



	Walking (Recreational)	Fitness/ Gym	Swimming	Athletics, track and field (includes jogging and running)	Cycling	Yoga	Bush walking	Football/soccer	Australian football	Golf	Tennis	Basketball	Cricket	Pilates	Surfing
2016	1997	1628	743	719	538	250	221	219	217	179	166	164	156	133	103
2021	4916	4009	1830	1770	1325	615	543	538	534	440	409	405	384	329	255
2026	7784	6347	2898	2802	2098	973	860	852	846	697	647	641	608	520	403
2031	10234	8344	3810	3684	2759	1279	1131	1121	1112	916	850	843	800	684	530
2036	11955	9748	4451	4304	3223	1494	1321	1309	1299	1070	994	985	934	799	619
2041	12353	10072	4599	4447	3330	1544	1365	1353	1342	1106	1027	1017	966	826	640

Eglinton

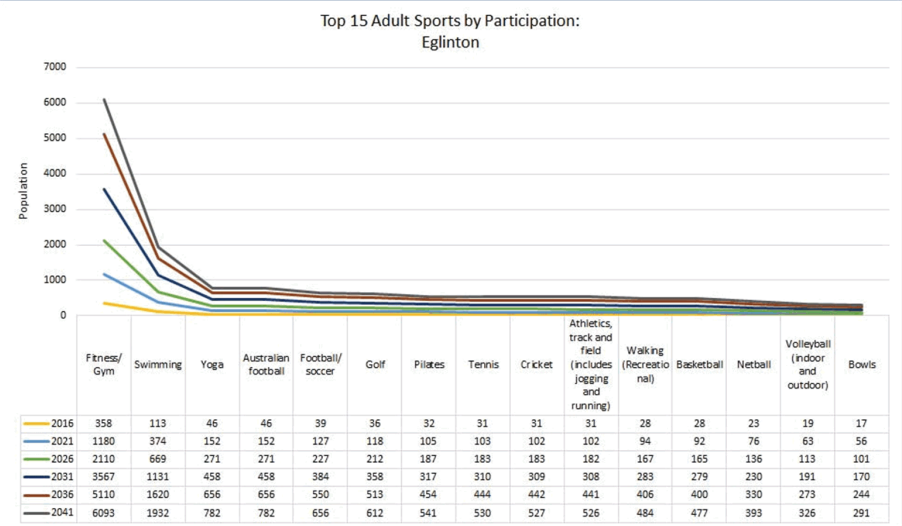
Figure 68: Top 10 Children's Sports by Participation - Eglinton



	Swimming	Football/soccer	Australian football	Dancing (recreational)	Gymnastics	Basketball	Cricket	Netball	Tennis	Hockey
2016	117	55	41	38	35	31	28	25	25	23
2021	473	223	168	153	141	125	113	103	100	93
2026	857	404	305	277	256	227	204	187	182	169
2031	1393	657	496	450	416	370	332	305	296	274
2036	1949	919	694	630	583	517	465	426	414	383
2041	2244	1058	799	725	671	595	535	491	476	441

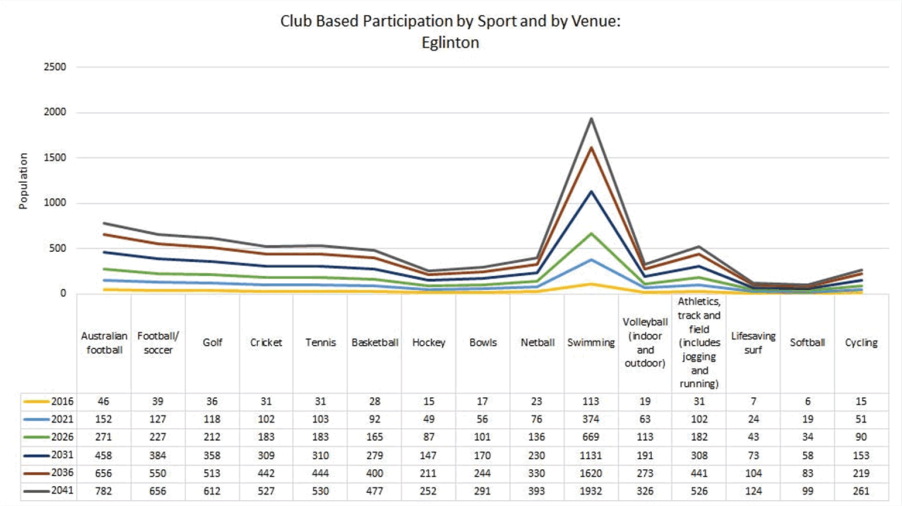
Figure 69: Top 15 Adult Sports by Participation: Eglinton

Suburb/Area	Needs identified



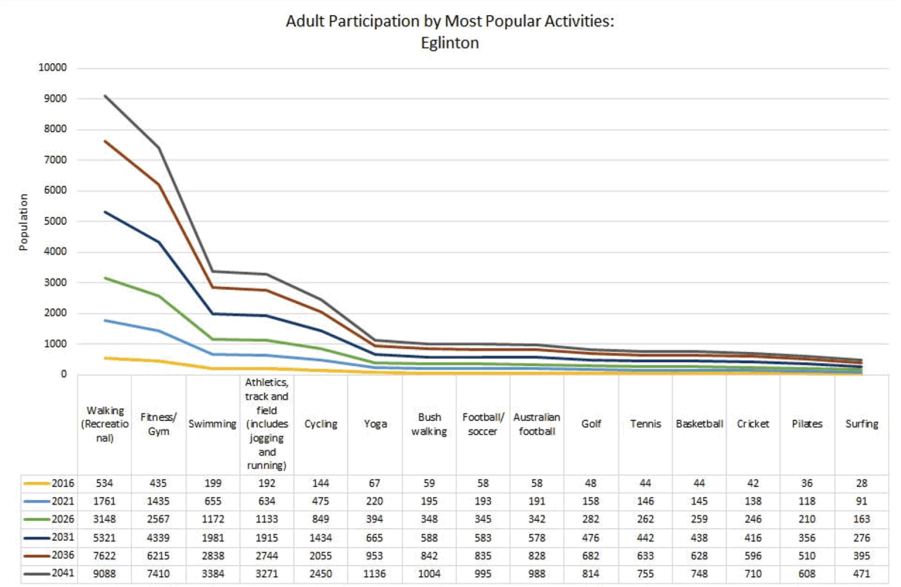
	Fitness/ Gym	Swimming	Yoga	Australian football	Football/ soccer	Golf	Pilates	Tennis	Cricket	Athletics, track and field (includes jogging and running)	Walking (Recreational)	Basketball	Netball	Volleyball (indoor and outdoor)	Bowls
2016	358	113	46	46	39	36	32	31	31	31	28	28	23	19	17
2021	1180	374	152	152	127	118	105	103	102	102	94	92	76	63	56
2026	2110	669	271	271	227	212	187	183	183	182	167	165	136	113	101
2031	3567	1131	458	458	384	358	317	310	309	308	283	279	230	191	170
2036	5110	1620	656	656	550	513	454	444	442	441	406	400	330	273	244
2041	6093	1932	782	782	656	612	541	530	527	526	484	477	393	326	291

Figure 70: Club Based Participation – By Venue: Eglinton



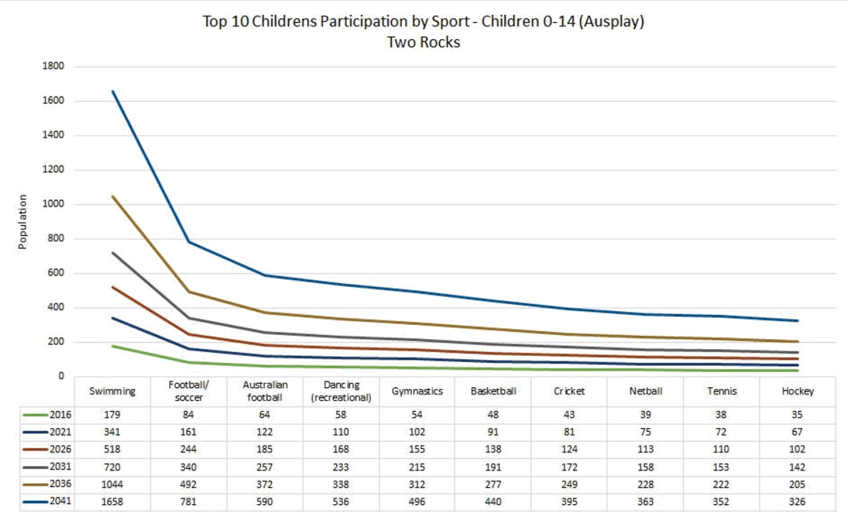
	Australian football	Football/ soccer	Golf	Cricket	Tennis	Basketball	Hockey	Bowls	Netball	Swimming	Volleyball (indoor and outdoor)	Athletics, track and field (includes jogging and running)	Lifesaving surf	Softball	Cycling
2016	46	39	36	31	31	28	15	17	23	113	19	31	7	6	15
2021	152	127	118	102	103	92	49	56	76	374	63	102	24	19	51
2026	271	227	212	183	183	165	87	101	136	669	113	182	43	34	90
2031	458	384	358	309	310	279	147	170	230	1131	191	308	73	58	153
2036	656	550	513	442	444	400	211	244	330	1620	273	441	104	83	219
2041	782	656	612	527	530	477	252	291	393	1932	326	526	124	99	261

Suburb/Area	Needs identified
	Figure 71: Adult Participation – By Most Popular Activities - Eglinton



	Walking (Recreational)	Fitness/ Gym	Swimming	Athletics, track and field (includes jogging and running)	Cycling	Yoga	Bush walking	Football/ soccer	Australian football	Golf	Tennis	Basketball	Cricket	Pilates	Surfing
2016	534	435	199	192	144	67	59	58	58	48	44	44	42	36	28
2021	1761	1435	655	634	475	220	195	193	191	158	146	145	138	118	91
2026	3148	2567	1172	1133	849	394	348	345	342	282	262	259	246	210	163
2031	5321	4339	1981	1915	1434	665	588	583	578	476	442	438	416	356	276
2036	7622	6215	2838	2744	2055	953	842	835	828	682	633	628	596	510	395
2041	9088	7410	3384	3271	2450	1136	1004	995	988	814	755	748	710	608	471

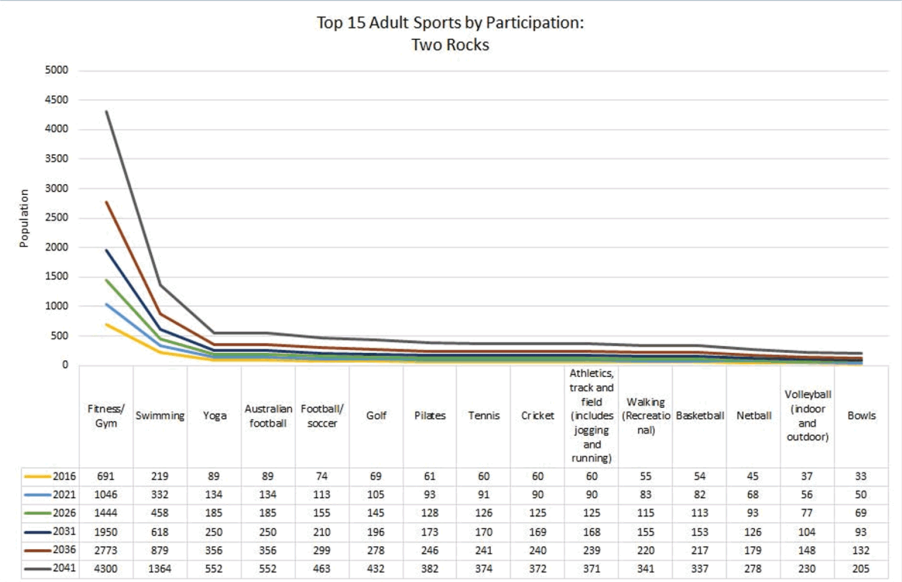
Two Rocks	*Figure 72: Top 10 Children's Sports by Participation – Two Rocks*



	Swimming	Football/ soccer	Australian football	Dancing (recreational)	Gymnastics	Basketball	Cricket	Netball	Tennis	Hockey
2016	179	84	64	58	54	48	43	39	38	35
2021	341	161	122	110	102	91	81	75	72	67
2026	518	244	185	168	155	138	124	113	110	102
2031	720	340	257	233	215	191	172	158	153	142
2036	1044	492	372	338	312	277	249	228	222	205
2041	1658	781	590	536	496	440	395	363	352	326

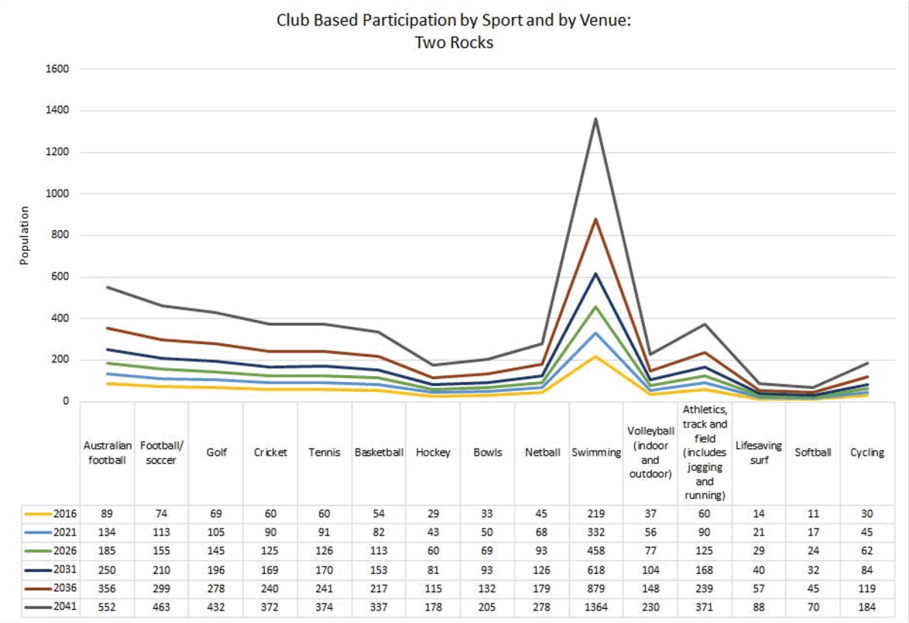
Figure 73: Top 15 Adult Sports by Participation: Two Rocks

Suburb/Area	Needs identified



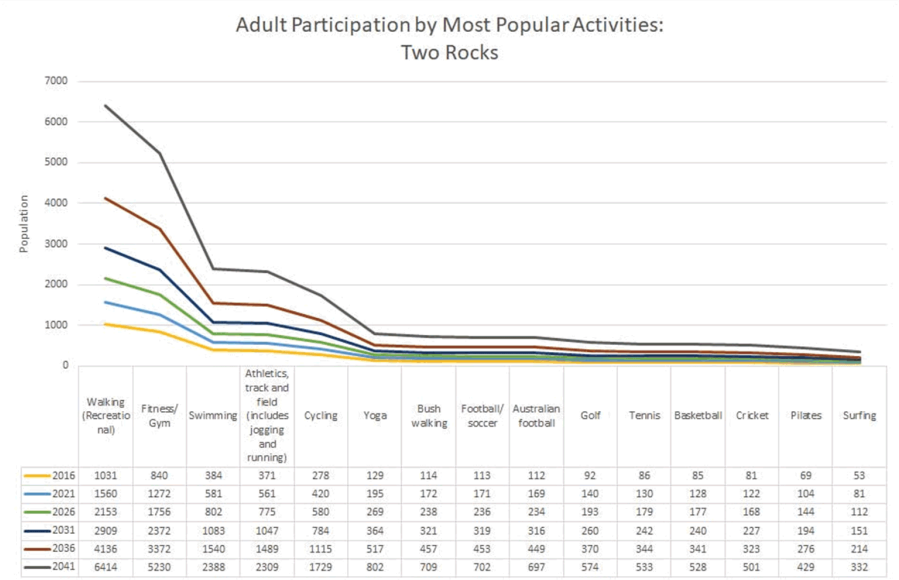
	Fitness/ Gym	Swimming	Yoga	Australian football	Football/ soccer	Golf	Pilates	Tennis	Cricket	Athletics, track and field (includes jogging and running)	Walking (Recreational)	Basketball	Netball	Volleyball (indoor and outdoor)	Bowls
2016	691	219	89	89	74	69	61	60	60	60	55	54	45	37	33
2021	1046	332	134	134	113	105	93	91	90	90	83	82	68	56	50
2026	1444	458	185	185	155	145	128	126	125	125	115	113	93	77	69
2031	1950	618	250	250	210	196	173	170	169	168	155	153	126	104	93
2036	2773	879	356	356	299	278	246	241	240	239	220	217	179	148	132
2041	4300	1364	552	552	463	432	382	374	372	371	341	337	278	230	205

Figure 74: Club Based Participation – By Venue: Two Rocks



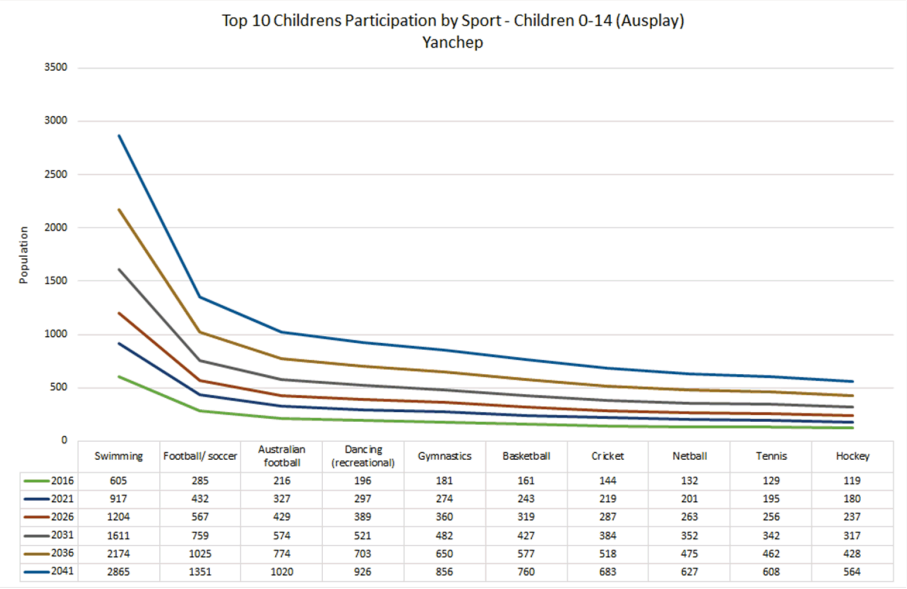
	Australian football	Football/ soccer	Golf	Cricket	Tennis	Basketball	Hockey	Bowls	Netball	Swimming	Volleyball (indoor and outdoor)	Athletics, track and field (includes jogging and running)	Lifesaving surf	Softball	Cycling
2016	89	74	69	60	60	54	29	33	45	219	37	60	14	11	30
2021	134	113	105	90	91	82	43	50	68	332	56	90	21	17	45
2026	185	155	145	125	126	113	60	69	93	458	77	125	29	24	62
2031	250	210	196	169	170	153	81	93	126	618	104	168	40	32	84
2036	356	299	278	240	241	217	115	132	179	879	148	239	57	45	119
2041	552	463	432	372	374	337	178	205	278	1364	230	371	88	70	184

Suburb/Area	Needs identified
	Figure 75: Adult Participation – By Most Popular Activities -Two Rocks



	Walking (Recreational)	Fitness/ Gym	Swimming	Athletics, track and field (includes jogging and running)	Cycling	Yoga	Bush walking	Football/ soccer	Australian football	Golf	Tennis	Basketball	Cricket	Pilates	Surfing
2016	1031	840	384	371	278	129	114	113	112	92	86	85	81	69	53
2021	1560	1272	581	561	420	195	172	171	169	140	130	128	122	104	81
2026	2153	1756	802	775	580	269	238	236	234	193	179	177	168	144	112
2031	2909	2372	1083	1047	784	364	321	319	316	260	242	240	227	194	151
2036	4136	3372	1540	1489	1115	517	457	453	449	370	344	341	323	276	214
2041	6414	5230	2388	2309	1729	802	709	702	697	574	533	528	501	429	332

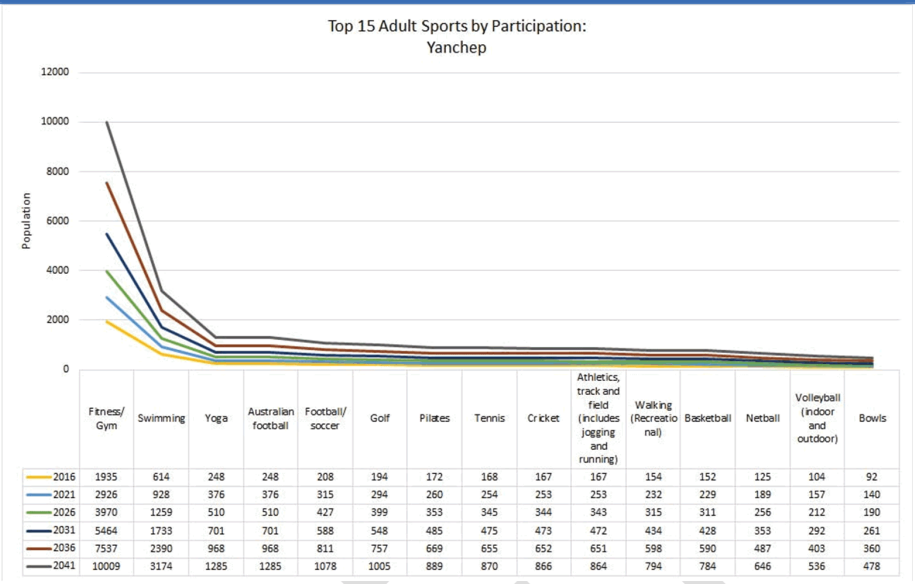
Yanchep	*Figure 76: Top 10 Children's Sports by Participation – Yanchep*



	Swimming	Football/ soccer	Australian football	Dancing (recreational)	Gymnastics	Basketball	Cricket	Netball	Tennis	Hockey
2016	605	285	216	196	181	161	144	132	129	119
2021	917	432	327	297	274	243	219	201	195	180
2026	1204	567	429	389	360	319	287	263	256	237
2031	1611	759	574	521	482	427	384	352	342	317
2036	2174	1025	774	703	650	577	518	475	462	428
2041	2865	1351	1020	926	856	760	683	627	608	564

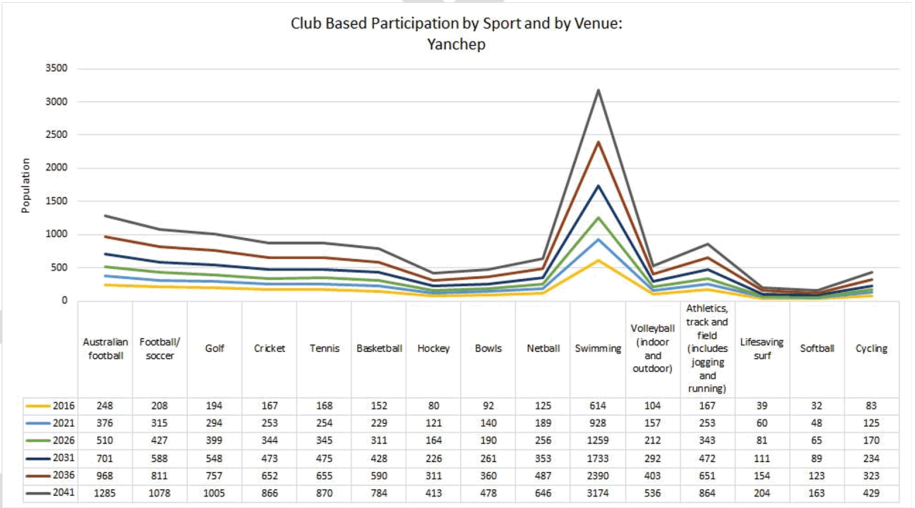
Figure 77: Top 15 Adult Sports by Participation: Yanchep

Suburb/Area	Needs identified



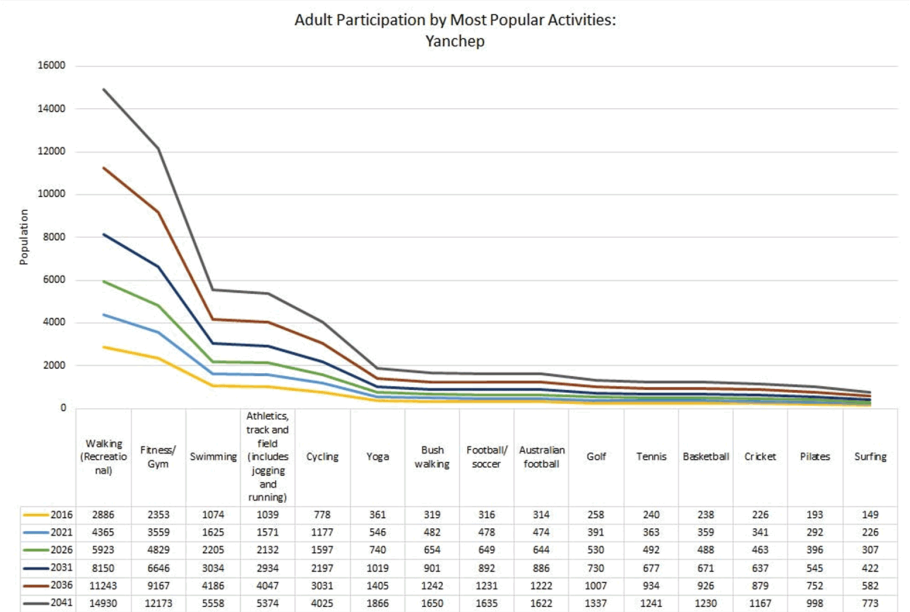
	Fitness/ Gym	Swimming	Yoga	Australian football	Football/ soccer	Golf	Pilates	Tennis	Cricket	Athletics, track and field (includes jogging and running)	Walking (Recreational)	Basketball	Netball	Volleyball (indoor and outdoor)	Bowls
2016	1935	614	248	248	208	194	172	168	167	167	154	152	125	104	92
2021	2926	928	376	376	315	294	260	254	253	253	232	229	189	157	140
2026	3970	1259	510	510	427	399	353	345	344	343	315	311	256	212	190
2031	5464	1733	701	701	588	548	485	475	473	472	434	428	353	292	261
2036	7537	2390	968	968	811	757	669	655	652	651	598	590	487	403	360
2041	10009	3174	1285	1285	1078	1005	889	870	866	864	794	784	646	536	478

Figure 78: Club Based Participation – By Venue: Yanchep



	Australian football	Football/ soccer	Golf	Cricket	Tennis	Basketball	Hockey	Bowls	Netball	Swimming	Volleyball (indoor and outdoor)	Athletics, track and field (includes jogging and running)	Lifesaving surf	Softball	Cycling
2016	248	208	194	167	168	152	80	92	125	614	104	167	39	32	83
2021	376	315	294	253	254	229	121	140	189	928	157	253	60	48	125
2026	510	427	399	344	345	311	164	190	256	1259	212	343	81	65	170
2031	701	588	548	473	475	428	226	261	353	1733	292	472	111	89	234
2036	968	811	757	652	655	590	311	360	487	2390	403	651	154	123	323
2041	1285	1078	1005	866	870	784	413	478	646	3174	536	864	204	163	429

Suburb/Area	Needs identified
	Figure 79: Adult Participation – By Most Popular Activities -Yanchep



	Walking (Recreational)	Fitness/ Gym	Swimming	Athletics, track and field (includes jogging and running)	Cycling	Yoga	Bush walking	Football/ soccer	Australian football	Golf	Tennis	Basketball	Cricket	Pilates	Surfing
2016	2886	2353	1074	1039	778	361	319	316	314	258	240	238	226	193	149
2021	4365	3559	1625	1571	1177	546	482	478	474	391	363	359	341	292	226
2026	5923	4829	2205	2132	1597	740	654	649	644	530	492	488	463	396	307
2031	8150	6646	3034	2934	2197	1019	901	892	886	730	677	671	637	545	422
2036	11243	9167	4186	4047	3031	1405	1242	1231	1222	1007	934	926	879	752	582
2041	14930	12173	5558	5374	4025	1866	1650	1635	1622	1337	1241	1230	1167	998	773

Analysis: Key drivers of demand

Based on the analysis of Ausplay data there are a number of key considerations for sport and active recreational pursuits within the Northern Coastal Growth Corridor which rank as the most popular within Western Australia. A summary of these are identified below.

- Swimming across all age ranges is in high demand. The increase in child participation from 2016 to 2041 is estimated to be over 8,266 with the majority of these likely to participate in *Learn to Swim* and squad development programs. Sufficient capacity needs to be available within the available water space in the NCGC to accommodate such growth. There is insufficient capacity within the current aquatic infrastructure in the City of Wanneroo to provide sufficient space to accommodate the potential under 14 age group users alone.
- Adult participation rates in swimming are slightly lower with an increase between 2016 to 2941 at 7,725. Insufficient capacity exists within the current aquatic infrastructure in the City of Wanneroo to accommodate any potential growth in participation.
- Based on a CERM PI (University of South Australia Performance Indicator benchmarking) suggests a footfall of between 5 and 7 visits per head of population for aquatic centres within a 5km population catchment. This would necessitate an indoor aquatic facility capacity to service the NCGC of between 202,245 and 283,143 users (based on the 2021 population projections) and between 552,275 and 773,185 (based on 2036 population projections) and between 670,375 and 938,525 (based on 2041 population projections). This would necessitate a regional level aquatic facility to be in place to service the NCGC by 2036. It would also indicate a district level facility may also be required to cater for the projected population growth and catchment of the southern NCGC by 2041 onwards.

Children's Participation in Sport and Activities:

- Of the traditional outdoor pitch-based team sports, there would be high demand to service the needs of children aged between 0-14 across the NCGC for soccer, Australian football, cricket and hockey. Usage numbers projected need to be considered against a potential number of teams, training requirements and competition requirements.
- Of the traditional court sports there is a relatively high demand to service the needs

Suburb/Area	Needs identified
	of children aged between 0-14 across the NCGC for basketball, netball and tennis. • Other high demand activities are dancing, gymnastics and swimming (referenced above). • Dancing, netball and gymnastics is dominated by female participation while football/soccer, Australian rules and cricket are dominated by male participation. The remainder of the sports is relatively evenly split, although tennis does indicate male participation is twice that of female participation. • For analytical purposes, the overall total participation rates across age ranges is used to determine approximate court/pitch/hall usage. For dancing and gymnastics, access to a hall is important but in Metropolitan Perth much of this provision is undertaken on a commercial basis, in addition to some club-based activities. It is less likely that a truly reflected community need can be determined through projecting use for a more commercially driven level of provision. • For this analysis the following assumptions are made: ○ Soccer (winter use): Teams consist of 14 (11 players and 3 substitutes) playing 26 games per year (13 home and 13 away). For the most part, those children identified as participating in soccer will be part of a club/venue based team. It is assumed 80% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with the remaining 20% of use being non club-based casual play. Competition is undertaken at weekends and training two nights per week. ○ Australian Football (Auskick – winter use): Teams consist of nine playing 26 games per year within existing oval provision. For the most part, those children identified as participating in soccer will be part of a venue based team. The sport invariably is undertaken within a structured club/venue based setting. It is assumed 90% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with the remaining 10% of use being non-club based casual play. Competition is undertaken at weekends and training two nights per week. ○ Cricket (summer use): Teams consist of 14 (11 players and 3 substitutes) playing 20 games per year (10 home and 10 away). For the most part, those children identified as participating in cricket will be part of a club/venue based team. It is assumed 100% of participation will be through structured sport (clubs). Team numbers at junior level per team are relatively consistent and there is likely to be minimal non club-based casual play. Competition is undertaken at weekends and training two nights per week. ○ Hockey (winter use): Teams consist of 14 (11 players and 3 substitutes) playing 20 games per year (10 home and 10 away). Those children identified as participating in hockey will be part of an affiliated club/venue based team. It is assumed 100% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with no non club-based casual play. Competition is undertaken at weekends and training two nights per week. ○ Basketball: Based on the Basketball Strategic Facilities Plan for WA, teams consist of six playing 30 games per year (15 home and 15 away). An assumed hourly court usage for competition (50 mins weekly per team) and an assumed hourly court usage for training (30 mins weekly per team). For the most part, those children identified as participating in basketball will be part of a club/venue based team. It is assumed 80% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with the

Suburb/Area	Needs identified
	remaining 20% of use being non club-based casual play. Competition is undertaken at weekends and training two nights per week. Provision for basketball is generally for indoor court space. ○ Netball: Based on the Basketball Strategic Facilities Plan for WA, teams consist of eight playing 30 games per year (15 home and 15 away). An assumed hourly court usage for competition (45 mins weekly per team) and an assumed hourly court usage for training (30 mins weekly per team). For the most part, those children identified as participating in basketball will be part of a club/venue based team. It is assumed 80% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with the remaining 20% of use being non club-based casual play. Competition is undertaken at weekends and training two nights per week. Provision for netball is generally for outdoor court space. ○ Tennis: For junior participation, court usage is generally split according to age and up to 12 juniors may be accommodated at one time on each full size adult court. The demand for court space is invariably driven by adult tennis with junior development programs (including Hotshots) fitting in around that provision. Adults participation in Sport and Activities: • Of the traditional outdoor pitch-based team sports, there would be high demand to service the needs of adults over 14 across the NCGC for soccer, Australian football and cricket. Usage numbers projected need to be considered against a potential number of teams, training requirements and competition requirements. • Of the traditional court sports, there is a relatively high demand to service the needs of adults over 14 across the NCGC for basketball, netball, volleyball and tennis. • Fitness/gym is the main sporting activity amongst adults which needs to be accommodated across the City with overall participation estimated at 28.9% across the population. This is over three times the next core activity of swimming (9.2%) and eight times that of other sporting activity. Females are more likely to demand such provision with a 33.9% participation rate compared to a 24% participation rate amongst males. • Other high demand activities are yoga, golf, Pilates, athletics (including jogging), walking and bowls. • Yoga, Pilates, netball and swimming is dominated by female participation while football/soccer, Australian rules, golf, basketball and cricket are dominated by male participation. The remainder of the sports and activities are either relatively low in participation across both sexes, or is relatively evenly split. • For analytical purposes, the overall total participation rates across age ranges is used to determine approximate court/pitch/hall usage. • For this analysis the following assumptions are made: ○ Fitness/Gym (all year use): Space is often difficult to determine as this will be based on additional commercial provision, with local government picking up any identified shortfall in the market. The critical components in respect of such usage is access to parks, open space, tracks and trails and outdoor fitness equipment. ○ Swimming (all year use): Demand for adults is generally determined in accordance with lane hire (nominally seven adults per lane within a 50m pool times by the number of lanes for an hour duration for each session). It is also assumed that for such purposes a pool is available seven hours a day throughout the week. ○ Walking (all year use): The critical components in respect of such usage is access to parks, open space, tracks and trails. ○ Yoga and Pilates (all year use): General accessibility to community hall

Suburb/Area	Needs identified
	space is required with such activities operated by small commercial operators/instructors. Demand and need are generally accommodated through providing access at agreed times within community buildings and therefore no demand analysis can provide a realistic determinant of need. ○ Soccer (winter use): Teams consist of 14 (11 players and 3 substitutes) playing 26 games per year (13 home and 13 away). For the most part, those adults identified as participating in soccer will be part of a club/venue based team. It is assumed 100% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week. ○ Australian Football (Auskick – winter use): Teams consist of 22 (18 players and four substitutes) playing 26 games per year within existing oval provision. For the most part, those children identified as participating in soccer will be part of a venue-based team. The sport invariably is undertaken within a structured club/venue based setting. It is assumed 100% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week. ○ Cricket (summer use): Teams consist of 15 (11 players and 4 substitutes) playing 20 games per year (10 home and 10 away). Cricket participation will be part of a club/venue based team. It is assumed 100% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week. ○ Basketball (all year use): Based on the Basketball Strategic Facilities Plan for WA, teams consist of six playing 30 games per year (15 home and 15 away). An assumed hourly court usage for competition (50 mins weekly per team) and an assumed hourly court usage for training (30 mins weekly per team). Players will be part of a club/venue based team. It is assumed 100% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week. Provision for basketball is generally for indoor court space. ○ Netball (all year use): Based on the Basketball Strategic Facilities Plan for WA, teams consist of eight playing 30 games per year (15 home and 15 away). An assumed hourly court usage for competition (45 mins weekly per team) and an assumed hourly court usage for training (30 mins weekly per team). For the most part, those children identified as participating in basketball will be part of a club/venue based team. It is assumed 80% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week. Provision for netball is generally for outdoor court space. ○ Volleyball (all year use): Due to the low participation levels, it is assumed the need and demand for specific volleyball infrastructure can either be accommodated through commercial provision or within a netball/basketball facility. ○ Bowls (all year use): Generally provided for predominantly seniors' use. The demand for a green with up to eight available lanes is determined by a minimum number of members (nominally 180, with a synthetic green accommodating up to 360 members). All participation is through club/venue based facilities. ○ Tennis (all year use, although dominated by summer activities): For adult participation one court provides for four members playing and four members waiting (8) – based on typical social tennis club nights. Use may be through short sets (best of seven games) or standard one set with tie-breaker. This would be the core usage with competition/pennants operating at dedicated times at weekends. It is assumed, the maximum number of members wishing to play on any one club night would be 50%

Suburb/Area	Needs identified
	of the club membership base. To facilitate a membership level of say 250 wishing to play at the same time, you would need (250/8/2 = 15.6 courts). Tennis West indicates that social/book-a-court system is likely to be the future growth in the sport for adult tennis and not necessarily through affiliated club membership. Nevertheless, the demand for court space is focused on this usage and provision at this stage for membership based use of 80% and a casual usage of 20%. • It is to be noted that for children's participation the sports of volleyball, rugby league and rugby union do not rate as high participation sports. Generally, the catchment of such sports operate at a sub-regional level and will operate outside of normal local government boundaries. These sports are not to be ignored, but the demand identified in accordance with specific local circumstance which may give rise to a unique level of demand. • Similarly, for adult participation the sports of rugby union, rugby league and hockey operate at a sub-regional level and will operate outside of normal local government boundaries. These sports are not to be ignored, but the demand identified in accordance with specific local circumstance which may give rise to a unique level of demand. Figures 27 and 28 below identify the number of facilities across the NCGC which indicatively are required to meet the current and projected population growth. Subsequent pages provide summaries of the suburbs and high level considerations which influence the provision of infrastructure in each suburb.

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Table 26: Demand for Pitch/Court Space for Children Based on Population Driven Assumptions

Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	Oval/Rectangular Pitch /Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)			Training Demand in hours per week (assuming home and half a pitch only)			Weekly Pitch and Court Demand in hours			Rectangular/Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours		
	2021	2031	2041	2021	2031	2041	2021	2031	2041	2021	2031	2041
Football/soccer	81	91	100	325	365	399	244	273	299	15	17	19
Australian football	96	107	117	382	428	469	287	321	352	11	12	14
Basketball	107	120	131	427	479	524	320	359	393	11	12	13
Cricket	110	123	134	164	184	202	192	215	235	7	8	9
Netball	66	74	81	264	296	324	198	222	243	7	7	8
Tennis	114	128	140	171	192	210	199	224	245	8	9	9
Hockey	23	25	28	136	152	166	90	101	111	6	6	7

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Table 27: Demand for Pitch/Court Space for Adults Based on Population Driven Assumptions

Top 15 Adult Venue Based Participation Activities - Ausplay available data	Oval/Rectangular Pitch/Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)			Training Demand in hours per week (assuming home and half a pitch only)			Weekly Pitch and Court Demand in hours			Rectangular/Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours		
	2021	2031	2041	2021	2031	2041	2021	2031	2041	2021	2031	2041
Australian football	84	96	110	203	232	263	186	212	241	7	8	9
Football/soccer	78	89	101	233	266	302	194	221	252	12	14	16
Cricket	151	172	196	113	129	147	207	237	269	8	9	10
Tennis	68	77	88	180	206	234	248	283	321	12	14	16
Basketball	77	88	100	155	177	201	155	177	201	6	7	8
Hockey	40	46	52	80	92	104	80	92	104	5	6	7
Netball	224	256	291	112	128	145	280	320	363	9	11	12

Table 28: Pitches/Courts Generated by Suburb for the Top Adult Based Sports

Top 15 Adult Venue Based Participation Activities	Alkimos

	2016	2021	2026	2031	2036	2041
Australian football	1	2	3	4	4	4
Football/soccer	1	3	5	6	7	7
Cricket	1	2	3	4	5	5
Tennis	1	2	3	4	5	5
Basketball	1	1	2	3	3	4
Hockey	0	1	2	3	3	3
Netball	1	2	4	5	5	6
Top 15 Adult Venue Based Participation Activities	**Eglinton**					
	2016	**2021**	**2026**	**2031**	**2036**	**2041**
Australian football	0	1	1	2	3	3
Football/soccer	0	1	2	3	4	5
Cricket	0	1	1	2	3	4
Tennis	0	1	1	2	3	4
Basketball	0	1	1	2	2	3
Hockey	0	0	1	1	2	2
Netball	0	1	1	2	3	4
Top 15 Adult Venue Based Participation Activities	**Two Rocks**					
	2016	**2021**	**2026**	**2031**	**2036**	**2041**
Australian football	0	1	1	1	1	2
Football/soccer	1	1	1	2	2	4
Cricket	0	1	1	1	2	2
Tennis	0	1	1	1	2	3
Basketball	0	0	1	1	1	2
Hockey	0	0	1	1	1	2

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Netball	0	1	1	1	2	3
Top 15 Adult Venue Based Participation Activities	**Yanchep**					
	2016	**2021**	**2026**	**2031**	**2036**	**2041**
Australian football	1	2	2	3	4	5
Football/soccer	2	3	3	5	7	9
Cricket	1	2	2	3	4	6
Tennis	1	2	2	3	5	6
Basketball	1	1	2	2	3	4
Hockey	1	1	1	2	3	4
Netball	1	2	3	4	5	7

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Table 29: Pitches/Courts Generated by Suburb for the Top Children's Based Sports

Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	Alkimos					
	2016	2021	2026	2031	2036	2041
Football/soccer	2	6	10	13	14	13
Australian football	2	5	7	9	10	10
Basketball	1	5	7	9	10	9
Cricket	1	3	5	6	7	7
Netball	1	3	4	5	6	6
Tennis	1	3	5	6	7	7
Hockey	1	2	4	5	5	5
Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	**Eglinton**					
	2016	2021	2026	2031	2036	2041
Football/soccer	1	2	4	7	9	11
Australian football	0	2	3	5	7	8
Basketball	0	2	3	5	6	7
Cricket	0	1	2	3	4	5
Netball	0	1	2	3	4	5
Tennis	0	1	2	3	5	5
Hockey	0	1	2	2	3	4
Top 10 Children's Participation by Sport - Children 0-14 (Ausplay)	**Two Rocks**					
	2016	2021	2026	2031	2036	2041
Football/soccer	1	2	2	3	5	8
Australian football	1	1	2	2	4	6
Basketball	1	1	2	2	3	5

Cricket	0	1	1	2	2	4
Netball	0	1	1	1	2	3
Tennis	0	1	1	2	2	4
Hockey	0	1	1	1	2	3
Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	Yanchep					
	2016	**2021**	**2026**	**2031**	**2036**	**2041**
Football/soccer	3	4	6	8	10	14
Australian football	2	3	4	6	7	10
Basketball	2	3	4	5	7	10
Cricket	1	2	3	4	5	7
Netball	1	2	2	3	4	6
Tennis	1	2	3	4	5	7
Hockey	1	2	2	3	4	5

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APPENDIX G: Community Facility Models

The tables below identify a variety of facility benchmarks against which the costings have been undertaken. It should be stressed that while these are models in accordance with a neighbourhood, district and regional level hierarchy there may be variations in relation to each hierarchy due to the actual projected need in each area (i.e. while district level recreational facility may be identified as a 2 court facility, it may be more appropriate to locate 4 courts at that particular site to ensure the most effective and efficient use of resources).

Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	***Ideally should be incorporated within a multi-functional district level community centre to minimise duplication of ancillary infrastructure.***
DISTRICT MULTI-FUNCTIONAL BRANCH LIBRARY (Source: 2012 Plan, modified by Current Library Guidance/ Operational Trends)		
Entrance / Foyer Area / Service Desk	85	Generally open plan at entry position with touch screens and self service areas
Administration and Office Area	60	Within the open plan area and back of house
Collection Area / Multipurpose Space	600	Reduced by a quarter (based on 2012 spec) due to changes in the way collections are displayed and to reflect lesser stock contained on one site.
Storage Area	80	As above – reduced by one third to reflect changing library service delivery
Café	100	
Meeting Room	40	Two meeting rooms 15 plus 25 with removeable partition
Toilets	50	
Staff Room	30	Combined with office
Bin store	10	
End of trip facilities	10	
Interview room	12	

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Sub Total	1,077	
Circulation	107	Approximately 10% of the total area. Excludes foyer spaces.
Plant Room	18	Approximately 1.5% of the total area.
Total	**1,202m^2**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Verandahs	25	Adjacent to the main building to ensure it can be utilised by groups and individuals
Landscaping	2,625	Includes access pathways, flora and additional amenity
Car / Bus Parking	125 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car / Bus Parking	3,500	
Bike parking/storage	21	
External paving	1,125	
Communications	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	**8,498 m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	***Ideally should be incorporated within a multi-functional regional level community centre to minimise duplication of ancillary infrastructure.***
REGIONAL MULTI-FUNCTIONAL BRANCH LIBRARY (Source: 2012 Plan, modified by Current Library Guidance/ Operational Trends)		
INTERNAL		
Entrance / Foyer Area	100	Generally open plan at entry position with touch screens and self service areas
Administration and Office Area	100	Office space reduced due to open plan approach to library service delivery
Collection Area	800	Collection area reduced by one third to reflect on-line service delivery
Storage Area	150	Reduced by 25% to reflect changing service delivery and lower stock numbers
Group Study Areas	70	Large study room which can be subdivided
Children Story Telling Area	40	
Meeting Room 1	45	Flexible space to accommodate moveable walls
Meeting Room 2	45	
Toilets	85	Reflective of the different activities.
End of trip facilities	10	Includes shower and lockers
Staff Room	60	Includes kitchenette.
Training Room	75	May accommodate Computer Lab.
Reading Area	40	
Specialist Genre Room	55	
Toy Library	15	

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Café	150	Including outdoor seating area
Mobile Library Service Area	12	Storage and administration
Multipurpose spaces	200	Potentially could be combined with group study room
Bin Store	20	
Sub Total	2,072	
Circulation	207	Approximately 10% of the total area. Excludes foyer spaces.
Plant Room	34	Approximately 1.5% of the total area.
Total	**2,313m^2**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Verandahs	196	Adjacent to the main building to ensure it can be utilised by groups and individuals / external café users
Landscaping	5,250	
Car / Bus Parking	250 bays	
Car / Bus Parking	7,000	
bike parking & bike lockers	42	
External paving	2,250	
Communications	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	**17,051m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	***Where possible to be located on an Active Reserve and should incorporate sporting infrastructure / changing rooms / pavilion to minimise duplication of ancillary infrastructure.***
NEIGHBOURHOOD COMMUNITY CENTRE		
INTERNAL		
Main Hall	150	Flexible space to accommodate moveable walls
Kitchen / Kiosk	40	
Activity Room	40	Adjacent to kitchenette / kiosk - IT connected
Office	20	
Storage	50	
Toilets	25	
Associated Sports Amenities		
Changeroom 1	40	Includes unisex individual showers and toilet cubicles.
Changeroom 2	40	Includes unisex individual showers and toilet cubicles.
Storage	10	
Sub Total	415	
Circulation	50	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	7	Approximately 1.5% of the total area.

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Total	**472m^2**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Playground	15	
Landscaping	600	Includes access pathways, flora and additional amenity
Verandahs	80	Adjacent to the main building.
bike parking and bike lockers	10	
Car / Bus Parking	10 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car / Bus Parking	280	
External paving	140	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	**1,597m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	
DISTRICT COMMUNITY CENTRE		
MAIN BUILDING		
Main Hall	200	Accommodates up to 150
Kitchen 1	30	
Activity Room 1 / Wet area	80	Incl kitchenette. Typically playgroups and craft activities. Vinyl flooring; washdown areas
Activity Room 2 (w/ child health facilities)	30	IT connected
Youth, Seniors or aged care rooms	250	Could also provide function area for sporting organisation
Kitchen 2	15	
Offices x 2	25	
Storage	100	
Toilets	25	
Associated Sports Amenities		
Changeroom 1	40	Includes unisex individual showers and toilet cubicles.
Changeroom 2	40	Includes unisex individual showers and toilet cubicles.
Public Toilets (M/F/Dis)	25	

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Kiosk	20	
Storage	10	
Sub Total	890	
Circulation	107	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	15	Approximately 1.5% of the total area.
Total	**1,012m^2**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Playground - Youth area	20	
Landscaping	1470	Includes access pathways, flora and additional amenity
Verandahs	221	Adjacent to the main building.
bike parking and bike lockers	15	
Car / Bus Parking	70 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car / Bus Parking	1960	
External paving	630	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	**5,328m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m²)/Qty	
REGIONAL COMMUNITY CENTRE (Based on 2012 Plan as the benchmark with modified approach to deliver more flexible use of space)		
MAIN BUILDING		
Main Hall	300	Seating 280 people
Minor Hall	100	
Activity Room	80	Including kitchenette
Meeting Room 1	60	All meeting rooms connected through moveable walls
Meeting Room 2	60	All meeting rooms connected through moveable walls
Meeting Room 3 (Flexible space - youth) - 1	60	All meeting rooms connected through moveable walls
Meeting Room 4 (Flexible space - youth) - 2	60	All meeting rooms connected through moveable walls
Public Toilets	60	Appropriate to the level of building accommodated
End of trip facilities	10	
Office and Administration Space	40	
Creche Playgroup / Childcare Rooms (toilet / wet areas / & quiet room 3x3)	100	Increased by one third to reflect current day standards and outdoor play component. To incorporate outdoor children's shaded play area (one room to double up as youth activity room.
Storage	200	
Kitchen	80	
Multipurpose Spaces / Child Health facility	100	Office / Health care visitor private locked room and waiting area.

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Agency Space / Family Support / Financial Support	50	To house up to 3 people combined with occasional managers use.
Bin Store Rooms	20	External Provision - estimated based on use
Sub Total	1,380	
Circulation	166	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	23	Approximately 1.5% of the total area.
Total	**1,469m^2**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Playground	40	Adjacent to the main building to ensure it can be utilised by user groups and families.
Landscaping	2,520	Includes access pathways, flora and additional amenity
Verandahs	268	Adjacent to the main building
Car / Bus Parking	120 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car / Bus Parking	3360	
Bike parking/storage	22	
External paving	1080	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	**8,759m^2**	

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PARK HIERARCHY

The Park hierarchy follows the approach adopted by the City of Wanneroo and conmbined with the framework endorsed by the Department of Planning and Lands through work previously undertaken by the former Department of Sport and Recreation. Within each of these hierarchy of facilities neuighbourhood, district and / or regional level sporting pavilions or community buildings are best located. An overview of each park facility is provided below:

Neighbourhood Park	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). 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.
District Park	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). 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 to 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).
Regional Park	Serves or is significant to residents of the whole of a local government jurisdiction and those from neighbouring local government areas, and potentially those from metropolitan Perth, the rest of the State, other states and overseas. A regional open space may support one activity or a particular range of activities although multi-use is desirable. (Ref: PLA WA revised CFG 2019 guidance) 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 services 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 .
Neighbourhood Sports	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

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Space	hectares will be required). The development of such space should ideally be developed as an overspill development servicing a District Sports Space and existing club. Generally a neighbourhood sports space will not require anything other than a minimal level of built infrastructure (basic gender diverse changing room and public toilets). Sporting oval / rectangular space should be in a north south orientation.
District Sports Space	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.
Regional Sports Space	Regional sporting space is in excess of 20 hectares (CoW LPP4.3 recognises space of between 20 hectares and 50+ hectares will be required) in size due to the need to facilitate access for a range of outdoor sporting infrastructure and indoor sporting space. As a minimum a space providing for a minimum of four ovals (AFL size) and a regional leisure centre (6-8,000m^2) 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: • 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. 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

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Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	***Where possible to be located on an Active Reserve and should incorporate external sporting infrastructure / changing rooms / pavilion to minimise duplication of ancillary infrastructure.***
DISTRICT LEISURE CENTRE		
SPORTING / RECREATIONAL USE – MAIN BUILDING		
1-2 x Indoor Multipurpose Sports Courts	1,600	Each court 36.6m x 21.35m (30.5 x 15.25 court with run-off and officials). Standard Provision – (Ref:DLGSC).
Change Room & Toilets (multi-gender)	160	4 x 40m^2 each
Universal Toilets (x2) As appropriate for building	20	10m^2 each - required to comply with BCA current standards
Meeting Room x2 (includes tea/coffee space)	60	Multi-functional space with moveable partition
Activity Room	130	
Storage (includes courts, meeting room, admin, creche)	200	
Cleaners store	10	
Administration / Office Area & reception	75	Sporting Design Guidelines to comply with need of other users and capability to subdivide room
First Aid Room	20	Sporting Design Guidelines to cater for additional users and extent of facility development.
Creche (Includes quiet room, wet space, toilets M/F, outdoor)	65	
Sub Total	2,340	
Circulation	281	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	39	Approximately 1.5% of the total area.

Total	**2,660m^2**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Playground - Youth area	20	Adjacent to the main building to ensure it can be utilised by sporting groups and families .
Landscaping	3150	Includes access pathways, flora and additional amenity
Verandahs	140	
Bike parking	46	
Car / Bus Parking	150	Where possible to be achieved without impacting upon any mature tree loss.
Car / Bus Parking	5700	
External paving	1500	Size in accordance with potential usage
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	**13,366m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m²)/Qty	***Where possible to be located on an Active Regional Reserve and should incorporate external sporting infrastructure / changing rooms / pavilion to minimise duplication of ancillary infrastructure.***
REGIONAL LEISURE CENTRE		
SPORTING USE – MAIN BUILDING		
4 x Indoor Multipurpose Sports Courts	4,115	Each court 36.6m x 21.35m (30.5 x 15.25 court with run-off and officials). Standard Provision – (Ref:DLGSC). Plus permanent seating on one wall of 36.6m x 15m (549m2) and bleachers of 36.6m x 10m (366m2)
Changing Rooms / Toilets (Male / Female)	160	4 x 40m^2 each based on district level
Public Toilets	40	
Universal Toilets (x2) As appropriate for building	20	10m^2 each - required to comply with BCA current standards
Meeting Room x3 (includes tea/coffee space)	105	Flexible space to include partition walls
Gymnasium (includes office & appraisal)	800	Recognises the growth in gym activity for cardio and weights together with warm down and group activity areras
Aerobics Room	180	
Storage (includes courts, retractable seating, meeting room, admin, creche, gym, aerobics)	400	
Administration / Office Area & Reception	150	
Creche (Includes quiet room, wet space, toilets M/F, outdoor)	120	
Kiosk (includes kitchen)	90	
First Aid Room	20	Sports Design Guidelines

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kitchenette	30	
Staff change room (Male / Female)	30	Sports Design Guidelines
Multipurpose Space	80	For potential retail / sports therapy use
Cleaners store	10	
Spin Room	60	
Circulation / Engineering Services / CC TV space	438	
Service area (sewerage, water)	TBC	
Sub Total	6,848	
Circulation	822	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	115	Approximately 1.5% of the total area.
Total	**7,785m^2**	
Play Equipment / outdoor youth area	40	Adjacent to the main building to ensure it can be utilised by sporting groups and families spectating.
Landscaping & irrigation	4200	Includes access pathways, flora and additional amenity
Verandahs	288	Where possible to be achieved without impacting upon any mature tree loss.
Car / Bus Parking	200 bays	
Car / Bus Parking	7600	
Bike parking & bike lockers	95	
External Paving	2,000	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access

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ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	**22,003m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m²)/Qty	*Ideally to be located adjacent to or within Neighbourhood, District and Regional Active Reserves or Community Centres*
NEIGHBOURHOOD SKATE PARK		
OVERALL DESIGN CONSIDERATIONS		
Concrete Pad and surface area	700	Approximate space allocation would be between 750m^2 to 1,000m^2.
Fences, gates and bollards	TBC	
Spectator and viewing area	50	
Shade and shelter	20	
Drinking Fountain	1 No.	
Litter Bins	2 No.	
Seating and Tables	1 No.	
Lighting (50lux)	4 No.	
Sub Total	770	
Total	**770**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment (optional)	40	Adjacent to the skate park.
Landscaping & irrigation	200	Includes access pathways, flora and additional amenity
Car parking bays	8 bays	

Car parking bays	224	
ESD Technology	TBC	3-4% of Project Costs.
Communication	TBC	Free WiFi
TOTAL	**1,234m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	***Ideally to be located adjacent to or within Neighbourhood, District and Regional Active Reserves or Community Centres***
NEIGHBOURHOOD BMX PARK		
OVERALL DESIGN CONSIDERATIONS		
Surface area / Semi-bound material	600	Approximate space allocation would be between 700m^2 to 1,000m^2.
Viewing area	100	
Shade and shelter	20	
Drinking Fountain	1 No.	
Litter Bins	2 No.	
Seating and Tables	1 No.	
Lighting (50lux)	4 No.	
Sub Total	720	
Total	**720**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment (optional)	40	Adjacent to the skate park.
Landscaping & irrigation	200	Includes access pathways, flora and additional amenity
Car parking bays	8 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car parking bays	224	
ESD Technology	TBC	3-4% of Project Costs.

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Communication	TBC	Free WiFi
TOTAL	**1,184m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	***Ideally to be located adjacent to or within Neighbourhood, District and Regional Community Centres***
NEIGHBOURHOOD MULTI-USE SYNTHETIC SURFACES		
Synthetic and /or hard surface play area	684	Typical sizes for multi-use games areas will vary but typically are between 595m^2 and 684m^2 to accommodate all sports markings.
Viewing area	40	
Shade and shelter	40	
Drinking Fountain	1 No.	
Litter Bins	2 No.	
Seating and Tables	1 No.	
Lighting (50lux)	4 No.	
Sub Total	764	
Total	**764**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment (optional)	40	Adjacent to the skate park.
Landscaping & irrigation	200	Includes access pathways, flora and additional amenity
ESD Technology	TBC	3-4% of Project Costs.
Communication	TBC	Free WiFi
TOTAL	**1,004m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m²)/Qty	***Regional level infrastructure is based on a six court facility although space allocation should permit the development of an 8 court facility.***
REGIONAL BASKETBALL COURTS		
INTERNAL		
6-8 Indoor Multipurpose Sports Courts (includes stadia seating – bleacher seating main court)	5,604 (6 court) 7,166 (8 court)	Each court 36.6m x 21.35m (30.5 x 15.25 court with run-off and officials). Standard Provision – (Ref:DLGSC). Plus permanent seating on one wall of 36.6m x 15m (549m^2) and bleachers of 36.6m x 10m (366m^2)
Change Room & Toilets (multi-gender) (x 6)	240	6 x 40m^2 each
Universal Toilets (x2) As appropriate for building	20	10m^2 each - required to comply with BCA current standards
Storage for Hall	600	10% of hall space is generally accepted as a reasonable level of storage to meet the needs of the sport.
Public Toilets	80	Sized appropriately to service floor area of building.
Umpires Room x 1	20	One shared space can be justified based on potential usage
Medical/First Aid	15	Sporting Design Guidelines (to facilitate all sports)
Offices	40	Variety of sporing guidelines. This space needs to be secure but potentially could be shared between sports at the main facility entry position.
Club room/function/group fitness	250	Sporting Design Guidelines to comply with need of other users and capability to subdivide room
Additional Internal Storage Rooms (x 6)	60	
Utility	10	Sportingt Design Guidelines to cater for additional users and extent of facility development.

Bar	25	Determined by the extent of the function area and capacity which needs to be served- combine with kiosk and servery. The area needs to be capable of being separated from alternative user groups and the bar area secured during normal community centre operations.
Cool Room	15	
Bar Storage	20	
Kitchen	40	
External Store Rooms (x 2)	40	
Meeting Rooms (3)	105	Multi-functional with partitions to increase capability
Bin Store Rooms	40	External Provision - estimated based on use
Sub Total	7,224	
Circulation	867	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	121	Approximately 1.5% of the total area.
Total	**8,212m^2**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment / Youth area	40	Adjacent to the main building to ensure it can be utilised by sporting users and families.
Landscaping & irrigation	4,200	Includes access pathways, flora and additional amenity
Car parking bays	400 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car parking bays	11,200	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	BC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	**23,792m^2**	

Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	***District level infrastructure is based on a four court facility.***
DISTRICT BASKETBALL COURTS		
INTERNAL		
4 x Indoor Multipurpose Sports Courts (includes stadia seating – bleacher seating main court)	4,040	Each court 36.6m x 21.35m (30.5 x 15.25 court with run-off and officials). Standard Provision – (Ref:DLGSC). Plus permanent seating on one wall of 36.6m x 15m (549m^2) and bleachers of 36.6m x 10m (366m^2)
Change Room & Toilets (multi-gender) (x 4)	160	4 x 40m^2 each
Universal Toilets (x2) As appropriate for building	20	10m^2 each - required to comply with BCA current standards
Storage for Courts	400	10% of hall space is generally accepted as a reasonable level of storage to meet the needs of the sport.
Public Toilets	40	Sized appropriately to service floor area of building.
Umpires Room x 1	10	One shared space can be justified based on potential usage
Medical/First Aid	15	AFL Design Guidelines (to facilitate all sports)
Offices	20	Variety of sporing guidelines. This space needs to be secure but potentially could be shared between sports at the main facility entry position.
Club room/function/group fitness	100	AFL/Cricket Design Guidelines to comply with need of other users and capability to subdivide room
Additional Internal Storage Rooms (x 4)	40	
Utility	10	
Kitchen	40	

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Bin Store Rooms	40	Multi-functional with partitions to increase capability
Additional Internal Storage Rooms (x 4)	40	External Provision - estimated based on use
Sub Total	4,975	
Circulation	597	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	84	Approximately 1.5% of the total area.
Total	**5,656m^2**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment / Youth area	40	Adjacent to the main building to ensure it can be utilised by sporting users and families.
Landscaping & irrigation	2,000	Includes access pathways, flora and additional amenity
Car parking bays	100 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car parking bays	2,800	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	**10,496m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	***Regional level infrastructure is based on a twenty court facility.***
REGIONAL NETBALL COURTS		
INTERNAL		
20 x Indoor Multipurpose Sports Courts	15,630	Each court 36.6m x 21.35m (30.5 x 15.25 court with run-off and officials). Standard Provision – (Ref:DLGSC).
Change Room & Toilets (multi-gender) (x 6)	240	6 x 40m^2 each based on district level
Universal Toilets (x2) As appropriate for building	20	10m^2 each - required to comply with BCA current standards
Storage for Courts	100	
Public Toilets	25	Sized appropriately to service floor area of building.
Umpires Room x 1	10	One shared space can be justified based on potential usage
Medical/First Aid	15	AFL Design Guidelines (to facilitate all sports)
Offices	20	Variety of sporing guidelines. This space needs to be secure but potentially could be shared between sports at the main facility entry position.
Club room	100	Sporting Design Guidelines to comply with need of other users and capability to subdivide room
Additional Internal Storage Rooms (x 4)	40	
Utility	10	
Kitchen/kiosk	40	
Bin Store Rooms	20	Multi-functional with partitions to increase capability

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Additional Internal Storage Rooms (x 4)	40	External Provision - estimated based on use
Sub Total	16,310	
Circulation	87	Only for built infrastructure / changing accommodation
Plant Room	10	Approximately 1.5% of the total area of changing room.
Total	**16,407m^2**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment / Youth area (Optional)	40	Adjacent to the main building to ensure it can be utilised by sporting users and families.
Landscaping & irrigation	4,000	Includes access pathways, flora and additional amenity
Car parking bays	400 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car parking bays	11,200	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	**31,647m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	***District level infrastructure is based on a 10 court facility.***
DISTRICT NETBALL COURTS		
INTERNAL		
4 x Oudoor Multipurpose Sports Courts	3,126	Each court 36.6m x 21.35m (30.5 x 15.25 court with run-off and officials). Standard Provision – (Ref:DLGSC).
Change Room & Toilets (multi-gender) (x 4)	160	4 x 40m^2 each based on district level
Universal Toilets (x2) As appropriate for building	20	10m^2 each - required to comply with BCA current standards
Storage for Courts	80	
Public Toilets	25	Sized appropriately to service floor area of building.
Umpires Room x 1	10	One shared space can be justified based on potential usage
Medical/First Aid	15	AFL Design Guidelines (to facilitate all sports)
Offices	20	Variety of sporing guidelines. This space needs to be secure but potentially could be shared between sports at the main facility entry position.
Club room/function/group fitness	100	AFL/Cricket Design Guidelines to comply with need of other users and capability to subdivide room
Additional Internal Storage Rooms (x 2)	20	
Utility	10	
Kitchen	40	
Bin Store Rooms	20	Multi-functional with partitions to increase capability

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Additional Internal Storage Rooms (x 2)	20	External Provision - estimated based on use
Sub Total	3,666	
Circulation	65	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	4	Approximately 1.5% of the total area.
Total	**3,735m^2**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment / Youth area	40	Adjacent to the main building to ensure it can be utilised by sporting users and families.
Landscaping & irrigation	1,000	Includes access pathways, flora and additional amenity
Car parking bays	30 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car parking bays	840	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	**5,546m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	
DISTRICT TENNIS CLUB		
CLUBHOUSE AND COURT SPACE		
6 courts with fencing and floodlighting	3,561	34.77 x 17.07m (Club dimensions per court
Change Room & Toilets (male and female)	60	2 x 30m^2 each based on district level
Universal Toilets: As appropriate for building	10	10m^2 each - required to comply with BCA current standards
Medical/First Aid	10	
Offices	20	
Club room/function/group fitness	80	
Additional Internal Storage Rooms (x 2)	20	
Utility	10	
Kitchenette / temp bar	30	
External Store Rooms (x 2)	40	Maintenance and equipment
Viewing Deck / Veranda	80	Size flexible depending on use of space and orientation
Bin Store Rooms	10	External Provision - estimated based on use
Sub Total	3,931	
Circulation	40	For clubhouse only
Plant Room	5	For clubhouse only

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Total	**3,976**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment	20	Adjacent to the main building to ensure it can be utilised by sporting groups and families spectating.
Landscaping & irrigation	1,000	Includes access pathways, flora and additional amenity
Car parking bays	40 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car parking bays	1,120	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	**6,216m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	
REGIONAL TENNIS CLUB		
CLUBHOUSE AND COURT SPACE		
12 x Outdoor Multipurpose Sports Courts (includes one show court)	8,214	36.6m x 18.3m per court to ITF standard
1 x Show court with spectator accommodation	2,166	40.23m x 20.11m – stadium court
Change Room & Toilets (multi-gender)	120	4 x $30m^2$
Universal Toilet	10	
Storage	100	
Public Toilets	25	
Umpires Room x 1	15	
Medical/First Aid	10	
Offices	40	
Meeting and commercial rooms	160	4 at $40m^2$
Club room/function room	250	To accommodate 200 people
Additional Internal Storage Rooms for function area	40	
Utility	10	
Bar	25	Determined by the extent of the function area and capacity which needs to be served- combine with kiosk and servery.
Cool Room	15	

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Bar Storage	20	The area needs to be capable of being separated from alternative user groups
Kitchen	40	
External Store Rooms (x 2)	40	20m^2 each for equipment storage and court maintenance
Viewing Deck / Veranda	200	Size flexible depending on use of space and orientation
Bin Store Rooms	20	External Provision - estimated based on use
Sub Total	11,520	
Circulation	137	For clubhouse only
Plant Room	17	For clubhouse only
Total	11,674	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment	40	Adjacent to the main building to ensure it can be utilised by sporting groups and families spectating.
Landscaping & irrigation	2,000	Includes access pathways, flora and additional amenity
Car parking bays	200 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car parking area	5,600	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	**19,314m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	***Ideally should be located adjacent to District or Regional Community Centre.***
DISTRICT MEN'S (COMMUNITY) SHED – (Source: Men's Shed WA Facility Components)		
MAIN BUILDING		
Internal workshop – metal work	120	Includes lathes and space around workstations (including air extraction and noise attenuation measures)
Internal workshop - wood working area	120	Includes lathes and space around workstations (including air extraction and noise attenuation measures)
Meeting rooms	40	Large room attached to kitchenette for workshops / training / seminars
Kitchenette	10	
Toilets	16	Male and female (shared)
Storage	20	Internal storage of materials
Utility	10	
External Store	20	For delivery of external materials – on a concrete bed adjacent to delivery platform
Veranda	40	Small outdoor area for social activities
Bin Store	10	External Provision - estimated based on use
Sub Total	406	

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Circulation	49	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	7	Approximately 1.5% of the total area.
Total	**462m^2**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Landscaping	400	
Car parking bays	16 bays	Nominal
Car Parking	448	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
OVERALL TOTAL	**1,110m^2**	

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Items	Facilities	Comment / Rationale
	Approx Area (m^2)/Qty	
REGIONAL SURF LIFE SAVING CLUB (Source: Coogee Beach SLSC, Fremantle SLSC and Secret Harbour SLSC)		
INDOOR - MAIN LIFESAVING CLUBHOUSE BUILDING		
Public Change Room, Showers & Toilets (male and female)	80	2 x 40m^2 – to be open public access at all times during daytime and evening events associated with beach activity (controlled locks).
Club Change Room, Showers & Toilets (male and female)	80	2 x 40m^2 (optional). Ideally closed to public when utilised for volunteer training programs and life saving courses.
Universal Toilets and shower	10	Required to comply with BCA current standards
First Aid and Treatment Room	25	Adjacent to beach with direct access for ambulance (hard standing)
Patrol Room	20	For patrol briefings
Training Room	20	Can be combined with patrol briefing room (to provide a 40m^2 training facility)
Storage for boats / nippers boards / beach vehicles and life saving boards / equipment	300	20 x 15 (300-m^2) minimum with direct access onto beach. Storage available for other compatible user groups
IRB / Board repair Workshop	15	Repair of boards / Equipment
Secure storage (chemicals, paints, fuel and hazardous materials) - vented	15	Fuel, paint, chemicals
Offices	20	Administration and function area for up to three part time staff and additional volunteers.
Club room	100	Flexible areas for end of year wind ups, volunteer briefings etc.
Gym	60	For cardio and strengthening / conditioning equipment for surf lifesaving

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		volunteers.
Additional Internal Storage Rooms	20	Chairs / Tables and other ancillary club room requirements
Utility	10	
Kitchen and Kiosk	40	
Universal Access Wheelchair storage	6	Beach access chair
Watch Tower	25	Either within the main building (at first / second floor) or as a detached tower, depending on location and visibility across coast.
Bin Store Rooms	20	External Provision - estimated based on use
Sub Total	866	
Circulation	104	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	14	Approximately 1.5% of the total area.
Total	**985**	
ADDITIONAL EXTERNAL AREAS		
Trailer Parking	50	Size indicative of a dedicated space for trailer parking when surf life saving activities are operative
Washdown area	40	Dedicated space to washdown vehicles and equipment when they leave the beach.
External secure storage (boats)	400	
Sub-Total: Buildings and External Areas	**1,475m^2**	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment	40	Adjacent to the main building.
Landscaping & irrigation	3150	Includes access pathways, flora and additional amenity
Car parking bays (Additional to trailer bays)	150 bays	Indicative depending on associated nearby uses

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Car / Bus Parking	5700	
External paving	1500	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access to comply with SLSWA requirements.
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components.
End of Trip Facilities	20	End of trip facilities will be required to service the needs of beach users. Secure bike compound, water and shade.
BBQ	1 BBQ	
Waste Bins	4 bins	Located around the perimeter of the site (building and car park).
TOTAL	**11,885m^2**	

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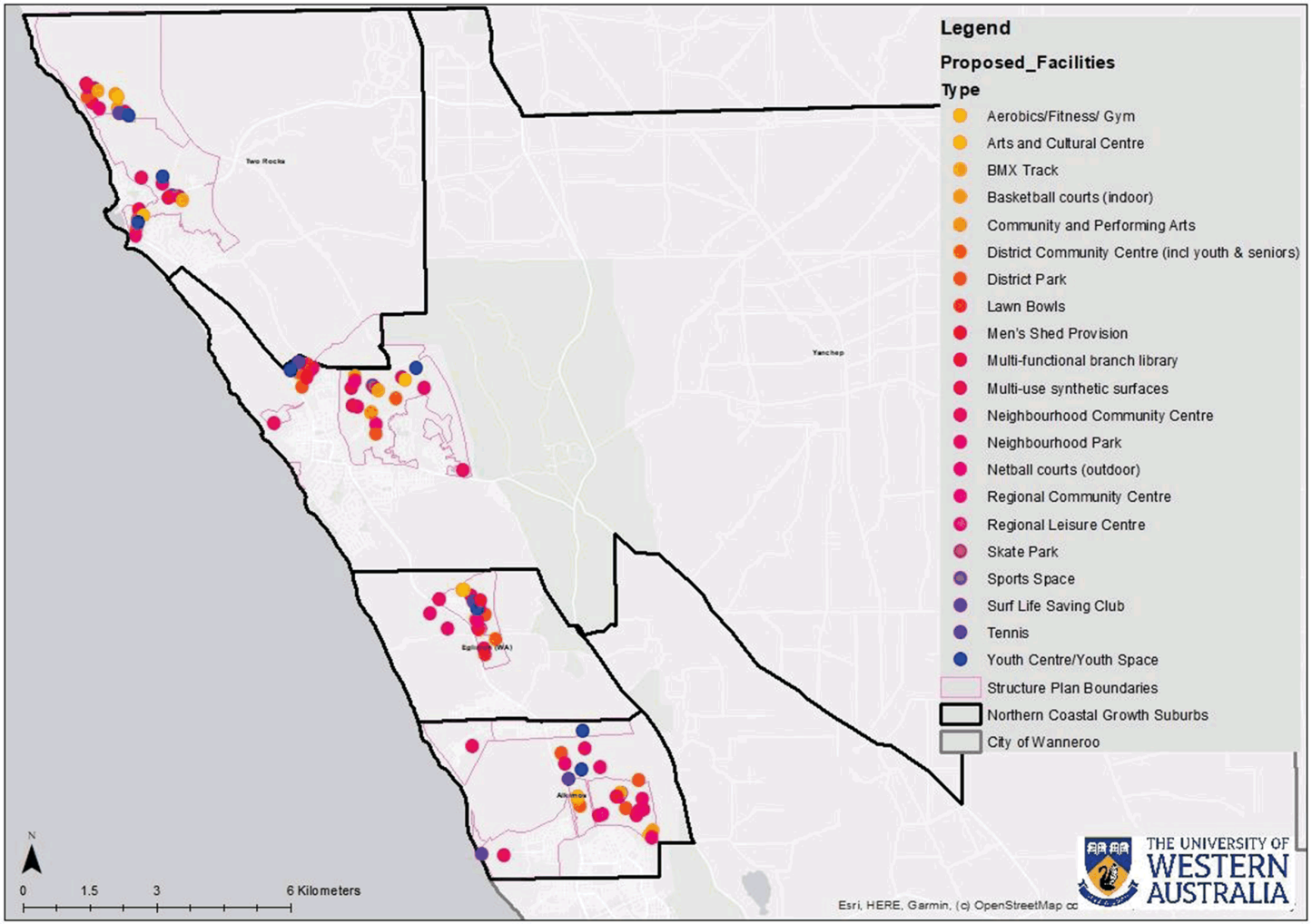
APPENDIX H: Proposed Facilities: Mapping

Figure 80: Proposed Community Facilities – based on current road network (Source: AUDRC)



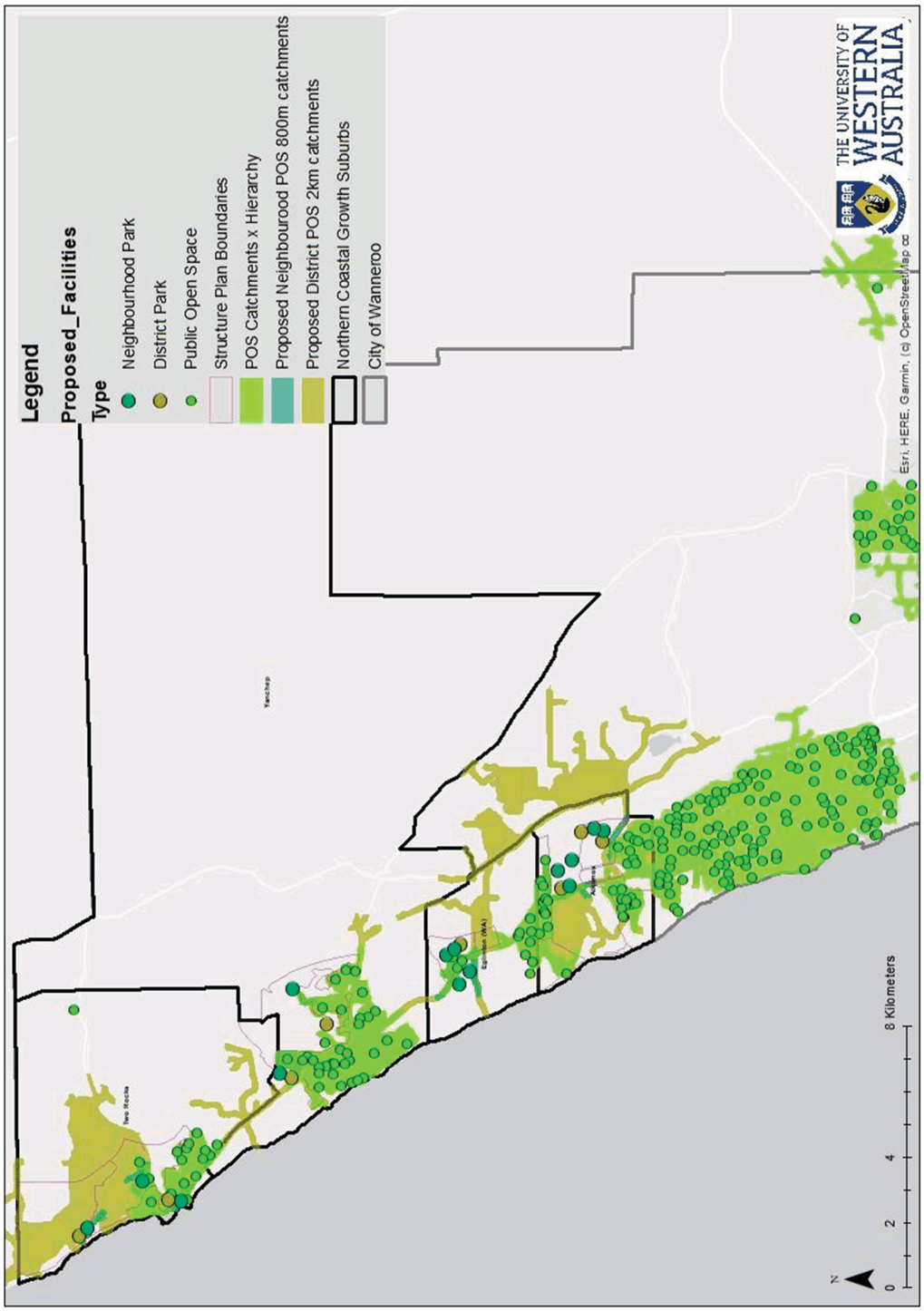


Figure 81: Proposed POS and respective catchments – based on current road network (Source: AUDRC)

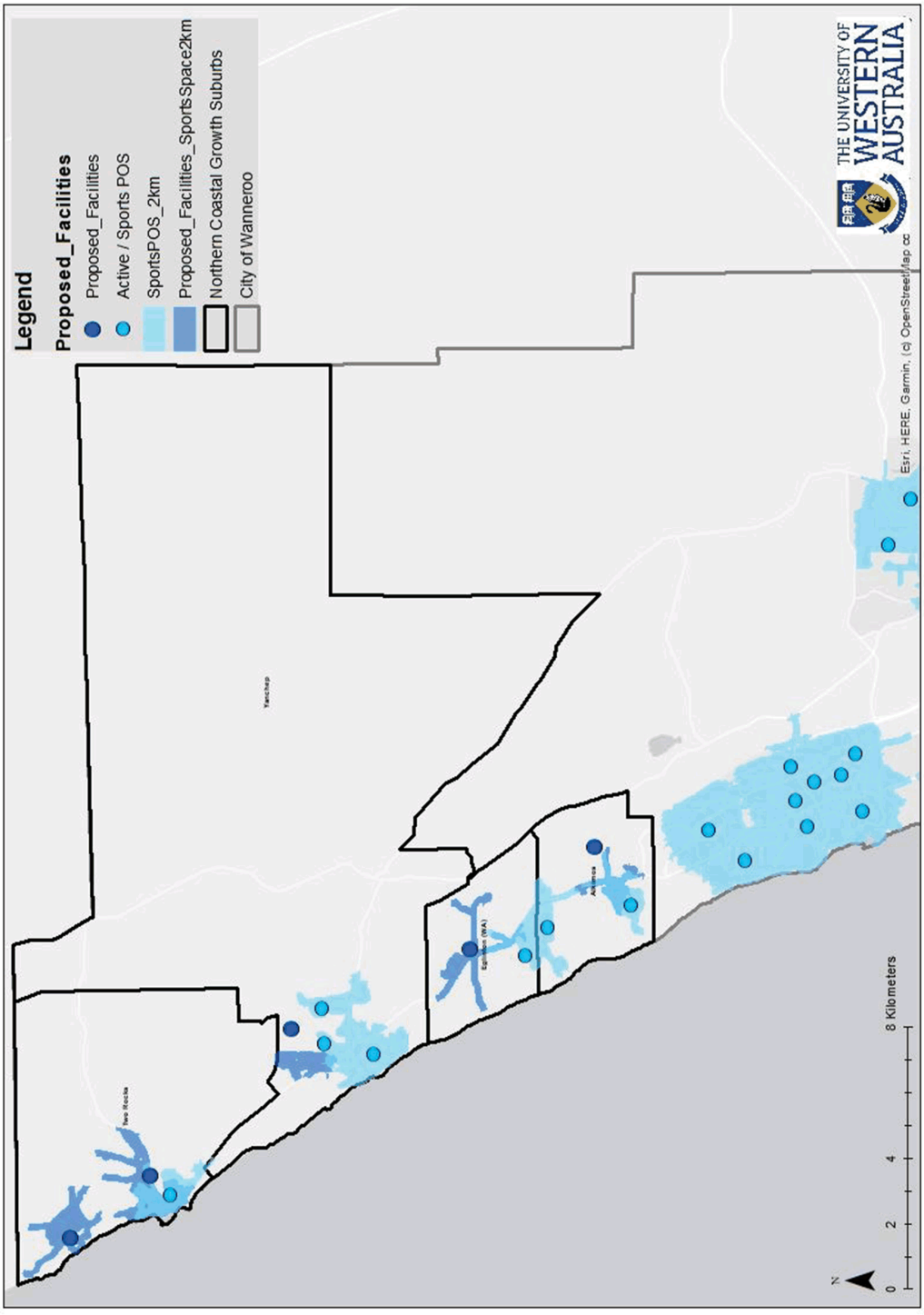


Figure 82: Proposed Sports Facilities and 2km catchment – based on current road network (Source: AUDRC))

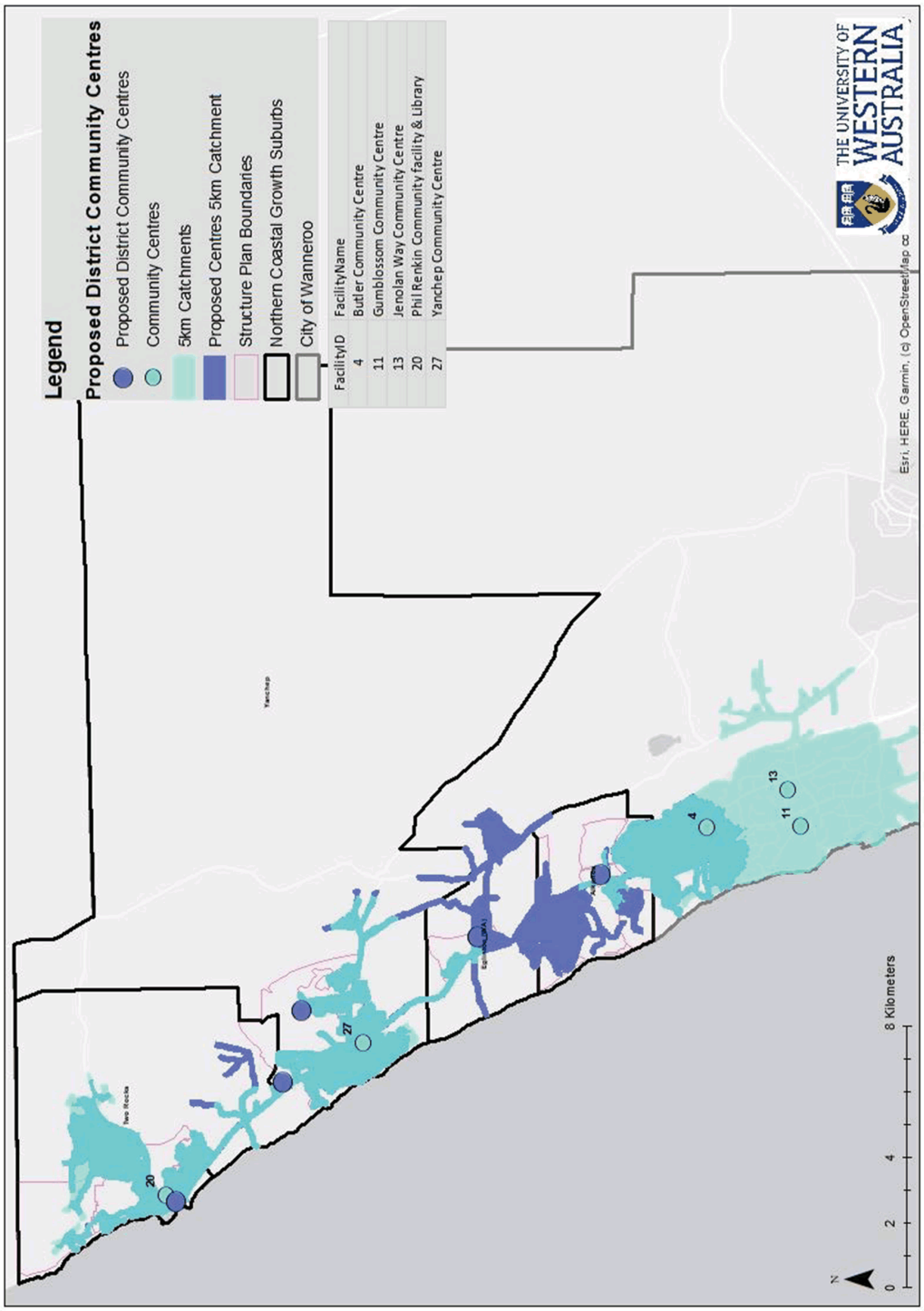


Figure 83: Proposed District Community Centres and 5km catchment – based on current road network (Source: AUDRC)

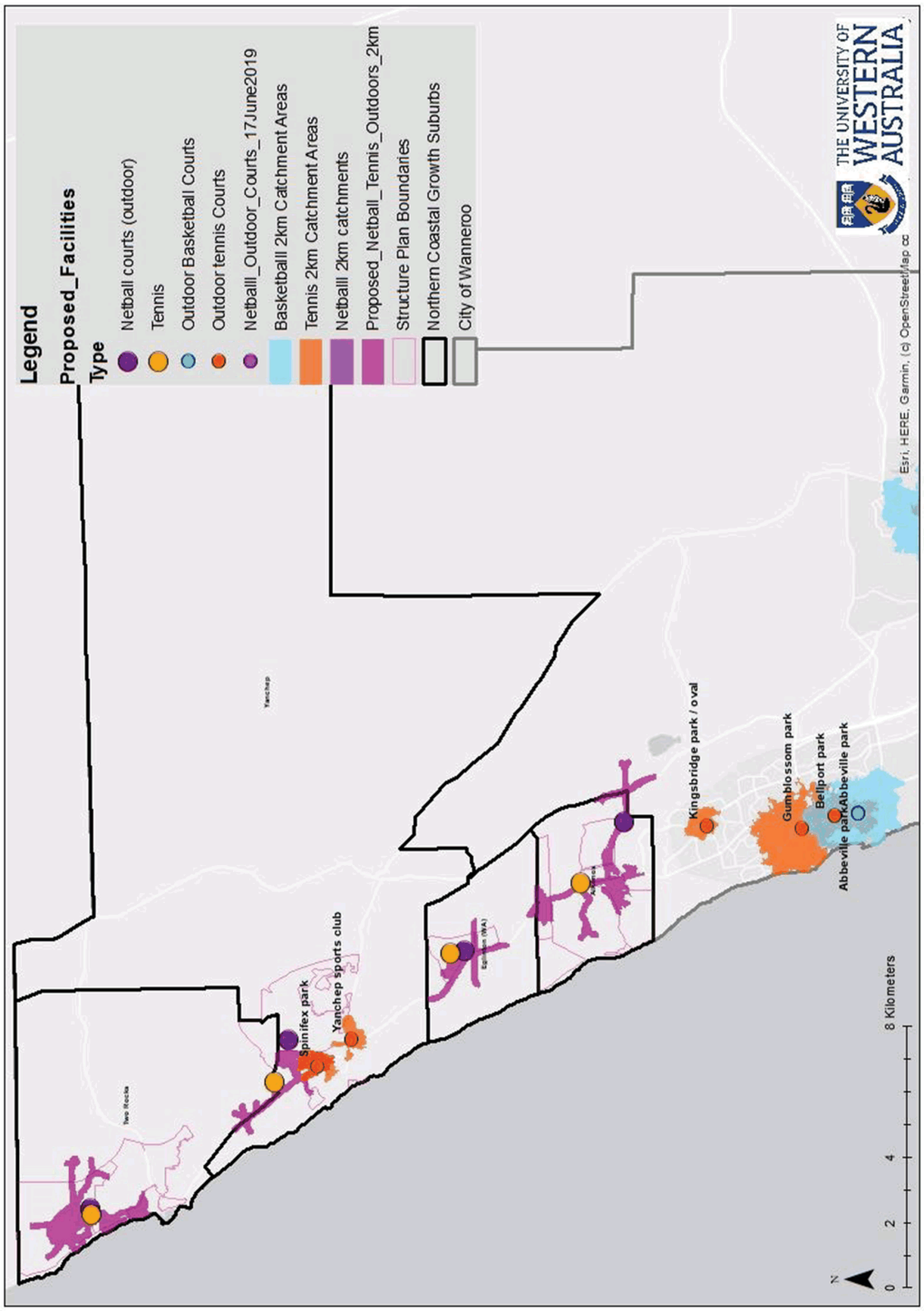


Figure 84: Proposed court infrastructure and 2km catchment – based on current road network (Source: AUDRC)

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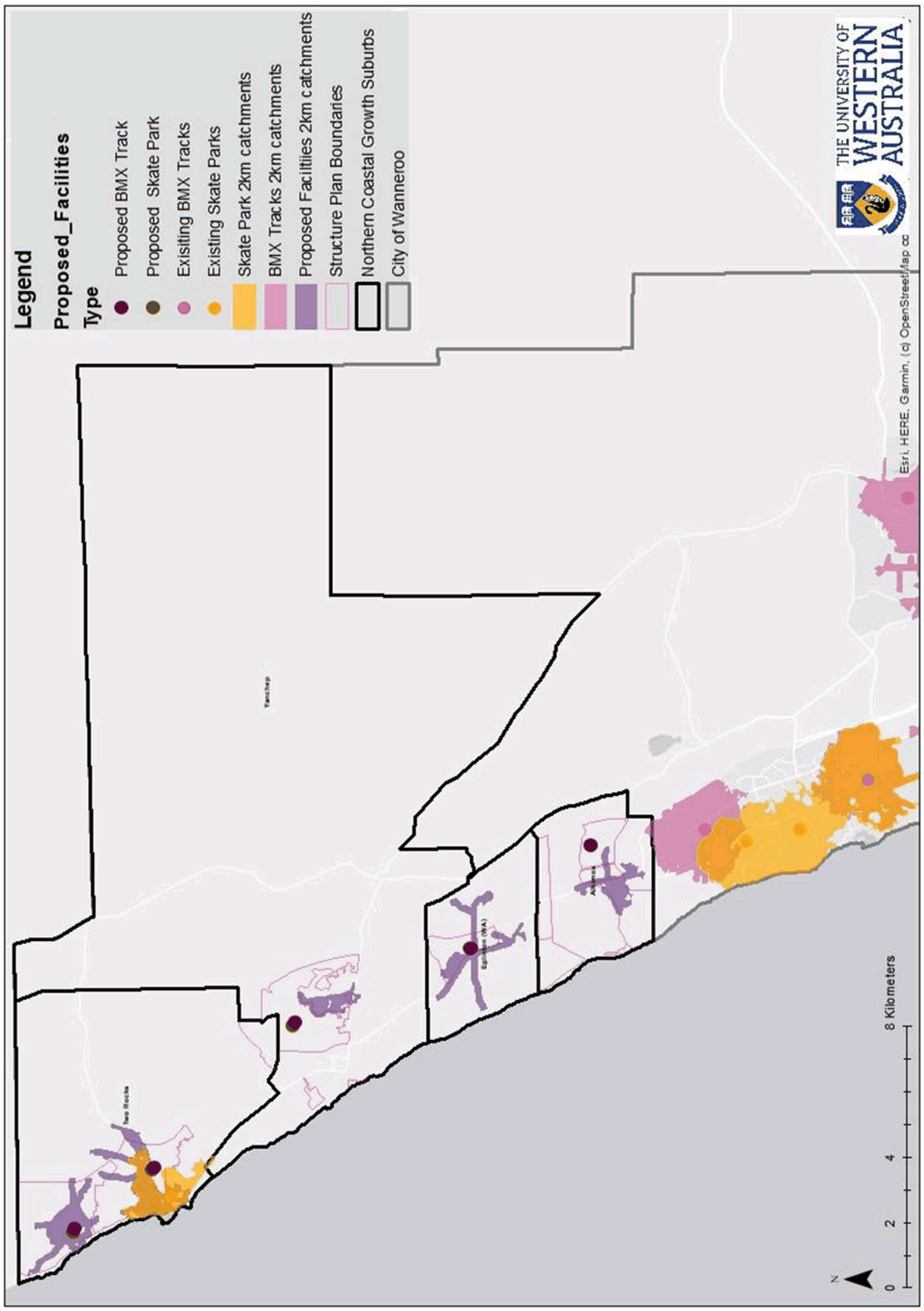

Figure 85: Proposed BMX and Skate Parks and 2km catchment – based on current road network (Source: AUDRC)

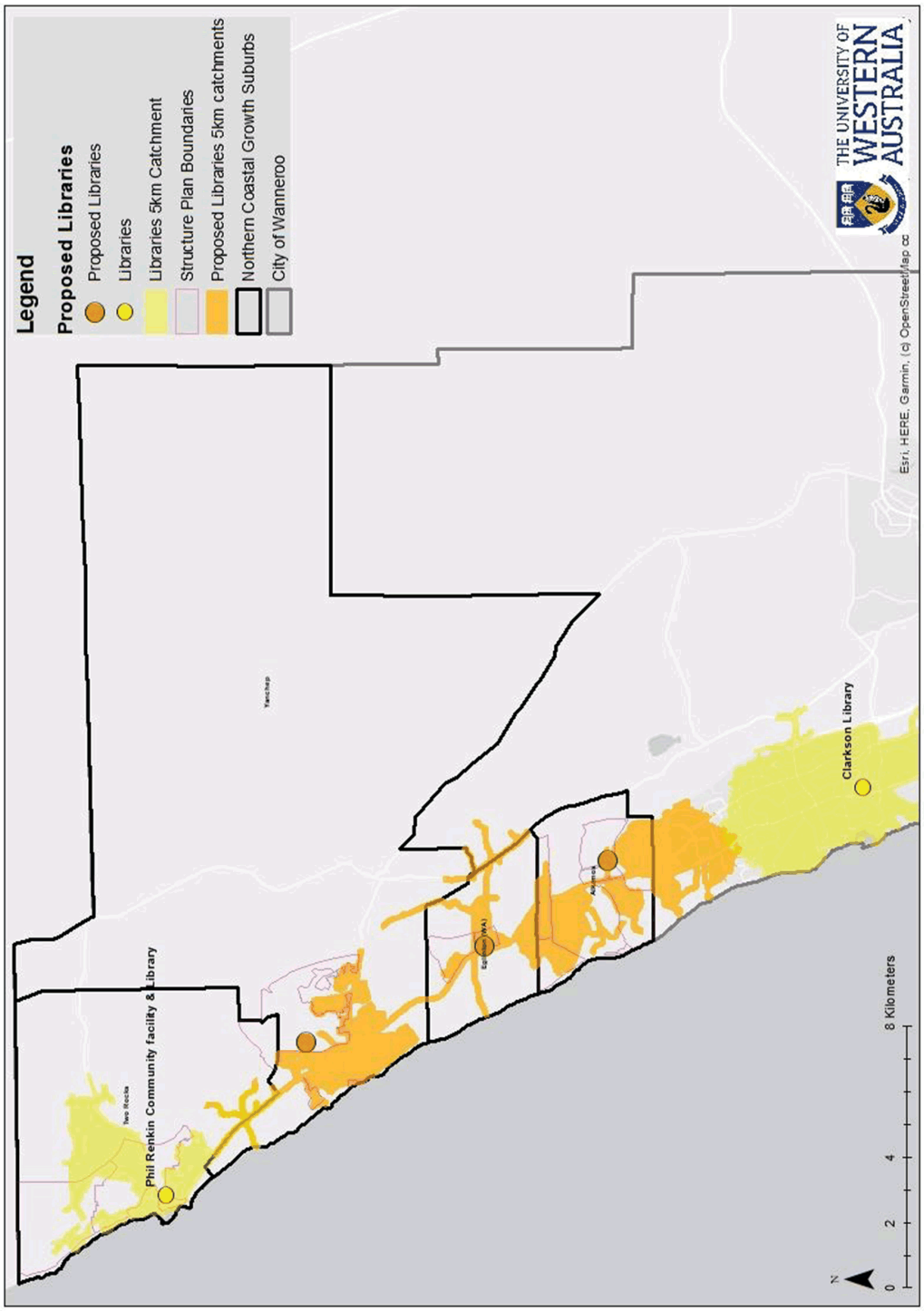

Figure 86: Proposed Libraries and 5km catchment – based on current road network (Source: AUDRC)

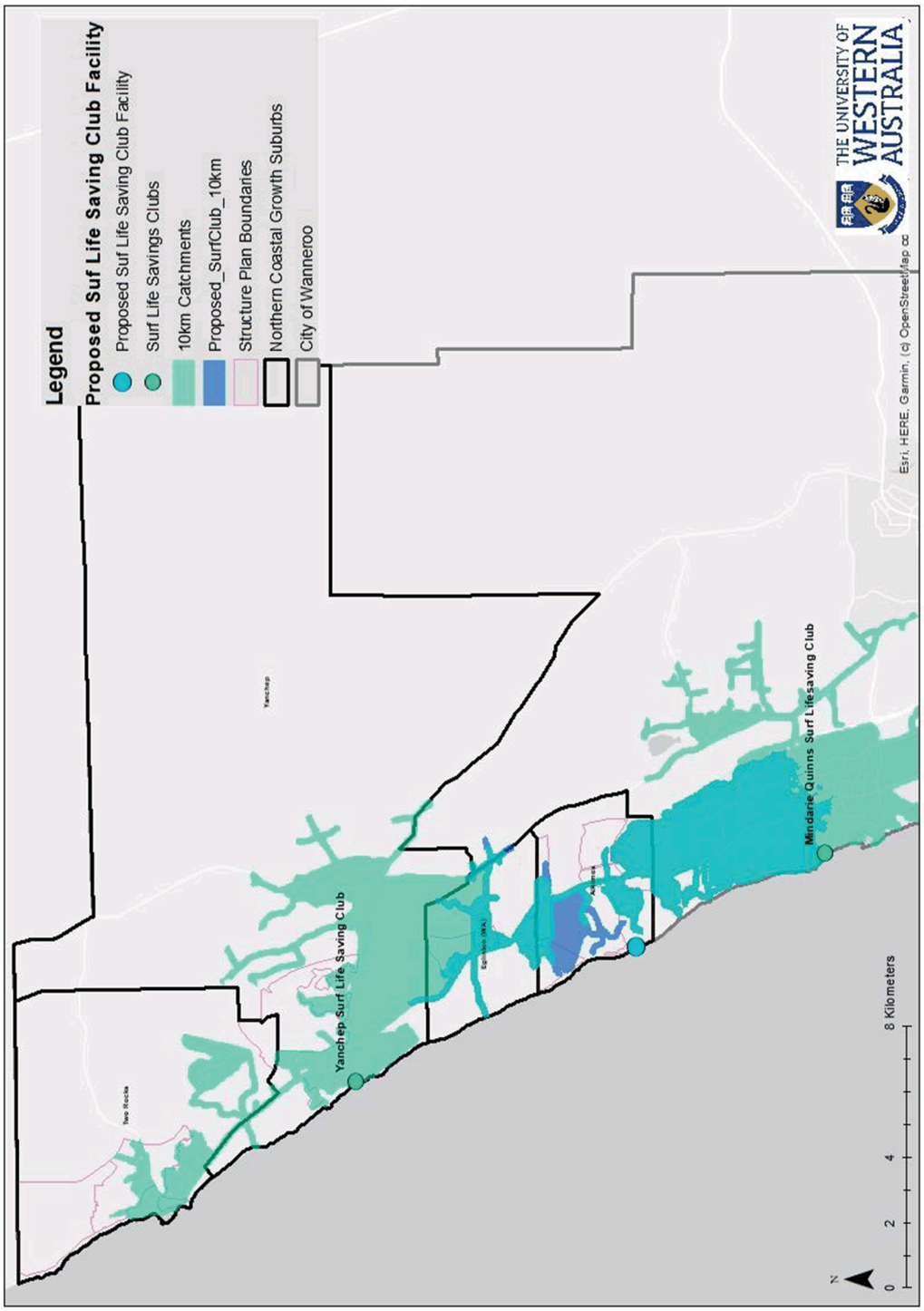

Figure 87: Proposed Surf Life Saving Clubs and 10km catchment – based on current road network (Source: AUDRC)

APPENDIX I: Benchmark Cost Considerations

The following table provides the benchmark costings for the delivery of selected Community Facilities.

SPORT AND LEISURE BUILDING AND PLAYFIELDS BUDGET BENCHMARKS
AUGUST 2018

DONALD CANT WATTS CORKE

Building Type	Low	High	Source / Reference
	$sqm / FECA	$sqm / FECA	
Administration Office - Single Storey	$ 2,424	$ 2,828	Rawlinsons Price Book, DCWCMarket pricing
Administration Office - Double Storey	$ 2,727	$ 3,131	Rawlinsons Price Book, DCWCMarket pricing
Library - Single Storey	$ 2,525	$ 3,030	Rawlinsons Price Book, DCWCMarket pricing
Library - Suburban Multi-Level	$ 2,727	$ 3,232	Rawlinsons Price Book, DCWCMarket pricing
Library - State Level	$ 5,454	$ 9,090	Rawlinsons Price Book, DCWCMarket pricing
Public Toilets	$ 3,030	$ 3,535	Rawlinsons Price Book, DCWCMarket pricing
ChildCare Centre	$ 1,803	$ 3,232	Rawlinsons Price Book, DCWCMarket pricing
Clubhouse / Pavillion	$ 2,828	$ 3,333	Rawlinsons Price Book, DCWCMarket pricing
Maintenance Workshops	$ 1,414	$ 1,717	Rawlinsons Price Book, DCWCMarket pricing
Change Rooms	$ 2,424	$ 2,727	Rawlinsons Price Book, DCWCMarket pricing
Undercover Area (UCA)	$ 606	$ 1,010	Rawlinsons Price Book, DCWCMarket pricing
Gynasium	$ 2,020	$ 2,778	Rawlinsons Price Book, DCWCMarket pricing
Squash Courts - basic	$ 1,414	$ 1,818	Rawlinsons Price Book, DCWCMarket pricing
Squash Courts - High	$ 1,919	$ 2,323	Rawlinsons Price Book, DCWCMarket pricing
Swimming Pool	$ 2,273	$ 2,525	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Pool Halls	$ 2,525	$ 2,727	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Ovals - grass	$ 1,010,000	$ 1,515,000	Rawlinsons Price Book, DCWCMarket pricing
Ovals - Synthetic	$ 5,050,000	$ 5,555,000	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Basketball court - bitumen	$ 151.50	$ 162	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Basketball court - synthetic	$ 202.00	$ 253	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Athletics Track and Field	$ 1,818,000.00	$ 2,020,000	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Lawn Bowls - lawn	101	$ 126	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Lawn Bowls - synthetic	177	$ 192	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Croquet - court only grass	101	$ 126	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Hockey - grass	51	$ 76	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Hockey - synthetic	182	$ 225	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Rugby - lawn	51	$ 76	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Rugby - synthetic	182	$ 227	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Soccer - lawn	51	$ 76	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Soccer - synthetic	182	$ 227	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Netball - bitumen	152	$ 162	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Netball - synthetic	202	$ 253	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Tennis - lawn	61	$ 86	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Tennis - acyrlic	91	$ 116	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Car Parking	91	$ 152	DCWC Market pricing
Road Infrastructure	61	$ 101	DCWC Market pricing

Notes:
All costs are current at August 2019.
All budgets are based on Metro-Perth.
The budgets are indicative based on averages of multiple project. Where any given project sits on (or outside) the benchmark will be a product of the site, client requirements and architectural/engineering design interpretation.
The building budgets exclude FFE.
The budgets exclude design and construction contingency, professional fees, escalation along with any client costs.
The budgets generally assume good level ground conditions with no contamination and required services diversions.
External Works and Services budgets are particular to each site for which separate allowances would be required.

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CP03-03/20 Outcomes of the 2019 Community Sporting and Recreation Facilities Fund

File Ref: 21392V02 – 20/56944
Responsible Officer: Director Community and Place
Disclosure of Interest: Nil
Attachments: Nil
Previous Items: CP01-09/19 - Community Sporting and Recreation Facilities Fund (CSRFF) - 2020/21 Funding Round - Ordinary Council - 24 Sep 2019

Moved Cr Newton, Seconded Cr Parker

That Council:-

1. **NOTES the outcome of the City of Wanneroo's Community Sport and Recreation Facilities Fund applications for the 2019 funding round resulting in the budget shortfall as follows:**

Project	*Grant Requested*	*Grant Award*	*2020/21 Shortfall*
PR-4213 Ferrara Park Sports Floodlighting Upgrades	**$115,000**	**$0**	**$115,000**
PR-4214 Paloma Park Sports Floodlighting Upgrades	**$120,000**	**$0**	**$120,000**
PR-2990* Leatherback Park Sports Amenities Building	**$555,667**	**$400,000**	**$155,667**
		TOTAL	**$390,667**

2. **NOTES that the following projects are still considered to be needed by the community, however will be subject to a review of funding capacity through the 2020/21* budget process (based on the prioritisation identified below), which may result in revised delivery timeframes:**

Project	Priority	2020/21
PR-2990 Leatherback Park Sports Amenities Building Design and Construction	**1**	**$155,667**
PR-4213 Ferrara Park Sports Floodlighting Upgrades	**2**	**$115,000**
PR-4214 Paloma Park Sports Floodlighting Upgrades	**3**	**$120,000**

3. **REQUESTS that the Mayor write to the Minister for Sport and Recreation seeking an increase in the allocation for the CSRFF Fund and the establishment of a separate funding allocation, available to Local Government for the development of regional sport and recreation infrastructure.**

CARRIED UNANIMOUSLY

**** In the published Council agenda for meeting held 10 March 2020, the incorrect PR number was quoted in recommendation 1 for Leatherback Park Sports Amenities Building and the incorrect financial year was quoted in recommendation 2. These typographical errors have been amended for the Minutes of this meeting.***

CP04-03/20 Hinckley Park, Hocking - Outcomes of Community Consultation

File Ref:	32950 – 20/21656
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	7
Previous Items:	CP02-12/19 - Hinckley Park - Passive Park Development and Concept Design - Ordinary Council - 10 Dec 2019

Moved Cr Cvitan, Seconded Cr Newton

That Council:-

1. **ENDORSES the Hinckley Park Concept Plan, as shown within Attachment 2;**

2. **NOTES that a budget of $1,346,227 for the construction of Hinckley Park has been listed for consideration in the draft 2020/21 budget;**

3. **NOTES that Administration will investigate car parking options and toilet facilities for inclusion in the City's Long Term Financial Plan;**

4. **NOTES that construction of the proposed development is planned to commence in October 2020 and be concluded by April 2021; and**

5. **RECOGNISES and THANKS the community for its involvement in the community consultation component of the project.**

CARRIED UNANIMOUSLY

City of Wanneroo

HINCKLEY PARK, HOCKING

Proposed Park Development



HAVE YOUR SAY ON THE PROPOSED HINCKLEY PARK DEVELOPMENT IN HOCKING

City of Wanneroo

Background

Hinckley Park consists of three land parcels situated at 14 and 16 Hinckley Parkway and 17 Copenhagen Drive, Hocking.

These are known as Lots 93, 300 and 8002 respectively and together make up a 4.1ha public open space.

The classification of this park is a *Neighbourhood Recreation Park* and as part of the City's forward planning and Capital Works Program, Council has allocated funding to develop this park.

This park is unique in that it is the largest Neighbourhood Recreation Park that the City has developed in recent years - however, it has little vegetation or trees.

The development of the park has been somewhat challenging for the designers. However we have been able to achieve responsible water usage, exciting elements and economical spending.

The City has taken into account the views of local residents, and the proposed design of the park seeks to capture local community needs now and into the future.

The City would like to hear your views on the proposed park development and encourages all interested community members to provide written submission to leisure.planning@wanneroo.wa.gov.au

Proposed works

The City has developed the concept plan for Hinckley Park based on the workshop held with residents in October 2018 at the Pearsall Hocking Community Centre.

The main features of this proposal include:

- Informal turf area for recreation activities
- Play equipment with rubber and sand soft-fall
- Barbecue with sheltered picnic settings
- Bike skills track with surrounding nature play elements
- Basketball court - 3 on 3 style
- Bench seating
- Internal path network connection to the existing perimeter pathway

Frequently asked questions

Why can't the park have more natural turf spaces?

The City has the responsibility of managing its groundwater allocations on all open spaces. Every space within the City has its own water allocation, as governed by the Department of Water, and this has been considered within the design.

What type of equipment is being planned?

The design includes a nature play area, a traditional playground, 1.3ha of natural turf, a 3 on 3 basketball court and a children's bike skills track.

Will organised sport be able to be played in the park?

The park has been designed as a recreational space. It will not be available for sporting clubs to hire for training or games. The park will be available to the community for leisure activities such as picnicking, children's play and other recreation usage.

How did you come up with this design?

In October 2018, City staff met with community members at Pearsall Hocking Community Centre to seek their ideas for this park. The result of this feedback has been incorporated within the design.

How long will this take to build?

It is proposed that the construction will take approx. 14 weeks commencing October 2020.

How will the project be funded?

The project is being funded through the City's Capital Works Program 2019/20 and 2020/21.

What access will be available for park users?

The proposed internal pathways within the new park have been designed to accommodate universal access.

This allows movement through and around the park by pedestrians, people with prams, people in wheelchairs and cyclists.

When does the community consultation period close and how can I make comment?

The community consultation period will commence 13 January 2020 and will conclude 7 February 2020, allowing a four-week period for feedback.

Comments can be made by written submission to leisure.planning@wanneroo.wa.gov.au quoting Hinckley Park Proposal (19002) in the subject title.

If I want more information on Hinckley Park Development, who do I contact?

Please contact the Facilities Planning Officer on 9405 5000 or email leisure.planning@wanneroo.wa.gov.au


HINCKLEY PARK CONCEPT
LEGEND
IRRIGATED GRASS
UNIRRIGATED SPACE
SAND
MULCH
PLANTED AREAS
RUBBER SOFTFALL
CONCRETE FOOTPATHS
SHADE SAILS
EXISTING TREE
PROPOSED TREE
1 Nature Play Elements: Logs/Rocks/Steppers
2 Bike Path
3 Bike 'Parking Bays'
4 Shelter and BBQ
5 Limestone Walls and Steps
6 Rock Climbing /Nature Play
7 Hill Slide
8 Combination Play Equipment Unit
9 Swing Set
10 Existing Playground
11 Basketball Court
12 Existing Drainage

Corporate Strategy & Performance

Business & Finance

CS01-03/20 Financial Activity Statement for the period ended 31 January 2020

File Ref: 30724V05 – 20/45295
Responsible Officer: Director Corporate Strategy & Performance
Disclosure of Interest: Nil
Attachments: 6

Moved Cr Zappa, Seconded Cr Treby

That Council:-

1. RECEIVES the Financial Activity Statement and commentaries on variances year to date Budget for the period ended 31 January 2020 consisting of:

a) January 2020 year to date Actuals;

b) January 2020 year to date Statement of Financial Position and Net Current Assets; and

c) January 2020 year to date Material Financial Variance Notes.

2. APPROVES BY ABSOLUTE MAJORITY the following changes to the 2019/20 Capital Work Budget:

Number	From	To	Amount	Description
PR-4078	Federal Gov't Grant	PR-4078 Kingsway Aquatic Play Space	$300,000	Federal Grant received
PR-4078	PR-4078 Kingsway Aquatic Play Space	Municipal Fund	$270,000	Saving due to receipt of Grant
PR-4108	Federal Gov't Grant	PR-4108 Wanneroo City Soccer New Change Rooms	$400,000	Federal Grant received
PR-4108	PR-4108 Wanneroo City Soccer New Change Rooms	Municipal Fund	$350,000	Saving due to receipt of Grant
PR-4034	Municipal Fund	PR-4034 Hudson Park, Upgrade Dennis Cooley Pavilion	$190,000	Demolition and re-build works of the existing building

CARRIED UNANIMOUSLY & BY ABSOLUTE MAJORITY 14/0

CITY OF WANNEROO

STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE **Attachment 1**

FOR THE PERIOD ENDED 31 JANUARY 2020

Description	Current Month					Year to Date				Annual			
	Actual	Revised Budget	Variance		Notes	Actual	Revised Budget	Variance		Original Budget	Revised Budget	Variance	
	$	$	$	%		$	$	$	%	$	$	$	%
Revenues													
Rates	212,245	1,200,000	(987,755)	(82.3)	1	133,421,212	134,861,200	(1,439,989)	(1.1)	135,581,907	135,581,907	0	0
Operating Grants, Subsidies & Contributions	364,956	292,048	72,908	25.0		4,221,352	4,143,927	77,425	1.9	10,860,681	10,750,296	(110,385)	(1)
Fees & Charges	1,356,228	1,445,291	(89,063)	(6.2)	2	39,869,700	40,132,690	(262,990)	(0.7)	46,787,670	46,787,670	0	0
Interest Earnings	640,553	751,536	(110,984)	(14.8)	3	5,479,936	5,606,480	(126,544)	(2.3)	8,715,234	8,715,234	0	0
Other Revenue	62,183	52,157	10,026	19.2		292,452	364,520	(72,068)	(19.8)	627,194	627,194	0	0
Total Operating Revenue	**2,636,165**	**3,741,032**	**(1,104,867)**	**(29.5)**		**183,284,650**	**185,108,817**	**(1,824,167)**	**(1.0)**	**202,572,686**	**202,462,301**	**(110,385)**	**(0)**
Expenses													
Employee Costs	(7,080,148)	(6,782,272)	(297,876)	(4.4)	4	(43,242,247)	(45,275,287)	2,033,040	4.5	(76,825,787)	(76,825,796)	(9)	(0)
Materials & Contracts	(5,191,252)	(5,178,678)	(12,574)	(0.2)	5	(36,555,925)	(38,582,836)	2,026,911	5.3	(68,528,997)	(68,529,696)	(699)	(0)
Utility Charges	(851,002)	(843,456)	(7,546)	(0.9)		(5,317,488)	(5,497,998)	180,510	3.3	(9,695,193)	(9,695,197)	(4)	(0)
Depreciation	(3,410,909)	(3,410,909)	0	0.0		(23,876,363)	(23,876,363)	0	0.0	(40,947,313)	(40,947,295)	18	0
Interest Expenses	(342,599)	(341,853)	(746)	(0.2)		(2,401,106)	(2,459,786)	58,680	2.4	(4,111,186)	(4,111,186)	0	0
Insurance	(93,179)	(124,534)	31,355	25.2	6	(678,386)	(886,738)	208,352	23.5	(1,510,000)	(1,510,000)	0	0
Total Operating Expenditure	**(16,969,088)**	**(16,681,702)**	**(287,386)**	**(1.7)**		**(112,071,516)**	**(116,579,008)**	**4,507,492**	**3.9**	**(201,618,476)**	**(201,619,170)**	**(694)**	**(0)**
RESULT FROM OPERATIONS	**(14,332,923)**	**(12,940,670)**	**(1,392,253)**	**(10.8)**		**71,213,135**	**68,529,809**	**2,683,326**	**3.9**	**954,210**	**843,131**	**(111,079)**	**(13)**
Other Revenue & Expenses													
Non Operating Grants, Subsidies & Contributions	2,156,736	1,619,403	537,333	33.2	7	9,421,326	7,221,699	2,199,627	30.5	28,798,613	34,930,347	6,131,734	18
Contributed Physical Assets	0	1,356,209	(1,356,209)	(100.0)	8	5,156,025	9,493,459	(4,337,434)	(45.7)	16,274,500	16,274,500	0	0
Profit on Asset Disposals	80,104	48,749	31,355	64.3	9	432,962	341,243	91,719	26.9	585,217	585,217	0	0
Loss on Assets Disposals	0	(34,260)	34,260	100.0	10	0	(239,820)	239,820	100.0	(14,110,346)	(14,110,346)	0	0
Town Planning Scheme (TPS) Revenues	1,439,706	1,883,891	(444,185)	(23.6)	11	7,593,393	7,726,237	(132,844)	(1.7)	15,288,167	15,288,168	1	0
Town Planning Scheme (TPS) Expenses	(81,374)	(188,487)	107,113	56.8	12	(5,106,824)	(2,932,373)	(2,174,451)	(74.2)	(8,031,975)	(7,650,733)	381,242	5
Total Other Revenue and Expenses	**3,595,173**	**4,685,505**	**(1,090,332)**	**(23.3)**		**17,496,882**	**21,610,445**	**(4,113,563)**	**(19.0)**	**38,804,176**	**45,317,153**	**6,512,977**	**14**
NET RESULT	**(10,737,751)**	**(8,255,165)**	**(2,482,586)**	**(30.1)**		**88,710,016**	**90,140,254**	**(1,430,238)**	**(1.6)**	**39,758,386**	**46,160,284**	**6,401,898**	**14**
Other Comprehensive Income	**0**	**0**	**0**	**0.0**		**0**	**0**	**0**	**0.0**	**0**	**0**	**0**	**0**
TOTAL COMPREHENSIVE INCOME	**(10,737,751)**	**(8,255,165)**	**(2,482,586)**	**(30.1)**		**88,710,016**	**90,140,254**	**(1,430,238)**	**(1.6)**	**39,758,386**	**46,160,284**	**6,401,898**	**14**

CITY OF WANNEROO

Attachment 2

STATEMENT OF FINANCIAL POSITION

FOR THE PERIOD ENDED 31 JANUARY 2020

Description	30/06/2019 Actual	31/01/2020 Actual	Annual	
			Adopted Budget	Revised Budget
	$	$	$	$
Current Assets				
Cash at Bank	3,489,483	975,669	3,308,261	3,308,261
Investments	376,225,860	415,483,400	327,517,818	373,157,395
Receivables	23,409,420	43,317,248	25,595,130	22,176,752
Inventories	314,348	314,200	335,237	314,347
	403,439,111	**460,090,517**	**356,756,446**	**398,956,755**
Current Liabilities				
Payables	(38,910,679)	(52,073,146)	(34,523,724)	(39,079,751)
Provisions	(17,342,243)	(17,421,021)	(15,510,658)	(17,342,241)
	(56,252,922)	**(69,494,167)**	**(50,034,382)**	**(56,421,992)**
NET CURRENT ASSETS	**347,186,189**	**390,596,350**	**306,722,064**	**342,534,763**
Non Current Assets				
Receivables	3,421,480	3,278,303	3,061,000	3,407,870
Investments	19,669,497	20,060,212	19,017,000	19,669,497
Inventories	21,396,956	21,396,956	21,396,956	22,117,151
Land	133,558,669	133,558,669	159,148,799	134,227,006
Buildings	172,425,478	170,511,687	185,505,768	183,333,456
Plant	17,419,406	17,226,064	23,721,259	23,631,444
Equipment	82,634,639	81,718,327	69,002,438	58,957,695
Furniture & Fittings	7,419,363	7,337,881	17,020,429	14,941,825
Infrastructure	1,871,272,395	1,850,502,696	1,974,478,388	1,955,678,328
Work in Progress	36,691,624	84,202,439	36,691,624	-
	2,365,909,507	**2,389,793,234**	**2,509,043,661**	**2,415,964,272**
Non Current Liabilities				
Interest Bearing Liabilities	(69,078,188)	(69,778,188)	(76,341,388)	(73,641,388)
Provisions & Payables	(11,695,065)	(16,598,703)	(1,727,067)	(11,695,065)
	(80,773,253)	**(86,376,891)**	**(78,068,455)**	**(85,336,453)**
NET ASSETS	**2,632,322,443**	**2,694,012,693**	**2,737,697,270**	**2,673,162,582**
Equity				
Retained Surplus	(1,241,456,854)	(1,311,938,117)	(1,376,417,279)	(1,289,517,450)
Reserves - Cash/Investment Backed	(229,713,212)	(225,389,368)	(209,195,371)	(237,336,812)
Reserves - Asset Revaluation	(1,064,248,225)	(1,064,248,225)	(1,060,339,858)	(1,064,248,263)
Town Planning Schemes	(96,904,152)	(92,436,983)	(91,744,762)	(82,060,057)
TOTAL EQUITY	**(2,632,322,443)**	**(2,694,012,693)**	**(2,737,697,270)**	**(2,673,162,582)**

Attachment 3

Significant Capital expenditure for January 2020

- *$1.12m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd*
- *$586K Belhaven Park, Quinns Rocks, New Sports Amenities Building*
- *$267K Connolly Drive, Butler, Upgrade to Dual Carriageway from Lukin Dr to Benenden Ave*
- *$222K Edgar Griffiths Park, Wanneroo, Net Sports Amenities Building*
- *$207K Shelvock Park, New Sports Amenities Building*
- *$123K Recurring Program, Renew Transport Infrastructure Assets*
- *$115K Hepburn Avenue, Marangaroo, Upgrade Intersection at Highclere Blvd*

Significant (LTD) commitments in the Capital Works Program as at 31 January 2020

- *$2.13m Connolly Drive, Butler, Upgrade to Dual Carriageway from Lukin Dr to Benenden Ave*
- *$2.02m Recurring Program, Renew Domestic Waste Vehicles*
- *$1.88m Renew Finance System*
- *$1.87m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd*
- *$1.01m Shelvock Park, New Sports Amenities Building*
- *$814K Hudson Park, Refurbish and Extend Sports Amenities Building*
- *$757K Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr*
- *$588K Warradale Park, Landsdale, New Skate Park*
- *$516K Hardcastle Park, Landsdale, Upgrade Passive Park*
- *$421K Hepburn Avenue, Marangaroo, Upgrade Intersection at Highclere Blvd*
- *$420K Recurring Program, Renew Transport Infrastructure Assets*
- *$411K Wanneroo City Soccer Clubrooms, Madeley, New Changerooms and Store Room*
- *$409K Recurring Program, Renew Light Vehicles*
- *$324K Recurring Program, Renew Park Assets*
- *$296K Casserley Park, Girrawheen, Upgrade Passive Park*
- *$293K Neerabup Industrial Area, Neerabup, New Development*
- *$223K Coastal Dual Use Path, Burns Beach to Mindarie, New Pathway*
- *$222K Recurring Program, Renew IT Equipment and Software*
- *$210K Hainsworth Park, Girrawheen, Upgrade Sports Floodlighting*
- *$206K Koondoola Park, Koondoola, Upgrade Sports Floodlighting*
- *$197K Recurring Program, New Light Vehicles*
- *$191K Addison Park, Merriwa, Upgrade Sports Floodlighting and Oval Extension*
- *$190K Recurring Program, Renew Sporting Structures*
- *$183K Recurring Program, Renew Irrigation Infrastructure and Upgrade Installations*
- *$170K Coastal Protection Works, Quinns Rocks Beach*
- *$154K Belhaven Park, Quinns Rocks, New Sports Amenities Building*

LTD – Life to Date

As at 31 January 2020, the City has spent $9.10m (72%) of the revised $12.58m carry forward budget from 2018/2019 (originally $14.24m). Significant Actual (YTD) expenditure against carry forward projects include (% shown as Actual expenditure against revised Carry Forward budget only):

- *$3.36m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd (100%)*
- *$948K Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr (100%)*
- *$651K Recurring Program, Renew Domestic Waste Vehicles (100%)*
- *$426K Kingsway Aquatic Play Space (100%)*
- *$381K Renew Finance System (100%)*
- *$333K Belhaven Park, Quinns Rocks, New Sports Amenities Building (100%)*

Attachment 3

- *$311K Coastal Protection Works, Quinns Rocks Beach (100%)*
- *$273K Recurring Program, Renew Heavy Trucks (100%)*
- *$220K Recurring Program, New IT Equipment and Software (21%)*
- *$211K John Moloney Park, Marangaroo, Upgrade Sports Floodlighting (74%)*
- *$173K Recurring Program, Renew Corporate Building Assets (72%)*
- *$169K Abbeville Park, Mindarie, Upgrade Storage Rooms (100%)*
- *$169K Recurring Program, Renew Plant (95%)*
- *$133K Renew Assets Management System (46%)*
- *$125K Recurring Program, Renew IT Equipment and Software (27%)*
- *$114K Connolly Drive, Butler, Upgrade to Dual Carriageway from Lukin Dr to Benenden Ave*

Top Capital Projects 2019/20 - January 2020

PMO Project Registration				Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Stage	Comments
PMO1523	PR-2561	24684	Quinns Beach, Quinns Rocks, New Long Term Coastal Management Works	2,114,387	1,803,638	310,749	(0)	11,375,725	11,546,580	(170,855)					98	Delivery	Stage 3 coastal management works underway and all major works were completed in December 2019. Minor works including landscaping, carpark maintenance and dune rehabilitation works to be undertaken from January to June 2020. Groyne 1 maintenance design to be undertaken February to June. Forecast expenditure 2019/20 includes contingency of $30,000.
PMO16050	PR-3098	23725	Hepburn Avenue, Marangaroo, Upgrade Intersection at Highclere Blvd	1,200,000	324,265	875,735	(0)	1,235,000	1,232,450	2,550					49	Delivery	Pre-construction meeting held 19 December 2019 all items clarified with leadership team, Design, Survey, Traffic Management and Service locations. Forecast for 2020/21 includes contingency of $93,805.
PMO16061	PR-2955	23756	Halesworth Park, Butler, New Sports Facilities	1,492,500	70,480	1,420,391	1,629	22,139,790	19,609,689	2,530,101					35	Delivery	Environmental Clearing Permit - Dept. of Water and Environment Regulation (DWER) approved. Federal government commenced assessment (40 day). Request for Tender 20019 issued 1 February 2020 for retendering of Ovals and Landscaping. Risk; Overall delivery project program impacted is currently estimated 12 months as a result of clearing permit issues. Forecast expenditure for 2019/20 includes contingency of $100,000. Total Budget to be reviewed as currently forecasting a surplus.
PMO16064	PR-2621	23809	Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand	1,088,246	954,036	133,169	1,041	2,898,333	3,054,049	(155,716)					98	Defects Liability Period	Practical completion granted 17 September 2019 with conditions. Occupancy permit, not required Risk; 'Design Matters' raised by the club under review. Forecast expenditure for 2019/20 includes contingency of $10,000. Total Budget to be adjusted to accommodate additional funds allocated at mid-year review.
PMO16135	PR-4010	24615	Edgar Griffiths Park, Wanneroo, New Sports Amenities Building	804,748	657,113	138,588	9,047	1,700,000	1,699,326	674					98	Defects Liability Period	Building works for new Sports Amenities Building completed and handed over to the City. Additional external works for landscaping anticipated for completion by June 2020. Forecast expenditure for 2019/20 includes contingency of $70,000.
PMO17006	PR-4111	24676	Belhaven Park, Quinns Rocks, New Sports Amenities Building	1,308,223	1,063,726	230,874	13,623	1,399,000	1,392,095	6,905					87	Delivery	Project in construction phase. Variations being monitored, currently within budget allowance and within time constraints. No apparent risks at this time. Project is ahead of schedule. Forecast expenditure for 2019/20 includes contingency of $50,000.

Top Capital Projects 2019/20 - January 2020

PMO Project Registration				Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Stage	Comments
PMO17008	PR-4031	24879	Kingsway Netball Clubrooms, Madeley, Upgrade Building	1,698,415	1,346,343	346,701	5,371	3,147,716	3,142,346	5,370					94	Delivery	Practical completion (PC) on 23 January 2020, two months ahead of schedule. Community consultation ongoing with Wanneroo District Netball Association (WDNA). Risk; Potential variations resulting from WDNA requests at PC, or in finalising project / items. Forecast expenditure for 2019/20 includes contingency of $188,700.
PMO17021	PR-4145	25887	Splendid Park, Yanchep, New Skate Park	698,779	12,365	686,414	(0)	700,000	719,801	(19,801)					52	Delivery	Issues with the clearing permit and land access issues is now resolved. Construction tender closed and tender evaluation & consensus meeting conducted. Preparation of Tender Recommendation Report is currently in progress. Clearing permit has a mandatory 21-day appeal period. Site possession is anticipated for 3 March 2020 (first working way after the appeal period). With 18-week construction duration, the anticipated Practical Completion 10 July 2020. Sponsor requested to communicate the activated Practical Completion to relevant external stakeholders. Forecast expenditure 2019/20 includes contingency of $60,807.
PMO17143	PR-4034	28576	Hudson Park, Girrawheen, Upgrade Dennis Cooley Pavilion	1,370,770	227,917	1,142,854	(1)	1,480,270	1,487,628	(7,358)					50	Delivery	During construction of the building extension unexpected issues relating to the existing building have been uncovered and deemed to be structurally unsound. The City has investigated alternatives, options to be presented to Elected Members on 18 February 2020. Completion is anticipated in June 2020. These challenges are now forecasting additional costs to the project. The overall risk indicator remains amber due to unforeseeable environmental and geotechnical risks, which might be encountered during construction.
PMO18051	PR-4108	28879	Wanneroo City Soccer Clubrooms, Madeley, New Change Rooms and Store Room	1,012,666	527,652	485,015	(1)	1,012,666	1,073,001	(60,335)					77	Delivery	The construction is on schedule and the completion date is anticipated in April 2020. ATCO (gas) application has been lodged. Any potential delay from ATCO may translate to potential delay on the project PC date. No contingency in forecast 2019/20 expenditure.

Top Capital Projects 2019/20 - January 2020

PMO Project Registration				Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Stage	Comments
PMO18063	PR-4088	30136	Neerabup Industrial Area, Neerabup, New Development	750,000	164,756	585,245	(1)	15,855,000	15,855,003	(3)					22	Delivery	The concept subdivision layout is still planned to be presented to Council Forum in March 2020. Resource Extraction Contract pre start on site documentation and licence application is ongoing with work expected to start on site May 2020. The Water Corp pressure testing and analysis complete December 2019 has proved to be incorrect. The Water Corporation are carrying out further testing. The consultant will use the correct data when receive to develop a water supply engineering solution. A summary of the detailed investigation into the renewable energy options recommended in the completed feasibility study which includes Western Power information in regards to sub-station requirement, timing and cost, will be presented at the February project Working Group. Project proposals for water supply, energy supply and economic development have been forwarded to the project sponsor for acceptance. Waiting for a project sponsor response. The costed Project schedule includes for NIA development through to 2035 (water provision and distributor road construction costs not included). Forecast expenditure 2019/20 includes contingency of $23,000.
PMO18093	PR-4098	30925	Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr	5,148,407	3,875,859	975,750	296,799	6,500,000	6,203,202	296,798					90	Delivery	Pinjar Road practical completion received on 30 December 2019. Additional scope for Harris Street construction anticipated for completion 29 May 2020. Pinjar Road landscaping anticipated completion 30 June 2020. Forecast expenditure 2019/20 includes contingency of $50,000.
PMO18098	PR-4102	31842	Shelvock Park, Koondoola, New Sports Amenities Building	1,913,080	363,964	1,549,116	0	2,172,400	2,021,761	150,639					58	Delivery	Roof installation complete. Masonry commencement. Club compound operational. Forecast expenditure for 2019/20 includes $150,000 contingency.

Top Capital Projects 2019/20 - January 2020

PMO Project Registration				Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Stage	Comments
PMO18104	PR-4140	31839	Marmion Ave Upgrade to Dual Carriageway from Butler Bvd to Yanchep Beach Rd	18,583,443	15,455,455	3,127,987	1	27,924,113	27,924,113	(0)					94	Delivery	First section (1.2km adjacent to Alkimos Vista). Practical Completion reached 2nd April 2019, now in 12 months defects period. Second section (8km from Shorehaven to Yanchep). Construction at 90% with majority of roadworks to be completed by end Feb 2020 then minor works till mid year. Lagoon Drive intersection and Cinnabar RAB anticipated for April 2020 due to delays with external stakeholders. Third section (2.3km from Camborne Pkw to Alkimos Vista). Construction at 95% with practical completion inspection held on section from Camborne Pkwy to Sanderling Street. Section between Graceful Blvd and Brindabella anticipated completion end April 2020 delay due to external stakeholders.
PMO18122	PR-2930	34057	Warradale Park, Landsdale, New Skate Park	616,212	25,394	590,818	0	650,000	650,000	0					44	Delivery	Tender recommendation Report has been signed by CEO. Letter of Award and Purchase Order were sent to the contractor. Site works to anticipated to commence 10 February 2020. Overall project risk is green. Forecast expenditure 2019/20 includes contingency of $2,292.
PMO19040	PR-2797	34171	Connolly Dr, Butler, Upgrade to Dual Carriageway from Lukin Dr to Benenden Ave	3,077,463	464,429	2,810,292	(197,258)	3,110,333	3,385,591	(275,258)					58	Delivery	Construction contract awarded to RJ Vincent (RJV). RJVs site establishment completed 18 November 2019 with the initial clearing and irrigation works completed 30 January 2020. Arborist walkthrough completed and monitoring works. Forecast for 2020/21 includes contingency of $50,000 for landscaping works.
PMO19041	PR-3018	34175	Hartman Dr, Wangara, Upgrade to Dual Carriageway from Hepburn Ave to Gnangara Rd	2,430,865	59,708	2,382,000	(10,843)	4,700,000	4,760,844	(60,844)					46	Delivery	Council endorsed tender submissions on 10 February 2020, RJ Vincent awarded contract for Hartman Drive duplication. Forecast for 2020/21 includes no contingency.

Schedule Status-Indicator	Budget Indicators (Annual & Total)	Overall Risk Indicator
On Target-Baseline (<10%time increase)	On Target (Variance <10%)	Low
Behind Schedule (10 - 20%time increase)	Almost on Budget (Variance of 10 - 20%)	Medium
Behind Schedule (>20%time increase)	Under / Over Budget (Variance > 20%)	High

Attachment 5

INVESTMENT SUMMARY - As At 31 January 2020

Face Value $	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Current Value $	YTD Accrued Interest $		Accrued Interest
Current Account Investment Group										
16,217,860.00	0.70	Commonwealth Bank of Australia Perth	A1	N/A		N/A	16,217,860.00			
16,217,860.00	**0.70%**						**16,217,860.00**			
Term Investment Group										
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	11-February-2020	5,000,000.00	04-February-2019	5,135,993.15	80,993.15		135,993.15
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	14-February-2020	10,000,000.00	07-January-2019	10,293,082.19	161,986.30		293,082.19
10,000,000.00	2.75	Bendigo Bank	A2	05-February-2020	10,000,000.00	22-January-2019	10,281,780.82	161,986.30		281,780.82
20,000,000.00	2.70	Rural Bank	A2	23-February-2020	20,000,000.00	22-February-2019	20,507,452.05	318,082.19		507,452.05
10,000,000.00	2.65	Members Equity Bank Melbourne	A2	09-March-2020	10,000,000.00	08-March-2019	10,238,863.01	156,095.89		238,863.01
10,000,000.00	2.70	Bank of Queensland	A2	09-March-2020	10,000,000.00	08-March-2019	10,243,369.86	159,041.10		243,369.86
5,000,000.00	2.70	Bank of Queensland	A2	18-March-2020	5,000,000.00	21-March-2019	5,116,876.71	79,520.55		116,876.71
10,000,000.00	2.60	Rural Bank	A2	27-March-2020	10,000,000.00	27-March-2019	10,220,821.92	153,150.68		220,821.92
10,000,000.00	2.48	Westpac Banking Corporation	A1	06-April-2020	10,000,000.00	06-May-2019	10,183,452.05	146,082.19		183,452.05
10,000,000.00	2.50	Westpac Banking Corporation	A1	16-April-2020	10,000,000.00	09-May-2019	10,182,876.71	147,260.27		182,876.71
10,000,000.00	2.50	Westpac Banking Corporation	A1	11-May-2020	10,000,000.00	09-May-2019	10,182,876.71	147,260.27		182,876.71
10,000,000.00	2.15	Members Equity Bank Melbourne	A2	07-May-2020	10,000,000.00	07-June-2019	10,140,191.78	126,643.84		140,191.78
10,000,000.00	2.40	Westpac Banking Corporation	A1	17-June-2020	10,000,000.00	17-June-2019	10,149,917.81	141,369.86		149,917.81
5,000,000.00	2.40	Westpac Banking Corporation	A1	01-July-2020	5,000,000.00	01-July-2019	5,070,356.16	70,356.16		70,356.16
5,000,000.00	2.00	Westpac Banking Corporation	A1	08-June-2020	5,000,000.00	08-July-2019	5,056,712.33	56,712.33		56,712.33
5,000,000.00	1.90	National Australia Bank	A1	23-June-2020	5,000,000.00	17-July-2019	5,051,534.25	51,534.25		51,534.25
15,000,000.00	1.80	National Australia Bank	A1	07-July-2020	15,000,000.00	06-August-2019	15,131,671.23	131,671.23		131,671.23
10,000,000.00	1.80	Westpac Banking Corporation	A1	19-May-2020	10,000,000.00	15-August-2019	10,083,342.47	83,342.47		83,342.47
10,000,000.00	1.80	Westpac Banking Corporation	A1	08-June-2020	10,000,000.00	15-August-2019	10,083,342.47	83,342.47		83,342.47
5,000,000.00	1.80	Westpac Banking Corporation	A1	15-July-2020	5,000,000.00	15-August-2019	5,041,671.23	41,671.23		41,671.23
10,000,000.00	1.62	Westpac Banking Corporation	A1	24-August-2020	10,000,000.00	23-August-2019	10,071,457.53	71,457.53		71,457.53
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	28-July-2020	5,000,000.00	28-August-2019	5,035,260.27	35,260.27		35,260.27
5,000,000.00	1.61	Westpac Banking Corporation	A1	28-July-2020	5,000,000.00	28-August-2019	5,034,405.48	34,405.48		34,405.48
10,000,000.00	1.60	Members Equity Bank Melbourne	A2	11-August-2020	10,000,000.00	04-September-2019	10,065,315.07	65,315.07		65,315.07
5,000,000.00	1.60	Members Equity Bank Melbourne	A2	18-August-2020	5,000,000.00	04-September-2019	5,032,657.53	32,657.53		32,657.53
10,000,000.00	1.60	Bank of Queensland	A2	06-August-2020	10,000,000.00	04-September-2019	10,065,315.07	65,315.07		65,315.07
10,000,000.00	1.67	Westpac Banking Corporation	A1	07-September-2020	10,000,000.00	06-September-2019	10,067,257.53	67,257.53		67,257.53
10,000,000.00	1.68	Suncorp	A1	06-April-2020	10,000,000.00	06-September-2019	10,067,660.27	67,660.27		67,660.27
10,000,000.00	1.68	Suncorp	A1	23-April-2020	10,000,000.00	09-September-2019	10,066,279.45	66,279.45		66,279.45
5,000,000.00	1.76	Westpac Banking Corporation	A1	15-September-2020	5,000,000.00	16-September-2019	5,033,030.14	33,030.14		33,030.14
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	22-September-2020	5,000,000.00	24-September-2019	5,029,157.53	29,157.53		29,157.53
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	07-October-2020	5,000,000.00	01-October-2019	5,027,575.34	27,575.34		27,575.34
5,000,000.00	1.55	Bank of Queensland	A2	13-October-2020	5,000,000.00	08-October-2019	5,024,417.81	24,417.81		24,417.81
5,000,000.00	1.55	Bank of Queensland	A2	20-October-2020	5,000,000.00	14-October-2019	5,023,143.84	23,143.84		23,143.84
5,000,000.00	1.58	Westpac Banking Corporation	A1	28-October-2020	5,000,000.00	28-October-2019	5,020,561.64	20,561.64		20,561.64
10,000,000.00	1.63	Westpac Banking Corporation	A1	06-November-2020	10,000,000.00	06-November-2019	10,038,405.48	38,405.48		38,405.48
10,000,000.00	1.58	Suncorp	A1	26-May-2020	10,000,000.00	14-November-2019	10,033,764.38	33,764.38		33,764.38
10,000,000.00	1.58	Suncorp	A1	05-June-2020	10,000,000.00	14-November-2019	10,033,764.38	33,764.38		33,764.38
10,000,000.00	1.50	Bendigo Bank	A2	27-November-2020	10,000,000.00	29-November-2019	10,025,890.41	25,890.41		25,890.41
10,000,000.00	1.55	Rural Bank	A2	07-December-2020	10,000,000.00	05-December-2019	10,024,205.48	24,205.48		24,205.48
10,000,000.00	1.60	Members Equity Bank Melbourne	A2	21-December-2020	10,000,000.00	20-December-2019	10,018,410.96	18,410.96		18,410.96
10,000,000.00	1.55	Members Equity Bank Melbourne	A2	11-January-2021	10,000,000.00	09-January-2020	10,009,342.47	9,342.47		9,342.47
10,000,000.00	1.55	Bank of Queensland	A2	11-January-2021	10,000,000.00	09-January-2020	10,009,342.47	9,342.47		9,342.47
10,000,000.00	1.55	National Australia Bank	A1	14-January-2021	10,000,000.00	13-January-2020	10,007,643.84	7,643.84		7,643.84
10,000,000.00	1.55	Rural Bank	A2	21-January-2021	10,000,000.00	20-January-2020	10,004,671.23	4,671.23		4,671.23
5,000,000.00	1.55	Rural Bank	A2	28-January-2021	5,000,000.00	29-January-2020	5,000,424.66	424.66		424.66
395,000,000.00	**1.96%**						**399,265,545.21**	**3,367,463.01**		**4,265,545.21**
	Weighted Return									
411,217,860.00	**1.91%**	**Totals**					**415,483,405.21**	**3,367,463.01**		**4,265,545.21**

1.40% 12 month UBS Australia Bank Bill Index for 31 January 2020

0.51% Differential between Council's Weighted Return and UBS Australia Bank Bill Index

Notes: Face Value - refers to the principal amount invested.
Interest Rate - refers to the annual interest rate applicable to the investment.
Borrower - refers to the insitution through which the City's monies are invested.
Rating - refers to the Standard & Poor Short Term Rating of the Borrower which, per Council Policy, must be a minimum of A2.
Current Value - refers to the accumulated value of the investment including accrued interest from time invested to current period.

INDIVIDUAL ADI LIMITS - As At 31 January 2020

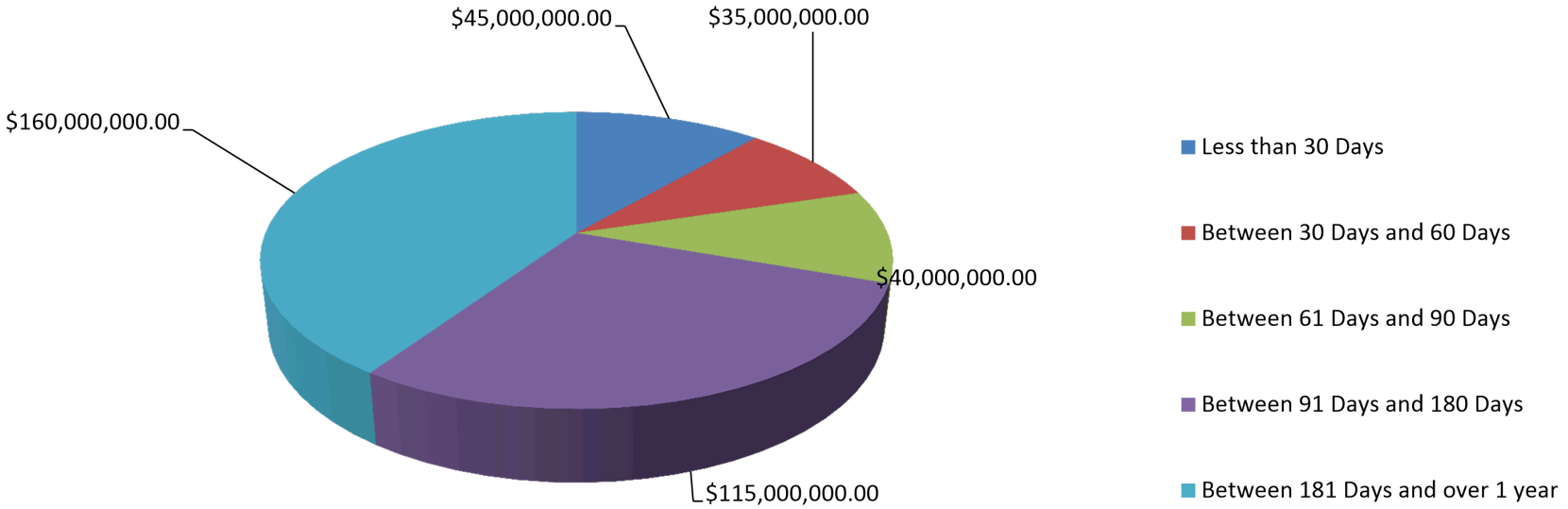
BORROWER	INVESTMENT RATING	FACE VALUE ($)	MAXIMUM LIMIT PER INVESTMENT POLICY ($)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Commonwealth Bank of Australia Perth	A1	16,217,860.00	205,608,930.00	3.94	50.00
National Australia Bank	A1	30,000,000.00	205,608,930.00	7.30	50.00
Westpac Banking Corporation	A1	120,000,000.00	205,608,930.00	29.18	50.00
Suncorp	A1	40,000,000.00	205,608,930.00	9.73	50.00
Bankwest	A1	-	205,608,930.00	0.00	50.00
Bank of Queensland	A2	45,000,000.00	102,804,465.00	10.94	25.00
Bendigo Bank	A2	20,000,000.00	102,804,465.00	4.86	25.00
Members Equity Bank Melbourne	A2	85,000,000.00	102,804,465.00	20.67	25.00
IMB Bank	A2	-	102,804,465.00	0.00	25.00
Rural Bank	A2	55,000,000.00	102,804,465.00	13.37	25.00
Totals		**411,217,860.00**		**100.00**	

OVERALL CREDIT PROFILE - As At 31 January 2020

	INVESTMENT RATING	FACE VALUE ($)	MAXIMUM LIMIT PER INVESTMENT POLICY ($)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Subtotal of Securities	A1	206,217,860.00	411,217,860.00	50.15	100.00
Subtotal of Securities	A2	205,000,000.00	328,974,288.00	49.85	80.00
Totals		**411,217,860.00**		**100.00**	

Maturity Breakdown - As At 31 January 2020

Maturity Profile	Face Value	% Portfolio	Number of Investments	Lowest Amount Invested per Investment	Highest Amount Invested per Investment
Current Account	$16,217,860.00	3.94%	1.00	$16,217,860.00	$16,217,860.00
Less than 30 Days	$45,000,000.00	10.94%	4.00	$5,000,000.00	$20,000,000.00
Between 30 Days and 60 Days	$35,000,000.00	8.51%	4.00	$5,000,000.00	$10,000,000.00
Between 61 Days and 90 Days	$40,000,000.00	9.73%	4.00	$10,000,000.00	$10,000,000.00
Between 91 Days and 180 Days	$115,000,000.00	27.97%	14.00	$5,000,000.00	$15,000,000.00
Between 181 Days and over 1 year	$160,000,000.00	38.91%	20.00	$5,000,000.00	$10,000,000.00
Totals	**$411,217,860.00**	**100.00%**	**47.00**		



RATE SETTING STATEMENT
(FINANCIAL ACTIVITY STATEMENT)
FOR THE PERIOD ENDED 31 JANUARY 2020

Attachment 6

Description	Year To Date				Annual			
	Actual	Revised Budget	Variance		Adopted Budget	Revised Budget	Variance	
	$	$	$	%	$	$	$	%
Opening Surplus/(Deficit)	**0**	**(19,585,667)**	**19,585,667**	**0**	**(19,585,667)**	**(19,585,667)**	**0**	**0**
OPERATING ACTIVITIES								
Revenues								
Operating Grants, Subsidies & Contributions	4,221,352	4,143,927	77,425	2	10,860,681	10,750,296	(110,385)	(1)
Fees & Charges	39,869,700	40,132,690	(262,990)	(1)	46,787,670	46,787,670	0	0
Interest Earnings	5,479,936	5,606,480	(126,544)	(2)	8,715,234	8,715,234	0	0
Other Revenue	292,452	364,520	(72,068)	(20)	627,194	627,194	0	0
	49,863,439	**50,247,617**	**(384,178)**	**(1)**	**66,990,779**	**66,880,394**	**(110,385)**	**(0)**
Expenses								
Employee Costs	(43,242,247)	(45,275,287)	2,033,040	4	(76,825,787)	(76,825,796)	(9)	(0)
Materials & Contracts	(36,555,925)	(38,582,836)	2,026,911	5	(68,528,997)	(68,529,696)	(699)	(0)
Utility Charges	(5,317,488)	(5,497,998)	180,510	3	(9,695,193)	(9,695,197)	(4)	(0)
Depreciation	(23,876,363)	(23,876,363)	0	0	(40,947,313)	(40,947,295)	18	0
Interest Expenses	(2,401,106)	(2,459,786)	58,680	2	(4,111,186)	(4,111,186)	0	0
Insurance	(678,386)	(886,738)	208,352	23	(1,510,000)	(1,510,000)	0	0
	(112,071,516)	**(116,579,008)**	**4,507,492**	**4**	**(201,618,476)**	**(201,619,170)**	**(694)**	**(0)**
Non-Cash Amounts Excluded								
Depreciation	23,876,363	23,876,363	0	0	40,947,313	40,947,295	18	**0**
	(38,331,714)	**(42,455,028)**	**4,123,314**	**10**	**(93,680,384)**	**(93,791,481)**	**(111,097)**	**(0)**
INVESTING ACTIVITIES								
Non Operating Grants, Subsidies & Contributions	9,421,326	7,221,699	2,199,627	30	28,798,613	34,930,347	6,131,734	18
Contributed Physical Assets	5,156,025	9,493,459	(4,337,434)	(46)	16,274,500	16,274,500	0	0
Profit on Asset Disposals	432,962	341,243	91,719	27	585,217	585,217	0	0
Loss on Assets Disposals	0	(239,820)	239,820	100	(14,110,346)	(14,110,346)	0	0
TPS & DCP Revenues	7,593,393	7,726,237	(132,844)	(2)	15,288,167	15,288,168	1	0
TPS & DCP Expenses	(5,106,824)	(2,932,373)	(2,174,451)	(74)	(8,031,975)	(7,650,733)	381,242	5
Capital Expenditure	(42,878,386)	(54,934,374)	12,055,988	22	(91,087,387)	(98,819,919)	(7,732,532)	(8)
Proceeds From Disposal Of Assets	475,635	865,813	(390,178)	(45)	1,484,250	1,484,250	0	0
	(24,905,870)	**(32,458,117)**	**7,552,247**	**23**	**(50,798,961)**	**(52,018,516)**	**(1,219,555)**	**(2)**
Non-Cash Amounts Excluded								
Contributed Physical Assets	(5,156,025)	(9,493,459)	4,337,434	46	(16,274,500)	(16,274,500)	0	0
Profit on Asset Disposals	(432,962)	(341,243)	(91,719)	(27)	(585,217)	(585,217)	0	0
Loss on Assets Disposals	0	239,820	(239,820)	(100)	14,110,346	14,110,346	0	0
	(5,588,987)	**(9,594,882)**	**4,005,895**	**42**	**(2,749,371)**	**(2,749,371)**	**0**	**0**
	(30,494,856)	**(42,052,999)**	**11,558,142**	**27**	**(53,548,332)**	**(54,767,887)**	**(1,219,555)**	**(2)**
FINANCING ACTIVITIES								
Contributions from New Loans	0	4,236,867	(4,236,867)	(100)	7,263,200	7,263,200	0	0
Transfers from Restricted Grants, Contributions & Loans	722,724	12,802,669	(12,079,945)	(94)	21,836,335	21,947,432	(111,097)	(1)
Transfers to Restricted Grants, Contributions & Loans	(364,204)	0	(364,204)	(100)	0	0	0	0
Transfers from Reserves	4,323,844	21,183,484	(16,859,640)	(80)	35,094,989	36,314,544	1,219,555	3
Transfers to Reserves	(9,956,284)	(24,139,581)	14,183,297	59	(41,382,138)	(41,382,138)	0	0
Transfers from Schemes	4,467,169	12,161,002	(7,693,833)	(63)	20,847,432	20,847,432	0	0
Transfers to Schemes	0	(7,249,283)	7,249,283	100	(12,427,342)	(12,427,342)	0	0
	(806,751)	**18,995,158**	**(19,801,909)**	**(104)**	**31,232,476**	**32,563,128**	**1,330,652**	**4**
BUDGET DEFICIENCY	**(69,633,321)**	**(65,512,869)**	**(4,120,453)**	**(6)**	**(115,996,240)**	**(115,996,240)**	**0**	**0**
Amount To Be Raised From Rates	**133,421,212**	**134,861,200**	**(1,439,989)**	**(1)**	**135,581,907**	**135,581,907**	**0**	**0**
Closing Surplus/(Deficit)	**63,787,890**	**49,762,665**	**14,025,226**	**28**	**0**	**0**	**0**	**0**

Transactional Finance

CS02-03/20 Warrant of Payments for the Period to 31 January 2020

File Ref: 1859V02 – 20/42667
Responsible Officer: Director Corporate Strategy & Performance
Disclosure of Interest: Nil
Attachments: Nil

Moved Cr Zappa, Seconded Cr Cvitan

That Council RECEIVES the list of payments drawn for the month of January 2020, as summarised below:

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – January 2020		
Cheque Numbers	118727 - 119005	$1,962,561.11
EFT Document Numbers	3716 - 3740	$13,853,765.21
TOTAL ACCOUNTS PAID		**$15,816,326.32**
Manual Journal		$2,172.50
Less Cancelled Cheques		($20,609.28)
Town Planning Scheme		($42,126.96)
RECOUP FROM MUNICIPAL FUND		**$15,755,762.58**
Municipal Fund – Bank A/C		
Accounts Paid – January 2020		
Recoup to Director Corporate Services Advance A/C		$15,755,762.58
Direct Payments		$77,118.73
Payroll – Direct Debits		$3,596,812.64
TOTAL ACCOUNTS PAID		**$19,429,693.95**
Town Planning Scheme		
Accounts Paid – January 2020		
Cell 1		$1,192.33
Cell 2		($2,107.67)
Cell 3		($2,107.67)
Cell 4		$5,884.83
Cell 5		$14,078.55
Cell 6		($2,107.67)
Cell 7		($2,107.66)
Cell 8		$31,509.61
Cell 9		($2,107.69)
TOTAL ACCOUNTS PAID		**$42,126.96**

WARRANT OF PAYMENTS JANUARY 2020			
PAYMENT	**DATE**	**DESCRIPTION**	**AMOUNT**
00118727	07/01/2020	Girrawheen Library Petty Cash	$52.75
		Petty Cash	
00118728	07/01/2020	Wanneroo Youth Centre Petty Cash	$93.80
		Petty Cash	
00118729	07/01/2020	Water Corporation	$10,471.49

		Water Supplies For The City	
00118730	07/01/2020	Telstra	$3,221.07
		Phone/Internet Charges For The City	
00118731	07/01/2020	Clarkson Library Petty Cash	$180.15
		Petty Cash	
00118732	07/01/2020	Assets Petty Cash	$201.25
		Petty Cash	
00118733	07/01/2020	Ben Trager Homes Pty Ltd	$4,000.00
		Refund - 2 Street & Verge Bonds	
00118734	07/01/2020	Wow Group (WA) Pty Ltd	$1,479.09
		Refund - Reduced Street & Verge Bond	
00118735	07/01/2020	Materon Investments WA Pty Ltd	$8,000.00
		Refund - 4 Street & Verge Bonds	
00118736	07/01/2020	First Homebuilders Pty Ltd	$2,111.97
		Refund - Duplicate Street & Verge Bond	
00118737	07/01/2020	Encycle Consulting Pty Ltd	$7,793.50
		Consultancy - City Licence Application - Waste	
00118738	07/01/2020	Pirone Builders	$2,000.00
		Refund - Street & Verge Bond	
00118739	07/01/2020	Target Homes WA	$2,000.00
		Refund - Street & Verge Bond	
00118740	07/01/2020	Youth Futures WA	$100.00
		Bond Refund	
00118741	07/01/2020	Lisa Hammerton - Avent	$100.00
		Bond Refund	
00118742	07/01/2020	Kieran Johnston	$100.00
		Bond Refund	
00118743	07/01/2020	Nicholas Spencer	$850.00
		Bond Refund	
00118744	07/01/2020	Jaimee Gibson	$350.00
		Bond Refund	
00118745	07/01/2020	Jacqueline Jolley	$100.00
		Bond Refund	
00118746	07/01/2020	Seliane Santos Sbrana Dovis	$100.00
		Bond Refund	
00118747	07/01/2020	Kevin T Francis	$850.00
		Bond Refund	
00118748	07/01/2020	Skools Out Sport & Recreation Incorporated	$100.00
		Bond Refund	
00118749	07/01/2020	Rates Refund	$1,763.54
00118750	07/01/2020	Hudson Park Primary School	$100.00
		Bond Refund	
00118751	07/01/2020	Black Swan Taekwondo Incorporated	$150.00
		Bond Refund	
00118752	07/01/2020	Monica Lebib	$350.00
		Bond Refund	
00118753	07/01/2020	Ngala Community Services	$100.00
		Bond Refund	
00118754	07/01/2020	HP20/195901*	$100.00

		Bond Refund	
00118755	07/01/2020	Joondalup Malayalee Association Incorporated	$350.00
		Bond Refund	
00118756	07/01/2020	Carolyn Holden	$350.00
		Bond Refund	
00118757	07/01/2020	Irshaad Karrim	$350.00
		Bond Refund	
00118758	07/01/2020	Himanshu Shah	$350.00
		Bond Refund	
00118759	07/01/2020	Edmund Rice Centre WA Incorporated	$113.10
		Hire Fee Refund	
00118760	07/01/2020	Hannie Pretorius	$30.00
		Refund - Penguin Island Gold Program - Unable To Attend	
00118761	07/01/2020	Junaid Chaudhry	$64.00
		Refund - Copies Of Plans - Not Available	
00118762	07/01/2020	Emma-Lee Rowland	$64.00
		Refund - Copies Of Plans - Not Available	
00118763	07/01/2020	Antonio Mirco	$64.00
		Refund - Copies Of Plans - Not Available	
00118764	07/01/2020	David Atkin	$64.00
		Refund - Copies Of Plans - Not Available	
00118765	07/01/2020	Rates Refund	$1,025.40
00118766	07/01/2020	Olivera Hall	$50.00
		Dog Registration Refund - Paid Twice	
00118767	07/01/2020	Surati Clare	$295.00
		Refund - Skin Penetration Application - Cancelled By Applicant	
00118768	07/01/2020	Abdulkadir S Mohamad	$236.30
		Hire Fee Refund	
00118769	07/01/2020	Alexandria Dobbs	$50.00
		Dog Registration Refund - Dog Still Registered Till 2021	
00118770	07/01/2020	Leisha Saxena	$360.00
		Vehicle Crossing Subsidy	
00118771	07/01/2020	Mrs Angela Deane	$450.00
		Bond Refund	
00118772	07/01/2020	Mr Leslie Couzens	$164.52
		Bond Refund	
00118773	07/01/2020	Rates Refund	$4,776.47
00118774	07/01/2020	Bradley Savill	$850.00
		Bond Refund	
00118775	07/01/2020	Central City Church	$100.00
		Bond Refund	
00118776	07/01/2020	Quinns Rocks 3 Year Old Programme	$100.00
		Bond Refund	
00118777	07/01/2020	Thomas Bond	$540.00
		Bond Refund	
00118778	07/01/2020	Hitesh Shah	$850.00
		Bond Refund	

00118779	07/01/2020	Ranya Aljobouri	$350.00
		Bond Refund	
00118780	07/01/2020	Renate Stampalia	$850.00
		Bond Refund	
00118781	07/01/2020	Abdulkadir Shek Mohamed	$350.00
		Bond Refund	
00118782	07/01/2020	Deborah Crayford	$350.00
		Bond Refund	
00118783	07/01/2020	Vietnamese Full Gospel Church Incorporated	$540.00
		Bond Refund	
00118784	07/01/2020	Gezala Ahmed	$350.00
		Bond Refund	
00118785	07/01/2020	Edmund Rice Centre WA Incorporated	$350.00
		Bond Refund	
00118786	07/01/2020	Rates Refund	$31,091.47
00118787	07/01/2020	Regina Ruckbeil	$360.00
		Vehicle Crossing Subsidy	
00118788	07/01/2020	Samantha Clark	$360.00
		Vehicle Crossing Subsidy	
00118789	07/01/2020	Rhys Kidner	$360.00
		Vehicle Crossing Subsidy	
00118790	07/01/2020	Shannon McGonigle	$360.00
		Vehicle Crossing Subsidy	
00118791	07/01/2020	Insurance Commission of WA	$386.00
		Refund - Double Payment Of Invoice 192093 - Finance	
00118792	07/01/2020	Cristian Moraru	$2,000.00
		Refund - Street & Verge Bond	
00118793	07/01/2020	Rates Refund	$391.03
00118794	07/01/2020	Margaret Taylor	$30.00
		Dog Registration Refund - Sterilised	
00118795	07/01/2020	Stephen Walden	$122.00
		Refund - Building Application - Cancelled	
00118796	07/01/2020	Elite Compliance Pty Ltd	$1,000.00
		Refund - Building Application - CTF Levy Paid Twice	
00118797	07/01/2020	Daniel Mills	$166.65
		Refund - Building Application - Rejected	
00118798	07/01/2020	Carmelo Borrello	$421.60
		Refund - Building Application - Rejected	
00118799	07/01/2020	Paul Lee Di Florio	$41.30
		Refund - Building Application - Not Accepted As Fast Track	
00118800	07/01/2020	Jesse Swallow	$400.00
		Dog Registration Refund - Lifetime Changed To Annual For 2 Dogs	
00118801	07/01/2020	Butler College	$1,000.00
		Bond Refund	
00118802	07/01/2020	GB Construction & Investments Pty Ltd	$240.00
		Refund - Building Application - CTF Levy	

		Paid Twice	
00118803	07/01/2020	St Marks & St George Coptic Orthodox Church	$250.00
		Bond Refund	
00118804	07/01/2020	Mercy Community Services Limited	$1,108.17
		Refund - Overpayment Of Invoices - Property	
00118805	07/01/2020	Bianca Geddes	$143.55
		Refund - Swimming Lessons - Cancelled	
00118806	07/01/2020	Csilla Richardson	$100.00
		Bond Refund	
00118807	07/01/2020	Dinmari Wilsenach	$850.00
		Bond Refund	
00118808	07/01/2020	Dorothy Clarke	$540.00
		Bond Refund	
00118809	07/01/2020	Morsal Taj	$350.00
		Bond Refund	
00118810	07/01/2020	Kaushalya Lalji	$540.00
		Bond Refund	
00118811	07/01/2020	Bishoy Gerges	$350.00
		Bond Refund	
00118812	07/01/2020	Marie Descubes	$350.00
		Bond Refund	
00118813	07/01/2020	Dipak Devchand	$850.00
		Bond Refund	
00118814	07/01/2020	Sharon Cutten	$100.00
		Bond Refund	
00118815	07/01/2020	Christian Power of Pentecost Church	$350.00
		Bond Refund	
00118816	07/01/2020	Michelle H Radis	$100.00
		Bond Refund	
00118817	07/01/2020	Jennifer Fleming	$100.00
		Bond Refund	
00118818	07/01/2020	Filipino Association in Banksia Grove	$350.00
		Bond Refund	
00118819	07/01/2020	A Parker	$1,000.00
		Refund - Street & Verge Bond	
00118820	07/01/2020	Raymond Morien	$2,000.00
		Refund - Street & Verge Bond	
00118821	07/01/2020	S Whinnen	$1,000.00
		Refund - Street & Verge Bond	
00118822	07/01/2020	Cancelled	
00118823	07/01/2020	D Moore	$1,000.00
		Refund - Street & Verge Bond	
00118824	07/01/2020	Mark Hanigan	$2,000.00
		Refund - Street & Verge Bond	
00118825	07/01/2020	Derek Mark Pidhirnyj	$1,000.00
		Refund - Street & Verge Bond	
00118826	07/01/2020	James Emerton	$2,000.00
		Refund - Street & Verge Bond	
00118827	07/01/2020	S Ryan	$1,000.00

		Refund - Street & Verge Bond	
00118828	07/01/2020	Inicka Rose Burns	$1,000.00
		Refund - Street & Verge Bond	
00118829	07/01/2020	Brenda MacDougall	$2,000.00
		Refund - Street & Verge Bond	
00118830	07/01/2020	Karl Murphy	$1,000.00
		Refund - Street & Verge Bond	
00118831	07/01/2020	M Grillo	$1,000.00
		Refund - Street & Verge Bond	
00118832	07/01/2020	Grant Cheshire	$2,000.00
		Refund - Street & Verge Bond	
00118833	07/01/2020	Lucas Stanfield	$1,000.00
		Refund - Street & Verge Bond	
00118834	07/01/2020	L Blackman	$1,000.00
		Refund - Street & Verge Bond	
00118835	07/01/2020	Brendan McGregor	$2,000.00
		Refund - Street & Verge Bond	
00118836	07/01/2020	D Munro	$1,000.00
		Refund - Street & Verge Bond	
00118837	07/01/2020	Donna Smith	$2,000.00
		Refund - Street & Verge Bond	
00118838	07/01/2020	Cancelled	
00118839	07/01/2020	Watson Property Group Northern Aspects Ltd	$537,712.09
		Subdivision Bond Refund - Chianti Estate Stage 4 Woodvale	
00118840	09/01/2020	DA Williams	$1,000.00
		Refund - Street & Verge Bond	
00118841	07/01/2020	Cr F Cvitan	$4,583.60
		Monthly Allowance	
00118842	07/01/2020	Cr X Nguyen	$2,683.11
		Monthly Allowance	
00118843	14/01/2020	Rates Refund	$100.00
00118844	14/01/2020	Rates Refund	$750.00
00118845	14/01/2020	Rates Refund	$375.00
00118846	14/01/2020	Rates Refund	$181.02
00118847	14/01/2020	Rates Refund	$100.00
00118848	14/01/2020	Rates Refund	$100.00
00118849	14/01/2020	Rates Refund	$687.78
00118850	14/01/2020	Rates Refund	$508.91
00118851	14/01/2020	Rates Refund	$550.22
00118852	14/01/2020	Rates Refund	$661.98
00118853	14/01/2020	Eiman Elsamin	$350.00
		Bond Refund	
00118854	14/01/2020	Baldev Singh Jouhal	$850.00
		Bond Refund	
00118855	14/01/2020	Georgian C Gheorghiu	$850.00
		Bond Refund	
00118856	14/01/2020	Pandang Community Association	$350.00
		Bond Refund	
00118857	14/01/2020	Joseph Wilson	$2,000.00

		Refund - Street & Verge Bond	
00118858	14/01/2020	Gaynor Kirkpatrick	$2,000.00
		Refund - Street & Verge Bond	
00118859	14/01/2020	Vicky Salvacion	$1,000.00
		Refund - Street & Verge Bond	
00118860	14/01/2020	Scott Chambers	$2,000.00
		Refund - Street & Verge Bond	
00118861	14/01/2020	Jamie Stewart	$2,000.00
		Refund - Street & Verge Bond	
00118862	14/01/2020	M West Pty Ltd	$2,728.00
		Refund - Development Application Fees - Withdrawn	
00118863	14/01/2020	Marangaroo Golf Course Pro Shop	$9,267.50
		Refund - Overpayment Of Rent Account - Finance	
00118864	14/01/2020	Mindarie Football Club	$3,000.00
		Community Funding - Delivery Of Mindarie Community Comes Alive	
00118865	14/01/2020	Quinns Rocks Environmental Group	$4,795.78
		Community Funding - Delivery Of Exploring Our Coast Education Series	
00118866	14/01/2020	Kiwi Community Events & Celebration	$3,000.00
		Community Funding - Delivery Of Waitangi Day	
00118867	14/01/2020	Department of Communities	$945.98
		Refund - Invoice 189803 Overpaid - Reissue Of Stale Cheque 114337	
00118868	14/01/2020	Rates Refund	$684.21
00118869	14/01/2020	Rates Refund	$661.98
00118870	14/01/2020	Rates Refund	$550.22
00118871	14/01/2020	Rates Refund	$494.00
00118872	14/01/2020	Rates Refund	$670.58
00118873	14/01/2020	Rates Refund	$546.04
00118874	14/01/2020	Rates Refund	$601.80
00118875	14/01/2020	Rates Refund	$100.00
00118876	14/01/2020	Rates Refund	$473.62
00118877	14/01/2020	Rates Refund	$1,201.06
00118878	14/01/2020	Shelley Dold	$2,000.00
		Refund - Street & Verge Bond	
00118879	14/01/2020	Cancelled	
00118880	14/01/2020	Laljikumar Dholariya	$64.20
		Refund - Copies Of Plans - Not Available	
00118881	14/01/2020	Claire Wood	$64.20
		Refund - Copies Of Plans - Not Available	
00118882	14/01/2020	Nicoli Johnson	$30.00
		Dog Registration Refund - Sterilised	
00118883	14/01/2020	Vietnamese Community In Australia -	$5,500.00
		Community Funding - Tet New Year Celebration 2020	
00118884	14/01/2020	Girrawheen Library Petty Cash	$87.40
		Petty Cash	

00118885	14/01/2020	Water Corporation	$15,562.97
		Water Charges For The City	
00118886	14/01/2020	Telstra	$79.86
		Phone/Internet Charges For The City	
00118887	14/01/2020	Swift Demolition	$1,000.00
		Refund - Street & Verge Bond	
00118888	14/01/2020	Redink Homes Pty Ltd	$4,000.00
		Refund - Street & Verge Bond	
00118889	14/01/2020	Health Services Petty Cash	$140.15
		Petty Cash	
00118890	14/01/2020	Wow Group (WA) Pty Ltd	$8,000.00
		Refund - 4 Street & Verge Bonds	
00118891	14/01/2020	Fetching Events & Communications	$2,200.00
		Registration - Planning Congress 2020 - Study Tour - A Tale Of Two Cities: Adelaide Hills - Planning & Sustainability	
00118892	14/01/2020	West Australian Newspapers Ltd	$106.80
		Newspaper Subscription - 03.01.2020 - 27.03.2020 - Office Of The CEO	
00118893	21/01/2020	Anita Weir	$360.00
		Vehicle Crossing Subsidy	
00118894	21/01/2020	Westley Empeigne	$850.00
		Bond Refund	
00118895	21/01/2020	Amanda Consoni	$100.00
		Bond Refund	
00118896	21/01/2020	Cambrai Village Residents Branch (RAAFA)	$50.00
		Bond Refund - Temporary Signage	
00118897	21/01/2020	Cambrai Village Residents Branch (RAAFA)	$50.00
		Bond Refund - Temporary Signage	
00118898	21/01/2020	Rates Refund	$12,228.15
00118899	21/01/2020	Saher Tawadrous	$5.00
		Refund - 3 V 3 Hotshot Competition - Unable To Attend	
00118900	21/01/2020	Anna Carter	$18.00
		Refund - The Great Cake Off - Youth Services	
00118901	21/01/2020	Landcorp	$166.74
		Partial Refund Not Expended Processing Amendment No.5 - Neerabup Industrial Area Agreed Structure Plan No.17	
00118902	21/01/2020	Troy Smith	$2,000.00
		Refund - Street & Verge Bond	
00118903	21/01/2020	Ankurkumar Gevaria	$350.00
		Bond Refund	
00118904	21/01/2020	Arun Vaghela	$277.20
		Hire Fee Refund	
00118905	21/01/2020	Sue Berman	$34.00
		Refund - Not Eligible To Attend Program - Youth	
00118906	21/01/2020	Ja-On Park	$16.00

		Refund - Program Overbooked - Youth Services	
00118907	21/01/2020	Vinaya Sequeira	$8.00
		Refund - Program Overbooked - Youth Services	
00118908	21/01/2020	Sarah Hinton	$8.00
		Refund - Program Overbooked - Youth Services	
00118909	21/01/2020	Norlina Mohidu Hasan	$8.00
		Refund - Program Overbooked - Youth Services	
00118910	21/01/2020	Nolin Mark Katugampola	$360.00
		Vehicle Crossing Subsidy	
00118911	21/01/2020	Julie Buckley	$30.00
		Dog Registration Refund - Sterilised	
00118912	21/01/2020	Urbis Pty Ltd	$943.06
		Partial Refund - Fees Not Expended Processing Amendment No. 20 To The East Wanneroo Cell 5 Structure Plan	
00118913	21/01/2020	Rates Refund	$442.38
00118914	21/01/2020	Visa Oshwal Community of Australia Incorporated	$350.00
		Bond Refund	
00118915	21/01/2020	Colleen Ward	$104.80
		Refund - Gym Membership - Aquamotion	
00118916	21/01/2020	Anthony Dundo	$21.20
		Refund - Copies Of Plans - Cancelled	
00118917	21/01/2020	Brendon Bidwell	$104.80
		Refund - Copies Of Plans - Site Plan Only	
00118918	21/01/2020	Visa Oshwal Community of Australia Incorporated	$256.00
		Hire Fee Refund	
00118919	21/01/2020	Starbrake Holdings Pty Ltd	$68,904.25
		Refund - Overpayment Of Debtors Invoice - Finance	
00118920	21/01/2020	Adele Longworth	$100.00
		Bond Refund	
00118921	21/01/2020	Brian Jones	$410.00
		Prize Winner - Great Recycling Challenge 2019 - Waste Services	
00118922	21/01/2020	Mark Jones	$410.00
		Prize Winner - Great Recycling Challenge 2019 - Waste Services	
00118923	21/01/2020	Hee Ling	$410.00
		Prize Winner - Great Recycling Challenge 2019 - Waste Services	
00118924	21/01/2020	J & N Bergmann	$410.00
		Prize Winner - Great Recycling Challenge 2019 - Waste Services	
00118925	21/01/2020	S & M McKay	$410.00
		Prize Winner - Great Recycling Challenge 2019 - Waste Services	

00118926	21/01/2020	Wilhelmina Bohannan	$410.00
		Prize Winner - Great Recycling Challenge 2019 - Waste Services	
00118927	21/01/2020	Michelle Oveinikovas	$2,000.00
		Refund - Street & Verge Bond	
00118928	21/01/2020	Colin Tey	$2,000.00
		Refund - Street & Verge Bond	
00118929	21/01/2020	Vasco Da Camara	$2,000.00
		Refund - Street & Verge Bond	
00118930	21/01/2020	Karl Murphy	$1,000.00
		Refund - Street & Verge Bond	
00118931	21/01/2020	Anne Sperring	$38.75
		Dog Registration Refund - Sterilised	
00118932	21/01/2020	Water Corporation	$12,437.21
		Water Charges For The City	
00118933	21/01/2020	Webb & Brown-Neaves Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
00118934	21/01/2020	Youth Projects Petty Cash	$118.05
		Petty Cash	
00118935	21/01/2020	Telstra	$916,404.98
		Optic Fibre Relocation - Marmion Avenue Duplication - Projects	
		Fire Protection Tablet Data	
		Internet - Girrawheen Hub - Place Management	
		Integrated Messaging - IT	
		Phone Charges For The City	
00118936	21/01/2020	Redink Homes Pty Ltd	$1,865.14
		Refund - Street & Verge Bond	
00118937	21/01/2020	Mr Bryce Kershaw	$134.52
		Reimbursement - Truck Hire To Move Exhibition Cabinet - Cultural Services	
00118938	21/01/2020	Community Planning & Development Petty Cash	$227.45
		Petty Cash	
00118939	21/01/2020	Ranlak T/A Kre8 Constructions WA	$2,000.00
		Refund - Street & Verge Bond	
00118940	24/01/2020	Adobe Systems Software Ireland Limited	$7,260.00
		Licence Fee - Adobe Sign - IT	
00118941	24/01/2020	Arup	$7,381.00
		Linsig Modelling - Neerabup Road - Transport & Traffic	
00118942	24/01/2020	Capital Finance Australia Limited	$993.78
		Spin Bikes Rental - Aquamotion	
00118943	24/01/2020	Critical Fire Protection & Training	$2,111.74
		Monthly Fire Equipment Tests - November & December 2019 - Building Maintenance	
00118944	24/01/2020	Delnorth Pty Ltd	$32,774.50
		Steel Supplies - Engineering	
00118945	24/01/2020	Digital Networks	$720.00

		Training - Digital Literacy Sessions - 9 Attendees - Library Services	
00118946	24/01/2020	Eleanor Rooney	$425.00
		Deposit - Irish Dancers - Global Beats & Eats - Events	
00118947	24/01/2020	Fly by Fun Pty Ltd	$2,310.00
		Santa And Elves - Live In The Amphitheatre - Events	
00118948	24/01/2020	Generent Equipment Rental	$7,480.08
		Equipment Hire - Generator - Building Maintenance	
00118949	24/01/2020	Get Home Safe Limited	$397.80
		Annual Subscription - IT	
00118950	24/01/2020	Glenn Swift Entertainment	$1,848.00
		Presentation - 4 Santa & Elf Story Time Sessions - Library Services	
00118951	24/01/2020	Kingsway Football & Sporting Club Incorporated	$400.00
		Reimbursement - Jims Antennas Invoice - Projects	
00118952	24/01/2020	Minter Ellison	$3,300.00
		Legal Fees For The City	
00118953	24/01/2020	Perth City Farm Incorporated	$4,757.50
		Consultancy - Sustainable Girrawheen Hub Community Garden - Community Development	
00118954	24/01/2020	Repco	$657.14
		Vehicle Spare Parts - Stores	
00118955	24/01/2020	Road Specialist Australia	$31,025.50
		Vehicle Spare Parts - Fleet	
00118956	24/01/2020	Sphere Architects	$2,596.00
		Design & Superintendent Services - Jenolan Way Community Centre - Projects	
00118957	24/01/2020	The Northern Guide	$1,320.00
		Advertising Services For The City	
00118958	29/01/2020	Tam Truong	$850.00
		Bond Refund	
00118959	29/01/2020	Ankitkumar Shah	$350.00
		Bond Refund	
00118960	29/01/2020	Matthew W Bawden	$100.00
		Bond Refund	
00118961	29/01/2020	Hiva Kakavandi	$350.00
		Bond Refund	
00118962	29/01/2020	Maria Malveria	$100.00
		Bond Refund	
00118963	29/01/2020	James Mcclarence	$100.00
		Bond Refund	
00118964	29/01/2020	Rebecca Genner	$100.00
		Bond Refund	
00118965	29/01/2020	Lorraine Lekias	$100.00
		Bond Refund	
00118966	29/01/2020	Daniel Villani	$850.00

		Bond Refund	
00118967	29/01/2020	Rates Refund	$3,500.00
00118968	29/01/2020	Nathan Ward	$30.00
		Dog Registration Refund - Sterilised	
00118969	29/01/2020	Farzin Zare	$360.00
		Vehicle Crossing Subsidy	
00118970	29/01/2020	David Sutton	$526.00
		Refund - Building Application - Amended	
00118971	29/01/2020	Gemma Pugh	$122.00
		Refund - Building Application - Rejected	
00118972	29/01/2020	Cameron George	$384.30
		Refund - ES Application - Rejected	
00118973	29/01/2020	Van Vu	$122.00
		Refund - Online Application - Incorrect Type	
00118974	29/01/2020	Edward McAteer	$166.65
		Refund - Building Application - Cancelled	
00118975	29/01/2020	Carolyn Husten	$64.00
		Refund - Copies Of Plans - Not Available	
00118976	29/01/2020	Ali Alkanany	$10.80
		Refund - Copies Of Plans - Not Available	
00118977	29/01/2020	Miya Kaadadjiny (Learning Sanctuary)	$2,974.00
		Community Funding - Graffiti Art Workshops For Local Youth - Girrawheen, Koondoola & Marangaroo	
00118978	29/01/2020	Anthony Stampalia	$118.00
		Refund - Septic Tank Application - Cancelled	
00118979	29/01/2020	Anne Morton	$60.00
		Refund - Moore River - Gold Program	
00118980	29/01/2020	Kel Biggar	$360.00
		Vehicle Crossing Subsidy	
00118981	29/01/2020	Thurman & Nadia Orange	$360.00
		Vehicle Crossing Subsidy	
00118982	29/01/2020	Van Bien	$360.00
		Vehicle Crossing Subsidy	
00118983	29/01/2020	Elaine Murphy	$5.00
		Dog Registration Refund - Deceased	
00118984	29/01/2020	Two Rocks Yanchep Culture & Arts Network Incorporated	$3,200.00
		Community Funding - October 2019 Round For Delivery Of Art-In-Residence Focusing On Recycling Art	
00118985	29/01/2020	Kirsty Giddens	$14.00
		Refund - Botanic Golf - Youth Services	
00118986	29/01/2020	Cancelled	
00118987	29/01/2020	Force Real Estate	$135.00
		Refund - Payment Made To City Of Wanneroo In Error	
00118988	29/01/2020	Smart Homes For Living	$64.00
		Refund - Copies Of Plans - Not Available	
00118989	29/01/2020	Yaser Mandalavi	$64.00

		Refund - Copies Of Plans - Not Available	
00118990	29/01/2020	Tri Cuong Luu	$9.80
		Refund - Copies Of Plans - Not Available	
00118991	29/01/2020	Hendrik Van Der Westhuizen	$2,000.00
		Refund - Street & Verge Bond	
00118992	29/01/2020	Melissa Phillips	$1,000.00
		Refund - Street & Verge Bond	
00118993	29/01/2020	Meghan Andrews	$2,000.00
		Refund - Street & Verge Bond	
00118994	29/01/2020	Mathew David Alam	$2,000.00
		Refund - Street & Verge Bond	
00118995	29/01/2020	Steven Hargraves	$2,000.00
		Refund - Street & Verge Bond	
00118996	29/01/2020	Hayden Bowditch	$1,000.00
		Refund - Street & Verge Bond	
00118997	29/01/2020	Museum Petty Cash	$94.30
		Petty Cash	
00118998	29/01/2020	Financial Accounting Petty Cash	$1,000.00
		Petty Cash	
00118999	29/01/2020	Water Corporation	$16,759.98
		Water Charges For The City	
00119000	29/01/2020	Telstra	$7,256.88
		Internet/Phone Charges For The City	
00119001	29/01/2020	Pure Homes Pty Ltd Trading As B1 Homes	$2,490.70
		Refund - Building Application - Admin Fee Only	
		Refund - Street & Verge Bond	
00119002	29/01/2020	Wow Group (WA) Pty Ltd	$4,000.00
		Refund - 2 Street & Verge Bonds	
00119003	29/01/2020	Greendrop Solutions	$746.90
		Algae Treatment Solution - Ridgewood Lake - Parks	
00119004	29/01/2020	Shire of Esperance	$1,981.85
		Long Service Leave Liability Claim - M Bateup - Payroll	
00119005	29/01/2020	Melina Burrows	$14.00
		Refund - Botanic Golf - Youth Services	
		Total Director Corporate Services Advance - Cheques	**$1,962,561.11**
ELECTRONIC FUNDS TRANSFER			
00003716	07/01/2020		
		Synergy	$20,484.24
		Power Supplies For The City	
00003717	07/01/2020		
		Alinta Gas	$24.50
		Gas Supplies For The City	
		Ashmy Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	

		Australian Manufacturing Workers Union	$108.80
		Payroll Deduction - Period Ending 27.12.2019	
		Australian Services Union	$691.30
		Payroll Deduction - Period Ending 27.12.2019	
		Australian Taxation Office	$583,036.00
		Payroll Deduction - Period Ending 27.12.2019	
		BGC Residential Pty Ltd	$18,000.00
		Refund - 9 Street & Verge Bonds	
		Blueprint Homes (WA) Pty Ltd	$14,000.00
		Refund - 7 Street & Verge Bonds	
		Celebration Homes Pty Ltd	$12,060.51
		Refund - 6 Street & Verge Bonds	
		Refund - Building Application Fee - Incorrect Value	
		Child Support Agency	$1,272.63
		Payroll Deduction - Period Ending 27.12.2019	
		City of Wanneroo - Payroll Rates	$6,454.00
		Payroll Deduction - Period Ending 27.12.2019	
		City of Wanneroo - Social Club	$760.00
		Payroll Deduction - Period Ending 27.12.2019	
		Cr Jacqueline Huntley	$123.88
		Reimbursement - Travel Allowance 09 - 18.12.2019	
		Cr Linda Aitken	$91.67
		Reimbursement - Travel Allowance 02 - 26.11.2019	
		Dale Alcock Homes Pty Ltd	$4,000.00
		Refund - 2 Street & Verge Bonds	
		Department of Transport	$1,191.20
		Vehicle Search Fees - Rangers	
		Essential First Choice Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
		Gemmill Homes Pty Ltd	$6,000.00
		Refund - 3 Street & Verge Bonds	
		Halpd Pty Ltd Trading As Affordable Living Homes	$6,000.00
		Refund - 3 Street & Verge Bonds	
		HBF Health Limited	$623.45
		Payroll Deduction - Period Ending 27.12.2019	
		Home Group WA Pty Ltd	$12,000.00
		Refund - 6 Street & Verge Bonds	
		Homebuyers Centre	$4,000.00
		Refund - 2 Street & Verge Bonds	
		Ideal Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
		LGRCEU	$1,957.76

		Payroll Deduction - Period Ending 27.12.2019	
		Main Roads WA	$85,180.15
		Signs And Linemarking - Marmion Avenue - Projects	
		Roads Resurfacing - Hepburn Avenue - Projects	
		Redesign Traffic Signals - Ghost Gum Boulevard/Joondalup Drive - Projects	
		Road Markings & Signage - Pinjar Road Duplication - Projects	
		Maxim Homes Pty Ltd	$4,000.00
		Refund - 2 Street & Verge Bonds	
		Maxxia Pty Ltd	$8,390.26
		Payroll Deduction - Period Ending 27.12.2019	
		Paywise Pty Ltd	$1,845.76
		Payroll Deduction - Period Ending 27.12.2019	
		Perth Ice Allstars	$200.00
		Sponsorship - 1 Member - National Figure Competition - 27.11.2019 - 02.12.2019 - Melbourne	
		Plunkett Homes (1903) Pty Ltd	$4,000.00
		Refund - 2 Street & Verge Bonds	
		Simsai Construction Group Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
		Smartsalary	$8,909.86
		Payroll Deduction - Period Ending 27.12.2019	
		SSB Pty Ltd	$13,296.15
		Refund - 7 Street & Verge Bonds	
		Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	$20,000.00
		Refund - 10 Street & Verge Bonds	
		The West Australian Eight Ball Federation Incorporated	$200.00
		Sponsorship - 1 Member - Australian Junior Eight Ball Championships - 12 - 19.01.2020 - Albury NSW	
		Trailer Parts Pty Ltd	$606.74
		Vehicle Spare Parts - Fleet	
		Ventura Home Group Pty Ltd	$70,000.00
		Refund - 35 Street & Verge Bonds	
		Western Power	$6,513.00
		Supply Of Lights - Pinjar Road - Projects	
		Yanchep Secondary School	$500.00
		Student Scholarship Program 2020 - Commitment Achievement Stream - Youth Services	
		Zurich Australia Insurance Ltd	$1,000.00
		Excess - WN 32905 - Insurance Services	

00003718	07/01/2020		
		LKS Constructions (WA) Pty Ltd	$57,807.95
		Progress Claim 8 - Edgar Griffiths Park - Sports Amenities Building - Projects	
		Workshed Children's Mosaics	$5,335.00
		Mosaic Structures - Ridgewood Park - Art Conservation	
00003719	07/01/2020		
		2 Deadly Food & Fitness	$700.00
		Cultural Workshop - 17.10.2019 - It's All About You & Me - Childhood & Youth Planning	
		Activtec Solutions	$841.50
		Battery Service - Facilities	
		Allaboutxpert Technologies Pty Ltd	$4,984.38
		Consulting Services - HRP Post Go Live Support - IT	
		Australian Airconditioning Services Pty Ltd	$5,731.24
		Airconditioning Maintenance For The City	
		Beaurepaires For Tyres	$4,820.46
		Tyre Fitting Services For The City	
		Bring Couriers	$749.21
		Courier Services - Health	
		Bucher Municipal Pty Ltd	$308.00
		Vehicle Spare Parts - Fleet	
		Cat Welfare Society Incorporated	$1,850.00
		Daily Impound Fees - Rangers	
		Challenge Brass Band	$300.00
		Performance - Carols At The Library - Library Services	
		Coca Cola Amatil Pty Ltd	$226.52
		Beverages - Kingsway	
		CS Legal	$165.00
		Court Fees For The City	
		Curtin University of Technology	$346.50
		Radio Advertising - Cultural Services	
		Diamond Plumbing & Gas	$2,449.90
		Plumbing Maintenance For The City	
		Dowsing Group Pty Ltd	$2,130.92
		Concrete Works - Irwin Street - Projects	
		Environmental Industries Pty Ltd	$58,712.34
		Landscape Maintenance - Wanneroo Showgrounds & Road - Parks	
		Hays Personnel Services	$500.50
		Casual Labour For The City	
		Hydroquip Pumps	$5,949.90
		Remove & Install Irrigation - Liddell Park - Parks	
		Service Bore Pump - Marangaroo Golf Course - Parks	
		Imagesource Digital Solutions	$665.50

		Velcro Wrap Banners & Corflute Inserts - Summer Reading Club - Library Services	
		Integrity Industrial Pty Ltd	$17,567.88
		Casual Labour For The City	
		Integrity Staffing	$10,001.99
		Casual Labour For The City	
		James Bennett Pty Ltd	$14,894.51
		Book Purchases - Library Services	
		Accelerated Circulation Plan Book & Subscription Fees - Library Services	
		Landcare Weed Control	$1,121.21
		Weed Control - Ridgewood Reserve - Parks	
		Living Turf	$8,976.00
		Supply Of Higran - Parks	
		Manheim Pty Ltd	$2,157.11
		Selling & Towing Fees For Vehicles - Rangers	
		Marketforce Pty Ltd	$2,115.47
		Advertising Services For The City	
		McCorkell Constructions Pty Ltd	$28,267.75
		Payment Certificate 11 - Kingsway Olympic Change Rooms And Grand Stand - Projects	
		McLeods	$11,696.05
		Legal Fees For The City	
		Michael Page International (Australia) Pty Ltd	$5,561.47
		Casual Labour For The City	
		Mindarie Regional Council	$322,283.26
		Refuse Disposal For The City	
		Miracle Recreation Equipment Pty Ltd	$1,776.50
		Playground Equipment Repairs - Various Locations - Parks	
		Navman Wireless Australia Pty Ltd	$572.00
		Install 2 GPS - Fleet	
		Prestige Alarms	$39.22
		Alarm Services For The City	
		Print Smart Online Pty Ltd	$788.42
		Printing - Your Cat & The Law Brochures - Rangers	
		Printing - WLCC Passports - Heritage & Museums	
		Programmed Integrated Workforce	$27,014.95
		Casual Labour For The City	
		Public Sector Training Solutions Pty Ltd	$4,350.00
		Training - Certificate IV In Government Investigations - 2 Attendees - Rangers	
		RAC Motoring & Services Pty Ltd	$259.00
		Callout - WN 32904 - Battery Replacement - Assets	
		Randal	$121.88

		Financial Review - Office Of The CEO	
		Reliable Fencing	$423.50
		Chaingate - Appleby Park - Parks	
		RJ Vincent & Co	$1,325,788.20
		Progress Payment 10 - Marmion Avenue Duplication - Assets	
		Satalyst Pty Ltd	$2,640.00
		Software Development - IT	
		Schindler Lifts Aust Pty Ltd	$3,440.14
		Lift And/Or Escalator Service For The City	
		Site Environmental & Remediation Services Pty Ltd	$8,595.72
		Asbestos Removal - Royal James Reserve - Conservation	
		Skipper Transport Parts	$1,462.91
		Vehicle Spare Parts - Fleet	
		Skyline Landscape Services (WA)	$528.00
		Landscape Maintenance - Wanneroo Streetscape South	
		Smartbuilt Perth Pty Ltd	$347.22
		Pest Control Services For The City	
		Softfall Guys	$170.00
		Repair Softfall - Dumore Park - Parks	
		Sonic Healthplus Pty Ltd	$320.00
		Medical Fees For The City	
		Suez Recycling & Recovery Pty Ltd	$1,122.00
		Bin Collections - Waste	
		Taman Tools	$770.00
		Grind Discs - Stores Stock	
		The Futures Group	$15,262.50
		Consultancy Services - Operational Review - HR	
		Triton Electrical Contractors Pty Ltd	$71.50
		Electrical Works - Sheffield Park - Parks	
		Turf Care WA Pty Ltd	$180,934.18
		Turfing Works For The City	
		Viva Energy Australia Pty Ltd	$20,576.59
		Fuel Issues For The City	
		WA Limestone and Italia Stone Group Joint Venture	$894,032.06
		Progress Claim 14 - Quinns Beach Long Term Coastal Management Works - Projects	
		West Coast Turf	$1,922.80
		Kikuyu - Kingsway Rugby - Parks	
		WEX Australia Pty Ltd	$2,624.74
		Fuel - December Fire - Fleet Assets	
		Wilson Security	$6,712.07
		Security Services For The City - Community Safety	
		Winc Australia Pty Limited	$172.70
		Copy Paper - Print Room	

		Workpower Incorporated	$1,435.50
		Watering Application & Weed Control - Various Locations - Conservation	
		Zetta Group	$9,782.37
		Managed Services Fee - IT	
00003720	07/01/2020		
		City of Wanneroo - Rates	$2,275.00
		Rates Assessment Deducted From Monthly Allowances	
		Cr Brett Treby	$2,458.11
		Monthly Allowance	
		Cr Christopher Baker	$2,683.11
		Monthly Allowance	
		Cr Domenic Zappa	$2,473.11
		Monthly Allowance	
		Cr Dot Newton	$2,583.11
		Monthly Allowance	
		Cr Glynis Parker	$2,683.11
		Monthly Allowance	
		Cr Huu Van Nguyen	$2,683.11
		Monthly Allowance	
		Cr Jacqueline Huntley	$2,683.11
		Monthly Allowance	
		Cr Lewis Flood	$2,588.11
		Monthly Allowance	
		Cr Linda Aitken	$2,683.11
		Monthly Allowance	
		Cr Natalie Sangalli	$2,683.11
		Monthly Allowance	
		Cr Paul Miles	$1,038.11
		Monthly Allowance	
		Cr Sonet Coetzee	$2,683.11
		Monthly Allowance	
		Mayor Tracey Roberts	$11,626.61
		Monthly Allowance	
00003721	14/01/2020		
		Synergy	$548,365.49
		Power Supplies For The City	
00003722	14/01/2020		
		BP Australia Ltd	$101,638.60
		Fuel Issues For The City	
		Carramar Resources Industries	$334.62
		Disposal Of Rubbish For The City	
		Community Greenwaste Recycling Pty Ltd	$1,490.89
		Waste Recycling - Construction	
		CS Legal	$11,194.85
		Court Fees For The City	
		Davson & Ward Pty Ltd	$2,200.00

		Consultancy Services - Quantity Surveying - Edgar Griffith Sport Amenities - Facilities	
		DC Golf	$74,030.20
		Commission Fees - Carramar & Marangaroo Golf Course - Property	
		DFP Recruitment Services	$1,491.95
		Casual Labour For The City	
		Diamond Plumbing & Gas	$100.20
		Plumbing Maintenance For The City	
		Dowsing Group Pty Ltd	$6,027.78
		Concrete - Lynton Park - Projects	
		Environmental Industries Pty Ltd	$4,840.00
		Landscape Maintenance - Slashing Verges - Parks	
		Hall & Wilcox	$5,310.80
		Legal Fees For The City	
		Hays Personnel Services	$500.50
		Casual Labour For The City	
		HopgoodGanim	$49,978.50
		Legal Fees For The City	
		Imagesource Digital Solutions	$6,976.20
		Signs - Dogs On Leash - Facilities	
		Labels - Migration Exhibition - Cultural Services	
		24 X Migration Exhibition Prints - Cultural Services	
		Signs - Animal Care Centre - Community Safety	
		Integrity Industrial Pty Ltd	$19,431.35
		Casual Labour For The City	
		Integrity Staffing	$1,397.88
		Casual Labour For The City	
		Joondalup Coachline	$1,559.00
		Bus Hire - Gold Program - Christmas Lights & Supper - Programs	
		Bus Hire - Gold Program - Penguin Island - Programs	
		Marketforce Pty Ltd	$17,145.67
		Advertising Services For The City	
		Mayday Earthmoving	$10,345.50
		Heavy Equipment Hire For The City	
		McLeods	$20,717.01
		Legal Fees For The City	
		Michael Page International (Australia) Pty Ltd	$2,295.84
		Casual Labour For The City	
		Mindarie Regional Council	$621,118.77
		Refuse Disposal For The City	
		Perth Energy Pty Ltd	$20,798.32
		Power Supplies For The City	
		Play Check	$1,650.00

		Pre-Construction Sails Audit - Various Parks - Construction	
		Programmed Integrated Workforce	$11,144.60
		Casual Labour For The City	
		Reliable Fencing	$250.00
		Repair Post And Rail - Elliott Tennis - Parks	
		RJ Vincent & Co	$64,438.96
		Payment Certificate 9 - Pinjar Road Duplication - Projects	
		Schindler Lifts Aust Pty Ltd	$3,440.14
		Lift And/Or Escalator Service - Building Maintenance	
		Security Management Australasia Pty Ltd	$770.00
		CCTV Trailer Mast Key Sets - Community Safety	
		Smartbuilt Perth Pty Ltd	$310.00
		Pest Control Services For The City	
		Stats WA Pty Ltd	$5,181.00
		Geotechnical Investigation - Coldstream Park - Projects	
		Strandbags Group Pty Ltd	$464.95
		10 Flylite Brock RFID Satchels - Compliance	
		Terravac Vacuum Excavations Pty Ltd	$1,014.75
		Location Of Services - Edgar Griffiths Park - Projects	
		The Factory (Australia) Pty Ltd	$635.80
		Storage - Christmas Decorations - Building Maintenance	
		Wanneroo Central Bushfire Brigade	$160.00
		Reimbursement - Catering - Banksia Grove Community Event - Emergency Services	
		Western Australian Treasury Corporation	$214,472.07
		Guarantee Fee Due 31.12.2019 - 24.01.2020 - Finance	
		Workpower Incorporated	$476.19
		Planting Works - Appleby Park - Projects	
00003723	15/01/2020		
		Connoisseur Cafe	$8,140.00
		Drinks & Light Refreshments – Yanchep Fires Recovery Centre - Yanchep Community Centre - Communications & Events	
		Drinks & Light Refreshments – Yanchep Fires Incident Centre - Emergency Services - Wasp Paintball Command Centre - Communications & Events	
		Geared Construction Pty Ltd	$189,092.68
		Payment Certificate 10 - Wanneroo District Netball Association Building Upgrade - Projects	

		Teresa Newton	$800.00
		DJ/MC Services - Staff Christmas Party 2019 - Communications & Events	
00003724	14/01/2020		
		Alinta Gas	$176.60
		Gas Supplies For The City	
		Australian Manufacturing Workers Union	$83.40
		Payroll Deduction - Period Ending 10.01.2020	
		Australian Services Union	$691.30
		Payroll Deduction - Period Ending 10.01.2020	
		Australian Taxation Office	$16,792.00
		Payroll Deduction - Period Ending 10.01.2020	
		Aveling Homes Pty Ltd	$1,722.73
		Refund - Street & Verge Bond	
		Ballroom Fit	$200.00
		Sponsorship - 1 Member - Interflora 2019 Australian Dance - Melbourne 07.12.2019 - Corporate Support	
		Building Commission	$61,868.69
		Collection Agency Fee Payments - 01.11.2019 - 30.11.2019	
		Child Support Agency	$1,165.01
		Payroll Deduction - Period Ending 10.01.2020	
		City of Wanneroo - Payroll Rates	$6,471.00
		Payroll Deduction - Period Ending 10.01.2020	
		City of Wanneroo - Social Club	$768.00
		Payroll Deduction - Period Ending 10.01.2020	
		Cr Linda Aitken	$376.00
		Reimbursement - Travel Allowance	
		Decipha Pty Ltd	$2,001.57
		Monthly Mailroom Service Fee - IT	
		Department of Planning, Lands and Heritage	$9,948.00
		Application Fee Accepted On Behalf Of The Development Assessment Panel - Applicant: Rowe Group Reference: DAP/19/0171 Value: $17,400,000 Address: Lot 2811 & 2815 Butler Boulevard & Lot 2813 Camborne Parkway Proposal - Mixed Use	
		Fleet Network	$429.36
		Payroll Deduction - Period Ending 10.01.2020	
		HBF Health Limited	$623.45
		Payroll Deduction - Period Ending 10.01.2020	

		Indoor Sports WA Incorporated	$800.00
		Sponsorship - 4 Members - 2019 INA Junior Nationals - 30.11.2019 - 07.12.2019 - Toowoomba Qld	
		JCorp Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
		Landgate	$1,998.99
		GRV INT Valuations - Rating Services	
		LD & D Australia Pty Ltd	$954.80
		Milk Deliveries For The City	
		LGRCEU	$1,957.76
		Payroll Deduction - Period Ending 10.01.2020	
		Main Roads WA	$11,252.15
		Resurfacing Works - Alexander Drive & Gnangara Road - Construction	
		Maxxia Pty Ltd	$8,390.26
		Payroll Deduction - Period Ending 10.01.2020	
		Miss Kelly Donker	$1,026.75
		Study Assistance - Introduction To Business Analytics	
		Rates Refund	$750.00
		Mr Daniel Simms	$96.00
		Reimbursement - Broadband Usage	
		Optus	$2,627.40
		Phone Charges For The City	
		Paywise Pty Ltd	$1,845.76
		Payroll Deduction - Period Ending 10.01.2020	
		Smartsalary	$8,909.86
		Payroll Deduction - Period Ending 10.01.2020	
		Trinity at Alkimos Residents Association Incorporated	$2,014.45
		Donation - Supply Of Cinema Equipment & Toilets - 50% Waiver Of Fees For Bin Hire & Piazza Park Hire - Christmas Movie Night - 21.12.2019	
		Ventura Home Group Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
		Vodafone Hutchinson Australia Pty Ltd	$754.16
		SMS Charges - Fire Services	
		West Coast Men's & Mixed Netball Association	$200.00
		Sponsorship - 1 Member - Australian Mixed & Men's National Championships - 12 - 18.04.2020 - Woodville SA	
00003725	14/01/2020		
		Australia Post	$31,028.35
		Postage Charges For The City - December 2019	

		Billpay Transaction Fees - Rates	
		Chris Baker & Associates, Barristers, Solicitors And Notaries	$1,100.00
		Legal Fees For The City	
00003726	15/01/2020		
		Australia Post	$49,492.60
		Postage Charges For The City - December 2019	
00003727	15/01/2020		
		National Australia Bank	
		Flexipurchase - August 2019 $58,232.84 - Breakdown On Page 49	
00003728	15/01/2020		
		Australia Post	$7,013.91
		Postage Charges For The City - December 2019	
00003729	16/01/2020		
		Devlyn Australia Pty Ltd	$199,803.77
		Payment Certificate 5 - Belhaven Park Sports Amenities Building - Projects	
		LKS Constructions (WA) Pty Ltd	$84,293.57
		Payment Certificate 9 - Edgar Griffiths Sports Amenities Building - Projects	
00003730	17/01/2020		
		Grandstand Agency	$550.00
		Golden Program - Christmas Party - Events	
00003731	20/01/2020		
		Solution 4 Building Pty Ltd	$225,271.33
		Progress Claim 3 - Shelvock Park Sports Amenities Building - Projects	
00003732	21/01/2020		
		Synergy	$24,454.19
		Power Supplies For The City	
00003733	21/01/2020		
		Alinta Gas	$11.50
		Gas Supplies For The City	
		Alinta Sales Pty Ltd	$4,694.15
		Gas Supplies For Aquamotion	
		Building & Construction Industry Training Board	$20,765.15
		Collection Approved Levy Payments 01 - 31.12.2019	
		Building Commission	$41,890.54

		Collection Agency Fees 01.12.2019 - 31.12.2019	
		Celebration Homes Pty Ltd	$881.35
		Refund - Street & Verge Bond	
		City of Wanneroo	$166.65
		Building Application - Temporary Large Marquee Tent & Stage - Communications & Brand	
		Cr Christopher Baker	$81.70
		Travel Allowance	
		Cr Linda Aitken	$332.85
		Reimbursement - Uniform Allowance	
		Homebuyers Centre	$4,000.00
		Refund - 2 Street & Verge Bonds	
		Landgate	$2,316.54
		GRV/UV Interim Values - Rates	
		LD & D Australia Pty Ltd	$374.40
		Milk Deliver For The City	
		Mr Simon Fracassini	$275.00
		Reimbursement - Fitness Australia Registration - Aquamotion	
		Mr Ty Matson	$1,350.00
		Reimbursement - Course Fees 50% Managing Operational Improvement	
		Mrs Karen Rabbett	$73.50
		Reimbursement - Direct Debit Payment - Membership Cancelled - Aquamotion	
		Mrs Lucy Di Nella	$251.43
		Refund - Bush Fires Infringement Notice - Withdrawn	
		SSB Pty Ltd	$932.57
		Refund - Street & Verge Bond	
		Trailer Parts Pty Ltd	$212.91
		Vehicle Spare Parts - Fleet	
		Ventura Home Group Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
		Western Power	$304,317.00
		Underground Power Relocation - Marmion - Projects	
00003734	23/01/2020		
		ABM Landscaping	$34,719.03
		Repair Paving - Various Locations - Engineering	
		Achieveability Pty Ltd	$14,300.00
		Training - Accessibility Information 01.05.2020 - Projects	
		Acropolis Nominees Pty Ltd	$12,925.00
		Leisure By The Lakes Display - Cultural Services	
		Exhibition Design/Construction/Installation - Migration Exhibition - Cultural Services	

		Action Glass & Aluminium	$3,400.55
		Glazing Services For The City	
		Activ Foundation Incorporated	$936.32
		Garden Maintenance - Dundebar Road - Parks	
		Activtec Solutions	$209.00
		Check For Leaks - Aquatic Access Patient Hoist - Aquamotion	
		Acurix Networks Pty Ltd	$8,905.60
		Monthly Monitoring Charges - IT	
		Adelphi Apparel	$1,538.63
		Uniforms - Community Safety	
		Adform Engraving & Signs	$495.00
		Engraved Plaques - Community Safety	
		Advanced Traffic Management	$126,701.03
		Traffic Control Services For The City	
		Air Liquide Australia	$285.12
		Gas Cylinder Hire - Stores	
		Airlite Cleaning	$232.28
		Cleaning Services - Yanchep Two Rocks - Community And Place	
		Alexander House of Flowers	$230.00
		Arrangement - 100th Birthday - F Thomas - Office Of The Mayor	
		Arrangement - 60th Wedding Anniversary - P And R Nossiter - Office Of The Mayor	
		Allaboutxpert Technologies Pty Ltd	$2,621.10
		Consulting Services - HRP Post Go Live Support - IT	
		Allmark & Associates Pty Ltd	$59.95
		Name Stamp - Bimsara Pathirathna - Finance	
		Altronic Distributors	$228.40
		Vehicle Spare Parts - Fleet	
		AMBIUS	$174.10
		Plant Services - Girrawheen Hub - Place Management	
		Aquamaster Reticulation Services	$165.00
		Reticulation Repairs - Buckingham Drive - Construction	
		Aquatic Services WA Pty Ltd	$1,529.00
		Repairs - Spa Pool - Aquamotion	
		Arcus Wire Group Pty Ltd	$156.86
		Wire/Hooks - Corporate Services	
		Armaguard	$523.69
		Cash Collection Services For The City	
		Artists Chronicle	$590.00
		Advertising - Community Arts	
		ATCO Gas Australia Pty Ltd	$70,063.95
		Cap Gas Pipes - Daisy House - Facilities	
		Gas Pipeline Relocation - Marmion Avenue Duplication - Projects	

		Atom Supply	$665.28
		Stock - Stores Issues	
		Austraffic WA	$1,980.00
		Traffic Loggers X 5 - Traffic Services	
		Australasian Performing Right Association	$987.00
		Licence Fees - 01.12.2019 - 29.02.2020 Kingsway Indoor Stadium	
		Australian Airconditioning Services Pty Ltd	$22,377.58
		Air Conditioning Maintenance For The City	
		Australian Golf Course Superintendents Association Limited	$390.00
		Annual Membership - Parks	
		Australian Property Consultants	$2,145.00
		Consultancy - Valuation Report - 6 Wade Court - Property	
		Autosmart North Metro Perth	$297.00
		Floor Smart - Fleet	
		Baileys Fertilisers	$356.40
		Fertiliser - Parks	
		Ball & Doggett Pty Ltd	$629.60
		Paper Supplies - Print Room	
		Barra Civil & Fencing	$46,470.60
		Fencing Works - Various Locations - Parks/Projects	
		Benx World Trade	$508.20
		Bags Of Rags - Stores	
		Better Pets and Gardens Wangara	$976.31
		Animal Care Centre Supplies	
		Bidfood Perth	$645.92
		Tea/Coffee Supplies - Stores	
		Binley Fencing	$2,761.70
		Temporary Fencing - Wanneroo Showgrounds - Projects	
		Temporary Fencing - Hepburn Avenue - Construction	
		Install Shadecloth - Hepburn Avenue - Construction	
		Bishops Boilys	$11,770.00
		Repair Handrail - Jindalee Beach - Engineering	
		BOC Limited	$60.02
		Industrial Nitrogen & Oxygen - Fleet & Community Safety	
		Bollig Design Group Ltd	$5,093.00
		Consultancy - Edgar Griffiths Park Sports Amenities Building - Projects	
		Bolt-On International Group Pty Ltd	$106.26
		Install Pinup Board - Library Services	
		Boral Construction Materials Group Ltd	$8,195.34
		Concrete Mix - Various Locations - Engineering	
		Borrell Rafferty Associates Pty Ltd	$2,200.00

		Quantity Surveying - Wanneroo District Netball Association Building Upgrade - Projects	
		Boss Bollards	$825.00
		Bollard Works - Backshall - Engineering	
		BP Australia Ltd	$1,313.60
		Unleaded Fuel - Stores	
		Brian Zucal & Associates	$1,705.00
		Revaluation Services - Property	
		Bridgestone Australia Limited	$9,134.39
		Tyre Fitting Services For The City	
		Bring Couriers	$592.98
		Courier Services - Health Services	
		Bucher Municipal Pty Ltd	$18,330.43
		Vehicle Spare Parts - Fleet/Stores	
		Budo Group Pty Ltd	$43,506.94
		Bin Store Upgrades - Clarkson Library - Projects	
		Bin Store Upgrades - Wanneroo Civic Centre - Projects	
		Bin Store Upgrades - Quinns Mindarie Community Centre - Projects	
		Bunnings Pty Ltd	$983.14
		Cement Bags - Construction	
		Concrete Slabs - Emergency Services	
		Floor Mats X 3 - Fleet	
		Burgtec	$1,758.90
		Burgmatic Chair - Customer Relations/Construction	
		Cabcharge	$612.14
		Cabcharge Services For The City	
		Call Associates Pty Ltd	$6,235.08
		Call Centre Services - November 2019	
		Cameron Chisholm & Nicol (WA) Pty Ltd	$1,320.00
		Professional Services - Design Review Panel - Approval Services	
		Canon Production Printing Australia Pty Ltd	$525.58
		Colour Printer Charges - Assets	
		Scanner Charges - IT	
		Car Care Motor Company Pty Ltd	$3,596.30
		Vehicle Services - Fleet	
		Cardno (WA) Pty Ltd	$5,170.00
		Professional Services - Pinjar Road Duplication - Projects	
		Carramar Resources Industries	$3,345.41
		Disposal Of Rubble - Construction	
		Brickies Sand - Stores Stock	
		Castledine Gregory	$189,926.13
		Legal Fees For The City	
		Cat Welfare Society Incorporated	$1,300.00
		Cat Impound Fees - Community Safety	
		CDM Australia Pty Ltd	$44,939.18

		Server Upgrade - IT	
		Computer Equipment - IT	
		Chadson Engineering Pty Ltd	$308.00
		Pool Test - Aquamotion	
		Challenge Batteries WA	$602.80
		Batteries - Stores	
		Chillo Refrigeration & Air-Conditioning	$1,724.14
		Repair Aquamotion Fridge - Building Maintenance	
		Christophe Canato	$950.00
		Photographic Documentation - Home Exhibition - Cultural Services	
		Chubb Fire & Security Pty Ltd	$5,178.53
		Thermal Cameras - Community Safety	
		Fire Extinguisher Service - Fleet	
		Fire Blanket & Mounting Brackets - Fleet	
		Fire Extinguishers And Location Stickers - Fleet	
		Cineads Australia	$1,833.33
		Media Screenings - Events	
		Civil Survey Solutions Pty Ltd	$8,899.00
		Civil Site Software & Network Licence - IT	
		Clark Equipment Sales Pty Ltd	$1,598.76
		Vehicle Spare Parts - Fleet	
		Claw Environmental	$96.80
		Collect Polystyrene - Wangara Recycling Centre - Waste Services	
		Clayton Utz	$56,656.45
		Legal Fees For The City	
		Clinipath Pathology	$560.47
		Medical Fees For The City	
		Coastal Navigation Solutions	$957.00
		Plaque Removal - Arts Development	
		Install Mosaic - Ridgewood Park - Arts Development	
		Coates Hire Operations Pty Ltd	$867.76
		Equipment Hire For The City	
		Coca Cola Amatil Pty Ltd	$379.16
		Beverages - Kingsway	
		Commercial Aquatics Australia	$4,944.50
		Chlorine Gas Service - Aquamotion	
		Commissioner of Police	$49.20
		National Police Checks X 3 - Libraries/Cultural Services	
		Community Greenwaste Recycling Pty Ltd	$1,115.45
		Material Disposal - Engineering	
		Computer Badge Embroidery	$17.60
		Velcro Name Badge - Community Safety	
		Cooldrive Distribution	$2,638.69
		Vehicle Spare Parts - Fleet	
		Corporate Scorecard	$1,261.70

		Standard Financial Assessments - Contracts & Procurement	
		Corsign (WA) Pty Ltd	$8,320.79
		Signs - Street Name Plates - Engineering	
		Self Adhesive Blank Stickers - Ranger Services	
		Signs - No Standing Road Or Nature Strip - Engineering	
		Sign - Marine Life Littering - Coastal Projects	
		Geotechnical Investigation - Mindarie Breakwater - Coastal Projects	
		Signs - No Dogs - Engineering	
		Cossill & Webley Consulting Engineers	$2,508.00
		Claim 12 - Connolly Drive Duplication - Projects	
		Crush	$880.00
		Digital Artwork - Paddock To Plate Newsletter - Health Services	
		CS Legal	$125,598.19
		Court Fees For The City	
		CSP Group	$423.25
		Vehicle Spare Parts - Fleet/Stores	
		Curtin University of Technology	$693.00
		Radio Adverts - Home Exhibition - Cultural Services	
		Data #3 Limited	$981.80
		Acrobat Pro & Crystal Reports - IT	
		Data Documents	$770.00
		Signs - Hinckley Park - Facilities	
		Dave Lanfear Consulting	$8,844.00
		Consultancy Services - Lawn Bowls Facility Assessment - Facilities	
		Denise Michelle Benda	$245.00
		Face Painting - Hainsworth Youth Centre - Youth Services	
		Department of the Premier and Cabinet	$286.90
		Advertising - Government Gazette - Rates/Approval Services	
		DFP Recruitment Services	$3,796.49
		Casual Labour For The City	
		Diamond Lock & Security	$8,154.60
		Padlocks & Keys Cut - Stores	
		Diamond Plumbing & Gas	$20,508.29
		Plumbing Maintenance For The City	
		Digital Education Services	$3,887.29
		DVD Stock - Library Services	
		Direct Communications	$3,315.40
		Replace Cradles - Community Safety	
		Replace LCD Module On Radio - Fleet	
		Microphone & Replace LCD Module On Radio - Fleet	

		Dowsing Group Pty Ltd	$78,816.81
		Concrete Works - Various Locations - Engineering	
		Drainflow Services Pty Ltd	$49,597.75
		Drain Cleaning/Road Sweeping Services For The City	
		Drovers Vet Hospital Pty Ltd	$492.20
		Veterinary Services For The City	
		ECO Environmental Holdings Pty Ltd	$126.50
		YSI Proplus Meter Rental - Conservation	
		Economic Development Australia Limited	$2,200.00
		Corporate Membership - 31.12.2019 - 31.12.2020 - Economic Development	
		Edge Consulting Engineers Pty Ltd	$10,472.00
		Consultancy - Built Drawings To Water Corporation - Projects	
		Consultancy - Design Changes - Neerabup Industrial Estate - Projects	
		Edge People Management	$1,724.07
		Case Management Monitoring - People & Culture	
		Elliotts Irrigation Pty Ltd	$60,524.96
		Reticulation Items - Parks	
		Filter Service X 3 - Catalina & Shorehaven - Parks	
		Connect Existing Sprinklers And Modifications - Edgar Griffiths Park - Projects	
		Irrigation Works - Connolly Drive - Projects	
		Irrigation Repairs - Edgar Griffiths Park - Projects	
		Embroidme Malaga	$1,855.10
		Staff Uniforms - Aquamotion/Rangers/Youth Services	
		Emerge Environmental Services Pty Ltd	$4,488.99
		Consultancy Services - Yellagonga Catchment Review - Surface & Groundwater Monitoring - Projects	
		Encompass Construction Risk Services	$11,000.00
		Survey - Hepburn Avenue - Intersection Upgrade - Projects	
		Environmental Industries Pty Ltd	$241,549.00
		Landscape Maintenance For The City	
		Equifax Australasia Workforce Solutions Pty Limited	$2,758.15
		Monthly E-Recruit Fee - IT	
		Criminal History Check - Fire Services	
		Everybody Saving Energy Pty Ltd	$643.50
		Apply Protective Coat To Metal Lids - Kingsway Aquatic Park Valve Boxed - Projects	
		Exteria	$53,583.20

		Playground Equipment - Rosinski Park - Construction	
		Seat Installation - Da Vinci Park - Construction	
		Fire & Safety WA	$1,414.05
		PPE - Fire Services	
		Flick Anticimex Pty Ltd	$3,492.02
		Sanitary Waste Services For The City	
		Forcorp Pty Ltd	$1,771.00
		Warning Strobe Light - Stores	
		Forrest And Forrest Games	$4,603.50
		Nematode Analysis - Parks	
		Soil/Leaf Tissue Analysis - Parks	
		Frontline Fire & Rescue Equipment	$5,158.69
		Camlock Fittings - Fire Services	
		Nozzle Service Kit & Bearing Assembly With Brake - Fire Services	
		Single Head Standpipe & Hydrant Valve Key - Fire Services	
		Vehicle Spare Parts - Fleet	
		Respirator Filters - Fire Services	
		Fulton Hogan Industries Pty Ltd	$2,358.40
		Red Asphalt - Engineering	
		Garage Sale Trail Foundation	$11,352.00
		Membership Fee - Garage Sale Trail - Waste	
		Gen Connect Pty Ltd	$911.67
		New Battery - Clarkson Volunteer Bushfire Brigade - Building Maintenance	
		Investigate Generator Alarm - Hepburn Avenue & Yanchep - Building Maintenance	
		Geoff's Tree Service Pty Ltd	$185,977.04
		Pruning Works & Associated Services For The City	
		Global Marine Enclosures Pty Ltd	$7,711.00
		Summer Maintenance - Shark Barrier - Coastal Projects	
		Globe Australia	$8,690.00
		Hydrolink Rapid Wetting Agent - Kingsway & Victoria Road - Parks	
		Grand Toyota	$117.88
		Vehicle Spare Parts & Services - Fleet	
		Grant Thornton Perth	$2,791.80
		Grant Acquittal - Alexander Heights Day Centre - Finance	
		Grasstrees Australia	$1,028.50
		Install Grasstree - Dundebar Road - Parks	
		Greenwood Party Hire	$511.00
		Stage Hire - Musical Assortment With Joseph Banks College - Wanneroo Library	
		Guardian Doors	$75.35

		Roller Door Service - Margaret Cockman Pavilion - Building Maintenance	
		Hall & Wilcox	$2,335.30
		Legal Fees For The City	
		Hanson Construction Materials Pty Ltd	$335.50
		Kerb Mix - 11 Renner Circle - Engineering	
		Harvey Norman AV/TI Superstore Joondalup	$198.00
		LCD TV - Wanneroo Museum	
		Hays Personnel Services	$3,961.32
		Casual Labour For The City	
		Headset ERA	$66.00
		Plantronics Ear Cushions - Facilities	
		Heatley Sales Pty Ltd	$3,563.14
		Stock - Stores Issue	
		Hickey Constructions Pty Ltd	$76,023.20
		Replace Screws - The Lookout Jindalee - Engineering	
		Replace Steps - Jindalee Lookout - Engineering	
		Repair Paving - Peter Turner Park	
		Replace Pavers - Alston - Parks	
		Limestone Work - Zamia - Parks	
		Boardwalk Renewal - Brampton Park - Projects	
		Hitachi Construction Machinery Pty Ltd	$1,066.23
		Vehicle Filters For Depot Store	
		Hose Right	$1,152.21
		Vehicle Hoses - Fleet	
		Repair Pressure Cleaner Reel - Fleet	
		Houspect WA	$1,045.00
		Dilapidation Inspection - Portafinos Restaurant - Property	
		Hydroquip Pumps	$605.00
		Irrigation Filter - Discovery Park - Parks	
		Inspect Filter & Pressure Issue - Marangaroo Golf Course - Parks	
		Iconic Property Services Pty Ltd	$116,437.60
		Cleaning Services For The City	
		Imagesource Digital Solutions	$2,726.90
		Wall Graphic & Lightbox Print - Aquamotion	
		4 X Freestanding Corflutes - Bookmarkit - Library Services	
		Printing - Flyers - Wanneroo Festival - Communications & Events	
		ACM Boards - Leisure On The Lakes Exhibition - Cultural Services	
		Teardrop Flags - Beach Wheelchair - Community Development	
		Printing - Forex Photo Props - Communications & Events	

		IMCO Australasia Pty Ltd	$2,010.80
		Supply Asphalt - Engineering	
		Impact Training Corporation	$3,476.00
		Training - Sales - Aquamotion	
		InSig Technologies Pty Ltd	$15,103.00
		Proof Of Concept - Yellagonga - IT	
		Integrity Industrial Pty Ltd	$11,578.86
		Casual Labour For The City	
		Intelife Group	$18,012.48
		Barbecue Cleaning For The City - Parks	
		Intercity Office Partitioning	$5,510.00
		Assemble/Install Benches And Signs - Carramar And Marangaroo Golf Courses - Parks	
		Remedial Works - East Green Toilets - Wanneroo Sports & Social Club - Projects	
		Interfire Agencies Pty Ltd	$11,850.17
		Consumables & PPE - Fire Services	
		Iron Mountain Australia Group Pty Ltd	$4,826.40
		Document Management Services For The City	
		IT Rely	$1,890.00
		IT Business Systems Remote	
		Ixom Operations Pty Ltd	$2,293.72
		Disinfection Of Pools Chlorine Gas Supply - Aquamotion	
		J Blackwood & Son Ltd	$4,471.79
		Stock - Stores Issue	
		James Bennett Pty Ltd	$2,830.78
		Book Purchases - Library Services	
		JAS Oceania Pty Ltd	$89.93
		12V Relay - Fleet	
		Kelyn Training Services	$5,625.00
		Training - Works Safely And Follow WHS Policy And Procedures - 10.12.2019 - Parks	
		Training - Implement Traffic - 17 - 18.12.2019 - Parks	
		Kennards Hire Pty Ltd	$1,366.00
		Hire Of Showers - Gumblossom Community Centre - Engineering	
		Kenwick Auto Electrics	$253.00
		Vehicle Repairs - Fleet	
		Kerb Direct Kerbing	$8,919.35
		Kerbing Works - Various Locations - Engineering	
		Kidsafe WA Incorporated	$165.00
		Playground Inspection - Corona Park - Projects	
		Kinetic IT Pty Ltd	$10,541.27
		Threat Intelligence - Monthly Service Fee - IT	

		Kleenit	$741.18
		Graffiti Removal Services For The City	
		Kmart Australia Limited (Wanneroo)	$247.50
		Materials - Around The World Party - Youth Services	
		Komatsu Australia Pty Ltd	$549.19
		Vehicle Filters - Stores	
		Konnect (Coventry Fasteners)	$77.65
		Vehicle Spare Parts - Fleet	
		Kyocera Document Solutions	$4,412.94
		Photocopier Meter Reading For The City	
		Printer For Construction - IT	
		Ladybird's Plant Hire	$207.90
		Rental Indoor Plants For The City - December 2019	
		Landcare Weed Control	$120,870.00
		Weed Control Works - Environmental Offset Sites - Conservation	
		Laundry Express	$1,279.72
		Laundry Services For The City	
		LD Total	$74,829.89
		Landscape Maintenance For The City	
		Lee Jessamine	$100.00
		Photography - Image And Editing - Office Of The CEO	
		Les Mills Asia Pacific	$1,028.20
		Annual License Fees Billed Monthly - Aquamotion	
		Limestone Building Block Company Pty Ltd	$262.80
		Limestone Blocks - Fire Services	
		Linemarking WA Pty Ltd	$11,300.06
		Linemarking/Sweeping Services For The City	
		LinkedIn Singapore Pte Ltd	$44,869.00
		Employment Services - People & Culture	
		Living Turf	$4,312.00
		Apply Fertiliser To Ashby - Parks	
		Mackay Urban Design	$660.00
		Professional Services - Design Review Panel - Approval Services	
		Maiya Business Solutions	$1,364.00
		Project Management Consultant - IT	
		Major Motors	$3,713.55
		Vehicle Spare Parts - Fleet	
		Mammoth Equipment & Exhausts Pty Ltd	$1,540.00
		Ad Blue - Stores	
		Manheim Pty Ltd	$1,086.78
		Selling/Towage Fees For Vehicles - Rangers	
		Marketforce Pty Ltd	$15,898.31
		Artwork/Printing - Annual Reports - Strategic & Business Planning	

		Advertising Services For The City	
		Mayday Earthmoving	$31,226.25
		Heavy Equipment Hire For The City	
		McCoffee	$2,592.00
		Coffee - Fire Emergency Base Carabooda - Events	
		McGees Property	$1,925.00
		Valuation Services - East Wanneroo Development Area - Cell 1 - Property	
		McLeods	$24,975.50
		Legal Fees For The City	
		Messages On Hold	$789.99
		Messages On Hold Services - Events	
		Meter Office	$260.70
		Waterproof Paper - Swim School - Aquamotion	
		Michael Page International (Australia) Pty Ltd	$2,889.60
		Casual Labour For The City	
		Mindarie Regional Council	$855,745.20
		Refuse Disposal Services For The City	
		Mindarie Senior College	$4,000.00
		8 Student Scholarship Awards - Youth Services	
		Mini-Tankers Australia Pty Ltd	$2,495.57
		Fuel - December 2019 - Fleet Assets	
		Miracle Recreation Equipment Pty Ltd	$140,523.54
		Repair/Replace Play Equipment - Various Locations - Parks	
		Playground Renewal - Shamrock Park - Projects	
		Modern Teaching Aids Pty Ltd	$120.89
		Emotion Puppets - Youth Services	
		Morgan Scarfe	$1,500.00
		Deposit - 60 Minute Stage Show - Live In The Amphitheatre - Events	
		Mowmaster Turf Equipment	$916.50
		Edger Housing - Stores	
		MP Rogers & Associates Pty Ltd	$1,709.06
		Design Fees - Clarecastle Retreat Beach Access Way - Asset Maintenance	
		Mr Matthew Curwood	$6,050.00
		Legal Fees For The City	
		Myzone (APAC) Pty Ltd	$2,079.00
		Myzone Annual Licensing Fees - Kingsway	
		NAPA - GPC Asia Pacific Pty Ltd	$1,639.81
		Vehicle Spare Parts - Fleet/Stores	
		Natural Area Holdings Pty Ltd	$14,151.02
		Slashing - Hardcastle Park - Projects	
		Maintenance - Beach Access Ways For The City - Conservation	

		Navman Wireless Australia Pty Ltd	$286.00
		Install Navman - 95591 - Fleet	
		Neverfail Springwater Limited	$23.40
		Water Supplies - Print Room	
		Nintex Pty Ltd	$95,810.00
		Licence Fee - Implementation Support & Maintenance - 31.12.2019 - 31.12.2020 - IT	
		Noma Pty Ltd	$660.00
		Professional Services - Design Review Panel - Approval Services	
		Northern Lawnmower & Chainsaw Specialists	$224.40
		Vehicle Spare Parts - Stores	
		Nu-Trac Rural Contracting	$16,649.20
		Beach Cleaning - Quinns Beach - Engineering	
		Officeworks Superstores Pty Ltd	$131.70
		Stationery Items - Rangers	
		Palace Homes & Construction Pty Ltd	$83,942.21
		Progress Claim 1 - Upgrade/Extension Of Cricket Fence - Projects	
		Cricket Fence Upgrade - Kingsway Sporting Complex - Construction	
		Paperbark Technologies Pty Ltd	$10,982.00
		Arboricultural Reports - Various Locations - Conservation/Projects/Engineering	
		Parker Black & Forrest	$1,045.00
		Locking Services For The City	
		Perlex Holdings	$790.00
		Inflatable Hire - Banksia Grove Skate Park - Youth Services	
		Perth Detailing Centre	$484.00
		Clean Vehicle Interior Cab - Fleet	
		Cleaning Of Community Transport Buses - Community Planning & Development	
		Perth Energy Pty Ltd	$148,317.70
		Power Supplies For The City	
		Perth Heavy Towing	$2,213.75
		Towing Services For The City	
		Perth Racing Security	$559.90
		Security Services - Live In The Amphitheatre - Communications & Events	
		Perth Testing & Tagging Pty Ltd	$165.00
		Testing & Tagging Electrical Equipment - Ashby Operations Centre - Construction	
		Play Check	$330.00
		Playground Audit - Shamrock Park - Projects	
		PLE Computers	$1,161.00
		Computer Monitor Brackets - Aquamotion	
		Poolegrave Signs & Engraving	$1,100.00

		Door Signs - Kingsway - Projects	
		Power Vac Pty Ltd	$468.00
		Vehicle Spare Parts - Fleet	
		Powerhouse Batteries Pty Ltd	$1,163.00
		Vehicle Spare Parts - Fleet	
		Prestige Alarms	$30,326.43
		Alarm/CCTV Services For The City	
		Print Smart Online Pty Ltd	$4,353.02
		Printing Services For The City	
		Prodesign Lighting Pty Ltd	$293.70
		Replace Display Cabinet - Wanneroo Museum - Cultural Services	
		Programmed Integrated Workforce	$5,839.66
		Casual Labour For The City	
		Public Sector Training Solutions Pty Ltd	$2,175.00
		Training - Certificate IV In Investigations - 1 Attendee - 25.11.2019 - Community Safety	
		Qualcon Laboratories	$374.00
		Sand PSD Tests - Quinns Stage 3 - Coastal Projects	
		RAC Motoring & Services Pty Ltd	$99.00
		Callout - WN 33500 - Wheel Change - Rangers	
		Randal	$243.76
		Subscription - Financial Review - Office Of The CEO	
		RBM Drilling	$12,452.55
		Install Bore - Exeter Park - Parks	
		Reliable Fencing	$28,717.77
		Fencing Works - Various Locations - Parks/Projects	
		Repeat Plastics (WA)	$217.03
		Bollard Sign - Parks	
		Ricoh Australia Pty Ltd	$5,894.86
		Lease Charges - Print Room	
		Rider Levett Bucknall WA Pty Ltd	$2,750.00
		Quantity Survey - Cricket Practice Lake Joondalup Park - Construction	
		RJ Vincent & Co	$115,284.75
		Payment Certificate 2 - Connolly Drive Duplication - Projects	
		RM Gillis & CJ Marci	$1,312.50
		Removal Services For The City	
		Roads 2000	$79,675.49
		Roadworks - Various Locations - Engineering/Projects	
		Roy Gripske & Sons Pty Ltd	$157.63
		Vehicle Spare Parts - Stores	
		Royal Wolf Trading Australia Pty Ltd	$600.58
		Monthly Cabin Hire Charges - Fire Services	

		RS Components Pty Ltd	$103.85
		Vehicle Spare Parts - Fleet	
		RSEA Pty Ltd	$953.97
		Stock - Stores Issue	
		Safeman WA Pty Ltd	$1,010.90
		Safety Boots - Stores	
		Safety Tactile Pave	$4,865.08
		Replace Tactile Pavers - Gnangara - Engineering	
		Replace Tactile Pavers - Ocean Reef - Engineering	
		Install Tactiles - Landsdale - Engineering	
		Safety World	$1,150.23
		Hi-Vis Vest - Community Safety	
		Drink Cooler - Construction	
		Gloves, Safety Glasses & Insect Repellent - Conservation	
		Safeway Building & Renovations Pty Ltd	$16,029.74
		Payment Certificate 5 - Kingsway Aquatic Play Space - Projects	
		Install Shower Point & Monitor Water Quality - Kingsway Aquatic Playspace - Projects	
		Install CPR & Park Rules Signs - Kingsway Aquatic Playspace - Projects	
		Sanax Medical And First Aid Supplies	$639.66
		Sunscreen - Stores	
		Satalyst Pty Ltd	$2,200.00
		Workshop - Aquamotion Power Bi For Class System - IT	
		Scatena Clocherty Architects	$2,153.80
		Consultancy Services - Wanneroo Districts Netball Building Upgrade - Projects	
		Schindler Lifts Aust Pty Ltd	$341.00
		Lift Service - Quinns Mindarie Community - Building Maintenance	
		Sealanes	$1,345.31
		Food/Beverages - Hospitality	
		Seamless (Aust) Pty Ltd	$9,061.25
		Annual Support & Maintenance - Seamless CMS - IT	
		SGL Consulting Group Australia Pty Ltd	$53,817.50
		Needs & Feasibility Assessment - North Coast Regional Aquatic & Recreation Centre - Facilities	
		Shred-X	$184.14
		Shredding Services For The City	
		Sifting Sands	$4,548.81
		Sand Sift - Various Locations - Parks	
		Sigma Chemicals	$864.60
		Pool Chemical Supplies - Aquamotion	
		Site Architecture Studio	$3,150.40

		Contracts Administration - Dennis Cooley Pavilion Upgrade - Projects	
		Site Environmental & Remediation Services Pty Ltd	$6,870.42
		Environmental Service - Dennis Cooley Reserve - Projects	
		Remove Asbestos - Langford Boulevard - Engineering	
		SJ McKee Maintenance Pty Ltd	$3,277.00
		Repair Works - Various Locations - Waste	
		Skipper Transport Parts	$14,615.84
		Vehicle Spare Parts - Fleet/Stores	
		Skyline Landscape Services (WA)	$118,563.34
		Landscape Maintenance For The City	
		Slip Guard Pty Ltd	$1,584.00
		Slip Test Concourse Tiles - Aquamotion - Projects	
		Smartbuilt Perth Pty Ltd	$66.00
		Pest Control Services For The City	
		SMEDIA Pty Ltd	$1,650.00
		Subscription - West Australian Online - Library Services	
		Softfall Guys	$451.00
		Softfall Repairs - Kingsbridge Park - Parks	
		Sonic Healthplus Pty Ltd	$5,190.39
		Medical Fees For The City	
		Sprayline Spraying Equipment	$63.70
		Vehicle Spare Parts - Fleet	
		St John Ambulance Western Australia Ltd	$2,446.76
		First Aid Training/Supplies For The City	
		Statewide Bearings	$23.10
		Vehicle Spare Parts - Fleet	
		Statewide Cleaning Supplies Pty Ltd	$506.66
		Tissue Dispensers - Stores	
		Stepchange Consultants Pty Ltd	$6,187.50
		Ci Anywhere 2019B - Upgrade Schedule - IT	
		Stewart & Heaton Clothing Company Pty Ltd	$493.39
		Name Badges & PPE - Fire Services	
		Strategic DCP Consulting	$1,924.91
		Consulting Services - Cells 1 - 9, Alkimos/Eglinton & Yanchep/Two Rocks - Strategic Land Use Planning	
		Suez Recycling & Recovery Pty Ltd	$167,623.08
		Refuse Collection - Waste	
		Sunny Industrial Brushware	$513.48
		Brooms - Fleet	
		Supreme Shades	$28,083.00
		Shade Sails - John Moloney Park - Construction	

		Patio Shade Sail - Girrawheen Library - Building Maintenance	
		Surf Life Saving WA Incorporated	$213,717.99
		Lifeguard Services - Quinns And Yanchep Beaches - Facilities	
		Swan Towing Services Pty Ltd	$385.00
		Towing Services - Parks	
		Taman Tools	$82.50
		Core Drill Extension Bar - Engineering	
		Taylor Robinson Chaney Broderick	$660.00
		Design Review Panel - Planning	
		Terravac Vacuum Excavations Pty Ltd	$14,283.28
		Location Of Services For The City	
		The Hire Guys Wangara	$770.00
		Arrow Board - Bulk Collection - Waste Services	
		The Leisure Institute of WA (Aquatics) Incorporated	$132.00
		Aquatic Membership - 2019 / 2020 - 1 Member - Aquamotion	
		The Poster Girls	$525.80
		Distribution - Posters & Flyers - Home Exhibition - Cultural Services	
		Distribute 1000 X Flyers - 2020 Community Art Awards And Exhibition - Cultural Services	
		The Rigging Shed	$5,419.15
		Round Slings - Construction	
		Testing/Tagging Equipment - Fleet	
		The Royal Life Saving Society Australia	$77,124.18
		Home Pool Barrier Inspections - Compliance	
		Testing/Maintenance - Aquatic Play Area - Kingsway - Parks	
		The Wipes Australia Trust	$997.48
		Gym Wipes - Aquamotion	
		The Workwear Group Pty Ltd	$4,444.66
		Uniform Issues - Stores	
		Think Promotional	$2,307.25
		250 Luggage Tags & 250 Cooler Bags - Economic	
		Thirty4 Pty Ltd	$211.20
		QNAV Mobile Data Monthly Subscription - Community Safety	
		Tim Eva's Nursery	$660.00
		Supply Plants - Parks	
		TJ Depiazzi & Sons	$90,332.55
		Mulching Services For The City	
		Toll Transport Pty Ltd	$257.57
		Courier Services For The City	
		Tony Pankiw	$330.00
		Relocation Of Synthesis - Cultural	

		Services	
		Toolmart	$11,119.00
		Floor Saw/Tank Kit - Fleet Assets	
		Total Landscape Redevelopment Service Pty Ltd	$99,979.00
		Install Dog Park Equipment & Landscaping Works - Edgar Griffiths Park - Construction	
		Supply/Install Picnic Setting & Shelter - Scenic Park - Projects	
		Watering - Various Locations - Parks	
		TQuip	$53,862.30
		Vehicle Spare Parts - Fleet/Stores	
		New Equipment Purchase - Toro Mower - Fleet Assets	
		Tree Planting & Watering	$53,388.60
		Tree Planting And Watering - Various Locations - Construction/Parks	
		Triton Electrical Contractors Pty Ltd	$9,035.40
		Electrical Works - Various Locations - Parks	
		Trophy Shop Australia	$797.15
		Name Badges For Various Employees	
		4 X Glass Arrow Trophies - Australia Day Awards - Events	
		Turf Care WA Pty Ltd	$212,080.99
		Turfing Works For The City	
		Progress Invoice - Practice Turf Wicket @ Kingsway - Projects	
		Golf Course Maintenance - Carramar Golf Course - Parks	
		Golf Course Maintenance - Marangaroo Golf Course - Parks	
		Two Rocks Volunteer Bush Fire Brigade	$862.27
		Reimbursement - Catering Items - Two Rocks Incident - Fire Services	
		Reimbursement - Volunteer Checks - Fire Services	
		Reimbursement - Electric Cooker - Fire Services	
		UES (Int'L) Pty Ltd	$29.70
		Vehicle Spare Parts - Fleet	
		United Equipment Pty Ltd	$154.00
		Vehicle Spare Parts - Fleet	
		Vermeer (WA & NT)	$891.77
		Vehicle Spare Parts - Fleet	
		Vocus Communications	$247.50
		NBN Connection - YTRAC - 01 - 31-01-2020 - IT	
		WA Garage Doors Pty Ltd	$946.00
		Repair Doors - Clarkson VBFB - Building Maintenance	
		Repair Door - Yanchep SLSC - Building	

		Maintenance	
		Supply/Install 2 X Remote Controls - Building Maintenance	
		WA Hino Sales & Service	$5,737.75
		Vehicle Services/Spare Parts - Fleet	
		WA Library Supplies	$368.00
		Office Chair - WLCC	
		WA Limestone Company	$2,856.51
		ESL - Spring Park - Construction	
		WA Rangers Association Incorporated	$371.35
		Epaulettes - Rangers	
		Wanneroo Agricultural Machinery	$1,381.35
		Vehicle Spare Parts - Fleet	
		Wanneroo Business Association Incorporated	$14,850.00
		Sponsorship Agreement - Instalment 2 - Economic Development	
		Wanneroo Central Bushfire Brigade	$8.90
		Reimbursement - Folders - Fire Services	
		Wanneroo Electric	$29,444.83
		Electrical Maintenance For The City	
		Wellstrategic	$1,677.50
		Google Virtual Tour - Home Exhibition - Cultural Services	
		West Coast Shade Pty Ltd	$1,735.80
		Shade Repair - Kingsbridge - Parks	
		Inspect Shade Sails - August 2019 - Parks	
		West Coast Turf	$53,245.50
		Turfing Works For The City	
		Western Resource Recovery Pty Ltd	$2,832.50
		Service Grease Trap - Civic Centre - Building Maintenance	
		Empty Washdown Bay - Fleet Workshop - Building Maintenance	
		West-Sure Group Pty Ltd	$287.32
		Cash Collection Service For The City	
		Wilson Security	$1,449.67
		Security Services - Community Safety	
		Winc Australia Pty Limited	$6,451.72
		Stationery Supplies For The City	
		Work Clobber	$782.78
		Staff Uniforms & PPE - Various Employees	
		Workpower Incorporated	$20,782.97
		Install Limestone Spalls - Yanchep Surf Club - Projects	
		Rubbish Removal, Watering, Weed Control & Reporting Requirements - Various Locations	
		Wrenoil	$16.50
		Admin & Compliance Fees - Waste	
		Yanchep Beach Joint Venture	$8,858.58

		YTRAC Internet Service - January 2020 - Place Management	
		Yanchep Hub - Rent, Outgoings, Rates & Taxes - Property	
		Zetta Group	$9,782.37
		MPLS Managed Service Fees - IT	
		Zipform Pty Ltd	$3,591.32
		Printing - Third Instalment Notices - Rates	
		Zoodata	$132.00
		Business Systems Services - Wcc-San To Wcc-Gis - IT	
00003735	25/01/2020		
		Acclaimed Catering	$23,886.50
		Catering - Staff Christmas Party 2019 - Events	
		ADH Golf and Utility Vehicles	$473.00
		Golf Carts Hire - Wanneroo Festival - Communications & Events	
		Azure Painting Pty Ltd	$5,170.00
		External Painting - Quinns Mindarie Surf Lifesaving Club - Building Maintenance	
		Cartridge World Wanneroo	$3,102.00
		Toner Cartridges - Community Safety	
		Critical Fire Protection & Training Pty Ltd	$3,688.72
		Equipment Services & Repairs - Various Locations - Building Maintenance	
		Emerge Environmental Services Pty Ltd	$1,271.88
		Foreshore Management Plan - Strategic Land Use Planning	
		LKS Constructions (WA) Pty Ltd	$66,983.06
		Payment Certificate 10 - Edgar Griffiths Sports Amenities Building - Projects	
		Tutaki Unit Trust	$2,676.00
		Marquee Hire - Staff Christmas Party 2019 - Communications & Events	
		Western Tree Recyclers	$10,631.32
		Removal Of Green Waste - Waste	
00003736	29/01/2020		
		Synergy	$6,709.21
		Power Supplies For The City	
00003737	29/01/2020		
		Alinta Gas	$56.00
		Gas Supplies For The City	
		Australian Manufacturing Workers Union	$83.40
		Payroll Deduction - Period Ending 24.01.2020	
		Australian Services Union	$691.30
		Payroll Deduction - Period Ending 24.01.2020	

		Australian Taxation Office	$592,349.00
		Payroll Deduction - Period Ending 24.01.2020	
		Aveling Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
		BGC Residential Pty Ltd	$320.40
		Refund - Building Application - Duplicate	
		Blueprint Homes (WA) Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
		Celebration Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
		Child Support Agency	$1,165.01
		Payroll Deduction - Period Ending 24.01.2020	
		City of Wanneroo - Payroll Rates	$6,429.00
		Payroll Deduction - Period Ending 24.01.2020	
		City of Wanneroo - Social Club	$760.00
		Payroll Deduction - Period Ending 24.01.2020	
		Dale Alcock Homes Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
		Fleet Network	$456.92
		Input Tax Credits - Salary Packaging - 21.01.2020 - Financial Accounting	
		Payroll Deduction - Period Ending 24.01.2020	
		Halpd Pty Ltd Trading As Affordable Living Homes	$6,000.00
		Refund - 6 Street & Verge Bonds	
		HBF Health Limited	$622.90
		Payroll Deduction - Period Ending 24.01.2020	
		Home Group WA Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
		Homebuyers Centre	$2,000.00
		Refund - Street & Verge Bond	
		Landgate	$5,871.08
		GRV Interim Values - Rates	
		LD & D Australia Pty Ltd	$93.40
		Milk Deliveries For The City	
		LGRCEU	$1,957.76
		Payroll Deduction - Period Ending 24.01.2020	
		Maxxia Pty Ltd	$9,270.71
		Input Tax Credits - Salary Packaging - December 2019 - Financial Accounting	
		Payroll Deduction - Period Ending 24.01.2020	
		Mr Graham John Woodard	$243.55
		Keyholder Payment	
		Mr James Duff	$10.72

		Reimbursement - Maxxia Cease Payment	
		Ms Peggy Brown	$145.00
		Keyholder Payment	
		Ms Susan Potter	$2,025.00
		Reimbursement - Study Assistance - Business Decision Making	
		Paywise Pty Ltd	$2,003.58
		Input Tax Credits - Salary Packaging - December 2019 - Financial Accounting	
		Payroll Deduction - Period Ending 24.01.2020	
		Simsai Construction Group Pty Ltd	$2,000.00
		Refund - Street & Verge Bond	
		Smartsalary	$11,134.77
		Input Tax Credits - Salary Packaging - December 2019 - Financial Accounting	
		Payroll Deduction - Period Ending 24.01.2020	
		Ventura Home Group Pty Ltd	$2,000.00
		Refund - Street & Verge	
00003738	29/01/2020		
		Best Consultants Pty Ltd	$783.75
		Electrical Consultancy - Hainsworth Park Floodlights - Projects	
		Brian Zucal & Associates	$825.00
		Property Valuation - Kaiber Avenue Yanchep - Property	
		Chemistry Centre WA	$555.50
		Water Testing - Ridgewood Lake - Parks	
		CS Legal	$13,775.43
		Court Fees - Rating Services	
		Emerge Associates	$8,338.00
		Design And Cost Estimate - Splendid Park Cycling Facility - Facilities	
		Hydroquip Pumps	$5,107.30
		Remove Faulty Aerator - Fleming Park - Parks	
		Investigate Pump Pressure Issues - Discovery Park - Parks	
		Aerator Repairs - Fleming Park - Parks	
		Inspect Wet Well - Discovery Park - Parks	
		Iconic Property Services Pty Ltd	$4,036.63
		Cleaning Services For The City	
		Imagesource Digital Solutions	$342.10
		Official Sign - Kingsway Aquatic Play Space - Projects	
		Integrity Industrial Pty Ltd	$8,762.40
		Casual Labour For The City	
		J Blackwood & Son Ltd	$393.69
		Stock - Stores Issue	
		Mindarie Regional Council	$1,113.28

		Refuse Disposal - Waste Animal/Verge/Illegal Dumping	
		Paperbark Technologies Pty Ltd	$2,446.25
		Arboricultural Report - Aquamotion - Design	
		Arboricultural Report - Connolly Drive - Projects	
		Prestige Alarms	$37.95
		Kingsway Sporting Grounds Sewerage Pump	
		Productive Plastics	$1,776.50
		Acrylic Barriers, Covers & Plastic Plugs - Cultural Services	
		Programmed Integrated Workforce	$10,091.80
		Casual Labour For The City	
		Randal	$121.88
		Financial Review - 29.07.2019 - 25.08.2019 - CEO's Office	
		Shire of Yilgarn	$13,382.24
		Long Service Leave Claim - N Warren - Payroll	
		Sonic Healthplus Pty Ltd	$831.60
		Medical Fees For The City	
		Triton Electrical Contractors Pty Ltd	$9,969.30
		Reticulation Electrical Works - Various Locations - Parks	
		Turf Care WA Pty Ltd	$27,920.91
		Application Of Bi-Agra - Various Locations - Parks	
		Twin Cities FM	$10,000.00
		Sponsorship Agreement - Communications And Brand	
		Two Rocks SES Unit	$7,495.67
		Local Government Grant Scheme - Interim Operating Grant From DFES - Community Safety	
		WGAWA Pty Ltd	$5,445.00
		Jindalee Beach Kiosk Inspection - Assets	
00003739	29/01/2020		
		City of Wanneroo - Municipal Bank Account	
		Bank Fees & Credit Cards - December 2019 – Breakdown On Page 56	
00003740	30/01/2020		
		SCRD Holdings Pty Ltd	$14,892.90
		Secure Data Deletion - IT	
		Water Quality Solutions	$1,474.60
		Water Treatments - Bayport Park - Parks	
		Total Director Corporate Services Advance - EFTs	$13,795,532.37

NATIONAL AUSTRALIA BANK			
00003727	15/01/2020		
		National Australia Bank	
		Flexipurchase - August 2019	
		Assets	
		Benara Nurseries - Plants - Wanneroo Road Median	$199.44
		Chrystal Pty Ltd - Catering - David Greens Send Off	$140.00
		Coles - Gift Cards For David Greens Retirement Present	$1,500.00
		Geodetic Supply - Wooden Survey Stakes	$44.00
		Landsdale Plants - Plant Supplies	$792.00
		Lullfitz Nursery - 2 Trees	$8.00
		Mirco - Spray Concentrate - Memorial Park	$33.30
		New Repairs - Mobile Phone Cover	$20.00
		Plantrite - Plant Supplies	$485.76
		Sprayline Spraying Equipment - Wind Meter For Spray Unit	$735.80
		Supercheap Auto - UHF Radios & Batteries - Site Contact	$129.90
		Work Clobber - PPE Work Shoes	$108.90
		Asset Maintenance	
		Advanced Lock Key - Locking Services For The City	$37.50
		Amcap Distribution Centre - Vehicle Spare Parts	$306.99
		ARB Corporation - Vehicle Spare Parts	$17.00
		Arc Ltd - Annual Air Conditioner Installers Licence	$225.00
		Arci Welding Industries - Repair Mig Gun	$313.50
		Barnetts Architectural Hardware - Hardware Purchases	$1,276.17
		Bunnings - Hardware Purchases	$5,428.63
		Calidad Industries - Diffuser - Clear Prismatic	$38.00
		Cleanaway Operations Pty Ltd - Workshop Parts Cleaner & Turbo Wash	$762.86
		Cowley Sheet Metal Pty Ltd - Capping	$814.00
		CPP Pier Street - Parking Fees	$8.08
		CSR Gyprock - Ceiling Tiles	$90.20
		Eidis/Ceramabond - Non Slip Step Strips	$111.10
		Euro Car Parts Pty Ltd - Vehicle Spare Parts	$363.00
		Event And Conference Company - Registration - 2019 State NRM And Coastal Conference	$558.25
		Fielders - Galvanized Steel	$524.90
		Filter Discounters - Vehicle Spare Parts	$150.48
		Fred`s Lagoon Hardware - Hardware Purchase	$12.95

		Frontline Fire & Rescue - Vehicle Spare Parts	$563.20
		Ingogo Ltd - Vehicle Spare Parts	$82.79
		J H Fluid Transfer - Vehicle Spare Parts	$33.97
		Kenwick Auto Electrical - Vehicle Repairs	$374.00
		Kmart - 2400W Iron	$25.00
		Northern Lawnmowers - Stihl Helmet Kit	$102.40
		Nuford - Vehicle Service	$405.00
		Parker Black Forrest - Locking Services	$30.55
		Powerhouse Batteries - Vehicle Spare Parts	$286.82
		Repco - Vehicle Spare Parts	$39.99
		SCF - Sea Container	$4,394.50
		Starbella Nominees Pty Ltd - Graphics - Fire Truck	$99.00
		Super Cheap Auto - Vehicle Spare Parts	$83.96
		The Good Guys - Dyson Vacuum & Heater	$996.00
		The Hire Guys Wangara - Concrete Cutting Blades	$770.00
		Toolmart Australia Pty Ltd - Hammer Drill	$583.00
		UES International - Vehicle Spare Parts	$22.21
		Valspar Joondalup - Paint Supplies	$1,010.11
		WA Truck/Machinery - Vehicle Repairs	$1,495.08
		Wangara Trophies - Engraving -Trailer Vin Plate	$30.00
		Wesbar-Vanquip - Vehicle Spare Parts	$165.00
		Work Clobber - PPE	$691.16
		Business Manager Aquamotion & Kingsway	
		Bunnings - Hardware Purchases	$165.86
		Coles - Batteries, Swim Nappies, Gloves	$92.33
		Kmart - Alert Switch For Reception	$10.00
		Medical Equipment - First Aid Equipment	$40.15
		Metafit Canada - Metafit Training	$329.00
		Officeworks - Appraisal Sales Supplies, Laminate Poster, Printing	$158.28
		Priceline Pharmacy Wanneroo - Asthma Puffers	$26.97
		PLE Computers Pty Ltd - Dual Monitor Arm	$79.00
		Ray & Janets Books - Creche Activities	$10.00
		Subway Restaurant - Sales Training Catering	$143.00
		Wymedical Pty Ltd - Disposable Spacers	$105.00
		Community Development	
		Coles - Catering Items	$532.33
		CPP Council House - Parking Fees	$40.38
		EB Games - Games - Youth Services	$60.00
		Flower Shed - Flowers - Community Development Stakeholder	$50.00

		Kmart - Activity Materials - Youth Services	$253.50
		Australian Association For Infant Mental Health - Membership Renewal	$110.00
		Ruok Limited - Materials - R U Ok Day	$198.09
		Woolworths - Catering Items - Youth	$8.15
		Community Safety & Emergency Management	
		City Of Perth Parking - Parking Fees	$28.77
		Subway Clarkson - Catering - Training Course - Incident Reporting Systems & Sector Commander	$232.00
		Subway Yanchep - Catering - Procedures Workshop	$83.85
		Council & Corporate Support	
		Coles - Catering Items - In House Requests	$1,866.58
		D&A Food Pty Ltd - Catering Items - In House Requests	$230.00
		Flower Scentral - Flowers - Pioneers Lunch	$450.00
		Liquorland - Beverages - DFES Function	$17.00
		Subway Wanneroo - Catering Items - In House Requests	$137.60
		Wanneroo Fresh - Catering Items - In House Requests	$501.44
		Yalumba Wines - Riedel Water Glasses - Elected Members Bar Area	$317.04
		Cultural Development	
		Alkimos News And Gifts - Program Materials	$13.95
		All Suburbs Garden - Firewood - Buckingham House	$240.00
		Australia Icomos - Book Purchase	$78.80
		Bakers Delight Wanneroo - Catering - Strategic Planning Session - 20 People	$14.00
		Boffins Bookshop Pty Ltd - Book Purchase	$67.30
		Bookdepository.Com - Book Purchase	$39.64
		Booktopia Pty Ltd - Book Club Kit	$193.75
		Bunnings - Hardware Purchase	$265.62
		Coles - Catering Items - Buckingham House & Programs	$755.60
		State Library - Parking Fees	$40.38
		D&A Food Pty Ltd - Catering - Programs	$211.70
		Dymocks Ellenbrook - Program Materials	$65.67
		Educational Art Supplies - Materials - Early Childhood Craft Sessions	$391.60
		Finch Coffee Company - Catering - Events	$72.00
		Fishpond Limited - Book Purchase	$61.29
		Gone Bazaar - Display Materials - Children's Book Week	$88.35

		Historynet - Magazine Subscription - Military History	$57.08
		Ikea Pty Ltd - Storage Cupboard - Alkimos	$489.00
		JB Lakeside Joondalup - Be Connected - Purchase Of Devices	$4,618.00
		JBHIFI.Com.Au - Book Purchase	$277.77
		Kmart - Program Materials	$106.00
		Koori Mail - Subscription	$200.00
		Leamac Picture Framing - Supply And Fitting Of Hangers To Artwork	$33.00
		Magshop Online - Refund For Incorrect Title	-$79.99
		Mary Murphy - Catering For Event	$9.00
		Mister Minit Wanneroo - Antique Key Cut - Cockman House	$10.00
		Muffin Break Wanneroo - Morning Tea - All Day Strategic Planning Session	$9.00
		News Limited - Australian Newspaper Subscription	$64.00
		Officeworks - Laminator, Paper For Posters & Printing Artwork	$2,070.93
		Phonics Australia - Book Purchase	$1,215.00
		Planning Institute Of Australia (WA) - 2019 Award Nomination Fee - Yanchep Lagoon Masterplan Project	$506.00
		Red Dot Stores - Equipment For All Washed Up	$18.00
		Slimline Warehouse - PC Identification Numbers - Clarkson And Yanchep Library	$56.06
		Spotify - Monthly Plan	$11.99
		Spotlight - Materials - Stem Program	$44.75
		Town Team Conference 2 - Conference Registration - 4 Attendees	$1,013.94
		Transperth Ticket - Train Travel To/From Meeting	$13.80
		Trybooking Public Library - Creating Collections Course & PLWA Content Masterclass Registration	$727.00
		Two Rocks IGA - Purchase - Water Refills	$59.75
		UWA Office Of Development - WA Migration & Mobility's Update Conference - 2 Attendees	$150.00
		WA Local Government - Training Course: Building Positive Partnerships With Aboriginal Communities - 1 Attendee	$99.00
		WA Local Government - Economic Development Australia Breakfast - Strategic Approaches To Place-Based Economic Development - 1 Attendee	$120.00
		Wanewsdti - West Australian + Sunday Times Subscription	$325.20
		Wanneroo Library And Cultural Centre - Book Purchases	$325.80

		Customer & Information Services	
		Google Cloud - Monthly Fee - August	$75.02
		J2 EFAX Plus Services - Annual Subscription Fee	$198.00
		Paypal - Computer Equipment	$315.86
		Rastogi Holdings Pty Ltd - Thermal Receipt Printer	$597.00
		Marketing, Communications and Events	
		ASIC - Company Information	$18.00
		Campaignmonitor.Co - Enewsletter	$719.27
		Community Newspaper - Wanneroolink Online	$4,400.00
		Facebook - Advertising	$961.82
		Freshworks Incorporated - Commjobs Ticketing System	$398.92
		Imagazine Ag - Facebook Advertising	$37.28
		Kmart - Chargers For Ipads	$30.00
		Officeworks Online Bentleigh - Hard Drive & SD Card	$94.00
		Imagesource Digital - 20 Years As A City Print	$104.50
		People & Culture	
		SAI Global Limited - OH&S Standard AS/NZS ISO 45001	$196.11
		Adina Apartment Hotel - Accommodation - Sydney - Manager P & C Conference Attendance	$599.31
		Property Services	
		ASIC - Company Information	$26.00
		Trybooking The Pidding - Training - Law Masterclass	$70.50
		Wilson Parking - Parking Fees	$16.20
		Traffic & Transport Services	
		Bunnings - Hardware Purchases	$429.55
		Total Purchasing Cards Transactions	$58,232.84
		Total EFT's And Purchasing Cards	$13,853,765.21
CANCELLED CHEQUES FROM PREVIOUS PERIOD			
118692	17.12.2019	Cristian Moraru	-$2,000.00
118591	10.12.2019	Adele Longworth	-$100.00
114277	04.09.2018	S Dewey	-$100.00
114328	11.09.2018	Patricia Roux	-$10.00
114337	11.09.2018	Department of Communities	-$945.98
114375	18.09.2018	Carly Marie Project Heal	-$40.00
114381	18.09.2018	Gwendoline Hogg	-$20.80
114387	18.09.2018	Maddison Hill	-$100.00

114447	25.09.2018	Lee Jessamine	-$100.00
118631	17.12.2019	Steven Ryder	-$360.00
118708	18.12.2019	Achieveability Pty Ltd	-$14,300.00
118714	18.12.2019	Economic Development Australia	-$2,200.00
118486	26.11.2019	Shraddha Patel	-$332.50
		Total	**-$20,609.28**
		TOWN PLANNING SCHEME	
		Cell 1	
		Strategic DCP Consulting	$114.55
		McGees - Valuation Services	$1,750.00
		Brian Zucal - Revaluation	$1,550.00
		TPS Audit Fees - Reverse Recoup	-$2,222.22
		Cell 2	
		Strategic DCP Consulting	$114.55
		TPS Audit Fees - Reverse Recoup	-$2,222.22
		Cell 3	
		Strategic DCP Consulting	$114.55
		TPS Audit Fees - Reverse Recoup	-$2,222.22
		Cell 4	
		Hopgood Ganim - Legal Fees	$7,992.50
		Strategic DCP Consulting	$114.55
		TPS Audit Fees - Reverse Recoup	-$2,222.22
		Cell 5	
		McLeods - Legal Fees	$16,186.22
		Strategic DCP Consulting	$114.55
		TPS Audit Fees - Reverse Recoup	-$2,222.22
		Cell 6	
		Strategic DCP Consulting	$114.55
		TPS Audit Fees - Reverse Recoup	-$2,222.22
		Cell 7	
		Strategic DCP Consulting	$114.56
		TPS Audit Fees - Reverse Recoup	-$2,222.22
		Cell 8	
		McLeods - Legal Fees	$33,617.28
		Strategic DCP Consulting	$114.55
		TPS Audit Fees - Reverse Recoup	-$2,222.22
		Cell 9	
		Strategic DCP Consulting	$114.55
		TPS Audit Fees - Reverse Recoup	-$2,222.24

		Total	**$42,126.96**
MANUAL JOURNAL			
10784/2020	31.01.2020	Returned Creditor Payment 31.01.2020	$2.50
10789/2020	10.01.2020	Lodgement Fee 09.01.2020 Registering 31 Unpaid Infringements	$2,170.00
		TOTAL	**$2,172.50**
GENERAL FUND BANK ACCOUNT			
		Payroll Payments - January 2020	
		14.01.2020	$16,796.79
		14.01.2020	$18,058.24
		14.01.2020	$1,747,918.90
		28.01.2020	$22,381.62
		28.01.2020	$26,753.25
		28.01.2020	$1,764,903.84
		TOTAL	**$3,596,812.64**
00003739	29/01/2020		
		City of Wanneroo - Municipal Bank Account	
		Bank Fees December 2019	
		GLF Trans Fee	$100.00
		CBA Merchant Fee	$31,878.82
		Bpay Fee Debtors	$63.36
		Bpay Fee Rates	$25,517.71
		Bpoint Debtors	$3.02
		Bpoint Rates	$1,014.46
		Payroll Return Fees	$5.00
		Commbiz Fee	$802.67
		Account Service Fee	$635.90
		Total	**60,020.94**
		Credit Cards December 2019	
		D Simms	
		Parking Fees	$37.78
		City of Whittlesea - Registration – National Growth Areas Alliance (NGAA Congress) The Vines WA - 10 - 12.11.2019	$1,785.00
		World Executive Education Pty Ltd - Accommodation – World Business Forum (WOBI) Sydney 26 - 30.05.2020	$779.92
		Grand Bar & Bistro - Business Hospitality – Audit Debrief Meeting	$20.00
		Novotel Hotels & Resorts - Accommodation – NGAA Congress 11.11.2019	$350.00
		Novotel Vines Resort - Business Hospitality - NGAA Congress 11 -	$34.00

		12.11.2019	
		Qantas - Air Fares – Local Government Chief Officers Group Meeting Hobart TAS – 8 - 15.02.2020	$729.50
		Qantas - Air Fares – WOBI Forum Sydney NSW – 26 - 30.05.2020	$536.51
		N Jennings	
		Parking Fees	$3.13
		Planning Institute of Australia - Registration Fee - PIA WA Awards for Planning Excellence 2019	$225.00
		Local Government Professionals Australia WA - Registration Fee - Annual State Conference 2019	$840.00
		Dome Café - Meeting - K Neill - The Futures Group	$35.90
		Australasian Reporting Awards - Registration Fee - 2020 Awards General Entry Fee & Work Health & Safety Reporting	$815.00
		M Yildiz	
		ASIC -Title search	$9.00
		Wanneroo Australia Post - Registered Post Envelopes	$36.40
		Parking Fees	$214.95
		The Law Society - Member Registration - The Law Society Seminar 17.10.2019	$350.00
		Agoda Joondalup Resort - Accommodation 05.11.2019 (Gary Martin) - Briefing Session	$162.00
		Joondalup Court House - Court Hearing Transcript	$181.00
		Hotels.com.Joondalup Resort - Accommodation 05.11.2019 (Gary Martin) - Attend Ordinary Council	$153.00
		Knowledge Leader USA - Annual Membership Subscription	$811.21
		Governance Institute Australia - Annual Membership	$655.00
		H Singh	
		NIB - Travel Insurance - Conference - Hahndorf SA	$12.00
		Qantas - Airfares - National Roads Congress Hahndorf SA	$741.60
		Expedia.com.au - Accommodation - National Roads Congress In Hahndorf SA	$569.98
		City of Whittlesea - Registration - NGAA National Congress	$264.50
		Institute Of Public Administration Australia - Registration - What Every New And	$660.00

		Experienced Manager Needs To Know	
		Qantas - Air Fares - World Business Forum Sydney	$536.51
		Old Mill Hotel - Refreshments - National Roads Congress In Hahndorf SA	$24.90
		Mustard Seed - Refreshments - National Roads Congress In Hahndorf SA	$34.90
		Old Mill Hotel - Refreshments - National Roads Congress In Hahndorf SA	$28.50
		Delaware North Retail Services - Refreshments - National Roads Congress In Hahndorf SA	$47.90
		Live Taxi - Transfers - National Roads Congress In Hahndorf SA	$62.27
		BP Hilton - Fuel For Rental Vehicle - National Roads Congress In Hahndorf SA	$45.79
		Budget Car Rental - Attending National Roads Congress In Hahndorf SA	$354.61
		Australian Local Government Association - Registration - National Roads Congress	$990.00
		ASIC - Company Search	$9.00
		M Dickson	
		Parking Fees	$35.52
		The Botanical Café - Hospitality - Meeting	$10.00
		Urban Development Institute Of Australia - Registration - National Congress 17 – 19.03.2020	$2,359.88
		Kmart - 2 Pedestal Fans For Two Rocks Library	$30.00
		Coles - Water And Ice For Two Rocks Library	$42.00
		R Wright	
		Kmart - Fire Extinguisher - Swearing In Ceremony - Smoking Ceremony	$28.00
		Mailchimp - Subscription For The Wanneroo Wrap	$14.66
		Parking Fees	$17.67
		D Terelinck	
		The Ville - Accommodation - The International Cities Conference Townsville Oct 2019	$1,359.43
		Café Elixir - Meeting - Northern Beaches Cycling Club	$25.10
		Parking Fees	$28.77
		Total	**$17,097.79**
		Total Bank Fees And Credit Cards	**$77,118.73**

		Recoup to Director Corporate Services Advance A/C	**$15,755,762.58**
		Direct Payments Total (Includes Payroll, Advance Recoup, Credit Cards And Bank Fees)	**$19,429,693.95**

* *Administrative Amendment*

CARRIED UNANIMOUSLY

Council & Corporate Support

CS03-03/20 Donations to be Considered by Council - March 2020

File Ref: 2856V011 – 20/45784
Responsible Officer: Director Corporate Strategy & Performance
Disclosure of Interest: Nil
Attachments: 2

Moved Cr Newton, Seconded Cr Cvitan

That Council:-

1. **APPROVE a request for sponsorship in the sum of $1,500.00 to West Coast Fury Cheer & Dance Pty Ltd for the participation of Piper Wells, Lily Webb, Amy Beavan and Harper Lasscock at The Summit to be held in Florida, USA from 1 – 3 May 2020; and**

2. **APPROVE a donation in the sum of $698.25 for a 50% waiver of fees for the hire of 15 bins ($318.35) and facility hire at Splendid Park, Yanchep ($379.90) for the True North Church, 'Inaugural' Carols in the Park held on 8 December 2019, noting that any future requests for financial assistance are to be submitted for Community Funding consideration.**

CARRIED UNANIMOUSLY

Chief Executive Office

Governance & Legal

CE01-03/20 Compliance Audit Return 2019

File Ref:	2887V02 – 20/29099
Responsible Officer:	Executive Manager Governance and Legal
Disclosure of Interest:	Nil
Attachments:	1

Moved Cr Treby, Seconded Cr Baker

That Council:-

1. **ACCEPTS the recommendation of the Audit and Risk Committee and ADOPTS the Local Government Compliance Audit Return for the period 1 January 2019 to 31 December 2019 as set out at Attachment 1;**

2. **NOTES that the Chief Executive Officer and the Mayor will certify the Local Government Compliance Audit Return for the period 1 January 2019 to 31 December 2019; and**

3. **NOTES that the Local Government Compliance Audit Return for the period 1 January 2019 to 31 December 2019 will be submitted to the Department of Local Government, Sport and Cultural Industries by 31 March 2020.**

CARRIED UNANIMOUSLY

Department of
Local Government, Sport and Cultural Industries
GOVERNMENT OF WESTERN AUSTRALIA

Wanneroo - Compliance Audit Return 2019

Certified Copy of Return

Please submit a signed copy to the Director General of the Department of Local Government, Sport and Cultural Industries together with a copy of section of relevant minutes.

Commercial Enterprises by Local Governments

No	Reference	Question	Response	Comments	Respondent
1	s3.59(2)(a)(b)(c) F&G Reg 7,9	Has the local government prepared a business plan for each major trading undertaking in 2019?	Yes		Daniel Simms
2	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan for each major land transaction that was not exempt in 2019?	N/A	No major land transactions took place in 2019.	Daniel Simms
3	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2019?	N/A	No major land transactions took place in 2019.	Daniel Simms
4	s3.59(4)	Has the local government complied with public notice and publishing requirements of each proposal to commence a major trading undertaking or enter into a major land transaction for 2019?	Yes		Daniel Simms
5	s3.59(5)	Did the Council, during 2019, resolve to proceed with each major land transaction or trading undertaking by absolute majority?	Yes		Daniel Simms

Department of
Local Government, Sport and Cultural Industries
GOVERNMENT OF WESTERN AUSTRALIA

Delegation of Power / Duty

No	Reference	Question	Response	Comments	Respondent
1	s5.16, 5.17, 5.18	Were all delegations to committees resolved by absolute majority?	N/A	There are no delegations to committees.	Daniel Simms
2	s5.16, 5.17, 5.18	Were all delegations to committees in writing?	N/A	There are no delegations to committees.	Daniel Simms
3	s5.16, 5.17, 5.18	Were all delegations to committees within the limits specified in section 5.17?	N/A	There are no delegations to committees.	Daniel Simms
4	s5.16, 5.17, 5.18	Were all delegations to committees recorded in a register of delegations?	N/A	There are no delegations to committees.	Daniel Simms
5	s5.18	Has Council reviewed delegations to its committees in the 2018/2019 financial year?	N/A	There are no delegations to committees.	Daniel Simms
6	s5.42(1),5.43 Admin Reg 18G	Did the powers and duties of the Council delegated to the CEO exclude those as listed in section 5.43 of the Act?	Yes		Daniel Simms
7	s5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO resolved by an absolute majority?	Yes		Daniel Simms
8	s5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO in writing?	Yes		Daniel Simms
9	s5.44(2)	Were all delegations by the CEO to any employee in writing?	Yes		Daniel Simms
10	s5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority?	Yes		Daniel Simms
11	s5.46(1)	Has the CEO kept a register of all delegations made under the Act to him and to other employees?	Yes		Daniel Simms
12	s5.46(2)	Were all delegations made under Division 4 of Part 5 of the Act reviewed by the delegator at least once during the 2018/2019 financial year?	Yes		Daniel Simms
13	s5.46(3) Admin Reg 19	Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record as required?	Yes		Daniel Simms

Disclosure of Interest

No	Reference	Question	Response	Comments	Respondent
1	s5.67	If a member disclosed an interest, did he/she ensure that they did not remain present to participate in any discussion or decision-making procedure relating to the matter in which the interest was disclosed (not including participation approvals granted under s5.68)?	Yes		Daniel Simms
2	s5.68(2)	Were all decisions made under section 5.68(1), and the extent of participation allowed, recorded in the minutes of Council and Committee meetings?	Yes		Daniel Simms

Department of
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No	Reference	Question	Response	Comments	Respondent
3	s5.73	Were disclosures under section 5.65 or 5.70 recorded in the minutes of the meeting at which the disclosure was made?	Yes		Daniel Simms
4	s5.73	Where the CEO had an interest relating to a gift under section 5.71A(1), was written notice given to the Council?	N/A	The CEO did not have an interest relating to a gift.	Daniel Simms
5	s5.73	Where the CEO had an interest relating to a gift in a matter in respect of a report another employee is providing advice on under section 5.71A (3), was the nature of interest disclosed when the advice or report was provided?	N/A	The CEO did not have an interest relating to a gift.	Daniel Simms
6	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly elected members within three months of their start day?	N/A	Three months from the start date for newly elected members did not expire until January 2020.	Daniel Simms
7	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly designated employees within three months of their start day?	Yes		Daniel Simms
8	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all continuing elected members by 31 August 2019?	Yes		Daniel Simms
9	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all designated employees by 31 August 2019?	Yes		Daniel Simms
10	s5.77	On receipt of a primary or annual return, did the CEO, (or the Mayor/ President in the case of the CEO's return) on all occasions, give written acknowledgment of having received the return?	Yes		Daniel Simms
11	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained the returns lodged under section 5.75 and 5.76?	Yes		Daniel Simms
12	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70 and 5.71, in the form prescribed in Administration Regulation 28?	Yes		Daniel Simms
13	s5.89A Admin Reg 28A	Did the CEO keep a register of gifts which contained a record of disclosures made under section 5.71A, in the form prescribed in Administration Regulation 28A?	Yes		Daniel Simms
14	s5.88 (3)	Has the CEO removed all returns from the register when a person ceased to be a person required to lodge a return under section 5.75 or 5.76?	No	All relevant returns have now been removed from the register.	Daniel Simms
15	s5.88(4)	Have all returns lodged under section 5.75 or 5.76 and removed from the register, been kept for a period of at least five years, after the person who lodged the return ceased to be a council member or designated employee?	Yes		Daniel Simms

Department of
Local Government, Sport and Cultural Industries
GOVERNMENT OF WESTERN AUSTRALIA

No	Reference	Question	Response	Comments	Respondent
16	s5.103 Admin Reg 34C & Rules of Conduct Reg 11	Where an elected member or an employee disclosed an interest in a matter discussed at a Council or committee meeting where there was a reasonable belief that the impartiality of the person having the interest would be adversely affected, was it recorded in the minutes?	Yes		Daniel Simms
17	s5.70(2)	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to the Council or a Committee, did that person disclose the nature of that interest when giving the advice or report?	Yes		Daniel Simms
18	s5.70(3)	Where an employee disclosed an interest under s5.70(2), did that person also disclose the extent of that interest when required to do so by the Council or a Committee?	Yes		Daniel Simms
19	s5.103(3) Admin Reg 34B	Has the CEO kept a register of all notifiable gifts received by Council members and employees?	Yes		Daniel Simms

Disposal of Property

No	Reference	Question	Response	Comments	Respondent
1	s3.58(3)	Was local public notice given prior to disposal for any property not disposed of by public auction or tender (except where excluded by Section 3.58(5))?	Yes		Daniel Simms
2	s3.58(4)	Where the local government disposed of property under section 3.58(3), did it provide details, as prescribed by section 3.58(4), in the required local public notice for each disposal of property?	Yes		Daniel Simms

Elections

No	Reference	Question	Response	Comments	Respondent
1	Elect Reg 30G (1) (2)	Did the CEO establish and maintain an electoral gift register and ensure that all 'disclosure of gifts' forms completed by candidates and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the candidates?	Yes		Daniel Simms
2	Elect Reg 30G(3) & (4)	Did the CEO remove any 'disclosure of gifts' forms relating to an unsuccessful candidate or a successful candidate that completed the term of office from the electoral gift register, and retain those forms separately for a period of at least 2 years?	Yes		Daniel Simms

Department of
Local Government, Sport and Cultural Industries
GOVERNMENT OF WESTERN AUSTRALIA

Finance

No	Reference	Question	Response	Comments	Respondent
1	s7.1A	Has the local government established an audit committee and appointed members by absolute majority in accordance with section 7.1A of the Act?	Yes		Daniel Simms
2	s7.1B	Where a local government determined to delegate to its audit committee any powers or duties under Part 7 of the Act, did it do so by absolute majority?	N/A	The Audit and Risk Committee has no delegated authority, duties or powers.	Daniel Simms
3	s7.3(1)	Was the person(s) appointed by the local government under s7.3(1) to be its auditor, a registered company auditor?	Yes		Daniel Simms
4	s7.3(1), 7.6(3)	Was the person or persons appointed by the local government to be its auditor, appointed by an absolute majority decision of Council?	Yes		Daniel Simms
5	Audit Reg 10	Was the Auditor's report(s) for the financial year(s) ended 30 June received by the local government within 30 days of completion of the audit?	Yes		Daniel Simms
6	s7.9(1)	Was the Auditor's report for the financial year ended 30 June 2019 received by the local government by 31 December 2019?	Yes		Daniel Simms
7	S7.12A(3)	Where the local government determined that matters raised in the auditor's report prepared under s7.9 (1) of the Act required action to be taken, did the local government, ensure that appropriate action was undertaken in respect of those matters?	Yes		Daniel Simms
8	S7.12A (4)	Where the auditor identified matters as significant in the auditor's report (prepared under s7.9(1) of the Act), did the local government prepare a report stating what action had been taken or it intended to take with respect to each of the matters and give a copy to the Minister within 3 months after receipt of the audit report?	Yes		Daniel Simms

Department of
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No	Reference	Question	Response	Comments	Respondent
9	S7.12A (5)	Within 14 days after the local government gave a report to the Minister under s7.12A(4)(b), did the CEO publish a copy of the report on the local government's official website?	No	The City acknowledges that the report to the Minister was not published on the City's website within the 14 day period as prescribed (was published on the website on 21 January 2020 which was 41 days after the date of the letter to the Minister). Notwithstanding this, the Council report to the Special Council Meeting on 3 December 2019 fully disclosed the matters identified as significant and Council resolved to provide the report to the Minister and for the report to be published on the City's website within 14 days. Therefore the City has disclosed and been transparent to the community in respect of the matters identified as significant.	Daniel Simms
10	Audit Reg 7	Did the agreement between the local government and its auditor include the objectives of the audit?	Yes		Daniel Simms
11	Audit Reg 7	Did the agreement between the local government and its auditor include the scope of the audit?	Yes		Daniel Simms
12	Audit Reg 7	Did the agreement between the local government and its auditor include a plan for the audit?	Yes		Daniel Simms
13	Audit Reg 7	Did the agreement between the local government and its auditor include details of the remuneration and expenses to be paid to the auditor?	Yes		Daniel Simms
14	Audit Reg 7	Did the agreement between the local government and its auditor include the method to be used by the local government to communicate with, and supply information to, the auditor?	Yes		Daniel Simms

Department of
Local Government, Sport and Cultural Industries
GOVERNMENT OF WESTERN AUSTRALIA

Integrated Planning and Reporting

No	Reference	Question	Response	Comments	Respondent
1	s5.56 Admin Reg 19DA (6)	Has the local government adopted a Corporate Business Plan. If Yes, please provide adoption date of the most recent Plan in Comments?	Yes		Daniel Simms
2	s5.56 Admin Reg 19DA (4)	Has the local government reviewed the Corporate Business Plan in the 2018-2019 Financial Year. If Yes, please provide date of Council meeting the review was adopted at?	Yes	2/06/2019	Daniel Simms
3	s5.56 Admin Reg 19C	Has the local government adopted a Strategic Community Plan. If Yes, please provide adoption date of the most recent Plan in Comments?	Yes	7/11/2016	Daniel Simms
4	s5.56 Admin Reg 19C (4)	Has the local government reviewed the current Strategic Community Plan. If Yes, please provide date of most recent review by Council in Comments. Note: If the current Strategic Community Plan was adopted after 1/1/2016, please respond N/A and provide adoption date in Comments?	Yes	28/06/2019	Daniel Simms
5	S5.56 Admin Reg 19DA (3)	Has the local government developed an Asset Management Plan(s) that covers all asset classes. If Yes, please provide the date of the most recent Plan adopted by Council in Comments?	Yes	26/06/2018	Daniel Simms
6	S5.56 Admin Reg 19DA (3)	Has the local government developed a Long Term Financial Plan. If Yes, please provide the adoption date of the most recent Plan in Comments?	Yes	10/12/2019	Daniel Simms
7	S5.56 Admin Reg 19DA (3)	Has the local government developed a Workforce Plan. If Yes, please provide adoption date of the most recent Plan in comments?	Yes	The completed Workforce Plan was presented to the Director Corporate Strategy and Performance on the 16 December 2019.	Daniel Simms

Department of
Local Government, Sport and Cultural Industries
GOVERNMENT OF WESTERN AUSTRALIA

Local Government Employees

No	Reference	Question	Response	Comments	Respondent
1	Admin Reg 18C	Did the local government approve the process to be used for the selection and appointment of the CEO before the position of CEO was advertised?	N/A	The CEO position was not advertised during 2019.	Daniel Simms
2	s5.36(4) s5.37(3), Admin Reg 18A	Were all vacancies for the position of CEO and other designated senior employees advertised and did the advertising comply with s.5.36(4), 5.37(3) and Admin Reg 18A?	N/A	There were no senior officers recruited during 2019.	Daniel Simms
3	Admin Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position of CEO under section 5.36(4)?	N/A	The City did not appoint a new CEO during 2019.	Daniel Simms
4	Admin Regs 18E	Did the local government ensure checks were carried out to confirm that the information in an application for employment was true (applicable to CEO only)?	N/A	The City did not employ a new CEO during 2019.	Daniel Simms
5	s5.37(2)	Did the CEO inform Council of each proposal to employ or dismiss a designated senior employee?	Yes		Daniel Simms

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Official Conduct

No	Reference	Question	Response	Comments	Respondent
1	s5.120	Where the CEO is not the complaints officer, has the local government designated a senior employee, as defined under s5.37, to be its complaints officer?	Yes	The City has designated the Director Corporate Strategy and Performance as the Complaints Officer.	Daniel Simms
2	s5.121(1)	Has the complaints officer for the local government maintained a register of complaints which records all complaints that result in action under s5.110(6)(b) or (c)?	Yes		Daniel Simms
3	s5.121(2)(a)	Does the complaints register maintained by the complaints officer include provision for recording of the name of the council member about whom the complaint is made?	Yes		Daniel Simms
4	s5.121(2)(b)	Does the complaints register maintained by the complaints officer include provision for recording the name of the person who makes the complaint?	Yes		Daniel Simms
5	s5.121(2)(c)	Does the complaints register maintained by the complaints officer include provision for recording a description of the minor breach that the standards panel finds has occured?	Yes		Daniel Simms
6	s5.121(2)(d)	Does the complaints register maintained by the complaints officer include the provision to record details of the action taken under s5.110(6)(b) or (c)?	Yes		Daniel Simms

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Optional Questions

No	Reference	Question	Response	Comments	Respondent
1	Financial Management Reg 5 (2)(c)	Did the CEO review the appropriateness and effectiveness of the local government's financial management systems and procedures in accordance with Local Government (Financial Management) Regulation 5 (2)(c) within the 3 years prior to 31 December 2019? If yes, please provide date of Council resolution in comments?	Yes		Daniel Simms
2	Audit Reg 17	Did the CEO review the appropriateness and effectiveness of the local government's systems and procedures in relation to risk management, internal control and legislative compliance in accordance with Local Government (Audit) Regulation 17 within the 3 years prior to 31 December 2019? If yes, please provide date of Council resolution in comments?	N/A	Regulation 17 Local Government (Audit) Act was amended on 1 July 2018, for the review on the effectiveness and appropriateness of systems and processes to be conducted by the CEO and reported and endorsed by Council every 3 years instead of bi-annually. This review was commenced in October 2019 and is due to be completed within the necessary time frame.	Daniel Simms
3	Financial Management Reg 5A.	Did the local government provide AASB 124 related party information in its annual report(s) tabled at an electors meeting(s) during calendar year 2019?	Yes		Daniel Simms
4	S6.4(3)	Did the local government submit to its auditor by 30 September 2019 the balanced accounts and annual financial report for the year ending 30 June 2019?	Yes		Daniel Simms

Tenders for Providing Goods and Services

No	Reference	Question	Response	Comments	Respondent
1	s3.57 F&G Reg 11	Did the local government invite tenders on all occasions (before entering into contracts for the supply of goods or services) where the consideration under the contract was, or was expected to be, worth more than the consideration stated in Regulation 11(1) of the Local Government (Functions & General) Regulations (Subject to Functions and General Regulation 11(2))?	Yes		Daniel Simms
2	F&G Reg 12	Did the local government comply with F&G Reg 12 when deciding to enter into multiple contracts rather than inviting tenders for a single contract?	Yes		Daniel Simms
3	F&G Reg 14(1) & (3)	Did the local government invite tenders via Statewide public notice?	Yes		Daniel Simms

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No	Reference	Question	Response	Comments	Respondent
4	F&G Reg 14 & 15	Did the local government's advertising and tender documentation comply with F&G Regs 14, 15 & 16?	Yes		Daniel Simms
5	F&G Reg 14(5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents or each acceptable tenderer, notice of the variation?	Yes		Daniel Simms
6	F&G Reg 16	Did the local government's procedure for receiving and opening tenders comply with the requirements of F&G Reg 16?	Yes		Daniel Simms
7	F&G Reg 18(1)	Did the local government reject the tenders that were not submitted at the place, and within the time specified in the invitation to tender?	Yes		Daniel Simms
8	F&G Reg 18 (4)	In relation to the tenders that were not rejected, did the local government assess which tender to accept and which tender was most advantageous to the local government to accept, by means of written evaluation criteria?	Yes		Daniel Simms
9	F&G Reg 17	Did the information recorded in the local government's tender register comply with the requirements of F&G Reg 17 and did the CEO make the tenders register available for public inspection?	Yes		Daniel Simms
10	F&G Reg 19	Did the CEO give each tenderer written notice advising particulars of the successful tender or advising that no tender was accepted?	Yes		Daniel Simms
11	F&G Reg 21 & 22	Did the local governments advertising and expression of interest documentation comply with the requirements of F&G Regs 21 and 22?	Yes		Daniel Simms
12	F&G Reg 23(1)	Did the local government reject the expressions of interest that were not submitted at the place and within the time specified in the notice?	Yes		Daniel Simms
13	F&G Reg 23(4)	After the local government considered expressions of interest, did the CEO list each person considered capable of satisfactorily supplying goods or services?	Yes		Daniel Simms
14	F&G Reg 24	Did the CEO give each person who submitted an expression of interest, a notice in writing in accordance with Functions & General Regulation 24?	Yes		Daniel Simms
15	F&G Reg 24AC (1) & (2)	Has the local government established a policy on procurement of goods and services from pre-qualified suppliers in accordance with the regulations?	Yes		Daniel Simms
16	F&G Reg 24AD(2)	Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice?	Yes		Daniel Simms

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No	Reference	Question	Response	Comments	Respondent
17	F&G Reg 24AD(4) & 24AE	Did the local government's advertising and panel documentation comply with F&G Regs 24AD(4) & 24AE?	Yes		Daniel Simms
18	F&G Reg 24AF	Did the local government's procedure for receiving and opening applications to join a panel of pre-qualified suppliers comply with the requirements of F&G Reg 16 as if the reference in that regulation to a tender were a reference to a panel application?	Yes		Daniel Simms
19	F&G Reg 24AD(6)	If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application, given notice of the variation?	Yes		Daniel Simms
20	F&G Reg 24AH(1)	Did the local government reject the applications to join a panel of pre-qualified suppliers that were not submitted at the place, and within the time specified in the invitation for applications?	Yes		Daniel Simms
21	F&G Reg 24AH(3)	In relation to the applications that were not rejected, did the local government assess which application (s) to accept and which application(s) were most advantageous to the local government to accept, by means of written evaluation criteria?	Yes		Daniel Simms
22	F&G Reg 24AG	Did the information recorded in the local government's tender register about panels of pre-qualified suppliers, comply with the requirements of F&G Reg 24AG?	Yes		Daniel Simms
23	F&G Reg 24AI	Did the CEO send each person who submitted an application, written notice advising if the person's application was accepted and they are to be part of a panel of pre-qualified suppliers, or, that the application was not accepted?	Yes		Daniel Simms
24	F&G Reg 24E	Where the local government gave a regional price preference, did the local government comply with the requirements of F&G Reg 24E including the preparation of a regional price preference policy?	Yes		Daniel Simms
25	F&G Reg 24F	Did the local government comply with the requirements of F&G Reg 24F in relation to an adopted regional price preference policy?	Yes		Daniel Simms
26	F&G Reg 11A	Does the local government have a current purchasing policy that comply with F&G Reg 11A(3) in relation to contracts for other persons to supply goods or services where the consideration under the contract is, or is expected to be, $150,000 or less?	Yes		Daniel Simms

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No	Reference	Question	Response	Comments	Respondent
27	F&G Reg 11A	Did the local government comply with it's current purchasing policy in relation to the supply of goods or services where the consideration under the contract is, or is expected to be $150,000 or less or worth $150,000 or less?	Yes		Daniel Simms

I certify this Compliance Audit return has been adopted by Council at its meeting on _____

Signed Mayor / President, Wanneroo

Signed CEO, Wanneroo

CE02-03/20 Extension of Review Dates for Council Policies

File Ref: 26321V05 – 20/50481
Responsible Officer: Executive Manager Governance and Legal
Disclosure of Interest: Nil
Attachments: Nil

Moved Cr Huntley, Seconded Cr Flood

That Council EXTENDS the scheduled review dates for the:

1. **Public Guidance Signage in Road Reserves to 30 June 2021;**
2. **Waste Management Services Policy to 31 December 2020;**
3. **Council Members Fees, Allowances and Benefits Policy to 30 June 2020;**
4. **Local Planning Policy 4.14: Compliance to 30 June 2020;**
5. **Local Planning Policy 4.3: Public Open Space to 30 June 2020;**
6. **Local Planning Policy 4.8: Tree Preservation to 31 December 2020;**
7. **Local Planning Policy 4.21: Coastal Assets to 31 December 2020;**
8. **Legal Representation and Costs Indemnification Policy to 31 October 2020;**
9. **Council Members Code of Conduct to 30 June 2020; and**
10. **Crossover Subsidy Policy to 30 September 2020.**

CARRIED UNANIMOUSLY

CE03-03/20 Internal Audit of Regulation 17 (2019) by William Buck

File Ref: 7312V03 – 20/70070
Responsible Officer: Executive Manager Governance and Legal
Disclosure of Interest: Nil
Attachments: 1

Moved Cr Zappa, Seconded Cr Treby

That Council ACCEPTS the recommendation of the Audit and Risk Committee and ADOPTS the CEO's review of systems and processes as contained in the William Buck Internal Audit Report entitled Internal Audit Report 2019 – Regulation 17 in respect of Regulation 17 of the Local Government (Audit) Regulations 1996 as set out in Attachment 1.

CARRIED UNANIMOUSLY

INTERNAL AUDIT REPORT OF REGULATION 17 AUDIT

February 2020

This report, including management actions and implementation timeframes, were agreed with and accepted by:

Name:	**Mustafa Yildiz**
Title:	**Executive Manager Governance & Legal**
Date:	10 February 2020
Signature:	

Name:	**Daniel Simms**
Title:	**Chief Executive Officer**
Date:	10 Feb 2020
Signature:	

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Executive Summary

Introduction

As part of the City of Wanneroo's ("City") internal audit programme William Buck Consulting (WA) Pty Ltd was requested to conduct a review on the current controls implemented in respect of Regulation 17 of the Local Government (Audit) Regulations 1996 ("Regulation 17").

Regulation 17 states that:

(1) The CEO is to review the appropriateness and effectiveness of a local government's systems and procedures in relation to:
   a) Risk Management;
   b) Internal Control; and
   c) Legislative Compliance.

(2) The review may relate to any or all of the matters referred to in subregulation (1)(a), (b) and (c), but each of those matters is to be the subject of a review not less than once in every 3 financial years.

(3) The CEO is to report to the audit committee the results of that review.

A first formal review in this regard was performed by KPMG for 2014 and the audit reports were presented to the Audit and Risk Committee in 2015, and a second formal review was performed by William Buck in November 2016.

Scope

This review focused on the design of the City's business processes, the internal control framework and operational effectiveness of key controls to ensure that the City achieves the following business objectives:

- The City has appropriate internal policies, procedures and processes in place to regularly assess the appropriateness, effectiveness and efficiency of internal controls.
- A risk management framework is in place and being used which is supported by appropriate policies, procedures, processes and systems ensuring that the strategic, corporate and operational risks are timely identified, systematically evaluated, treated, regularly reviewed and reported.
- Appropriate processes are implemented within the City to ensure that legislative compliance requirements are timely identified and roles and responsibilities for managing compliance are clearly defined and communicated.
- Evaluate the appropriateness of processes implemented to ensure compliance with internal control, risk management and legislative compliance processes implemented.
- Reporting structures are in place to ensure instances of potential and actual non-compliance with Legislation are escalated to management, the Audit and Risk Committee and Council.
- Follow up on any management solutions identified in the previous Internal Audit Reports on Regulation 17.

The following specific points from the CEO, elaborating on the above main scope areas, were also considered as part of the agreed scope:

1. Effectiveness of Finance and Accounting Controls:
   - Review procedures - How they are being used and accessibility of locating them?
   - Financial Management Act/Regulation (any change related) – Are procedures in place to meet them?
   - If finding relates to something that is to be done in the future i.e. system than understand what interim documented manual controls/work steps in place are.
2. Internal Control procedures:
   - Management procedures and work steps within each business unit.
   - How easy can new employees find documents?
   - Are documents easily located?
   - Identify gaps and solutions.
   - Ensure that everyone knows where to find documents by utilising our current systems.

- Updating of procedure processes and work steps based on changes e.g. legislation, regulation etc.

3. Risk Management:
   - Risk maturity of the City – current state.
   - Control awareness and balance of types of controls to ensure efficiency and effectiveness.
   - Understanding risk and control culture within the City.
4. Legislative compliance:
   - Understanding statutory requirements.
   - Legislative triggers – Governance processes in place.

Provide assurance that staff are complying with statutory and policies and procedures (not just statutory requirements).

Risks

Relevant risks identified in the City's Corporate Risk Register (as at November 2015 when the Strategic Internal Audit Plan was developed) in relation to the objectives of this audit are listed below:

- **CO-012 - Fraud and Misconduct:** Prevention, detection and control processes and systems are insufficient which provide the opportunity for Fraud & Misconduct to occur, leading to reputational damage, financial loss and legal consequences (Moderate):
- **CO-O16 - Risk Management:** Ineffective risk management system results in poor decision-making impacting reputation, finances, services and infrastructure (Moderate).
- **CO-C01 - Compliance Framework:** The City's compliance framework is ineffective resulting in increased non-compliance impacting on the City's reputation and exposure to Legal consequence (Moderate).
- **CO-O19 - Decision Making:** Inadequate information and/or processes leads to poor decisions resulting in an unsatisfactory and/or undesired outcomes (Low).

Overall preliminary risk is considered to be **'Moderate'**.

Overall Comment & Findings

Formal reviews on Regulation 17 were performed by KPMG and William Buck and internal audit reports were presented to the Audit and Risk Committee in 2015 and 2016 respectively.

We have noted a number of improvements in the process since the last review, with all prior period audit recommendations being implemented.

We furthermore have to note that the Regulation 17 review should not be read in isolation but should be read together with all internal audits and reviews performed by the City which are conducted not only to ensure appropriateness and effectiveness of the City's current systems and procedures but also to continuously improve these systems. As a result, each review has an element of managing risks, improving internal controls and ensure legislative compliance.

Overall, based on the work we have performed, we have concluded that although processes and controls frameworks are implemented by the City to ensure that the City complies with Regulation 17 requirements, one 1 moderate risk rated finding related to policies and procedures and 2 areas for improvements related to risk management process and the internal operational review logs were identified which could further enhance the current systems and processes already implemented.

Area	High	Moderate	Low	Total
Policies and Procedures	-	1	-	1
Total	**-**	**1**	**-**	**1**

Details of all findings are contained within pages 5 - 10 of this report.

Risk & Control Matrix

The following risk and control matrix was used to evaluate and rate the risks and findings identified:

RISK

High	High Risk
Moderate	Medium Risk
Low	Low Risk

CONTROL EFFECTIVENESS

High	High residual risk – needs urgent management attention.
Moderate	Medium residual risk – needs to be resolved as soon as possible.
Low	Low residual risk – administrative improvement required, or no issues noted.

Detailed Findings

1. Policies and Procedures

High	Moderate	Low

Observation

Our observations were identified in two areas as follows:

1.1 City's Overall Corporate Policies and Management Procedures

When we performed our review on the City's processes followed of developing new or reviewing and approval/sign-off of the City's current policies and management procedures, we noted that there is currently no documented information on the associated risks and controls implemented to mitigate these risks applicable to these policies and procedures. This evidence will demonstrate that the City has considered the risks and appropriate balancing controls to lower or mitigate these risks to an acceptable level and ensure that an optimum balance of controls is implemented, which are documented in respective procedures to mitigate risks to an acceptable level which are still effective, efficient and economical.

The Governance team furthermore monitors the next review dates of Council and corporate policies and management procedures using the policy update module in the Authority system. This includes details on the policy area, directorate, service unit, policy description, TRIM reference number, policy status and agreed next review dates for the respective policies / procedures.

We performed data analytics on the next review dates on the master list of Council, corporate policies / management procedures in the Authority system, and observed the following:

- 2 policies / procedures without next review dates were given reasonable explanations, which still require further actioning;
- Additional 30 policies / procedures have passed their stated next review dates, and
  - A reasonable explanation for the delay was provided for 16 policies / procedures, which still require further actioning; and
  - No reasonable explanation for the delay was provided for the remaining 14 policies / procedures, and further actioning still required.
- Additional 12 policies / procedures have next review dates extended more than once and still overdue, requiring further actioning.

For the above policies & procedure documents, the Governance team sent reminders and alerts to the respective managers to update them and escalated to the relevant directors as well.

We also performed comparative analysis of the polices/procedures listed in the Intranet against the policies/procedures recorded in Authority and made the following observations:

- 11 policy/procedure documents that are on the intranet do not have a corresponding record updated in Authority; and
- These documents on the Intranet do not have a stated due date for next review.

Recommendation:

1. The City should develop guidelines and tools on how to develop, review and update policies, procedures, processes and systems which include information in respect of risks and controls and balancing thereof which is applicable to the specific policy and procedures being developed and reviewed. The City could furthermore consider incorporating risks and controls implemented to address as an attachment when policies and corporate procedures are submitted to the Executive Team for their final review and approval.
2. The City should ensure that all policies and procedures are kept updated at all times, as per agreed next review dates, and record of that updated accordingly in the Authority system.

Management Comment, Responsibility & Timeframe

Action agreed by management	1. A Policy and Procedure Document Development and Review Guideline (**Guideline**) is currently being drafted that is intended to replace the current Policy Development and Review Policy and Procedure. The Guideline provides clear processes for a simple, consistent and coordinated approach to the development and review of Council and corporate policies and procedures. The Guideline sets out the hierarchy and definitions for Council and corporate policies and procedures, with the main focus to ensure that the City meets its legal and regulatory compliance obligations, delivers on Council's strategic objectives, provide consistency of operations and decision making and importantly provides controls for the management of risk. The draft guideline will be presented for internal consultation and then to the Executive before adoption and implementation. 2. The review and update of Council and corporate policies and procedures is an ongoing process that each responsible document owner is aware of the requirement. The Governance team monitors review dates and advises responsible document owners of such, including where there are legislative updates or identified risks with Council and corporate policies and procedures. Further the Governance team reports to the Executive and to Council to consider changes to review dates as and when required. As part of the implementation of the Guideline Specific training will be provided to Council and corporate policies and procedures authors.
Action Owner	Governance Specialist
Target Date	September 2020

1.2 City's Individual Service Unit Specific Work Instructions and Procedure Manuals

We identified that there is currently no wholistic comprehensive platform to monitor the next review due dates of work instructions and procedures manuals specific to the individual service units or functions.

The City's "Policy and Procedure Development and Review Policy" currently only cover the processes to be followed for Council and Corporate Policies and associated Management Procedures only. It however does not include the process to be followed in case of development and review of procedures and work instruction manuals specifically to the functions of individual service units.

Only 2 teams of the Assets Directorate provided a list of their internal procedures and manuals. We noted that for the Traffic services function, 13 of the 16 procedures are required to be updated. 5 of 23 of the strategic asset management procedures have been created four years ago and did not have next review dates for monitoring purposes.

We requested similar lists/registers for internal policies, procedures, work instructions and manuals from all other Directorates and various units within Directorates. However, we were not provided with any other lists/registers from the other units. We did however receive a generic feedback during our interview with the Directors and a sample of managers within the Directorates stating the following:

- procedures/work steps are available and that some may require updating;
- these procedures/work steps are either maintained in softcopy in a container in the Records Management System or in a hardcopy file; and
- these procedures/work steps are not always actively monitored.

The specific unit work steps/procedures reviewed are also not designed in such a way to easily link specific tasks/work steps to specific staff roles and responsibilities. The City has however piloted computer software which integrates reporting and process mapping for one of the City's processes and if similar integration are rolled out across all or important processes, this could assist ensuring that processes are reviewed and updated once the specific process change and all staff responsible are notified and are aware of their roles and responsibilities specific to the process.

Without a wholistic and comprehensive platform to monitor next review due dates of work instructions and unit specific procedures manuals, there is a possibility that standard function specific operating procedures and work steps may have been outdated and it is not easily identifiable that these procedures/instructions and work steps are timely updated with changes in legislation. It is furthermore difficult to perform appropriate handovers to new as well as temporary staff without a complete list of unit specific procedures and work steps.

Recommendation:

1. The City should consider establishing a centralised process for documenting and recording Individual Service Unit Specific Work Instructions and Procedure Manuals.
2. The City should furthermore consider a structured approach in documenting, approving, reviewing and updating these Individual Service Unit Specific Work Instructions and Procedure Manuals which are easily understandable and user friendly for the user.

Management Comment, Responsibility & Timeframe

Action agreed by management	Whilst the draft Policy and Procedure Document Development and Review Guideline (**Guideline**) does not extend to the capture and record documents below management procedures, being of Work Instructions or Task Procedures, there is a requirement that all Service Unit Managers ensure that they appropriately document these procedures and capture them into a centrally available manual. An enterprise systems approach is required and to that end the City has purchased the Promapps system to document end to end core processes with all the relevant detail. Documents including Corporate Procedures and Work Instructions that input into each process will be captured as part of the system as will review dates. The review requirements for these documents will be set in the system and accessible to all users. The implementation of this system across the City is expected to take two to three years.
Action Owner	1. Principal Specialist ISO Management Systems 2. Governance Specialist
Target Date	December 2021

Areas of Improvement

1. Risk Management Process

The City has revised their enterprise risk management ("ERM") policy, which was adopted by the Council in July 2019, for identifying, analysing, assessing and managing risks that may impact on the City achieving its business objectives. Although the risk management procedures are in place and still current the City is in the process to align these processes with the newly adopted policy and suite of the risk management documents within the City's Risk Management Framework. The City's realigned procedures will include more detailed processes involved in the risk management process. The City's risk registers maintained includes the Strategic Risk Register, Corporate Risk Register as well as Operational Risk Registers for the 4 Directorates: Corporate Strategy and Performance Register; Community and Place Risk Register; Planning and Sustainability Risk Register; and Assets Risk Register.

During our review we have identified the following areas for improvements related to the current risk management process:

1. The City should elaborate more on the risk identification process in the realigned risk management procedures with details on the risk identification such as systematically planned risk workshops, strategy sessions, and risk surveys highlighting the frequency or timeliness of such activities. There is also not always a clear link on how risks identified in the Strategic Risk Register are linked to the Corporate and Operational Risk Registers. This is to ensure that risk identified on a strategic and high level are imbedded in the City's operational risks and processes.

2. Risk owners are identified as the accountable position responsible to ensure that risk mitigation actions are completed within the agreed deadlines. The risk owners have to update the risk status on the risk registers for Corporate Business Plan ("CBP") reporting purposes. However, there is no centrally managed tool or software system for ongoing active tracking and monitoring of the status of risk management actions or strategies, to ensure that action deadlines are notified to risk owners, and status updated real-time. Management could consider implementing a software system or tools with access controls to risk owners as well as analytical reporting features which could be interlinked with the current excel based registers and implement manual workarounds to ensure effective tracking, monitoring and management of risk action points.

3. The Strategic and Corporate Risk Registers use a different format called the "bow-tie" format, where the risk treatment action due dates, action status, target risk ratings are not included in a separate column against individual risks and treatment action, as in the case of the 4 Operational Risk Registers. It may be more effective to apply a consistent format, including action due dates and action status and target risk ratings. This could be considered as part of point 2 of this improvement opportunity to ensure more effective and timely processes in monitoring, communicating, actioning, tracking and reporting on these risks.

4. A consolidated summary listing of all risks maybe useful for ease of reference and monitoring purposes, for the Strategic and Corporate Risk Registers, as in the case of the 4 Operational Risk Registers.

5. The realigned Risk Management Procedures needs to be formalised and approved for implementation by Administration.

Management Comment, Responsibility & Timeframe

Action agreed by management	1. ERM training is currently being rolled out across the City providing clear awareness and training on applying the City's Enterprise Risk Management processes and use of the relevant documents. This ensures that risks are appropriately identified, integration and linkages. Risk workshops are already schedule and in place to review the three levels of risk being Strategic, Corporate and Operational risks. The updated training will also assist in building towards the desired risk culture. 2. The City will consider an enterprise risk management software system for ongoing active tracking and monitoring of the City's risks subject to budget and planning. Currently all monitoring and updates are being managed manually using excel spreadsheets 3. The City is currently reviewing the risk reporting format to ensure a consistent approach across all levels of reporting and more efficient method of capturing and reporting on data. Further discussions with Council Members are scheduled in 2020 to ensure that the reporting method and type provides the appropriate level of information in an easily understood way to aid decision making. 4. This will be considered as part of the review of the reporting component as indicated in 3 above. 5. Enterprise Risk Management procedures are now being captured within a manual which is currently in draft. This will be approved and updated on the City's intranet for all users to access.
Action Owner	Enterprise Risk Specialist

City of Wanneroo

William Buck
CHARTERED ACCOUNTANTS & ADVISORS

2. Internal Operational Review Logs

Apart from the Audit Log presented to the Audit and Risk Committee on a quarterly basis, the City has also an Internal Operational Review Log which was established to track all other reviews which are initiated by either by the CEO or respective Directorates. These reviews do not form part of the Annual Internal Audit Plan and are not presented to the Audit and Risk Committee.

During our review on the processes implemented on the Internal Operational Review Log we noted the following improvement opportunities which will further enhance the current implemented processes:

1. Section 5.1.1 of the City's Internal Operational Review Log Procedure states that, once an internal review has been completed and the report finalised, the director of the respective area who initiated the internal review will also be responsible for notifying Internal Audit. Internal Audit will then capture the findings, recommendations and agreed management actions and include them in the Internal Operational Review Log. However, during random testing, we have identified that the initiating director of the City's Coastal Hazard Risk Management and Adaptation Plan ("CHRMAP") assessment, has not notified Internal Audit, to record the CHRMAP recommendation and agreed management actions in the City's Internal Operational Review Log Procedure, as per the requirement of section 5.1.1 of the City's Internal Operational Review Log procedure. As a result, the action points are currently not centrally monitored by the City to track and follow up the progress on these recommendations. There might therefore be a possibility that other internal reviews may not have been captured because the responsible initiating officer may not have informed Internal Audit, and as a result the action points may not have been captured and not followed up centrally. It may be beneficial for the City to strengthen the internal control process with appropriate check and balance mechanisms including a review of whether all the City's key internal and external reviews are logged in the Review Log, in case there is a failure to report to Internal Audit, and take necessary actions to register them on the City's centrally managed Internal Operational Review Log.
2. Management can also consider centralising the decision-making process of initiating these types of reviews to ensure that other directorates, units within the City, which could also benefit from the review are included and to avoid any review duplications.
3. The Internal Review Register consists of various reviews including performance reviews, investigations, etc. These reviews are currently not grouped per review type and the recommendations of the reviews are not rated based on the priority and risk level. It is therefore suggested that reviews be grouped per review type and that recommendations be clear on which processes be refined to mitigate future risks in similar situations. The City should also consider rating findings and solutions based on the priority or risk level in accordance with the City's current risk management framework.
4. It furthermore may be useful to take up an organisation wide exercise to communicate and make all managers aware of the Internal Operational Review Log process, as we also identified that some managers are not aware of these processes.
5. Management can furthermore consider recording and monitoring all improvement opportunities identified during Internal and External Audits in the Review Log as it is currently not required to report the implementation of these actions in the Audit Log.

Management Comment, Responsibility & Timeframe

Action agreed by management	1 The purpose of the Review Log is to provide formal oversight by the Executive over recommendations and process improvements identified as a result of investigations, review and lesson learnt processes. The responsibility is with Leaders (Directors and Managers) to inform internal audit of any such reviews being undertaken as these are instigated by the respective Leaders. This requirement is documented in the Internal Operational Review Log Procedure. 2 As the instigation of such investigations, review and lesson learnt processes is undertaken by respective Leaders, it may be only relevant to that specific circumstances or service area. There may also be confidentiality requirements that need to be managed. The oversight by the Executive can direct the sharing of information to the appropriate areas is considered

	appropriate. 3 This has already been considered and an exercise is currently being undertaken to rate some of these recommendations, however due to the nature of some of the investigations and reviews, it may not be appropriate to rate or group them. 4 Processes are already available on the City's intranet and has been communicated. 5 This can be considered once a better monitoring and reporting system is in place to streamline processes as currently all done manually.
Action Owner	Enterprise Risk Specialist

City of Wanneroo

William Buck
CHARTERED ACCOUNTANTS & ADVISORS

Work Program

Based on the audit objectives included in the scope of this review these were the work steps performed on each objective and a summary of findings per objective.

Audit Objective (s)	Work Step	Summary of Findings
The City has appropriate internal policies, procedures and processes in place to regularly assess the appropriateness, effectiveness and efficiency of internal controls.	Retrieved a master list of all the policies and procedures maintained in the Authority system and performed data analytics to identify policies and procedures that are past the next review due date. Discuss with the governance team to determine the reasons for the delays in cases where the due date is past and establish a reasonableness of the reasons and deduce whether further actioning is still required. Performed a comparative analysis of policies and procedures maintained on the City's Intranet and identify differences between the Intranet list and the Authority list and establish the reasons for the variances. Discussed with all the Directors of the City's different directorates, and for a selection of their managers to determine whether they have a list or a register of specific internal policies and procedures, work instructions or operating system manuals for their functional areas of the service units. Specifically discussed on existence of management procedures and work instructions, focusing on ease of identification or locating such documents for new and existing employees, and the process involved in ensuring how they are kept updated based on changes e.g. legislation, regulation, and new systems and structural changes etc. In cases where the service units have provided a list of internal policies and procedures, work instructions or operating system manuals, determine whether the documents are kept updated.	Refer to ***Finding 1.1*** related to the City's overall corporate policies and procedures, where some policies and procedures are identified as past their next review due dates. ***Refer to Finding 1.2*** related to individual service unit specific work instructions and procedure, where a monitoring mechanism has not been established to track and monitor the due dates, and some cases of overdue procedures were identified.
A risk management framework is in place and being used which is supported by appropriate policies, procedures, processes and systems ensuring that the strategic, corporate and operational risks are timely identified, systematically evaluated, treated, regularly reviewed and reported.	Through discussions with management and review of the risk management framework and supporting documentation including determine if a risk management framework has been implemented and that these processes are reviewed on a regular basis. Held discussions with the management to understand the risk and control culture within the City, and control awareness and balance of types of controls to ensure efficiency and effectiveness in the risk management process.	Key essential risk management frameworks and processes are in place and are implemented to ensure compliance with Regulation 17. We however identified further improvement opportunities to further enhance these processes. Refer to ***Area for Improvement 1*** on risk management process, covering: ▪ the need to detail risk identification

Audit Objective (s)	Work Step	Summary of Findings
	Through the review of supporting documentation ensure that appropriate risk management processes have been formalised and are reviewed and updated on a regular basis which at least include the following: ▪ Enterprise risk management ("ERM") policy; ▪ Risk management procedure; ▪ Draft Risk Management Manual; ▪ Risk identification, analysis and assessment; ▪ Risk treatment; ▪ Risk monitoring; ▪ Risk assessment criteria; ▪ Identification of tolerance of risk statement; and ▪ Final Risk Appetite Working Document Based on inspection of supporting documentation ensure that appropriate communication and consultation processes exist throughout the risk management process. Through discussions with management and review of policies and procedures ensure that appropriate processes exist with regard to the managing of insurable risks and the adequacy of insurance cover. Reviewed the City's current risk registers including corporate strategy and performance register, community and place risk register, corporate risk register, planning and sustainability risk register, and strategic risk register, and examine the register for consistency in format and structure. Reviewed the risk evaluation and risk treatment process and how it gets recorded in relevant risk registers and gets regularly reviewed and reported.	process and methodology for implementation, ▪ the need for a software tool to systematically manage, monitor and record the risk treatment actions by respective risk owners, ▪ the need to standardise the risk register formats with action deadlines and target risk ratings and a standardised summary sheet for each risk register; ▪ the need to ensure that risk management has processes that have been embedded in the and the design, redesign and review of policies procedures, processes and systems; and ▪ the need to finalise the current draft risk management manual.
Appropriate processes are implemented within the City to ensure that legislative compliance requirements are timely identified and roles and responsibilities for managing compliance are clearly defined and communicated.	Through discussions with management and review of supporting documentation determine what processes are implemented with regard to identifying legislative triggers and resultant legislative requirements the City need to comply with and updating policies and procedures with these changes. Through discussion with management determine what controls are currently implemented to determine if appropriate processes have been implemented in respect of Internal Controls and this has been implemented within the City which is aligned with Regulation 17 of the Local Government (Audit) Regulations 1996, and provide assurance that	No findings or areas for improvement noted.

Audit Objective (s)	Work Step	Summary of Findings
	staff are complying with statutory compliance requirements and the City's policies and procedures. Walkthrough the process involved in recording legislative compliance requirements and how it is communicated to responsible owners and updated and reported. Review the last annual Compliance Audit Return performed, and process involved. Reviewed the internal frameworks, policies and procedures related to legislative compliance, including: - corporate compliance management procedure; - the corporate governance framework; - Internal Controls Guidelines; - corporate legislative compliance policy; - Frequently Asked Questions ("FAQ") in Reliansys (the City's compliance management and monitoring system) for signing off obligations for annual Compliance Audit Return; - Frequently Asked Questions ("FAQ") in Reliansys (the City's compliance management and monitoring system) for signing off obligations for annual Compliance Audit Return and corrective action request; delegated authority, and corporate compliance; and - Land Planning Policy 4.14 on Compliance. Ensure that these processes are formally documented and include the roles and responsibilities for managing the compliance thereof and communicated to all relevant stakeholders.	
Evaluate the appropriateness of processes implemented to ensure compliance with internal control, risk management and legislative compliance processes implemented.	Through discussion with management, identified the relevant policies and procedures related to internal controls, risk management and legislative compliance. See above for risk management and legislative compliance related policies and procedures reviewed. Reviewed the City's Internal Control Guidelines, covering the roles and responsibilities (section 4), principles of internal controls (section 5), assessing the effectiveness of internal controls, and management of internal control signoffs (section 8). Held discussions with management and reviewed supporting documentation ensure that these processes are functioning as	***Refer to Finding 1.2*** related to individual service unit specific work instructions and procedure, where a monitoring mechanism has not been established to track and monitor the due dates, and some cases of overdue procedures were identified. Refer to ***Area for Improvement 2***, where the initiating director of CHRMAP, has not informed the internal audit on the recommendation and agreed management actions, to record in the City's Internal

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Audit Objective (s)	Work Step	Summary of Findings
	documented/explained. Selected key functional areas to determine at a high level, the internal controls, risk management and legislative compliance implementation, including finance, information technology, people and culture, procurement and contracting, assets, and strategy and business planning. Held discussions with the governance team to identify the preventative controls (including policies and procedures, delegations of authority, authorisations, segregation of duties, training and employee awareness) and detective controls (including management reviews, financial reconciliations and exception reporting, internal and external audits, internal and third party reviews, and follow up and reporting of review logs and audit logs) implemented to ensure controls implemented are adequate and appropriate. Reviewed the City's current risk registers including corporate strategy and performance register, community and place risk register, corporate risk register, planning and sustainability risk register, and strategic risk register, and examine the register for consistency in format and structure. Reviewed the City's Audit log, and Internal Operational Review Logs to see whether the logs are monitored and reported in a timely manner, and randomly selected known key reviews and see whether the action points from the reviews are recorded in the internal operational review log register. Held discussions with key functional area managers including Finance, Customer and Information Services, Assets, Contracts & Procurement, Assets, Governance, and Strategy and Business Planning, to identify key functional areas and see whether key processes are implemented appropriately and identify any areas for improvement. Held discussions with Manager Finance to specifically understand the controls in the accounting and finance area, including the existence of policies and procedures, and how the Financial Management Act/Regulation including any related changes are met with policies and procedures and determine the controls implemented to ensure the City's compliance to their requirements. Key areas reviewed include the debt collection process, reconciliations, budgeting and financial reporting.	Operational Review Log, and as a result the action points are not recorded centrally for monitoring and necessary reporting and follow up.

Audit Objective (s)	Work Step	Summary of Findings
Reporting structures are in place to ensure instances of potential and actual non-compliance with Legislation are escalated to management, the Audit and Risk Committee and Council.	Held meetings with the directors and key managers of the 4 Directorates to understand the key reports that are generated from the respective service units, and reported to the Executive Leadership Team, CEO, Audit and Risk Committee and the Council. Retrieved a list of reports from the CEO's office to determine the reports that are reported to the CEO, and the frequency of reporting, and establish any gaps in reporting. Held discussions with Director Corporate Strategy & Performance and the corporate performance reporting team, to understand the reports that are consolidated and reported to the Executive Leadership Meeting ("ELM") and Council and discussed the City's initiative on integrated reporting and designing process within the Australian Business Excellence Framework. Discussed the reasons why the Monthly Executive Performance Report is no longer created and its replacement alternative. Reviewed the CEO signoff register to see the documentations that the CEO signoffs for information and / or for approvals under delegated authority, to see whether the documentations that are identified as reported to CEO from the different Directorates, are actually sighted by CEO, and vice versa. Held discussions with Council and Corporate Support, to understand the process involved in reporting to ELM, and how records of the ELM are administered by Council and Corporate Support. Held discussions with governance and legal team to identify the process involved in proactively monitoring the changes in legislations or the introduction of new or amended legislation that may impact on legislative compliance register, and how they ensure it gets updated. Reviewed the process involved in identifying cases of non-compliance or potential cases of non-compliance and how it gets escalated to management, and ensure it gets recorded accurately in the legislative compliance register. Reviewed the overall compliance register retrieved from the Reliansys system and perform data analytics on the register to identify any cases on non-compliance recorded on the register. Checked the Infocouncil records to establish whether selected council reports and council resolutions passed are duly actioned and establish	No findings or areas for improvement noted.

Audit Objective (s)	Work Step	Summary of Findings
	whether there are outstanding due council resolution action points that are not closed.	
Follow up on any management solutions identified in the previous Internal Audit Reports on Regulation 17.	Obtain previous reports and performed a gap analysis on Regulations 17 reviews and for items not already addressed in the before mentioned work steps ensure that these recommendations have been satisfactory resolved.	No findings or areas for improvement noted.

City of Wanneroo

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CHARTERED ACCOUNTANTS & ADVISORS

Responses to specific points raised by the CEO

Nr	CEO Specific Point	Response summary
Effectiveness of Finance and Accounting Controls:		
1	Review procedures - How they are being used and accessibility of locating them?	Although processes are in place in relation to Council and Corporate Policies and Procedures, there is currently no wholistic comprehensive platform to monitor the next review due dates of detailed work instructions and procedures manuals specific to the individual service units or functions. The specific unit work steps/procedures reviewed are also not designed in such a way to easily link specific tasks/work steps to specific staff roles and responsibilities. Procedures/work steps are available however some may require updating, procedures/work steps are either maintained in softcopy in a container in the Records Management System or in a hardcopy file and are not always actively monitored. These work steps are not always easily accessible to or locatable. ***(Refer to finding 1, particularly finding 1.2)***
2	Financial Management Act/Regulation (any change related) – Are procedures in place to meet them?	The Reliansys system inform any changes in Financial Management and/Regulations compliances and are forwarded to respective managers for updating internal policies, procedures and work steps. However, there are currently no systematic controls and centralised registers to easily track that these changes were made to processes. ***(Refer to finding 1, particularly finding 1.2)***
3	If finding relates to something that is to be done in the future i.e. system than understand what interim documented manual controls/work steps in place are.	There are interim documented manual controls/work steps in place to a certain extend within Divisions however these manual controls and work steps are not centralised, stored on different mediums, not always job position orientated and not tracked to ensure that the controls and work steps are regularly reviewed and updated. ***(Refer to finding 1, particularly finding 1.2)***
Internal Control procedures		
1	Management procedures and work steps within each business unit.	With reference to the CEO's specific point on the effectiveness of Finance and Accounting Controls the weaknesses identified also extend to other business units as there is currently no wholistic comprehensive platform to monitor the next review due dates of work instructions and procedures manuals specific to the individual service units or functions. The specific unit work steps/procedures reviewed are also not designed in such a way to easily link specific tasks/work steps to specific staff roles and responsibilities. Procedures/work steps are available however some may require updating, procedures/work steps are either maintained in softcopy in a container in the Records Management System or in a hardcopy file and are not always actively monitored. These work steps are also not always easily accessible to or locatable. ***(Refer to finding 1, particularly finding 1.2)***
2	How easy can new employees find documents.	Without structured and centralised processes with appropriate guidance, links and references to track these documents, and although training and induction are provided to new employees, a new employee will not easily find these documents.

3	Are documents easily located?	These documents are not always easily locatable as there is currently no structured process and centralised register with links to these procedures, work steps, process flows or process to easily find documents utilising current systems. Some procedures are hardcopies, saved on either the Records Management System, Intranet, Knowledge Management System, etc. ***(Refer to finding 1, particularly finding 1.2)***
4	Identify gaps and solutions.	Management should consider a more centralised and structured process with appropriate guidance, links and references to track these documents. ***(Refer to recommendations on finding 1, particularly finding 1.2)***
5	Ensure that everyone knows where to find documents by utilising our current systems.	Once a more centralised and structured process has been implemented, which are user friendly to employees, management should consider providing appropriate training to all staff in ensuring that they are aware of their roles and responsibilities and allocated work instructions. ***(Refer to recommendations on finding 1, particularly finding 1.2)***
6	Updating of procedure processes and work steps based on changes e.g. legislation, regulation etc.	Although the current Reliansys system automatically identify changes to critical legislative requirements and these changes forwarded to respective management to ensure that processes are adjusted, a structured and centralised process are not in place to monitor detailed procedures and work steps/instructions to ensure that all detailed procedures, process flows and work steps/instructions and/or guidelines are updated accordingly. ***(Refer to recommendations on finding 1, particularly finding 1.2)***
Risk Management		
1	Risk maturity of the City – current state.	Based on our evaluation, the risk management of the City is currently in between Level 3 and 4 (Defined and Quantitative Managed) of the Risk Maturity Model. Although a structured framework and process has now been realigned, reviewed and approved by Council and Strategic and Corporate risks have been identified the focus should now be on implementing these changes as well as on the Operational Risk Registers. This is to ensure that clear links exist between detail risks on Operational Risk Registers to the Corporate and Strategic Risks. This is to ensure that these identified Strategic and Corporate Risks are effectively managed on an operational level and embedded in the City's day to day operations. The City should furthermore consider elaborating more on the risk identification process in the realigned risk management procedures with details on the risk identification such as systematically planned risk workshops, strategy sessions, and risk surveys highlighting the frequency or timeliness of such activities. ***(Refer to improvement opportunity 1 for detailed improvement opportunities)***
2	Control awareness and balance of types of controls to ensure efficiency and effectiveness.	Although controls are implemented to a certain extent within the "bow-tie" format, where the risk treatment action due dates, action status, target risk ratings are not included in a separate column against individual risks and treatment action, as in the case of the 4 Operational Risk Registers. It may be more effective to apply a consistent format, including action due dates and action status and target risk ratings. The City furthermore still need to align the processes with the newly adopted policy and suite of the risk management documents within the City's Risk Management Framework. The City's realigned procedures

		will include more detailed processes involved in the risk management process which incorporate control awareness and balancing types of controls to ensure efficiency and effectiveness. ***(Refer to improvement opportunity 1 for detailed improvement opportunities)***
3	Understanding risk and control culture within the City.	During the review we noted that although Strategic Risks and Corporate Risks are in place and regularly reviewed, links to Operational Risk Registers are not always evident. This is to ensure that risk identified on a strategic and corporate level are imbedded in the City's operational risks and processes. This is also to ensure that there is a culture of understanding how their day to day operations impacts the City's Corporate and Strategic Risks and Objectives. ***(Refer to improvement opportunity 1 for detailed improvement opportunities)***
Legislative compliance		
1	Understanding statutory requirements.	All Leaders are responsible for advising the Executive Manager Governance and Legal ("EMGL") of the introduction of new or amended legislation that they become aware of and any changes in interpretation of legislative by the courts as relevant to their areas of responsibility to enable Governance to update the register of Compliance Obligations. ***(Refer to finding 1.1 and 1.2 in respect of updating of policies and procedures)***
2	Legislative triggers – Governance processes in place.	The Governance Team is responsible for identifying legislative triggers and ensure that new legislative requirements are identified and included in the City's legislative compliance management system, Reliansys. We however noted that there is no structured method to document and record day-to-day procedures and these procedures are also not centralised. As a result we could not ensure that these procedures are updated as soon as changes in legislative requirements have been identified. ***(Refer to finding 1.1 and 1.2 in respect of updating of policies and procedures)***
3	Provide assurance that staff are complying with statutory and policies and procedures (not just statutory requirements).	Overall based on discussions with interviewed employees the general take-on was that employees comply with legislative as well as policies and procedures. However, based on testing there is no structured method to document and record day-to-day procedures and these procedures are also not centralised to ensure that procedures are still aligned with legislative requirements. Procedures and legislative requirements are not based on specific delegated individual level as a clear guide to what each individual have to comply with as a result it is difficult on what is required for each employee. ***(Refer to finding 1.1 and 1.2 in respect of updating of policies and procedures)***

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Record of work performed

In conducting this audit, we performed the following steps:

- An initial meeting with management to discuss the objectives and scope and obtain input on any specific issues to be included;
- Evaluated the adequacy of the design of controls to cover the identified risks;
- Developed an Audit Program to test the key controls or the extent of weaknesses identified;
- Performed detailed testing of key controls to assess their operational effectiveness;
- Developed appropriate recommendations for discussion with management;
- Drafted a report on the results of our testing work, findings and recommendations and forward to the process owner for review and management comment;
- Issued the final report to management and the Audit Committee.
- Employees interviewed to obtain an understanding the processes implemented to ensure compliance with Regulation 17 of the Local Government (Audit) Regulations 1996).

Employees interviewed during our review on the Regulation 17 Review:

Interviewed employees	Aaron Lee (Acting Coordinator Traffic Services) Allan Dwyer (Insurance Officer) Amanda Bostock (Executive Officer) Annette Ellerby (Manager Strategic & Business Planning) Bimsara Pathirathna (Manager Finance) Daniel Simms (Chief Executive Officer) David Best (Manager Contracts & Procurement) David Gallery (Business Systems Analyst) David Nicholson (former Operations Manager Business & Finance) Debbie Terelinck (Director Community & Place) Doug Brett-Matthewson (Acting Manager Customer & Information Services) Georgie Monkhouse (Manager People & Culture) Harminder Singh (Director Assets) Jhosie Moyle (Assets System Administrator) Mark Dickson (Director Planning and Sustainability) Michelle Beckx (Enterprise Risk Support Officer) Mustafa Yildiz (Executive Manager Governance & Legal) Nicky Barker (Governance Specialist) Noelene Jennings (Director Corporate Strategy & Performance) Patricia Augustin (Enterprise Risk Specialist) Rhonda Bowman (Senior Governance Officer) Susan Potter (Acting Manager Strategic & Business Planning) Trevorinna Meafou (Audit & Assurance Officer)
William Buck Process Lead	Conley Manifis (Director) Martin Schaafsma (Senior Manager) Hussain Rafeeu (Assistant Manager Internal Auditor) Hassan Fayyaz (Auditor)

Inherent Limitations

The nature of our review is influenced by factors such as the use of professional judgement, selective testing, the inherent limitations of internal controls, and the availability of persuasive, rather than conclusive, evidence.

William Buck ensures that reasonable care and competence are displayed during our engagements. As such, we conduct examinations and verifications to a reasonable extent, but we cannot give absolute assurance that noncompliance or irregularities do not exist.

Our review is focused on "Key Controls" as identified and assessed. Inherent audit limitations exist in any internal control structure and it is possible that errors or irregularities may occur and not be detected.

Our findings expressed in this report have been based on the evaluation of existing processes in the organisation and sample testing performed on the existing controls as designed and implemented by management.

For these reasons, we can only provide reasonable, but not absolute assurance on the status of the internal control environment.

Item 9 Motions on Notice

Nil

Item 10 Urgent Business

Nil

Item 11 Confidential

Nil

Item 12 Date of Next Meeting

The next Elected Members' Briefing Session has been scheduled for 6:00pm on 31 March 2020, to be held at Council Chambers, Civic Centre, 23 Dundebar Road, Wanneroo.

Item 13 Closure

There being no further business, the presiding person closed the meeting at 8:20pm.

In Attendance

TRACEY ROBERTS, JP **Mayor**

Councillors:

NATALIE SANGALLI	North Coast Ward
LINDA AITKEN, JP	North Coast Ward
CHRIS BAKER	North Coast Ward
SONET COETZEE	North Coast Ward
LEWIS FLOOD	North Coast Ward
FRANK CVITAN, JP	Central Ward
JACQUELINE HUNTLEY	Central Ward
PAUL MILES	Central Ward
DOT NEWTON, JP	Central Ward
VINH NGUYEN	South Ward
BRETT TREBY	South Ward
GLYNIS PARKER	South Ward
DOMENIC ZAPPA	South Ward