



Wanneroo Recreation Centre Precinct Feasibility Study and Masterplan

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Executive Summary

The Wanneroo Recreation Centre Precinct is located on Scenic Drive, Wanneroo and includes Lake Joondalup Park, Rotary Park and Scenic Park together with associated facilities. The site is of significance to the Aboriginal community being part of the Yellagonga Regional Park. The Park is of cultural significance to the Noongar community, forming part of their Dreaming. The Master Plan through its evolution and development is seeking to incorporate potential opportunities to expand the recreation centre and also potentially incorporate other aspects which have a natural alignment with the reserve.

A review of documentation related to the reserve highlighted the following:

- The precinct plays an important role in connecting active recreational and sporting use with more diverse recreational and nature-based activities.
- The alignment with the heritage value to the Aboriginal community and promotion of the cultural significance to all residents is particularly important.
- There are also local heritage interests and high environmental values which need to be balanced against the requirement to generate increased community activation.
- The ability to extract additional water from the Perth groundwater area has been refused and therefore any initiatives which involve additional water use will not be possible.

An analysis of the demographic profile and future growth indicated the predominant use will come from a 2km catchment of the site. Within this catchment, a high proportion of families with children household types, highlighted the importance of maintaining and expanding club-based opportunities for families and developmental (sports coaching and mentoring) programs for children. This also needed to be balanced against the needs of a gradually ageing profile in an extended 5km catchment.

An analysis of the current facility infrastructure within the precinct, industry trends and benchmarking indicated the following:

- The current built infrastructure at Wanneroo Recreation Centre Precinct is ageing, functionally poor and would benefit from rationalisation. In particular:
 - There is a need to replace an existing scout hall and boxing facility which has a number of non-compliance concerns which need to be addressed.
 - The changing facilities and public toilets are elevated and of a poor design which does not reflect contemporary approaches to gender diverse infrastructure, space requirements and relationship to the sporting space it is intended to serve.
 - Wanneroo Recreation centre is also ageing and functionally compromised by a central hall space with an entry statement that doesn't respond to the car park and associated infrastructure.
 - The playground area is currently experiencing damage by termite infestation and an opportunity exists to re-think its further development.
- The outdoor sporting activity on site is spread across both the Lake Joondalup Park and Scenic Park. Both areas appear to be under-utilised for sporting for sporting activities and both lack sufficient supporting infrastructure which would encourage greater use.
- Car parking opportunities need to be formalised to protect the adjacent wetland.
- Based on the current usage associated with Wanneroo Recreation Centre it will be necessary to ensure all current activities (with the exception of Amana Living) are accommodated in any new build.

The consultation process included a series of one to one meetings with targeted stakeholders and identified the following as critical considerations in the development of the master plan:

- Wanneroo Football Club require Lake Joondalup Oval for pre-season training. It is unlikely to be required in future for increased junior use.
- Wanneroo Amateur Boxing Club require access to a dedicated area, toilets and changing facilities.

- Wanneroo Scout Group require access to space toilets and a kitchen.
- Friends of Yellagonga advocate the potential development of a boardwalk and watchtower within the wetland area to engage the local community in more extensive local conservation matters.
- Aboriginal Elders confirmed the approach which should be considered with regards to the heritage value and respecting the cultural significance of the site. The following elements are considered to be inappropriate:
 - Commercial restaurant and café.
 - Extended sporting space..
 - Increased public transport access.
 - A dedicated Environment Centre.

These were considered to work against the requirement for site to perform a function as a passive recreational contemplation space.

Appropriate developments were considered to be:

- Bird tower and boardwalks,
- The integration of boxing within one multi-functional community building which can also provide flexible meeting and training room space for variety of culturally appropriate programs and services.
- Extension of the dual use path provision.
- The Department of Local Government Sport and Cultural Industries were supportive of the development of a master plan provided any applications for funding dealt with the green space and satisfied co-location and multi-use activities
- The Departments of Water and Environmental Regulation and Biodiversity, Conservation and Attractions advised that approval may need to be sought for the area of the site which may have been the subject to tipping historically. A geotechnical assessment and review would be required and in particular to determine the level of acid sulphate soil present.
- The Public Transport Authority have indicated they are not supportive of extending the bus service along Scenic Drive.

As a result of the consultation process and further consideration internally by City of Wanneroo Officer it was agreed that the following components are critical to the development of the master plan:

Essential inclusions:

- Redevelopment of the Wanneroo Recreation Centre.
- Incorporation of Boxing Club within the Wanneroo Recreation Centre.
- Incorporation of Scouts within the Wanneroo Recreation Centre.
- Redeveloped Pavilion / Changing facilities to service the Lake Joondalup Oval.
- Development of a boardwalk and Bird Tower.
- Aboriginal interpretive signage, amphitheatre and yarnning / educational area
- Incorporation of landscape components to protect the wetland area

Medium to Long Term Development Considerations

- Changing Facilities to service the Scenic Park Ovals (Potentially as part of the redeveloped recreation centre).
- Gradual reduction in sporting space on Scenic Park to support the desire for the space to respond to its Noongar heritage value and desire for the precinct to fulfil a quiet contemplative function.
- Replacement of floodlighting towers (as part of an ongoing asset renewal program).

- Redesign and development of the Regional Playground and rationalisation of existing ad hoc play infrastructure across the precinct.
- Potential re-alignment of the Petanque Court to respond more effectively to the Recreation Centre.
- Incorporation of a Noongar Cultural experience within the redeveloped Wanneroo Recreation Centre.

In respect of development considerations determined as not being viable, the following are referenced:

- Development of an Environment Centre and associated educational infrastructure including lecture theatres and visitor centre.
- Development of a commercial restaurant / café
- Enhanced public transport accessibility through the provision of a CAT service
- Development of an additional basketball court
- Development of an education base for cycling
- Expanded oval development

Two options were initially considered for the development of the Wanneroo Recreation Centre in an alternative location on the southern portion of Lake Joondalup Park and in its current position. Due to minimise any loss of mature vegetation it was determined that the redevelopment on its existing site is preferred. The plan is provided at Appendix F to the report and the overall cost of the development is estimated at \$23.189M.

Recommendations in respect of future work to proof up the site is provided at page 64 of the report together with a suggested staging of development of the identified infrastructure, subject to the availability of funding.

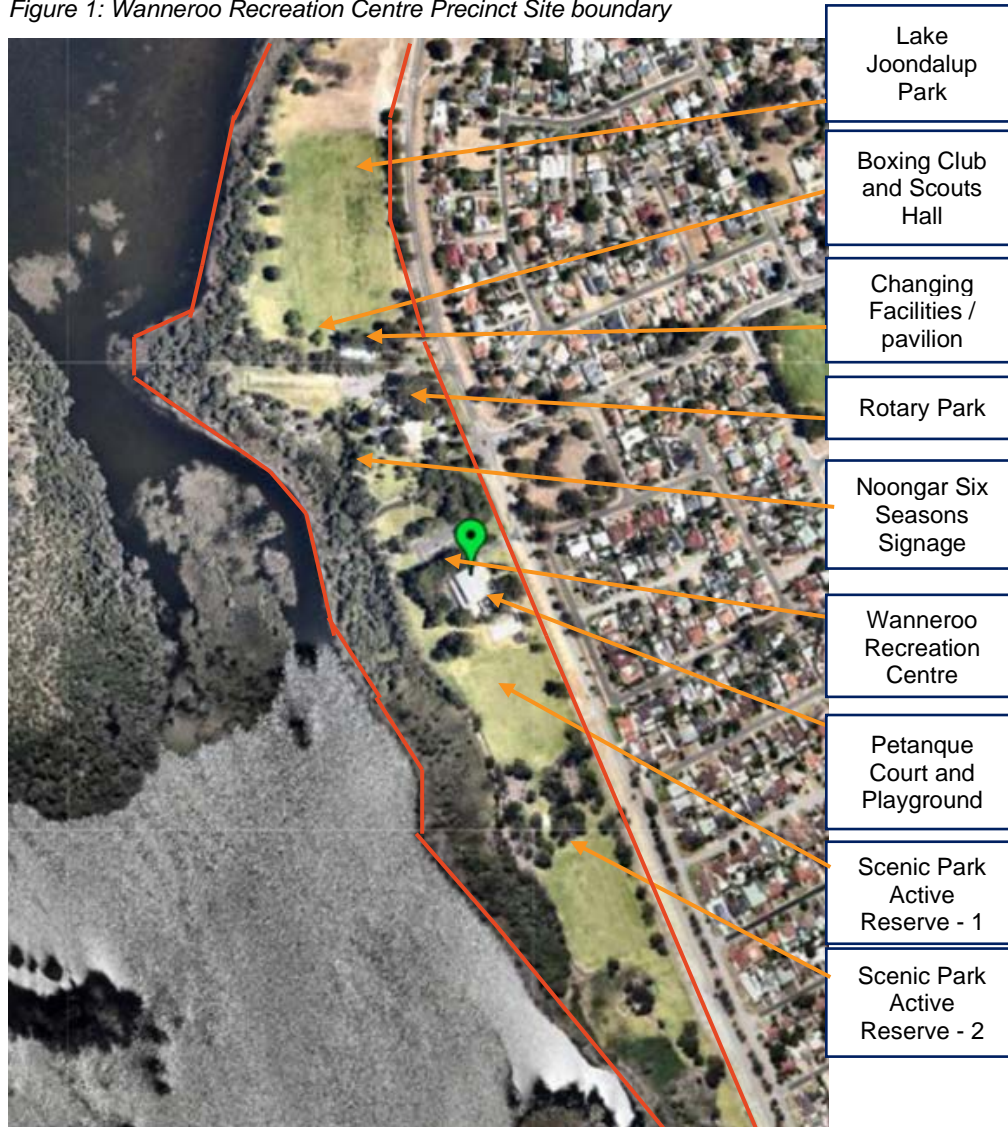
1. Background

The City of Wanneroo (City) have identified a need to explore the development of the broader Wanneroo Recreation Centre Precinct which comprises a series of sporting, recreational and play activities / facilities. The Wanneroo Recreation Centre Precinct is located on Scenic Drive, Wanneroo and includes the following facilities which will be referenced below in greater detail:

- Wanneroo Recreation Centre (Centre);
- Rotary Park/opportunity playspace – considered to be a regional nature playground;
- Wanneroo Petanque pitch;
- Lake Joondalup active reserve, including sports amenities building and upgraded large ball sports floodlighting;
- Scenic Park active reserves;
- Scout and boxing club facilities, and
- Noongar 6 Seasons Signage.

These elements are more particularly identified at Figure 1.

Figure 1: Wanneroo Recreation Centre Precinct Site boundary



1.1 Site Context

The site is of significance to the Aboriginal community being part of the Yellagonga Regional Park. The Park is of cultural significance to the Noongar community, forming part of their Dreaming. The Noongar community recognise the wider park area as an important camping area used widely for watering, food-gathering, camping and tool-making, hunting and corroborees, and summer social life. It was named in 1990 to honour Yellagonga, the leader of the Mooro people who inhabited the region north of the Swan River at the time of colonial settlement. The precinct forms an important link

Wanneroo Recreation Centre was constructed in 1975 and comprises of a number of multi-purpose spaces including a central sports hall, meeting rooms, activity rooms, a pottery room, adult day care (lease recently not renewed) and an office. The centre is not staffed.

The Rotary Park Opportunity Playspace is a regional playground and was constructed in 2008 to be accessible for children of all ages and abilities. It is understood that the park is in need of renovation following an infestation of termites which has rendered some play equipment unusable.

The Petanque pitch is located to the south of the recreation centre on the northern section of scenic park having been developed in 2018.

The reserve to the north (Lake Joondalup Active Reserve) comprises a senior sized AFL ground, sports floodlighting and a sports amenities building (change rooms). The original building was constructed in 1975 and was upgraded in 2006. A recent refurbishment includes a new finish to floors and skirting (coving); new stainless steel hand basins, taps, mirrors and splashbacks; new stainless shelf; painted walls; new wall mounted baby change tables; new bag hooks and new signage. An accessible ramp is also to be provided to the building which is elevated from the surrounding reserve.

The Lake Joondalup Pavilion was constructed in 1979. The building is divided into two with the east side being home to the Wanneroo Scout Association and the west side is fully leased by the Wanneroo Boxing Club.

The reserve to the south (Scenic Park Active Reserve incorporates two parcels of land which currently support junior football and soccer training.

The Noongar 6 seasons signage relate to the Aboriginal cultural history of the site and were recently unveiled having been developed in collaboration with the Reconciliation Action Plan (RAP) Working Group.


In addition, the WA Heritage Committee developed the Yaberoo Budjara Heritage Trail as part of the Commonwealth Bicentennial Commemorative Program in the late 1980's. This includes interpretive signage and has been developed in 5 sections from Lake Joondalup (Neil Hawkins Park and terminating at Loch McNess.

There are a number of other features of note within the park. These include:

- The Rotary Heritage Wall some 62m south of Lot 502 and is identified as No. 60 on the Municipal Heritage Registry / Survey as category 4 (Little significance or Historic Site but contributes to the understanding of the history of the City of Wanneroo). Rotary Park was opened in 1979 with the heritage wall being erected in 2001
- Designated Aboriginal Heritage Site running the full length of the western wetland boundary with Lake. Rotary Park, the Recreation Centre and existing sporting buildings lie outside of the Aboriginal Heritage designation.
- Wanneroo Recreation Centre is also included in the Municipal Heritage Inventory / Survey as Category 4 (Little significance or Historic Site but contributes to the understanding of the history of the City of Wanneroo). It is recommended that the site be recorded and interpreted if subject to major development or demolition. The recreation centre was designed by the staff of the Shire of Wanneroo in 1974 and built by Commercial Constructions Pty Ltd for \$155,500 during 1975. The extent and form of the building have changed little since its construction. In 1983, new toilets were added including disabled toilets. The most significant upgrade occurred in 1995 when the administration, foyer and reception area were upgraded. Since 1995, there has been minimal structural change to the building.

The site comprises a series of five lots referenced in Table 1 below. These are all Crown Land under a Management Order through the City of Wanneroo.

Table 1: Wanneroo Recreation Centre Precinct Lot Numbers and Details (Source: City of Wanneroo Intramaps)

LOT DETAILS	
	
<p>Lot 41 – zoned Public Recreation Area: 12.7216Ha Parcel Number: 201223 Property Name: Scenic Park Address: 215 Scenic DR</p>	<p>Lot 40 – zoned Public Recreation Area: 17.2398Ha Parcel Number: 201222 Property Name: Scenic Park Address: 245 Scenic DR</p>
	
<p>Lot 39 – zoned Recreation and Community Purpose Area: 11.0557 Ha Parcel Number: 201221 Property Name: Rotary Park Address: 275 Scenic DR</p>	<p>Lot 501 – zoned Public Recreation Parcel Number: 308563 Area: 10.3190 Ha Property Name: Lake Joondalup Park Address: 349 Scenic DR</p>

LOT DETAILS



Lot 502 – zoned Sports Ground with Power to Lease.

Parcel Number: 308564

Area: 798m²

Property Name: Lake Joondalup Park

Address: 349K Scenic DR



Consolidated Lot Plan

The Master Plan through its evolution and development is seeking to incorporate potential opportunities to expand the recreation centre and also potentially incorporate other aspects which have a natural alignment with the reserve, including:

- An Environmental Centre to embrace current technology and showcase local wildlife and to be able to facilitate tours of the precinct.
- Noongar Culture education opportunities using the recently installed six seasons signage as a focal point and supporting the outcomes desired within the Reconciliation Action Plan.
- Café / Restaurant.
- Opportunity playspace.
- Cycling Education.
- Wanneroo Boxing Facility, including an assessment of the long-term future of the club.
- Improved public transport to the site.

At the 18 September 2018 Ordinary Council Meeting, a motion was supported to undertake a feasibility study for the Wanneroo Recreation Centre to identify opportunities to expand the facility. The feasibility study was to explore:

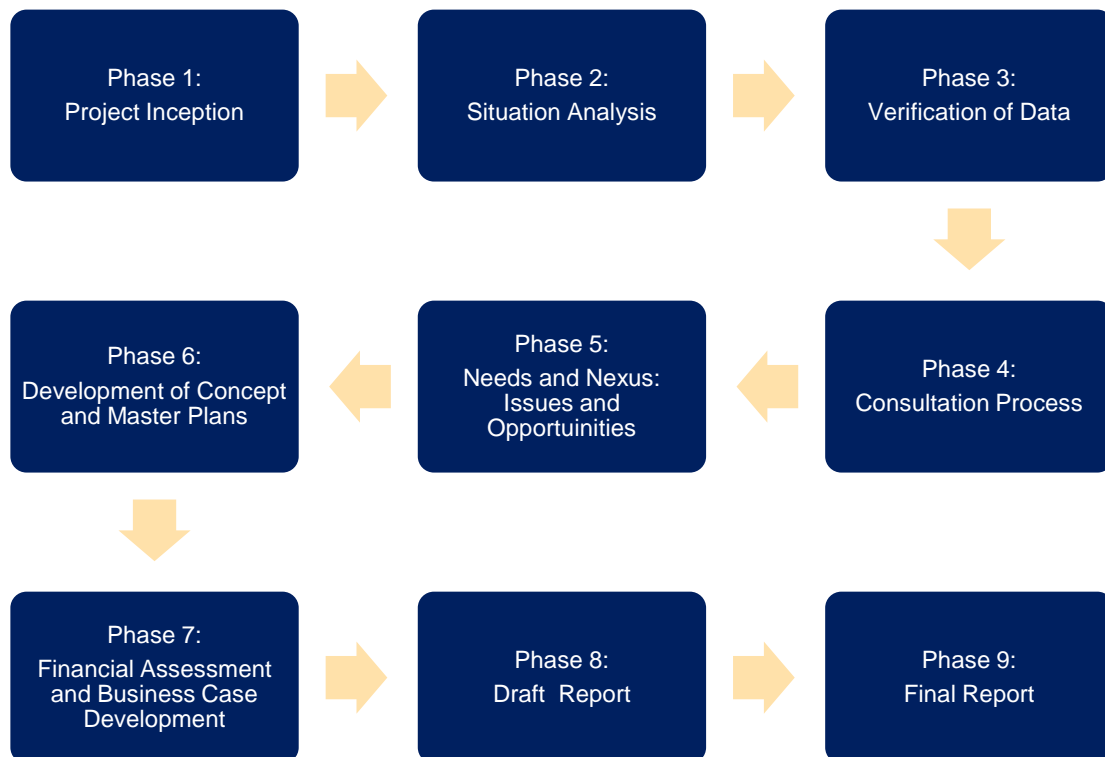
- Opportunities to retain or enhance the basketball court and the potential provision of an additional court space, large meeting room space and additional storage.
- The provision of an Environmental Centre to showcase wildlife and be able to facilitate tours of the precinct commencing and terminating at the centre. This could provide capacity for local schools and environmental groups.
- Noongar Culture: to provide educational opportunities using the recently installed six seasons signage as a focal point. To also support the ongoing work in this area through the Reconciliation Action Plan.

- Explore the potential of a café / restaurant including a potential second story or smaller scale kiosk.
- Opportunity playspace to the existing centre on site.
- Cycling education for local primary schools and service groups. This should ideally link the centre with the playspace.
- Consider the long-term future of Wanneroo Boxing Facility and how this may be incorporated within the footprint of the existing Recreation Centre.
- Explore the potential for improved public transport links, including the potential to have a Central Area Transit (CAT) style bus service linking the Wanneroo Town Centre.

1.2 Methodology

In order to undertake the site feasibility study, a series of phases of the analysis were undertaken. These are identified in Figure 2 below:

Figure 2: Master Planning Process



The phases included the following:

- Phase 1: The project inception involved establishing the framework for the study and subsequent analysis.
- Phase 2: The situation analysis incorporated a scan of relevant documentation and relevance to the study together with an analysis of the demographic influences and a visual review of the current site and associated infrastructure.
- Phase 3: A review of all data and understanding of the key influences which are likely to impact on the future use of the site.
- Phase 4: Consultation with key stakeholders including the City representatives, user groups, state government and Aboriginal Elders. At this stage potential development options were explored and tested with consultees.

- Phase 5: This process included an analysis of current use and projected use having regard to demographic changes and the likely need and demand for sport, heritage and recreation infrastructure. This required the actual expressed need (demand) was balanced against industry benchmarking and contemporary practices.
- Phase 6: The development of high-level concept designs for site, including an assessment of the landscape value and potential introduction of landscape treatments to offset recognised issues related to land drainage, Aboriginal heritage and enhanced recreational opportunities. An assessment of land capability (having regard to known site constraints, servicing and locational characteristics) was undertaken. These plans were then submitted to quantity surveyors to assess the approximate cost of the new / relocated development. During the study it became evident that there were two potential opportunities which needed to be considered in respect of the Wanneroo Recreation Centre in relation to its current position and potential relocation on site to provide a more efficient use of the reserve space.
- Phase 7 included the preparation of a financial analysis and business case components. This required the consulting team to assess current income and expenditure and build a high-level income and expenditure model based on known parameters and assumptions which are justified based on industry trends.
- Phase 8: The development of the draft report encompassing all of the above elements.
- Phase 9: The finalisation of the report following a review by City Officers.

2. Situation Analysis: Key Considerations

This section identifies the critical considerations identified through the document review; assessment of documents related to the current site, participation / usage information and facility considerations. The document review is contained at Appendix A.

2.1 City of Wanneroo Strategic Community Plan

The City of Wanneroo Strategic Community Plan 2017/18 – 2026/27 is the key document which identifies the community's aspirations for the long-term future of the City. As the fundamental document which underpins the City's integrated planning framework, the outcomes identified are important considerations for the development of Wanneroo Recreation Centre Precinct. The vision for the City is:

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

The following are key considerations which directly impact on the development of Wanneroo Recreation Centre Precinct.

Society:

- Outcome 1.1 Healthy and Active People 1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles.
- Outcome 1.3 Distinctive Places: 1.3.1 Create distinctive places based on identity of areas and 1.3.2 Create place-based access to local services.
- Outcome 1.4 Connected Communities: 1.4.2 Strengthen community and customer connectedness through community hubs.

Environment:

- Outcome 3.1 Resource Management: 3.1.1 Minimise impacts of climate change and 3.1.2 Seek alternative ways to improve energy efficiency.
- Outcome 3.2 Enhanced Environment: 3.2.1 Maximise the environmental value of beaches nature reserves and parklands.
- Outcome 3.4 Activated Places: 3.4.2 Provide safe spaces, centres and facilities through our infrastructure management and designs for community benefit and recreation.

2.2 Relevant State Government and WA Publications

The following is a list of state government publications which have influenced the development of the Wanneroo Recreation Centre Precinct:

- State Planning Strategy 2050.
- North West Metropolitan Perth Sub-Regional Planning Framework (March 2018) Perth and Peel@3.5million.
- Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (Department of Sport and Recreation).
- Classification framework for public open space (Department of Sport and Recreation) 2013.
- Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia.
- Community Facility Guidelines (Perth and Peel WA). Draft Report by PLAWA 2019.

The key outputs from these documents relative to the development of the Wanneroo Recreation Centre Precinct are:

- All levels of government have a role to play in the delivery of social infrastructure which is a highly complex process(Ref: State Planning Strategy and North West Metropolitan Perth Sub-Regional Planning Framework). This is particularly relevant for a site which incorporates

Aboriginal heritage, local heritage, high environmental values and an intent to generate increased community activation.

- 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 (Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020).
- The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances (Ref: Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020).
- Under the classification framework for Public Open Space the Precinct falls within two distinct definitions as a sports space (referencing the active reserve space) and nature space (by virtue of its setting adjacent to Lake Joondalup and within the broader Yellagonga Regional Park). It also performs a dual use in providing for neighbourhood and district level functions. (Ref: Classification framework for public open space - Department of Sport and Recreation).
- One of the areas identified for consideration is to enhance the dual use cycle network and increase connectivity. This includes paths and end of trip facilities (Ref: Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia).

2.3 Relevant City Documentation

A summary of relevant City documentation which influences the extent of development on site is referenced below in Table 2.

Table 2: Key Documentation and their relevance to the development of Wanneroo Recreation Centre Precinct

Document	Relevance
Opportunities and Constraints Report – Wanneroo Recreation Centre (August 2018)	<p>The document was developed to support the potential development considerations associated with the precinct and identified the following:</p> <ul style="list-style-type: none"> • Yellagonga Regional Park Management Plan 2003 – 2013: The Rotary Park portion of the Park is assigned a management zone of ‘sport and recreation’. • Groundwater is 4.5 m, on average, below the natural land surface. • Conservation Significant Species – Notified Fauna – unlikely to have presence of significant species due to the lack of preferred feeding, nesting and roosting trees and limited to remnant vegetation or around the lake area. Notified flora - unlikely to be present or may be possible and confined to the remnant vegetation and foreshore area. • While the Lake is not likely to be directly impacted by the proposed development, its presence and associated environmental values will need to be considered during the design. • Lake Joondalup and its foreshore reserve is recognised as Bush Forever Site 299, but the likelihood of this being a significant constraint to the project is low. • Lake Joondalup and components of the foreshore reserve are considered to have a high risk of acid sulphate soils due to the presence of the water body. Geotechnical investigations are likely to be required. • Lake Joondalup and portions of the foreshore reserve are listed as Registered Aboriginal Site 3740. The likelihood of additional heritage surveys being required is low.

<p>Wanneroo Recreation Centre Asbestos Materials Re-Inspection (SERS 2018)</p>	<p>This assessment of asbestos in the Wanneroo Recreation Centre identified four areas where asbestos is present. No immediate action is required but appropriate treatment will be necessary if the asbestos sheeting is to be disturbed in the event that the building is to be extended, modified or replaced.</p>
<p>Reconciliation Action Plan (RAP) 2018/19 - 2021/22</p>	<p>The RAP confirms the inaugural RAP of 2012-2014 sought to create awareness for residents and employees of the City's commitment to reconciliation and a greater understanding of Aboriginal culture in the City of Wanneroo. The actions in this Plan reflect greater engagement with the Aboriginal community, stronger working relationships and broadening of networks to advance the great opportunities already in place. Of the recommendations the following are important considerations in the development of the Wanneroo Recreation Centre Precinct:</p> <p>Key actions implemented from earlier plans included:</p> <ul style="list-style-type: none"> • A Reconciliation Walk at Lake Joondalup facilitated by Noongar People. • Lake Joondalup Noongar Six Seasons Signage installed at Rotary Park. <p>The current plan includes the following actions:</p> <ul style="list-style-type: none"> • 7.1 Promote the City's Aboriginal Heritage Sites, Trails and local Noongar history. • 8.1 Include Aboriginal cultural relevance in the City's Community Engagement Policy and procedures. • 8.3 Consult with and support Aboriginal Elders to build respectful relationships and ensure access to services. • Consult with local groups on content for interpretive signage.
<p>Active Reserves Master Plan Report (2016)</p>	<p>Northern Oval: Referenced as Lake Joondalup Park - Neighbourhood Active Reserve.</p> <ul style="list-style-type: none"> • The reserve currently supports junior football training, junior cricket and soccer training. The report references non-compliant infrastructure which has recently been upgraded.. • Parking is an issue and the reserve shares parking bays with Rotary Park. Aboriginal and cultural heritage restrictions exist. • Consider the upgrade of the toilet facilities and changerooms; Relocate cricket pitch to a central position while also considering other sports that may be played on this reserve; Floodlighting to be upgraded; and Off-street parking bays to the north of the reserve to be considered. <p>Southern Oval: Referenced as Scenic Park - Neighbourhood Active Reserve.</p> <ul style="list-style-type: none"> • The reserve currently supports junior football and soccer training. There are no parking facilities, toilets or suitable lighting (currently non-compliant). There are no drinking fountains on site.. • There is not necessarily the need to expand the facilities to accommodate for growth, rather focus on the provision of facilities that are to the required standard to support future use and are flexible to accommodate changing needs within the community. • Consider the provision for toilet facilities and change rooms; accessible drinking fountain for users of the active playing field;

	<p>floodlighting to be upgraded; off street parking to be considered to allow for approximately 40 bays to service both fields and hydrozoning.</p>
<p>Yellagonga Regional Park - Bird Viewing Structures Feasibility Study (draft) – Ecoscape 2020</p>	<p>The study was undertaken to explore the site options available for the installation of bird viewing structure/s within the Park. The intent was to provide the local and wider community with safe facilities to view bird species while protecting local vegetation from un-authorized access and reducing disturbance to the birds being viewed / photographed. Five sites have been considered and the preferred location was identified as site 2 (Joondalup Lake Park).. This is due to a number of factors including accessibility, user appeal and minimal disturbance to sensitive habitat that would be required. It is a site that would be suitable for a larger scale pontoon structure and would require extensive rehabilitation planting and new access from the adjacent Wanneroo Recreation Precinct and Scenic Drive which could make a positive contribution to the lake environment.</p> <p>In view of this work, which progressed at the time of undertaking the master plan, it is incorporated in the planning outcomes.</p>
<p>DWER: response to request to draw additional water (15th June 2020)</p>	<p>The response was received to a request to amend the licence to take water GWL159997(13), to draw additional 7,500 kL from the Perth, Whitfords, Perth - Superficial Swan aquifer for use on to Wanneroo Showgrounds. The department advised of its proposal to refuse the application because abstraction from the Perth - Superficial Swan aquifer within the Whitfords sub-area of the Perth groundwater area has reached the allocation limit. The Wanneroo Recreation Precinct cannot therefore extend the level of water drawn from that which currently exists.</p>
<p>Wanneroo Local Area Plan</p>	<p>Rotary Pak and Wanneroo Showgrounds are contained within the current Local Area Planning process where there has been a significant amount of public consultation (26 January and 31 March 2020). The community engagement process incorporated a series of generic questions related to the broader area. Of note are the following outcomes:</p> <ul style="list-style-type: none"> • The community values the area around Lake Joondalup in relation to active and passive recreation, playgrounds, cycling and walk trails; • Is proud of its diverse heritage including Aboriginal culture and would like to see greater interpretation of this in public areas; • Supports greater provision and promotion of local events and activities across different times of the day. <p>These aspects should be incorporated within the desired master planning outcomes.</p>
<p>Yellagonga Integrated Catchment Management Plan 2015-2019</p>	<p>The plan identifies the following:</p> <ul style="list-style-type: none"> • The Yellagonga Regional Park (the Park) is jointly managed by the Department of Parks and Wildlife, and the Cities of Joondalup and Wanneroo (the boundary of which passes through these wetlands). • Land tenure is also vested in the Conservation Commission of Western Australia and the Western Australian Planning Commission. • The Park is identified as having significant regional value, particularly for: <ul style="list-style-type: none"> ○ Providing habitat for flora and fauna including iconic local species such as the Long-necked Turtle, Carnaby's Black-Cockatoo and Graceful Sun-moth; ○ Improving ecological function such as air quality, carbon capture, and soil health;

	<ul style="list-style-type: none"> ○ Decreasing erosion, salinity, water pollution and noise pollution; and ○ Providing opportunity for recreational and cultural experiences. ● As from 2014 - The City of Wanneroo had commenced the upgrade of its stormwater infrastructure within the Yellagonga catchment. ● Suspected contaminated sites in the Yellagonga catchment on the Wanneroo side are yet to be classified by the DWER.
Access and Inclusion Plan 2018/19 – 2021/22	<p>The top three priority areas of focus for disability which resulted from the outcome of a consultation process was:</p> <ul style="list-style-type: none"> ● Increasing employment opportunities; ● Provision of more accessible buildings and facilities; and ● Provision of more accessible services and events. <p>Under Outcome 2 (Access to Buildings and Facilities) the City are committed to Investigate opportunities to improve the accessibility of City of Wanneroo facilities. This includes completing accessibility audits of all City facilities and strategically undertake works identified in previous audits.</p>
Local Biodiversity Plan 2018/19 - 2023/24	<p>The purpose of the Plan is to outline the City's targets for the retention, protection and management of local natural areas.</p> <p>The allocation of Conservation reserves will be balanced by other uses of public open space as it is recognised that other uses such as active recreation and drainage will require accommodation.</p>
City of Wanneroo Local Environment Strategy 2019 (LES)	<p>An outline of the City's overall approach to protecting and managing the key environmental resources and values important to the City's future. Key considerations include:</p> <ul style="list-style-type: none"> ● One aim is to improve Yellagonga wetlands. ● It references the Strategic Community Plan's Built Environment Pillar under Activated Places which seeks to provide safe spaces, centres and facilities through our infrastructure management and designs for community benefit and recreation.
City of Wanneroo Place Framework 2018	<p>Key considerations include:</p> <ul style="list-style-type: none"> ● 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.
City of Wanneroo Public Health Plan (2014/15 to 2016/17)	<p>Advocates 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.</p>
Relevant City Policies	<ul style="list-style-type: none"> ● Local Planning Policy 4.1: Wetlands (16 October 18) - A compatible-use wetland buffer shall provide sufficient separation of development

	<p>from a wetland boundary and identify, protect and manage the wetland ecological function, however, will allow low-impact uses within the buffer area, including appropriate recreational facilities.</p> <ul style="list-style-type: none"> Local Planning Policy 4.8: Tree Preservation Policy (July 2018) - The removal of significant trees shall be regarded as a last resort and only undertaken after all other options have been considered and rejected as impractical. Local Planning Policy 4. 3: (5 April 2016) – To ensure that POS is delivered to optimise community benefit; provide guidance on the interpretation of Liveable Neighbourhoods and guide the planning of POS in new urban areas. While focussing on new POS it does allude to the need to respond to a hierarchy of provision. The functionality the POS associated with the Wanneroo Recreation Centre Precinct is of a neighbourhood level to provide for recreation and informal active pursuits simultaneously.
Smart Growth Strategy 2005	<p>Relevant considerations include:</p> <ul style="list-style-type: none"> Effective use and development of land and buildings for the benefit of the local area. Promotes development that minimises environmental impact, together with practices that conserve and enhance natural areas. Creating opportunities to enhance and develop the identity of our places and our people, and to improve equity and inclusiveness within our community.
Current Lease Agreements	<ul style="list-style-type: none"> Wanneroo Amateur Boxing Club (Northern Oval): Crown Reserve 51209. Management Order dated 23 May 2012 for the designated purpose of "Sports Pavilion". \$695.00 per annum Rent. 9th July 2014 (expired 8th July 2019) Amana Living (Wanneroo Recreation Centre): Permission given to lease portion of Reserve 34617 on 6th April 2018. (Office and Room – comprising of a 164m2 portion of the Wanneroo Recreation Centre). For the delivery of the Home and Community Care/ Commonwealth Home Support Program. \$12,500 per annum (plus GST), which incorporates a variable outgoings component of \$3054.18. Expires two years from commencement date. It is understood that Amana Living have decided not to renew the current lease and have vacated Wanneroo Recreation Centre.

2.4 Summary Overview

The document analysis highlighted the following elements which will influence the development of the Wanneroo Recreation Centre Precinct Master Plan:

- The strategic community plan highlights the importance of integrating community wellbeing and active lifestyles with environmental considerations for the benefit of the whole community.
- The precinct plays an important role in connecting active recreational and sporting use with more diverse recreational and nature-based activities.
- The alignment with the heritage value to the Aboriginal community and promotion of the cultural significance to all residents is particularly important. It is critical that the views of the Aboriginal community influence the future development of all aspects of the reserve to ensure it respectfully acknowledges the significant history and culture of the site.

- The site has a number of constraints which need to be considered in its development. In addition to the Aboriginal heritage value, there are also local heritage interests and high environmental values which need to be balanced against the requirement to generate increased community activation.
- The development of a bird viewing structure/s within the Park. has been identified for the wetland area and associated access / boardwalk at Joondalup Lake Park. It is therefore proposed to incorporate this element in the master plan.
- The ability to extract additional water from the Perth groundwater area has been refused and therefore any initiatives which involve additional water use will not be possible.
- The current Local Area Planning process identifies the following as being important:
 - The community values the area around Lake Joondalup in relation to active and passive recreation, playgrounds, cycling and walk trails;
 - Is proud of its diverse heritage including Aboriginal culture and would like to see greater interpretation of this in public areas;
 - Supports greater provision and promotion of local events and activities across different times of the day.

These aspects should be incorporated within the desired master planning outcomes.

- It is important to recognise issues associated with nutrient run-off; remnant vegetation associated with its designation as a Bush Forever site which will need to be protected to ensure there is no adverse impact on native flora and fauna and the potential risk associated with a high likelihood of acid sulphate soils being present.
- An assessment of options identified within the Active Reserves Master Plan Report which highlighted parking as an issue together with the lack of suitable changerooms and public toilets. It is however recognised there is potentially no need to expand facilities to accommodate growth.
- The treatment of stormwater and excessive water runoff will need to be considered as a result of any increase in hard standing / extended building surfaces. The importance of responding to and managing one of the City's key environmental resources and wetland areas is consistently referenced across City plans and policies.
- Long term sustainability both financially and from a community perspective is an important consideration. The development of the Wanneroo Recreation Centre Precinct provides an opportunity to increase more effective partnerships with existing community groups / organisations.
- The local identity and sense of place will need to be considered. In particular the need to address access and inequality in respect of provision of sport, community and recreational services for all.
- The future use of buildings for current activities which have exclusive use will need to be considered in more detail with regard to both the return on investment and the social value to the local community.

3. Demographic Considerations

The demographic analysis outlines the key data for the City of Wanneroo, focusing on the 2km & 5km catchments around the Wanneroo Recreation Centre Precinct, which has been obtained using the following sources:

- Australian Bureau of Statistics (ABS) 2016 Census
- Community Profile and Social Access (City of Wanneroo)
- Forecast id (City of Wanneroo)

The analysis has focused on the current population profile and future population growth, age composition and components of population change. The detailed analysis is contained at Appendix B.

The Census of 2016 identified the usual resident population of the City of Wanneroo was 188,212, living in 70,348 dwellings with an average household size of 2.83. The age profile for the City highlights the fact that the City has a relatively youthful demographic when compared to the Greater Perth area. This is generally reflective of high growth areas where there is a significant amount of inward migration and land compared to more central CBD areas is relatively affordable.

The City of Wanneroo population forecast for 2020 is estimated at 206,860, and is forecast to grow to 348,880 by 2041.

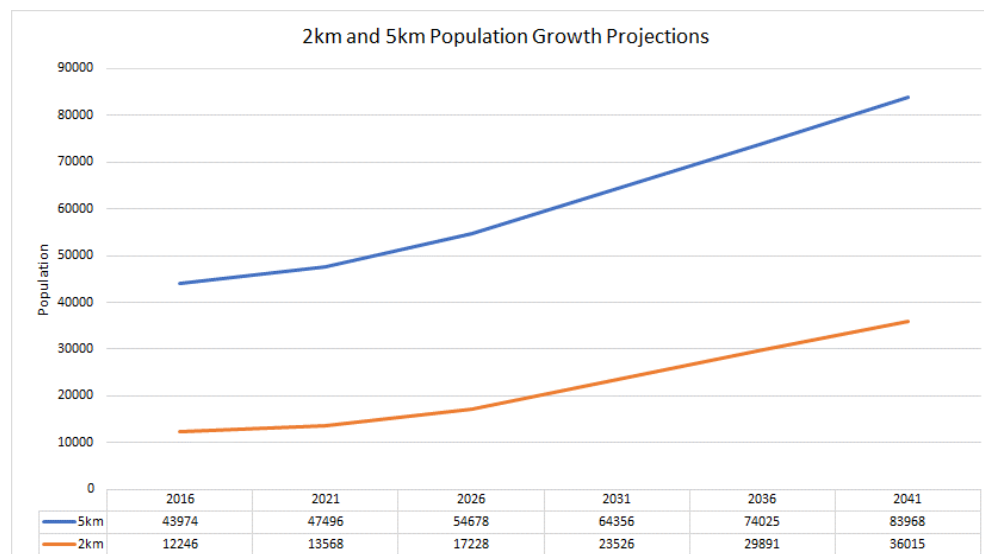
For the Wanneroo Recreation Centre Precinct, it is important to understand the potential catchment of the site. The site, depending on the usage of the infrastructure performs a multitude of neighbourhood and district level functions. In addition, it is the location of the City's Regional Playground (Rotary Park). In order to gain an understanding of the likely catchment which is going to be serviced by the precinct, it is important to consider both a 2km and 5km catchment being typical neighbourhood and district level catchment considerations.

The Wanneroo Recreation Centre 2km catchment incorporates the suburbs of Wanneroo, Ashby – Sinagra and Hocking. The 5km catchment incorporates the suburbs of Wanneroo, Ashby – Sinagra, Hocking, Gnangara - Jandabup – Mariginiup, Tapping, Carramar, Banksia Grove, Madeley- Wangara – Woodvale.

Due to the site's location on the eastern side of Lake Joondalup it is considered that the full catchment of the site is serviced from within the City of Wanneroo. The circuitous route residents from the City of Joondalup would render the site access unrealistic.

The more localised 2km catchment serviced by the precinct is relatively small currently at 12,246 but this is anticipated to grow almost three-fold by 2041 (compared to the census data of 2016). The 5km catchment indicates a 2016 population of 43,974 which will almost double to 2041. Figure 3 refers.

Figure 3: 2km and 5km catchments of Wanneroo Recreation Centre Precinct (Source: Forecast id)



One of the critical concerns related to growth of this nature is the ability to future proof the development and delivery of appropriate levels of community infrastructure to meet emerging needs. The Wanneroo Recreation Centre Precinct provides a valuable local asset which combines a variety and diversity of community activities within one reserve; provides a resource which is unlikely to be built upon and has the capability to provide for club-based sporting activities as well as group recreational activities.

Within the 2km catchment the age profile and projected growth to 2041 highlights the progressively youthful demographic. While the population is also showing an increase in those over 65 this age demographic is growing at a slower pace than the children, young adults and young family age range. Such a profile indicates a need for family based and club-based infrastructure which services both child development and family support. Services which align well to such a profile are junior sporting activities, playgroup, child health and welfare and play. It is to be noted however that within the Wanneroo suburb, within which the precinct is located there are a larger percentage of 65 to 74 year olds compared to the broader City context (10.6% compared to 5.9%).

Some of the key demographic profiling associated within the immediate 2km catchment of the site is the high level of English speaking immigrants and naturalised Australians which account for over 94.1% of the population and Italian being the next at 4.5%. With this demographic, there is a propensity to take part in traditional European sports of soccer, cricket, hockey, tennis and Australian Rules Football. Within the immediate catchment there is access to a range of traditional sporting infrastructure and in particular a major event area at Wanneroo Showgrounds. This facility incorporates the Wanneroo Sports and Social Club, football and cricket clubrooms and a pavilion and has been the subject of previous master planning. The key focus of the Wanneroo Recreation Centre is likely to be focussed on more family based and junior development options.

The 5km catchment highlights a similar growth profile although the extended area incorporates a higher percentage of people over 55 which indicates this covers more established urban areas where people and families are ageing in place. This is generally reflective of a need for more seniors supports, although the child support, youth and family support will likely to be still in high demand.

Summary Conclusions:

- As a neighbourhood level facility, the predominant use will come from a 2km catchment. Wanneroo will experience the most significant growth within the catchment. Net migration is the key determinant with young family units being the predominant family growth within the catchment (both from inward migration and births).
- Social connectivity is critical for mental and physical health and wellbeing.
- The high proportion of families with children household types, highlights the importance of maintaining and expanding club-based opportunities for families and developmental (sports coaching and mentoring) programs for children.
- The development of social gathering and community spaces which bring communities together in areas where the demand for age care and respite support is important.
- It is important to provide the environment which is conducive to both attracting young families (immediate catchment) and seniors (extended catchment).

4. Industry Trends and Facility Performance

This section identifies trends in sport and recreation provision and its relevance to the future development of Wanneroo Recreation Centre Precinct. This is also supported by an analysis of current case studies and community buildings which influence the potential design and extent of development at the reserve. In addition, a visual audit was undertaken of the existing infrastructure to ascertain the current level of functionality and capability of the existing infrastructure and reserve together with a high-level review of current usage and financial performance.

4.1 Facility Development Trends

Trends associated with local government infrastructure and general community facility provision have been identified through industry research, current publications and knowledge based on previous project work. The main considerations are:

- There is a proliferation of ageing infrastructure in need of replacement across all local governments within metropolitan Perth. The Wanneroo Recreation Centre Precinct is no exception with the current Wanneroo Recreation Centre, clubhouse, playground and pavilions serving a range of sports and community activities / services which are ageing and have a number of design deficiencies which are potentially impacting upon viability and use.
- Ageing infrastructure invariably does not respond to contemporary sport or community facility design. In the case of the clubhouse, pavilion and recreation centre located at the Wanneroo Recreation Centre Precinct, none of them provide unisex / gender diverse changing infrastructure. In addition, the current buildings and access to infrastructure is not fully disability access compliant although the Recreation Centre has provided for senior's day care support. The need for modern facilities that meet statutory building requirements is becoming more important. In particular the need to provide access for users of all abilities.
- Recent Ausplay data (Sport Australia), referenced highlights the following participatory trends which are relevant to the reserve:
 - Adult men and women participate at similar levels across the life stages.
 - Australian adults tend to play sports for longer durations than non-sport related physical activities. However, they participate in non-sport related physical activities more often than sport.
 - Women are more likely to participate in sport or physical activity for physical and mental health reasons and to lose or maintain weight than men.
 - Men are more motivated by fun/enjoyment and social reasons than women.
 - For adults, up to middle-age, time pressure is by far the main barrier to participating in sport or physical activity. Poor health or injury then also becomes a main factor.
 - The main barrier to young children's participation in organised out of school hours sport or physical activity is their parents' perception that they are too young to start playing.
 - Sport clubs are the primary avenue for children to be active (except for children aged 0–4, who are more likely to be active through other organisations).
 - Sport clubs are not the main choice for participation in sport or physical activity in Australia for adults aged 18 years and over.
 - While sport clubs are the main avenue for both girls and boys, throughout childhood boys (50%) are more likely to be active through club sport than girls (33%).
 - The use of technology for sport or physical activity is popular with 39% of the Australian adult 'playing' population. Its popularity is highest amongst younger adults, particularly younger women.
- There are significant additional pressures facing local community groups through a declining volunteer base and increased risk management requirements of operating infrastructure. This

is likely to impact on the longer-term viability of clubs and the services they provide if this decline is not addressed.

- There is an ongoing increase in the availability of leisure opportunities and there is a need for traditional community based organisations to constantly review their service offering and focus on effective and efficient management and meeting the needs of the participants.
- There is a general acknowledgement that centralised administration and facilities can benefit clubs and associations whilst meeting modern day community needs. The future evolution of facility infrastructure at Wanneroo Recreation Centre Precinct will need to consider increasing the level of efficiency which can be achieved due to the avoidance of duplication of servicing and management obligations (recognising that the current facilities do not have a management presence).
- There is now a more acute focus on financial viability of all sport and community infrastructure which includes consideration in rationalising provision. While the rationalisation of provision is an option at Wanneroo Recreation Centre Precinct, the potential to expand service offerings has also been considered. This needs to be considered against the drive towards more efficient and effective community buildings and sites where multiple users and age groups can benefit from a range of shared and efficient delivery of services.
- The need to develop a shared use/co-location agreement are becoming more prevalent. The refinement of current building design which would increase usage of the site will need to be considered. This needs to take into account potential sharing of space to avoid duplication.
- The focus of local governments is on maximising the social return on available public open space to provide a full range of community leisure and recreation opportunities that promote physical activity and healthy lifestyles, balanced with complimentary recreational pursuits. While Wanneroo Recreation Centre Precinct provides an avenue to participate in active recreation this could be enhanced with additional site embellishments. This could include:
 - Fitness equipment aligned to the sporting use;
 - Additional bound (bitumen or similar) footpaths to enable those members of the community with a physical disability to access the site and upgraded play and activity areas.
 - The introduction of environmentally sensitive boardwalks into the wetland area to provide controlled access to high value natural assets.
 - The development and evolution of Noongar people's Culture through the creation of yarning and educational areas which respond to the natural environment.
- The importance of fully costing out asset management plans and future proofing expenditure (including lifecycle costing) is becoming more critical. This will need to be addressed by the City of Wanneroo within its ongoing asset management program related to active reserves.
- There is a focus on accessibility and connectedness to provide high levels of community accessibility and local integration. Current facilities fail to maximise connectivity, being a series of independent and dysfunctional units. This will need to be addressed to encourage greater activity and use of the site.
- The need to provide flexible sporting infrastructure is becoming increasingly important due to factors such as demographic shifts and changing preferences. The lack of gender diverse changing infrastructure coupled with welcoming access points has prevented the site from being maximised to its full potential.
- There is an increase in community expectations of people in relation to the quality of provision. This is generally re-enforced through the user group / stakeholder consultation process.
- The use of active reserves as an overflow to cater for stormwater drainage is a major concern as this potentially impacts on viability and constrains alternative use. One of the significant inhibitors at Wanneroo Recreation Centre Precinct is the drainage channel and stormwater holding area adjacent to the playground and Recreation Centre.

- The quality of maintenance of grass surfaces is often raised as a concern due to the limitations of budgets and consequential implications on maintenance regimes.

4.2 National Research into Australian Sport

Two relatively recent publications have been developed to provide an insight into the growth and development of Australian Sport:

- The Future of Australian Sport CSIRO on behalf of the Australian Sports Commission 2013.
- Intergenerational Review of Australian Sport 2017 - Boston Consulting on behalf of Australian Sports Commission (ASC).

The documentation references megatrends (2013) and challenges (2017) which need to be overcome in the development of sporting infrastructure. Of the six megatrends referenced in the earlier report, the following are relevant to the Wanneroo Recreation Centre Precinct:

- Individualised sport and fitness activities are on the rise. People are increasingly opting to go for a run with headphones and a music player when the opportunity arises rather than commit to a regular organised sporting event.
- The rise of lifestyle, adventure and alternative sports which are particularly popular with younger generations. They attract greater general awareness through on-line contact.
- The broader benefits of sport are being increasingly recognised by governments, business and communities i.e. mental and physical health crime prevention and social development.
- There are indications that Australians are embracing sport into their old age which means that to retain strong participation rates, sports of the future will need to cater for senior citizens (i.e. low impact, social and less confrontational).
- Loosely organised community sports associations are likely to be replaced by organisations with corporate structures and more formal governance systems in light of market pressures.

The key challenges identified by the inter-generational review, relevant to the Wanneroo Recreation Centre Precinct include:

- Create thriving sports organisations that contribute to stronger, more inclusive communities.
- Expand non-government sources of revenue, improving the sector's use of data and technology, and improving our sports infrastructure, especially at the community level.

A more detailed breakdown of both reports is provided within the document review at Appendix A.

4.3 Visual Site Audit

Each of the current site facilities were audited in the process of developing the Master Plan. The detailed review with plans of each building and current images is provided at Appendix C. An overview of each of the facilities is provided in Table 3 below:

Table 3: Visual Site Audit

Facility	Visual Audit Outcomes
Wanneroo Recreation Centre	
Entry Points	Wanneroo Rec has two main entry points, combine with the sports court splitting two sections of the buildings. This makes the facility difficult to secure and manage.
Toilets and Changing Rooms	The toilets are limited in access and do not comply with current DDA requirements (door widths and openings). The individual shower cubicles are limited to a curtain screen and do not have dry areas nor lockable door entries. Men's changing facilities include an open urinal trough. While they are clean, the appearance is dated with basic sink provision and whitewashed brick walls.

Facility	Visual Audit Outcomes
	Shower heads within the bank of showers have been replaced to more contemporary fittings but are limited with a step into the shower area to prevent flooding.
Reception	The reception area is open and positioned to the right of the main entry. It is not manned consistently when the centre is open, but was at the time of the visit. The reception area corridor is faced by a white-washed wall and art. To the left is a short corridor leading to Amana Living Offices (which were not inspected). To the right is a corridor leading to a small activity / function room (referenced below).
Activity / Function Room (South)	<p>This room provides a large space which is capable of being used for a range of activities from yoga through to arts classes and vacation care / playgroup activities. The unfettered floor area is surrounded by substantial labelled storage which is indicative of the variety of user groups utilising the space and requiring their own discrete storage space.</p> <p>While the activity room space is good they are accessed off a long corridor with an external entry point off the car park to the north (potentially creating passive surveillance issues).</p>
The sports court	<p>Provides a single basketball and four court badminton use being centrally located within the building. It is a substantial brick structure to approximately 4.5 to 5m on the sides with a full brick wall at either ends.</p> <p>There is limited natural light which extends through panels in the roof which are obscured by the internal structural beams.</p> <p>Air control and circulation appears limited and therefore during the hot and cold months, is likely to experience significant variances in temperature although this may be mitigated by its central location within the building. As an ageing facility it is a substantial structure with good flooring.</p> <p>The central hall is inaccessible and creates a barrier to access the community rooms (reference entry points above). This was clearly put in place to separate the community activities from the club and administrative activities of Amana Living (who have subsequently vacated the building).</p> <p>The sports hall is one of only three sprung wooden floor facilities the City manage (the others being at the Hainsworth Centre in Girrawheen and Kingsway).</p>
Activity Rooms and Toilets (North)	<p>The activity rooms are accessed off a long corridor with an external entry point off the car park to the north. A long corridor acts as a central spine from which the sports court (access prevented) and activity rooms / toilets can be accessed.</p> <p>The rooms can be accessed externally through locked shutter doors.</p> <p>The Pottery Room includes a kiln and storage / drying rooms. This room also includes a series of cupboards, sink and racking. The external windows incorporate blinds to block out light and alternative light is obtained through fluorescent strips.</p> <p>Activity Room 1 is principally dedicated to child care and youth activities. It incorporates a range of cupboards, preparation areas, chill out zone, activity and learning areas. As with the other activity rooms, external access for large equipment is obtained through a locked shutter door. The rooms benefit from a centralised air conditioning unit and fans.</p> <p>Activity Room 2 incorporate sinks, cooker, cupboard storage and food preparation areas. Good external natural lighting can be obtained through external windows with blinds.</p> <p>The toilets are located at the end of the corridor adjacent to the fire exit door. They are unisex, although also identified as male and female and both as UAT.</p>

Facility	Visual Audit Outcomes
	<p>They provide a basic standard of provision but due to ageing design and configuration are not fully compliant for disabled access. Given the use of the site by seniors is significant, this is an issue which would need to be resolved.</p>
<p>External Appearance</p>	<p>The southern appearance of the building is a tired and dated structure with a hipped roof and unwelcoming entry statement which is reflective of the design at the time of construction. It would not meet contemporary design standards which would require a definitive entry statement.</p> <p>The car park servicing the centre is located to the rear of the building and does not connect to the main entry position.</p> <p>It is also to be noted that the facility is known to have asbestos within the building fabric.</p>
<p>Scenic Park and Associated Infrastructure</p>	
<p>Play Equipment</p>	<p>The play equipment and Petanque court are disjointed from the centre but functionally sound. The play structure is ageing with good shade and rubber surface.</p> <p>The functionality of a detached play area within close proximity of the regional playground is questionable. Consolidation of play areas should be considered to avoid excessive maintenance costs and improve site legibility.</p>
<p>Petanque Court</p>	<p>The Petanque court has limited shade associated with the facility and would benefit from a more expansive shade area with a drinking fountain, seating area and access to a small storage facility.</p>
<p>Active Reserve / Ovals</p>	<p>Scenic Park consists of a range of active spaces including two ovals (one utilised for junior football – south - and a second utilised for soccer – north) Both of which have training floodlights on the eastern side. The dual use footpath runs parallel to the eastern boundary of the ovals with extensive car parking (informal) running to the east of the reserve between a row of wooden post and Scenic Drive. The informal car parking area is clearly used regularly and offsets car parking required to service the recreation centre and use of the ovals at peak time.</p> <p>They are divided by mature treed area which provides excellent shade cover. Within this area is an aged swing and play area with sand base. The protected heritage wetland borders the western side of Scenic Park through which a footpath meanders.</p> <p>The lack of changing infrastructure is a concern if the use of the oval space is to be maximised.</p> <p>On occasions the southern area (sports grounds and verge) is used as overflow car parking for Events at the Showgrounds</p>
<p>Rotary Park</p>	
<p>Regional Playground and Adjacent Open Space</p>	<p>The land consists of an extensive play area and artwork funded through Lotterywest and the local rotary club. It is an attractive area with planted beds and stream with water body running through it. Signage around the park area warns of the presence of snakes and swooping magpies. The water body and stream are protected by a low level post and rail fence with chain link fixed throughout.</p> <p>The park incorporates Aboriginal signage relating to the six seasons which have recently been installed.</p> <p>With the information boards relating to the vegetation and history and provides an attractive family and educational setting.</p> <p>The playground provides for a wide age range with a mixture of toddler play equipment and structured nature play.</p>

Facility	Visual Audit Outcomes
	<p>There is extensive footpath and BBQ areas, together with both natural and man-made shade throughout to provide good opportunities to socialise and supervise children within the play area.</p>
Public Toilets	<p>Public toilets are provided adjacent to the car parking area which services both the sporting infrastructure and playground. The toilets are located within the fenced area providing protection for users of the playground. Low level lighting is also provided adjacent to the footpath areas.</p>
Car Parking	<p>The car parking area (denoted as Opportunity Park) provides access to an unmade track which runs to the south of the club changing infrastructure, scouts and boxing facility.</p> <p>The split car parking also provides overspill car parking off the northern car parking area to the rear of the boxing club / scout building. This area was showing signs of wear and tear and may result in conflict with the users of the playground and family areas. The footpath links both car parks with the informal recreational areas. This area is denoted by extensive mature tree planting and foreshore area.</p> <p>There is potential to cause confusion with multiple car parking access positions in close proximity. There is however value currently in the small northern car parking area which provides accessible access for disability users and to service the northern oval at Lake Joondalup Park.</p>
<p>Lake Joondalup Park, Detached Clubhouse, Scouts Building and Adjacent Boxing Club Building</p>	
Lake Joondalup Park Oval and Associated Infrastructure	<p>The reserve provides for one senior football oval with a central synthetic cricket wicket. There are four floodlighting towers providing for recreational night use. The floodlighting is likely to conflict with the natural wildlife associated with Lake Joondalup. The mature trees along the western boundary of the oval constrain the use and potential capability to expand the oval further. Informal car parking is provided along Scenic Drive to service the oval space (and some formal bays on the northeast and southeast side of the oval).</p> <p>There is a good effective bound dual use pathway surface which extends around the perimeter of the site adjacent to the road providing for cycling, running and walking. Adjacent to the dual use path are a series of fitness stations which are exposed, lacking good shade cover which may impact on their functional use. The pathway is protected in part by mature trees providing shade along the edge adjacent to the active reserve.</p> <p>There is potential for conflict with the wetland area to the west of the active reserve which has limited access other than through occasional pathway links and the interface between the active sporting ovals (and consequential use of chemicals), floodlighting and ad hoc car parking on the overspill grass parking areas. It is to be noted that the western side of Lake Joondalup used to get very boggy in the winter.</p>
Scouts Hall	<p>The hall is a large steel framed hall with a concrete floor. The building is showing signs of corrosion and while it provides a good level of space internally, the infrastructure does not meet modern day contemporary standards. There is no insulation and the lighting fixtures are a mixture of fluorescent and halogen lights positioned in the roof. There is no air transfer system and limited natural lighting. At either end the building has been partitioned off into a caged storage area and an enclosed seating / social area. Around the large internal floor space is located a range of stored items including chairs, pallets, tables, fridges and camping equipment. Opportunity exists to use the large internal floor area for a range of scouting activities.</p> <p>There is a sink and cleaning area. The presence of roller shutters enables the relatively easy movement of equipment into and out of the building.</p>

Facility	Visual Audit Outcomes
	The building is located to the south and at a lower level to the raised clubhouse and public toilet amenity building which is accessed via steps.
Wanneroo Amateur Boxing Club Building	<p>This is located to the west of the scout building (linked as it is an extension of the same structure). The building was not inspected internally at the time of the visual audit but is understood to include a mezzanine floor with a boxing ring incorporated (this is an “unapproved” mezzanine level constructed from scaffolding). Externally the building is showing signs of corrosion / deterioration being constructed of metal sheet panelling with a steel frame. Access is obtained via a small set of steps off the car park to the rear.</p> <p>To the west of the boxing club building are two cricket nets which are ageing and while functional in need of upgrading.</p>
Changing Facilities / Pavilion	<p>The detached changing facilities are isolated to the south of the main oval and raised above the surrounding pitch area, level with the car park access position to the rear. Steps are provided from the oval and the building is surrounded by mature tree cover. Constructed of brick and tile the facility is ageing and has limited functionality both as a public convenience to service the broader precinct users and as a changing facility for sporting user groups. This includes:</p> <ul style="list-style-type: none"> • Painted brick walls with single basins and fixed mirror, • Old cubicles and urinals in need of repair / replacement. • High level windows allowing limited natural light to enter the facility. • Basic changing room with benches and pegs above with single open showers. • Limited universal access capability although the male and female toilets are signposted as being for disabled use. <p>There is limited opportunity to provide club colours or provide a shaded viewing area for spectators and players. The distance from the oval impacts on the ability to ensure effective spectator engagement is maintained. The lack of a functional kiosk (located to the rear of the changing room) and limited club storage and function area similarly limits the buildings capability and functional capacity to service the needs of sporting organisations.</p> <p>The lack of gender diverse infrastructure will impact on the future use of the facility. It cannot be readily upgraded to improve the functionality without significant internal and external modifications.</p>

4.4 Community Facility Benchmarks

To assist in the assessment process, a series of community facility benchmarks were identified. These provide an indication of the general approach to the provision of community facilities, sport and recreation infrastructure, together with the approach local governments are taking to the development of ancillary facilities and to provide guidance on the approach to managing and controlling the assets. This includes:

- Current adopted and emerging benchmarks for community infrastructure.
- The provision of Environmental / Educational Centres.
- Emerging Aboriginal heritage and educational infrastructure.
- The provision of community centres – neighbourhood and district – with associated hall and activity room space.

The conclusions associated with each is provided overleaf.

Standards of Community Facility Provision:

The guidelines and standards of provision indicate that the composition of a district level community facility should be determined by local need, but is likely to require approximately 850m² to 1,200m² to provide sufficient flexible space to meet the diverse needs of local community groups. Invariably, a district level facility will incorporate a large community hall in excess of 200m² (in the case of Wanneroo Recreation Centre the Basketball size court space provides 642m² of space) and incorporate a series of activity, offices and meeting rooms.

All spaces are to be flexible with dedicated storage for user groups. Ideally, the storage should be accessed by a range of community groups who may increase capacity / flexibility through the use of storage cages to ensure equipment is managed and controlled on an ongoing basis. The catchment of such centres ranges from a population base of 15,000 to 30,000. Where dedicated infrastructure (such as a library or additional dedicated seniors provision) is incorporated, the floor area will increase to reflect the need for dedicated space to meet that function. Generic community centres should not provide exclusive use to one user group. Dedicated seniors or disability service space is not considered to be a prime function of such facilities, which are developed to service the broadest community use.

Environmental Centres and Aboriginal Heritage / Educational Centres

The two examples of environmental centres identified (City of Canning – Canning River Eco Education Centre (CREEC) and City of Cockburn Wetlands Centre at Bibra Lake) are the two most significant wetland / environmental centres provided in Metropolitan Perth. Both have dedicated staff to support educational programs focused on wetland conservation, education, landcare and facilities. They operate under different governance structures with the Canning Eco-centre reliant on grants from state and local government, but managed by the City. The Cockburn Wetland Centre is an incorporated body which operates independently of the City. Both have merit and both operate extremely popular educational programs.

The City of Cockburn under a separate project are seeking to recognise the Aboriginal heritage value of Bibra Lake. This however, while within close proximity of the Wetlands Centre, is to be a separate entity with a different focus. It will however recognise the Aboriginal and Torres Strait Islander people alignment to the land and value of the wetland community and create a visitor destination hub of activities (including close proximity to Adventure World, a regional play facility and wetland boardwalks.

The fourth facility referenced is the Manning Community Hub which seeks to combine sport, recreation and Aboriginal services within one multi-functional hub. The centre itself has been the subject to extensive consultation and interpretive design informed through the City's working group which included Aboriginal and Torres Strait Islander people representation. It is an example of what can be achieved with a limited budget incorporating a broad range of diverse users.

The critical aspect of all of these facilities is the need to resource the facilities with either a well-equipped and capable volunteer managed structure or through paid staff within the City. The employment levels at Canning indicate a requirement to support five paid staff to provide educational support and manage the facility. The Canning facility also benefits from being within Regional Park and aligned to a number of significant visitor attractors. Similarly, Bibra Lake is a regional park with very strong alignment to significant visitor attractors (Adventure World, Regional Playground and established boardwalk infrastructure). The regional playground provides extensive play and adventure infrastructure for children of all ages, including boulder climbing, flying fox and family gathering areas.

It is not considered that the location of the Wanneroo Recreation Centre Precinct is sufficiently activated to generate the level of activity generated at both the CREEC and Cockburn Wetlands Centre which are strongly aligned to significant tourism destination points and areas which experience a high level of activity. For this to be considered a viable proposition and for risks associated with the ongoing staffing and operational costs associated with a facility of this nature, additional 'attractors' would need to be considered. Such activity levels may not be consistent with the Aboriginal heritage values associated with the precinct.

Benchmarked Community Facilities:

The Wanneroo Recreation Centre provides functionality for District and Neighbourhood level activities. It is important that any future use and redevelopment, upgrade or replacement takes into account this use and the diversity of user groups it currently provides for. In addition, any future development should respond to the environment within which it is located. To ascertain the likely spatial requirements to be

considered as the basis for any future development, the base level of provision has been assessed against current community facilities within the City of Wanneroo and City of Joondalup. While some of these facilities are dated it is evident that there are a wide variety of solutions in delivering a neighbourhood / district level facility. Key components include:

- The provision of at least one large space which can accommodate up to 150 people.
- Adequate storage which meets the needs of functional areas and those of the groups likely to be using the facility. This will need to be determined locally.
- Dedicated meeting and activity rooms are interchangeable. Some community buildings which have an arts focus may have dedicated infrastructure such as a kiln and drying room associated with the use (as is the case at Wanneroo Recreation Centre). This potentially limits the use / space components for other activities.
- Accessibility to large areas of car parking is essential and often this is shared with other users (i.e. commercial, not-for-profit, sporting user groups) to avoid excessive hard standing.
- Accessibility to all is critical. A minimum of one universally accessible toilet is required at a district level, together with dedicated male and female toilets.
- Kitchenettes are generally provided in most activity rooms and the larger kitchen space services the large hall spaces.
- In a number of community facilities, dining rooms double up as activity areas or extensions to provide larger function areas. These spaces are often available for seniors at bookable times but are not dedicated spaces.
- The majority of community facilities assessed provide space for user groups. It is now by exception that space is dedicated to one user group. Examples of this occur in some facilities for youth and senior spaces.

Sporting Code Guidelines

Reference has been made at Appendix D to recently developed and published facility guidelines by Cricket Australia and the AFL. These guidelines provide an indication of the components which should be considered within any changing facility / recreation centre supporting external sporting infrastructure. They provide recommended spatial requirements which are pertinent to the sport and not necessarily for multi-functional community use. They are therefore to be used as a guide and modified to reflect general community access and use of infrastructure. As a general rule the following basic components and principles should be considered:

- Optimising the size of new buildings and/or the potential of existing structures and ensure the following are, where possible, incorporated:
 - Home Changing
 - Away Changing
 - Umpires and Storage
 - Public Toilets and Utility
 - Social Room
 - Ancillary Administration
 - Kitchen and First Aid
- Investing in energy-efficient technologies and optimising energy usage through initiatives such as passive solar design and natural ventilation systems
- Protecting and preserving water and incorporating Environmentally Sensitive Design Principles.
- Enhancing indoor environmental quality
- Optimising operational and maintenance practices
- Minimising waste through recycling and efficient use of resources

- Ensuring the space sporting facilities occupy is designed, occupied and operated with the objective of best practice environmental performance

4.5 Current Facility Usage and Performance

In order to gain an understanding of the value of current infrastructure within the precinct to the community and existing user groups it was important to gain an understanding of current usage. Low levels of usage can be attributed to a number of aspects – poor quality facilities / infrastructure; poor programming; inaccessible locations; lack of passive surveillance / security and many other considerations. High levels of usage are generally reflective of the demand for infrastructure in the area and the actual capability / capacity of the facility(ies) can often be masked by the demand and value the local community place on a given location. Nevertheless, a review of usage data can provide an indication of need, challenges and further considerations which are to be explored in the consultation process. Tables 4 and 5 below identify the actual usage of Wanneroo Recreation Centre across two typical seasonal weeks (June and November).

Table 4: Current Wanneroo Recreation Centre Utilisation (Source: City of Wanneroo June 2019)

Wanneroo Recreation Centre (June 2019)																																						
	Mon Sports Hall	Mon Activity Room 2	Mon Pottery Room	Mon Adult Day Care Centre	Tues Sports Hall	Mon Meeting Room	Tues Activity Room 2	Tues Pottery Room	Tues Adult Day Care Centre	Tues Meeting Room	Weds Sports Hall	Weds Activity Room 1	Weds Activity Room 2	Weds Pottery Room	Weds Adult Day Care Centre	Weds Meeting Room	Thurs Sports Hall	Thurs Activity Room 1	Thurs Activity Room 2	Thurs Pottery Room	Thurs Adult Day Care Centre	Thurs Meeting Room	Fri Sports Hall	Fri Activity Room 1	Fri Activity Room 2	Fri Pottery Room	Fri Adult Day Care Centre	Fri Meeting Room	Sat Sports Hall	Sat Pottery Room	Sat Adult Day Care Centre	Sat Meeting Room	Sun Sports Hall	Sun Activity Room 2	Sun Adult Day Care Centre	Sun Meeting Room		
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Amana Living Inc	
Wanneroo Senior Exercise Group	
Dianne Sigel - Studio Potter	
Padbury Pumas Junior - Basketball Club Inc	
Giants Basketball Club	
Cancer Council of WA (Inc)	
Australian Taxation Office	
Lake View Badminton Club Incorporated	
Padbury Pumas Basketball Club	
Primed Artists Pastel Group	
The Escape Artists	
Brady St Music Inc	
Skoolz Out Sport & Recreation Inc	
Wanneroo Women Coffee Connect Group	
Wanneroo Lace Makers Group	
Lifeline WA	
Joondalup Malayalee Association Inc	
Gnangara Art Group	
U3A (UWA) Inc - Wanneroo	
Wanneroo Village Quilters	
Family Support WA	
Kantilal Hirani - Badminton	
Jan Gray - Craft Group	
Disco Cantito Association	
Lake Joondalup Badminton Club Inc	
West Coast Calisthenics Club	
Smart Centre of Excellence Inc	
WannaUke - Rainbow Ukulele Group	
Friends of Badminton	
Northside Bible Church Inc	
Badminton Academy of Wanneroo	

Table 5: Current Wanneroo Recreation Centre Utilisation (Source: City of Wanneroo Nov 2019)

Wanneroo Recreation Centre (Nov 2019)																																						
	Mon Sports Hall	Mon Activity Room 1	Mon Activity Room 2	Mon Pottery Room	Mon Adult Day Care Centre	Mon Meeting Room	Tues Sports Hall	Tues Activity Room 1	Tues Activity Room 2	Tues Pottery Room	Tues Adult Day Care Centre	Tues Meeting Room	Weds Sports Hall	Weds Activity Room 1	Weds Activity Room 2	Weds Adult Day Care Centre	Weds Meeting Room	Thurs Sports Hall	Thurs Activity Room 1	Thurs Activity Room 2	Thurs Pottery Room	Thurs Adult Day Care Centre	Thurs Meeting Room	Fri Sports Hall	Fri Activity Room 1	Fri Activity Room 2	Fri Pottery Room	Fri Adult Day Care Centre	Fri Meeting Room	Sat Sports Hall	Sat Pottery Room	Sat Adult Day Care Centre	Sat Meeting Room	Sun Sports Hall	Sun Adult Day Care Centre	Sun Meeting Room		
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Amana Living Inc	
Wanneroo Senior Exercise Group	
Dianne Sigel - Studio Potter	
Padbury Pumas Junior - Basketball Club Inc	
Giants Basketball Club	
Cancer Council of WA (Inc)	
Australian Taxation Office	
Lake View Badminton Club Incorporated	
Padbury Pumas Basketball Club	
Primed Artists Pastel Group	
The Escape Artists	
Brady St Music Inc	
Skoolz Out Sport & Recreation Inc	
Wanneroo Women Coffee Connect Group	
Wanneroo Lace Makers Group	
Lifeline WA	
Joondalup Malayalee Association Inc	
Gnangara Art Group	
U3A (UWA) Inc - Wanneroo	
Wanneroo Village Quilters	
Family Support WA	
Kantilal Hirani - Badminton	
Jan Gray - Craft Group	
Disco Cantito Association	
Lake Joondalup Badminton Club Inc	
West Coast Calisthenics Club	
Smart Centre of Excellence Inc	
WannaUke - Rainbow Ukulele Group	
Friends of Badminton	
Northside Bible Church Inc	
Badminton Academy of Wanneroo	
Neami National	
Koi Society of WA Inc.	

The analysis of the weekly bookings across Wanneroo Recreation Centre indicate the following:

- The use by Amana Living throughout the week is consistent on a daily basis between the hours of 8am to 9:00pm. The recent loss of the use through the non-renewal of the lease will clearly impact on the financial return to the City although the leasing of this space is not at a commercial rate. (Their usage of the centre represents 95% of available hours).
- The recreation centre is used by in excess of 30 groups which utilise all areas within the centre although overall it is less than 50% occupied between the hours of 8:00am to 10:00pm. This however in comparison to other recreational centres of a similar size is a relatively high occupation and utilisation rate. This will fall dramatically with Amana Living having now left the building. Nevertheless, the extent and types of groups catered for are varied and diverse in the level of programs and services provided.
- The sports hall is used frequently for a range of sport and recreational activities during the week and at weekends, it also provides for religious groups. The hall space is reasonably well utilised, but not to capacity after 3pm on a daily basis. (% of available hours).
- Activity room 1 consistently provides for the Skoolz Out program which also utilises Activity Room 2 to a lesser degree. Activity Room 2 also provides for seniors recreational use. (% of available hours).
- The pottery room is consistently booked throughout the week and on Saturday morning. This indicates a demand for arts and craft space locally which is being met by the centre. (% of available hours).
- The meeting room is also booked throughout the week for various activities on all but Mondays (% of available hours).

It is evident from the analysis of data that in spite of the design limitations the Wanneroo Recreation Centre is well utilised and appears to be highly valued by the local community as a focal point for a variety of recreational, sport and social connectivity opportunities. The services currently offered by the centre and spaces provided will need to be retained in any modernised, new or replacement facility unless alternative opportunities can be provided within the immediate locality.

In addition to the use of the Wanneroo Recreation Centre the current bookings for both Scenic Park and Lake Joondalup Park were assessed. The booking data by hours of use is provided in Table 6 below. It can be seen that for each sporting reserve:

- Scenic Park summer bookings amount to two hours dog training on Saturdays during the summer months and three hours dog training on a Saturday during winter with a further six hours combined of football training from Tuesday to Thursday. The utilisation of this space throughout the year is therefore considered to be extremely low from a registered booking perspective. It therefore indicates that the park area has a greater value for irregular and unstructured recreational activities.
- Lake Joondalup Park summer use is far more expansive with a total of eleven hours of cricket use at weekends (Saturday and Sunday mornings) and eight hours cumulative weekday evening use from Monday through to Thursday. The winter football use is also at a higher usage level with eleven and a half hours booked utilisation for training during the weekday evenings. The lack of bookings on a Saturday is probably reflective of the poor quality changing infrastructure and the limitations imposed by the extent of the useable oval space. This renders it unusable for senior male football competitive matches.

The benchmark general used for capacity of oval and rectangular space usage per week is 26 hours and 15 hours, respectively. While this is not an exact science due to the fact the capacity of any grass surface is generally reliant on the quality of grass, maintenance regime and reticulation / drainage, it does nevertheless provide a useful benchmark against which capacity can be measured. For both park areas it can be seen that they are significantly under capacity for the sports that are currently allocated to the oval space. It therefore raises the question of whether there is a need for extending the sporting use and also whether by increasing the quality of supporting infrastructure, it will likely result in an increase in sporting use. It also has to be stressed that this analysis does not take into account informal and ad hoc sporting use which does not require the oval areas to be set aside on a regular basis.

With regard to financial performance of the reserve and associated buildings, it was not possible to ascertain the relative performance due to a lack of consistent available data. Where data has been provided in respect of asset management, asset maintenance, service costs and hire charges, these are being utilised to inform the long-term financial model associated with potential future precinct infrastructure.

Table 6: Current Reserve Utilisation (Source: City of Wanneroo booking data)

Scenic Park Summer Bookings (Nov 2019)								Scenic Park Winter Bookings June 2019								
	Mon	Tues	Weds	Thurs	Fri	Sat	Sun		Mon	Tues	Weds	Thurs	Fri	Sat	Sun	
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Dog Training (North Oval)																
Dog Training (North Oval)																
Wanneroo Junior Football Club (South Oval)																
Wanneroo Junior Football Club (South Oval)																

Lake Joondalup Park Summer Bookings (Nov 2019)								Lake Joondalup Park Winter Bookings (June 2019)								
	Mon	Tues	Weds	Thurs	Fri	Sat	Sun		Mon	Tues	Weds	Thurs	Fri	Sat	Sun	
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Wanneroo Cricket Club – Junior (Main Oval)																
Wanneroo Junior Football Club (Main Oval)																
Wanneroo Amateur Football Club (Main Oval)																

4.6 Trends, Benchmarking and Performance Overview

The data analysed reveals the following with regard to the Wanneroo Recreation Centre Precinct and considerations for the Master Plan:

- The current built infrastructure at Wanneroo Recreation Centre Precinct is ageing and functionally poor. In particular:
 - The scout and boxing facility have reached the end of their useful life. While they still function, they are deficient in many areas and non-compliant with Australian Standards.
 - The changing facilities and public toilets are elevated and of a poor design which does not reflect contemporary approaches to gender diverse infrastructure, space requirements and relationship to the sporting space it is intended to serve. The facility provides a basic level of provision which would be necessary to support a senior team / women’s football / junior football. It is therefore not an attractive proposition for any team to use as a home base.
 - Wanneroo Recreation centre is also ageing and functionally compromised by a central hall space with an entry statement that doesn’t respond to the car park and associated infrastructure. The ad hoc development of the external play space,

Petanque court and movement areas appear to have been developed around the centre and the internal layout does not permit effective management and passive surveillance / security. The recreation centre also does not relate well to the adjacent playing field / oval and there is a lack of changing infrastructure to support its potential future use.

- It is not evident that within the recreation centre an additional basketball space is required. Clearly the current facility provides a functional use for a variety of activities including basketball, fitness and religious activities. The current space, based on industry benchmarking is likely to be sufficient to cater for current and future need. There is a case for a second larger hall / space to cater for both boxing and scouts.

All of the buildings are in need of rationalisation and replacement and that will need to be a focus of the master planning process. This is consistent with current design and functionality trends to co-locate infrastructure.

- The outdoor sporting activity on site is spread across both the Lake Joondalup Park and Scenic Park. Both areas appear to be under-utilised for sporting for sporting activities and both lack sufficient supporting infrastructure which would encourage greater use. Nevertheless, the sporting reserve space is compromised by significant Aboriginal heritage limitations and those of a protected wetland. It may not be reasonable to consider the development of the oval space for anything other than for junior or women's sporting activities (training and competition) and senior men's training use due to the lack of capability to provide for senior men's competition.
- The regional play area, while not evidenced by playground entry and exit data, anecdotally appears to be well utilised and occupies an area of land which would be difficult to re-purpose for any other activity. It is also a relatively new investment. Due to termite infestation however, there will be an opportunity to reconsider the design and extent of infrastructure to increase the age range of users. It is not considered the repositioning of this area merits consideration.
- Car parking has been previously raised as an issue with the site and it is evident that there are a number of car park entry positions and overflow car parking areas which could compromise the integrity of the adjacent wetland area due to oil/fuel contamination. This aspect will need to be addressed.
- With regards to the consideration of additional infrastructure, the following is to be noted:
 - **Environment Centre:** The provision of a wetlands / environmental educational centre: Benchmarking indicates that these are ideally located at existing heavily trafficked tourist destination areas. The Wanneroo Recreation Centre Precinct does not possess similar infrastructure and it is unlikely to do so in the future. Opportunities would potentially exist elsewhere within Yellagonga Regional Park which would be a more attractive proposition both commercially and from an alignment of tourism destination points. Consideration within the City of Wanneroo should be given to integrating such a facility within current commercial / publicly accessible areas adjacent to high trafficked areas (i.e. adjacent to the Wanneroo Botanical Gardens off Joondalup Drive or Ocean Reef Road in close proximity to heritage sites including Perry's Cottage and the Bunkhouse). Opportunities exist potentially within the City of Joondalup along Lakeside Drive adjacent to the Joondalup Health Campus where a viewing platform exists.
 - **Noongar Culture:** The provision of Aboriginal and Torres Strait Islander people teaching / educational hub. It is evident that the land and water body have a deep significance for Aboriginal and Torres Strait Islander people and this aspect will need to be explored in more detail. This could take the form of additional interpretive signage; as a base for teaching / yarning / learning / story telling. This may impact upon the use of the current oval space for sporting use. It would nevertheless build upon the six season signage and the interface with Lake Joondalup.
 - **Café / Restaurant:** The provision of such space is generally viable where a facility acts as a significant destination point. The CREEC within the City of Canning is an example of such a facility where the facility is aligned to a number and variety of

destination attractions. It is not recommended that this be pursued without a full testing of the commercial market. Under the limited current use of the reserve, the installation of such infrastructure would be deemed a high risk. This is further compounded by the current Covid-19 restrictions and while these may be of a temporary nature, it is highly unlikely that the market will support potentially high risk ventures for a number of years.

- **Cycling education:** It is recognised that the current cycling infrastructure across metropolitan Perth is variable and usage levels are increasing, it is however not proven through research that there is a demand for an education centre for local primary schools and service groups. While recreational activity is a supported development within the precinct, such a provision may not be consistent with the heritage value of the site for the Noongar people community. This would need to be tested further.
- **Transport Links:** The site does not currently benefit from public transport provision and this would clearly impact on its potential as a destination point.
- Based on the current usage associated with Wanneroo Recreation Centre it will be necessary to ensure all current activities (with the exception of Amana Living) are accommodated in any new build. The new build should also consider external changing infrastructure and provision for scouting and boxing club activities.

These conclusions formed the basis of the initial analysis and informed the subsequent consultation process which is referenced in the following section.

5. Consultation Outputs

This section provides an overview of the consultation outputs and in particular those responses which have informed the initial master plan development. The detailed comments are presented at Appendix E.

5.1 Consultee Responses

Table 7 incorporates the consultation outputs derived from the one to one meetings that were undertaken. They are provided in full below and were used to inform the site selection and design development process. A response to the comments raised is also provided.

Table 7: Detailed Consultation Response and Feedback from Stakeholders

Consultee	Response
Local Stakeholders	
Wanneroo Amateur Football Club	<ul style="list-style-type: none"> • Currently have approximately 350 members with an 85%/15% male/female split - Age range is 18yo through to 40yo. Financially viable with approximately \$80k in reserves. • Approximately 90% of members come from within the boundaries of the City of Wanneroo. • Lake Joondalup Oval is the only facility used and this is primarily for pre-season training. The oval and lights (mainly used in March) are fine for this purpose. If 2nd oval is available at Wanneroo Showgrounds and Garden Park is upgraded to cater for training/playing = limited use of Lake Joondalup Oval. • It may be required to facilitate female growth. Relationship with cricket works well at present. • Major Challenges / Requirements: <ul style="list-style-type: none"> ○ Change Rooms – small and outdated. ○ Dimensions of oval are short and narrow (less of an issue for training). ○ Lack of storage in Change Rooms. Results in the club bringing their gear with them when required. ○ Mosquitos are an issue as evening approaches. ○ Parking is limited particularly in summer when Rotary Park is in full swing. ○ Public toilets are average.
Amateur Boxing Club	<ul style="list-style-type: none"> • The Club caters for both juniors and seniors and has a mantra to keep the aggression off the streets (formed in 1975). Run by 5 volunteers who comprise boxing coaches and referees. Most Boxing participants are from within the boundaries of the City of Wanneroo. • Operates on a pay as you go basis. Approximately 20 Juniors and 15 Seniors at each circuit session (Tues and Thurs) - 65% of the participants are male. Boxing training on a Sunday morning for registered boxers. 15-20 boxers at each session (1 female). • Major Challenges / Requirements: <ul style="list-style-type: none"> ○ Primarily the size of the facility. Currently the fitness area is approximately 200sqm and mezzanine level in approximately 125sqm (boxing ring). ○ Compliance with the current Building Code limiting ability to extend.

	<ul style="list-style-type: none"> ○ Lack of internal toilets and internal showers. Must access the outside toilet block some 50 metres away which require an upgrade. ○ No wheelchair access. ○ Airconditioning is in non-existent, but not an issue. ● Require 500sqm incorporating 2 boxing rings – but cost associated with compliance are prohibitive.
<p>Wanneroo Junior Football Club</p>	<ul style="list-style-type: none"> ● Operating for approximately 55 years and catering for Auskick to Year 12 male and female footballers. Home ground is Wanneroo Showgrounds plus Edgar Griffiths Reserve and Lake Joondalup/Rotary Park Ovals as overflow for training purposes. Financially viable with approximately \$80k in reserves. ● The Club has approximately 650 members (90% are male and 10% are female) comprising 20 teams plus Auskick. Any growth is expected to come from female players - 3 ovals are currently required for training purposes. ● The Lake Joondalup Oval is a good size with 50 lux lighting which is suitable for training (4 nights per week from 4.30pm-6.30pm. The Change Room facilities are not used; toilets are used and are considered average at best. All matches are played at Wanneroo /showgrounds or Edgar Griffiths Oval (recently upgraded). ● Major Challenges / Requirements: <ul style="list-style-type: none"> ○ The turf is generally in good condition but there are some drainage issues at the western end closest the lake. ○ Parking is often an issue at the peak 4.30pm and 6.30pm times. ○ Lighting to 100lux would encourage use for games. ○ The location works well for the Club and is critical in terms of a training facility.
<p>Wanneroo Scout Group</p>	<ul style="list-style-type: none"> ● Cubs and Scouts in Wanneroo area for past 50 years. Cater for 6yo to 18yo. There are 90 members (6yo-8yo – 5 members on Fridays from 5.30pm to 6.30pm; 8yo-11yo – 60 members on Mondays from 6.30pm to 8.00pm and Wednesdays from 6.30pm to 8.00pm; 11yo-15yo – 20 members on Thursdays from 7.00pm to 9.00pm and 15yo-18yo – 5 members on Fridays from 7.30pm to 9.30pm). 25 adult leaders and \$8k in reserves. ● Indoor Archery Group use the hall on Tuesday evenings with no issues by either party. ● 110 members is the optimal amount providing room for growth. ● The building works well for the Scouts, primarily because it is: <ul style="list-style-type: none"> ○ Basketball Court size. ○ Concrete floor (very important for activities and quite rare). ○ Adjacent to Oval and Playground. ○ Reasonable storage but does not cater for trailers. ○ Able to operate independently of other users. ● Major Challenges / Requirements: <ul style="list-style-type: none"> ○ Structure is a basic tin shed. ○ No air conditioning/heating (although there are few complaints). ○ Toilet facilities in the ablution block next to the building are only ok at best.

	<ul style="list-style-type: none"> ○ There is no kitchen facility although there is a sink but no hot water.
University of the 3rd Age (U3A)	<ul style="list-style-type: none"> • An international organisation and has 10 regions (or branches) in the Perth metro area. 65 members aged over 65 years of age (majority over 75). Prime activity is to organise speakers on various topics that will interest Seniors. • Use the Meeting Room of the Recreation Centre. Average attendance at meetings is 40 members. 2nd and last Thursdays of each month from 1.00pm for speaker activities. U3A has access to the room on the morning of the 1st Thursday of each month when Petanque is being played. • Major Challenges / Requirements: <ul style="list-style-type: none"> ○ The size of the Meeting Room will become problematic if attendances at the speaker session increase beyond 50 members. ○ Access to the disabled toilets is via the outside of the building as they are located on the opposite side and the door are locked in between. ○ The toilets generally need updating to be suitable for the elderly. ○ The kitchen is too small. ○ Storage facilities exist but they are old and need updating. ○ Drinking fountain close to the building that is suitable for both the elderly and children.
U3A Petanque	<ul style="list-style-type: none"> • U3A Petanque is an offshoot of the U3A activities held at the Wanneroo Recreation Centre. 12 of those members play Petanque on the 1st and last Thursday morning of each month. • A shade area is in the process of being added and an access path leading from the Recreation Centre has also been erected. Trees surrounding the Court also offer some shade. • Major Challenges / Requirements: <ul style="list-style-type: none"> ○ Access to toilets separate to the Recreation Centre. ○ External secure storage to save elderly people carrying the playing equipment from the car park to the Courts (50m-75m). ○ Flood lights (extend playing hours but a wish list item). ○ Access to a defibrillator (one exists on Lake Joondalup Oval but this is 200m+away). ○ Parking closer to the Court. ○ BBQ facilities close to the Court. ○ Seniors exercise equipment (reference - Ashdale Park). ○ Drinking fountain close to Court.
Friends of Yellagonga (FoY)	<ul style="list-style-type: none"> • Concerned with the environmental impact at the Centre and its surrounds particularly by the various User Groups including the sporting clubs and community clubs. Current membership is 362 of which 110 live in Wanneroo. • FoY is based in Lansdale at Lansdale Farm as they need outside space for equipment and planting. It is acknowledged there is not enough space at Wanneroo Recreation Centre to replace the Lansdale Farm site. • Major Challenges / Requirements: <ul style="list-style-type: none"> ○ A strategy to unify Lake Joondalup with the various activities of the Recreation Centre and its surrounds through the

	<p>building of a 200m Boardwalk through the wetland leading to a Bird Tower overlooking the lake.</p> <ul style="list-style-type: none"> ○ The boardwalks etc should be wheelchair accessible. ○ Grasslands which are watered and fertilized impact on nitrogen and phosphate levels into the waterways. This increases midge levels and results in insecticide treatments that can affect a wide range of important insect predators. ○ The group wish to develop a suitable room to keep apparatus to help turtle aid programs and local branch meetings to be held (potentially combine with scouts). ○ Toilets facilities need to be accessible to the public. ○ Bicycles need lubricants and cleaning fluid to operate and be serviced which is completely inappropriate in a natural area close to sensitive wetlands.
<p>Aboriginal Elders Representation</p>	<p>This was undertaken in two parts with Dr Noel Nannup providing the initial comments and advising that the consulting team should also seek the views of Noongar Elder and Chairperson of the City's RAP Working Group, Dennis Simmons. Dr Nannup's comments are provided first:</p> <ul style="list-style-type: none"> ● There is a Song Line (Dreaming Track) that goes directly through the wetlands area and also through the lake. The main spirit sits in the middle of the lake. These areas should not be developed without approval from Aboriginal leaders. ● It is clearly preferable to keep built infrastructure simple and, if possible, down to one building (Support for Scouts/Boxing/Archery should be incorporated into the Recreation Centre). ● Supportive of Bird Tower and Boardwalk through the wetlands as it created a positive energy. ● Major Challenges / Requirements: <ul style="list-style-type: none"> ○ A preference to remove the non-sealed section of the overflow parking area. ○ The bikeway along Scenic Drive was considered ok if the bikes kept to the sealed section. ○ The Song Line should be recognised in any Masterplan through a Motif or the planting of a Geraldton Wax Tree (the Song Line runs north up to Geraldton). ○ An Amphitheatre with Dance ground would be a great addition to the Reserve from an Aboriginal and Torres Strait Islander people perspective and would enable Full Moon Ceremonies and Story Telling to occur. <p>Dennis Simmons concurred with Dr Nannup's views but also provided the following:</p> <ul style="list-style-type: none"> ● The site, lake and wetlands are of significant cultural and spiritual importance. ● Sports field usage is not necessarily compatible with the heritage value of the site. He believed the site would be better used as a passive place for cultural and spiritual wellbeing. ● The boxing club should be incorporated within any replacement infrastructure. ● He supported the boardwalk and bird tower option. ● Commercial development is not an appropriate use of the reserve. ● A redeveloped recreation centre could provide opportunities to provide training and conference room space to engage the community with Aboriginal Culture and engage with youths from a lower socio-

	<p>economic background. Ideally it should be one multi-functional building.</p> <ul style="list-style-type: none"> The lack of public transport.
Wanneroo Recreation Centre: User Group Survey	<p>In addition to the one to one consultation undertaken with the above groups / organisations a brief survey was supplied to user groups of the Wanneroo Recreation Centre. The following user groups responded and identified their critical considerations:</p> <ul style="list-style-type: none"> Wanneroo Village Quilters: A local quilting group who advised they had a membership of 15 (11 City of Wanneroo residents) and could be located within any community building within 2km of the centre. Demand is currently being met. Phoenix Calisthenics Club: A dance group with 65 members (of which 40 live within the City) and would be viable if they were to be located within 5km of the venue. Current demand is being met. Cancer Council WA: Providing exercise and meditative programs for people with cancer and their carers with 12 to 20 members (generally 60% of which live within the City) and the group could operate anywhere within the City. Current demand is being met. Skoolz Out: A before and after school and vacation care organisation providing for children from diverse backgrounds and special needs. Due to space limitations they have had to turn children away. The location is highly valued due to the association with nature. Plants and wildlife. They are generally restricted by other hirers,. As an organisation they would be viable within 2km of the current location. The facility does not meet current demands. Koi Society of Western Australia - Northern Branch: A group focused on the improvement of Koi quality and breeding within WA and Australia. It has 15-20 members of which three quarters come from the City of Joondalup and City of Swan areas. The Recreation Centre is well located for this activity and current demand is being met. Lakeview Badminton Club: Provides badminton for adults on Tuesdays and Thursdays for 40 plus members residing within the City ad approximately ten external to the City. They consider the continuation of the organisation is reliant on the current address. Demand is currently being met. Wanneroo Lace Group: Provides hand craft opportunities for seventeen members, of which ten live within the City of Wanneroo. They consider the continuation of the organisation is reliant on the current address. Demand is currently being met. WannaUke Ukulele Club; Provides Ukulele for seniors mainly and considers the continuation of the organisation is reliant on the current address. Demand is currently being met. Wanneroo Senior exercise group: Providing Tai Chi for seniors. It provides for 34 members from the City and considers the continuation of the organisation is reliant on the current address. Demand is currently being met.
State Government Departments / State Representative Bodies	
Department of Local Government, Sport and Cultural Industries (DLGSC)	<ul style="list-style-type: none"> DLGSCI are primarily concerned at the lack of green open space in the northern suburbs and see the various fields as an important playing space and overflow training space, particularly for AFL but also for Cricket, Soccer and any other participation sports. DLGSCI would be a potential avenue for part grant funding on any redevelopment as it related to the sporting fields. They were less concerned with the Recreation Centre unless it could be shown that

	<p>any redevelopment incorporated larger space for sporting activity (than currently exists).</p> <ul style="list-style-type: none"> • Major Challenges / Requirements: <ul style="list-style-type: none"> ○ The impact of Rotary Playground on any master plan and whether it could be moved? ○ Overall DLGSCI were supportive of a Master Plan for the site as long as any applications for funding dealt with the green space and satisfied co-location and multi-use activities.
Department of Water and Environmental Regulation	<ul style="list-style-type: none"> • Part of the site is likely to have contaminated soil as it may have been a rubbish infill in times gone by. • The soil is likely to contain acid sulphate and will need to be treated if disturbed by new buildings and/or realignment of the sporting fields. • If a bird Tower and Boardwalk became part of the Master Plan, any disturbance to the wetlands would need to be considered by both DWER and DBCA. It would need to be discussed with Aboriginal and Torres Strait Islander people groups. • It is likely that the site is connected to the main Sewer but this needs to be checked by DWER. • Reference was made to the DBCA who were likely to be the key determining state government authority for the site.
Lotterywest	<ul style="list-style-type: none"> • It is very unlikely the Lotterywest will fund physical space within a Recreation Centre where sport is being played (such as a Basketball court) but it may fund the fit out of physical space where community activities or not for profit charitable bodies are carrying out activities. • Activities at the site that may be appropriate for Lotterywest funding include: U3A; Scouts; CWA Wanneroo; Family Support WA; Gnangara Art Group; Craft Group etc. • Given the nature of the site, it is important to understand views on environmental impact from Aboriginal and Torres Strait Islander people groups and Friends of Yellagonga. They are generally supportive of Master Plan approach.
Public Transport Authority	<ul style="list-style-type: none"> • TransPerth does not currently run public transport (busses) down Scenic Drive to the Wanneroo Recreation Centre. The closest bus stop is on Wanneroo Road, which is approximately 950m from the Centre. This equates to a 5-10-minute walk. • Scenic Drive is not considered a priority as it is within walking distance (normally up to 1km) from Wanneroo road where there are a number of bus services and TransPerth do not normally run bus services where there is considered to be 1 sided patronage (sporting or playing fields on one side of the road which is the case for Scenic Drive).
Department of Biodiversity, Conservation and Attractions	<p>The following considerations are required to be adhered to:</p> <ul style="list-style-type: none"> • A minimum 50m wetland buffer to Lake Joondalup is essential. • The LMP be revised to show the position of the wetland buffer and that there should not be any infrastructure that is not for passive recreation inside, particularly not drainage infrastructure, playgrounds, parking etc. • Some boardwalks/interpretive signage/bird hides are suitable inside the buffer but dual use paths should be designed to form a hard edge to the buffer. • An Environmental Management Plan with contingency actions be prepared for the site. The plan is to include detail on Drainage and Nutrient Management

	<ul style="list-style-type: none"> • The efficiency of the swales be monitored long-term by the City (5 year minimum), with inflow water quality and outflow water quality being monitored quarterly, to ensure they are functioning efficiently. A maintenance program should be included in the Drainage and Nutrient Management Plan. • It is recommended that soil with high Phosphorus Retention Index be used under the ovals. • Upgraded floodlights must not cause any further disruption of the habits of waterbirds and other fauna in the area. • The need for consistency with the Yellagonga Regional Park Management Plan. • Native vegetation protection is essential and surveys are required to clearly define flora/fauna values. • Consider additional drainage requirements and hydrological impacts that may be associated with larger carpark areas.
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5.2 Summary Conclusions:

Based on the outputs from the consultation process the following facility and site development considerations have identified:

- Wanneroo Football Club require Lake Joondalup Oval for pre-season training. It is unlikely to be required in future for increased junior use. Consideration should be given to the women's game development. Similarly, Wanneroo Junior Football Club use the reserve for training only but potentially could use the reserve for matches if lighting were improved to 100lux.
- Wanneroo Amateur Boxing Club indicates they require a space of 500m² to facilitate their training and competitive needs. They also require access to toilets / changing facilities.
- Wanneroo Scout Group require access to space (although they specify basketball size, given the limited number of users, it is questionable whether this size is necessary. They also need access to toilets and a kitchen.
- University of the 3rd Age require meeting room space (potentially larger than that which currently exists) and kitchen / toilets. For Petanque they have indicated a shade area is to be added but similarly they require access to toilets, parking, drinking fountain and BBQ areas.
- The majority of sport user group consultees indicated the following improvements to existing infrastructure are necessary:
 - Changing facilities to service both Lake Joondalup and Scenic Park.
 - Additional storage capability.
 - Increased parking.
 - To satisfy disability access obligations.
- Current user groups have expressed that current space and access to space meets their current and likely future needs. The one exception is Skoolz Out who have expressed a concern that usage is often compromised by the presence of other user groups at the time required for their before and after school care activity.
- Friends of Yellagonga have indicated that while it would be beneficial to locate at the Wanneroo Recreation Centre Precinct current available space is prohibitive. The potential of a boardwalk and watchtower while in its infancy would be highly beneficial to the area and provide the level development which would engage the community in more extensive local conservation matters if designed sensitively. This is supported by the Aboriginal Elders.
- The response from the Aboriginal Elders confirmed the approach which should be considered with regards to the heritage value and respecting the cultural significance of the site. In respect

of the considerations identified by Council the following elements are considered to be inappropriate:

- Commercial restaurant and café – the option of a kiosk to service the sporting and recreational activities would however be seen to be less of a problem.
- Extended sporting space. Ideally the site should focus on passive recreation and the southern oval in particular should be reduced and alternative approaches considered.
- Increased public transport access. This is considered to work against the requirement for it to be a passive recreational contemplation space.
- A dedicated Environment Centre is unlikely to be supported due to the potential to attract large numbers of people to what should be a contemplative reserve.
- In respect of developments which are considered appropriate in responding to the site cultural significance the following are appropriate:
 - Bird tower and boardwalks. This has also been the subject of a recent study and its location has been identified to be incorporated in the master plan.
 - The integration of boxing within one multi-functional community building which can also provide flexible meeting and training room space for variety of culturally appropriate programs and services.
 - The link with cycling could be considered appropriate but only as an extension of the dual use path provision.
- The responses received from state government highlighted a number of concerns and approval processes which would need to be followed. These included:
 - DLGSC were supportive of a Master Plan for the site as long as any applications for funding dealt with the green space and satisfied co-location and multi-use activities
 - DWER and DBCA advised that approval may need to be sought for the area of the site which may have been the subject to tipping historically. A geotechnical assessment and review would be required and in particular to determine the level of acid sulphate soil present. DWER and DBCA would need to consult with Aboriginal and Torres Strait Islander people groups in respect of any development proposed within the wetlands.
 - DBCA have confirmed a number of additional research and approval processes which will need to be followed through, including:
 - 50m wetland buffer to be provided.
 - No hard infrastructure within the buffer with the exception of potential boardwalk and bird hide (subject to design approval and support from the Aboriginal and Torres Strait Islander people community).
 - The need to develop a Drainage and Nutrient Management Plan.
 - Soil assessment – geological survey.
 - Protection of native vegetation to be incorporated within a management plan which is informed by a contemporary survey.
 - A drainage and hydrological assessment of the proposed car parking areas.
 - Lotterywest confirm the importance of the response from the Aboriginal and Torres Strait Islander people representatives and environmental groups as being fundamental to any support for funding although they are supportive of the master plan approach.
 - The Public Transport Authority have indicated they are not supportive of extending the bus service along Scenic Drive as it is within a 1km walking distance of current public transport routes. A one-sided patronage is not considered to be a viable proposition (i.e. residential development only on the eastern side of Scenic Drive).

- Social connectivity is critical for mental and physical health and wellbeing.
- The site plays an important role in the local and broader community through connection to local Noongar culture and history which is beneficial for mental wellbeing and connection to place.

6. Needs and Nexus: Facility Development Options

This section builds on all of the information assessed in previous sections and provides recommendations for the master plan development. The fundamental principles upon which the master plan is to be developed incorporates the following:

- Where possible the co-location of infrastructure where the need for its retention is evidenced to ensure effective use of limited financial resources.
- Minimise any potential environmental impact.
- Enhance the value of the site from an Aboriginal and Torres Strait Islander people cultural and heritage perspective and seek to minimise the extent of development which is not consistent with these values.
- Ensure the key elements of the master plan are based on the needs of the broader user groups as evidenced through the consultation process and analysis.
- Ensuring that the recommended infrastructure is capable of being planned and delivered in a timely manner which is flexible to changing demographics, usage and identified community need.
- Providing the optimum level of provision relevant to the functionality and use by the key user groups.

The needs and therefore development options are identified based on the following:

- Essential development considerations and the rationale for their inclusion.
- Considerations for the medium to long term development of the site
- Development which has been considered but deemed to be inappropriate.

The site analysis has identified there are two potential options which could be considered for the co-location of the main site buildings including the Wanneroo Recreation Centre, changing infrastructure and the scouts / boxing club building. These have been identified as:

- The redevelopment of the Wanneroo Recreation Centre building off its existing structure.
- The redevelopment of the Wanneroo Recreation Centre in total on land to the north, occupied by current buildings (i.e. south of Lake Joondalup Oval).

The analysis is provided in Table 8 overleaf and the outcome of this analysis has informed the design and development of the master plan.

Table 8: Development Considerations and Rationale for Inclusion)

Proposed Development Considerations	Rationale for Inclusion / Exclusion
Essential Development Considerations	
<p>Redevelopment of the Wanneroo Recreation Centre</p>	<p>The redevelopment of the recreation centre is essential if it is to provide contemporary infrastructure which meets and services the needs of the current user groups on site. Currently the site is inefficient and consists of a variety of non-compliant buildings which need replacing.</p> <p>The potential catchment of the site indicates there is value in maintaining existing Wanneroo Recreation Centre services and potentially expanding the services offered to incorporate space for the boxing club, scouts, changing infrastructure for external oval use, storage and an office base for voluntary environmental groups and to service the Aboriginal and Torres Strait Islander people community. This is supported by benchmarking, current usage (booking data), the population profile and outputs from the consultation process.</p> <p>The following components are considered essential:</p> <ul style="list-style-type: none"> • Retain current indoor court as the main hall space for large community based activities. • 2 x community spaces of 100m² with the potential to reduce to smaller group / meeting spaces of 30m² – 40m² (one space potentially incorporating a replacement dry store and kiln). • Office space of up to 40m² which would provide for community groups / Aboriginal and Torres Strait Islander people community outreach space. • Up to four gender diverse changing facilities to service both indoor court use and outdoor oval use. • Public Toilets including UAT. • Extensive storage for community user groups, court hirers, scouts, boxing, external oval users.
<p>Incorporation of Boxing Club within the Wanneroo Recreation Centre</p>	<p>The current boxing facility is of poor quality and in need of replacement. While the club have intimated they require 500m² this would be excessive for a stand-alone club facility. Opportunities could be considered to accommodate a ring and fitness training area within a space of between 250m² to 300m². Access to toilets and other community space could be considered adjacent to the dedicated boxing space to ensure such space does not compromised multifunctional use.</p> <p>Spatial Consideration: 250m² to 300m² incorporating changing space but sharing showers.</p>
<p>Incorporation of Scouts within the Wanneroo Recreation Centre</p>	<p>The scouts currently occupy a sizeable building which while meeting a need to provide for archery is extensive for the membership base. Archery could be conducted externally as could a number of scout activities. The scouts do not require a dedicated space but could potentially co-exist with other community groups within shared spaces for activities (large room) and smaller spaces (meeting rooms).</p> <p>Spatial consideration: Scout group room – consideration to be given to a space of up to 150m² which can also provide for a creche facility / playgroup services during the day and scout / youth space at all other times. A smaller group meeting room for scouts (potentially interchangeable with the larger space depending on activities undertaken).</p>

Proposed Development Considerations	Rationale for Inclusion / Exclusion
<p>Redeveloped Pavilion / Changing facilities to service the Lake Joondalup Oval</p>	<p>The current pavilion / changing facilities which service the Lake Joondalup Oval are rarely used and the oval space is only used for training activities due to space limitations. The infrastructure is in need of replacement with gender diverse changing room space. Up to four units within a detached building could be considered alternatively, if Wanneroo Recreation Centre were to relocate to the current site, could be incorporated within the redeveloped centre.</p> <p>This is supported by stakeholder consultation, industry trends and benchmarking.</p> <p>Spatial consideration: To facilitate the use of the existing oval space the development of four changing room spaces (50m² each) to service the Lake Joondalup Oval will potentially be required. This would be dependent on the re-sizing and shaping of the oval space to accommodate junior soccer and football / women's football / junior cricket.</p>
<p>Development of a boardwalk and Bird Tower</p>	<p>The development of the boardwalk and bird tower has received support from Friends of Yellagonga and the Aboriginal Elders as being a valuable addition to the area. The facility subject to careful design and approval also has, in principle, been recognised by the DBCA as a viable development which would add value to the Regional Park and understanding of its cultural and environmental value.</p> <p>Spatial Consideration: To be designed to wave through the wetland with a lightweight structure. Examples of pontoon bird hides could be considered to float above the water while providing stable public access.</p>
<p>Aboriginal interpretive signage, amphitheatre and yarning / educational area</p>	<p>The potential to incorporate a yarning circle / amphitheatre and interpretation area has received the support of Aboriginal Elders. There are two distinct areas within the site which would lend themselves to this use – land to the west of the current cricket nets within the wetland area or land to the south within Scenic Park which lies within a densely populated mature tree area. Both are culturally significant areas building on the storyline and could be linked by boardwalks with associated interpretive signage.</p> <p>This is supported by stakeholder consultation and benchmarking.</p> <p>Spatial components: Incorporation of boardwalks interpretive features adjacent to identified areas of heritage significance.</p>
<p>Incorporation of landscape components to protect the wetland area</p>	<p>The development of a hard edge (i.e. a formal footpath demarking the extent of the active reserve area) with the wetland area is advised by the DBCA and received support from the Aboriginal Elders through the consultation process. This would assist in increasing controlled activity within the site while also supporting the passive and reflective recreational outcomes desired. This would also provide for an expanded cycling / dual use path infrastructure.</p>
<p>Rationalisation of car parking areas</p>	<p>There is a need to rationalise the car parking areas and reduce potential conflict between users. Car parking could be extended up to the 50m buffer zone subject to adequate protective measures being put in place regarding oil and petrol interceptors and suitable stormwater drainage controls. It is also recommended that right angle parking bays be formalised to the edge of Scenic Road and between the park Bollards. On the option related to the redevelopment of Wanneroo Recreation Centre on site it is recommended that the car parking area to the north of Rotary Park be reduced in size and the overflow car parking which currently occurs on the grassed area is prevented.</p>

Proposed Development Considerations	Rationale for Inclusion / Exclusion
Medium to Long Term Development Considerations	
<p>Changing Facilities to service the Scenic Park Ovals</p>	<p>The Scenic Park oval space is not heavily utilised and therefore the demand for changing infrastructure is not evidenced as it is principally used for junior level training activity for a limited time. Should the oval adjacent to the Wanneroo Recreation Centre be more intensively utilised the option to include changing facilities within the building should be considered (but not as a stand-alone facility). Should the recreation centre be relocated to the north (on land currently occupied by existing boxing, scouts and changing block) the potential to increase activity on the northern most Scenic Park Oval could be explored.</p> <p>This is supported by stakeholder consultation, industry trends and benchmarking.</p> <p>Spatial consideration: To facilitate the use of the existing oval space the development of two changing room spaces (50m² each) to service the Scenic Oval will potentially be required. Should the Wanneroo Recreation Centre be redeveloped and relocated to the north the need for a small changing block incorporating 100m² of changing room space together with a 55m² store and toilet/shower infrastructure could be considered.</p>
<p>Gradual reduction in sporting space on Scenic Park</p>	<p>The sporting ovals to the south are the most constrained and have limited sporting value other than for the development of junior football and soccer (training only). It is recommended in the short term that these be maintained to ascertain the potential usage value but in the longer term to potentially cease the use of the southern oval space for broader recreational and informal play. Over time the sporting use could be transferred to Lake Joondalup Park and benefit from enhanced changing facility infrastructure. The oval to the north on Scenic Park should be retained as an active reserve for the development of junior sporting activity. This will in part meet the cultural needs and reduce the current conflict between the active recreational use and passive reflection space.</p>
<p>Replacement of floodlighting towers</p>	<p>Due to the potential impact on flora and fauna within the wetland it is considered that the floodlighting towers should be retained at 50lux to meet community training standards. It is likely that opposition will be raised to any further increase in lux value without a clear understanding of the impact on the wetland and in particular local issues with mosquitoes.</p>
<p>Redesign and development of the Regional Playground and rationalisation of existing ad hoc play infrastructure</p>	<p>Rotary Park is located centrally within the precinct and surrounded by mature vegetation with limited potential opportunity to move. While there are current issues with termites its value to the community is evidenced by its continued and extensive use. Contemporary regional playgrounds however provide more diverse play equipment and opportunities for children of all ages. It is considered that in the medium to long term a complete redesign and development of infrastructure will be required.</p>
<p>Re-alignment of the Petanque Court to respond more effectively to the Recreation Centre</p>	<p>The current Petanque court is physically detached from the current Wanneroo Recreation Centre and as a result does not benefit from access to adequate shade and ablutions. In the longer term options will need to be considered to align the space more effectively with existing infrastructure and to avoid duplication of provision. It is therefore considered for each development option for the integrated recreation centre that the incorporation of the Petanque facility with other development options should be considered. This could potentially include the development of the Wanneroo Recreation Centre forward towards the Petanque court or the alternative option of aligning the</p>

Proposed Development Considerations	Rationale for Inclusion / Exclusion
	secondary outdoor changing facilities with the court space and potentially incorporating multi-sport courts.
Incorporation of a Noongar Cultural experience within the redeveloped Wanneroo Recreation Centre	To support the development of the Yarning Circle and interpretation areas it will be important to consider the use of internal space within the recreation centre for expanded cultural educational and Aboriginal and Torres Strait Islander people support work. This is supported by the Aboriginal Elders and subject to confirmation of the space required, could be incorporated as a higher priority.
Development considerations determined as not being viable	
Development of an Environment Centre and associated educational infrastructure including lecture theatres and visitor centre.	<p>The need for an environment centre has not been proven for a variety of reasons:</p> <ul style="list-style-type: none"> • Opposition from the Aboriginal and Torres Strait Islander people community. • Lack of profile of the site and associated activities which would justify the investment. • The requirement to staff and manage the facility potentially make it cost prohibitive. • Lack of proven demand. • While there is a group which is very active there is a lack of a suitable management body locally prepared to develop and invest in the infrastructure. <p>Alternative options, as referenced above, should be considered in alternative commercial / heritage locations adjacent to Joondalup Drive or Ocean Reef Road.</p>
Development of a commercial restaurant / café	<p>The need and demand for a restaurant / café is not proven due to the current lack of activation on the space. Consultation with Aboriginal Elders indicated they would also be opposed to the commercialisation of a space which should be for quiet reflection.</p> <p>As an alternative and potentially to test the viability of a café provision, a temporary pop-up café facility could be considered by providing a parking bay and / or removable unit adjacent to an integrated power and waste disposal service point.</p>
Enhanced public transport accessibility through the provision of a CAT service	<p>The Public Transport Authority (PTA) have clearly intimated that they would not support the extension of the public transport route to an area which has limited catchment. It is considered current public transport infrastructure is sufficient to meet current and future demand.</p> <p>If the City were to underwrite the full costs of the CAT service, this would be subject to negotiation with the PTA, but likely to be cost prohibitive.</p>
Development of an additional basketball court	The development of an additional basketball court is not justified by current usage and would be inconsistent with facilities of this nature. Benchmarked infrastructure would indicate that the provision of one basketball sized court within a multi-functional community facility is sufficient to accommodate the diversity of use.
Development of an education base for cycling	The need and demand for a cycling education base is not proven. Consultation with the Friends of Yellagonga are opposed to the development which is considered to be inconsistent with the environmental and conservation value of the adjacent wetland. Consultation with Aboriginal Elders indicated they would be supportive of extending the dual use path access which responded to the cultural value of the wetland areas.

Proposed Development Considerations	Rationale for Inclusion / Exclusion
	A cycling education base should be incorporated within an alternative located for the Environment Centre.
Expanded oval development	<p>The ovals currently are located in positions which maximise their potential use. The limitations placed by mature vegetation and limitations associated with the 50m buffer render their expanded use unviable. To comply with the requirements of Friends of Yellagonga, Aboriginal Elders and state government bodies it would be more appropriate to reduce oval space and concentrate activity on women's / junior football and junior soccer on Lake Joondalup Reserve, while responding to the need to sensitively manage the interface with the Wetland area.</p> <p>While there is a shortage of oval space within the City, it would be more appropriate to increase the capacity of existing oval and rectangular sporting infrastructure within a 2km of the catchment by improving ground conditions and installing LED lighting. This would need to be determined in accordance with a broader sport and recreation plan.</p>

7. Site Master Plan and Costing

Based on the assessment referenced in Section 6, The potential of redeveloping Wanneroo Recreation Centre on either its current site or on Lake Joondalup oval was considered for the master plan. The potential strengths and weaknesses of each option was considered and it was determined that redeveloping on the existing site offered the optimum solution for the following reasons:

- The cost of replacing the recreation centre based on a similar extended footprint would be marginally less expensive than building off the existing facility.
- The general rule of thumb, due to the difficulties associated with retro-fitting an existing structure (and accommodating all the inherent design inefficiencies), if the cost of modernisation / refurbishment is 70% or more of the cost of rebuild, the investment in a new building is preferred. Not only can the functionality and design be improved, but the use of more sustainable construction techniques and service improvements will significantly reduce the ongoing operational and lifecycle costs.
- The new build can accommodate boxing and scouts far more efficiently and effectively.
- The sporting use is principally focussed on the Lake Joondalup Park and Oval and from a functional perspective it provides a more effective solution to incorporate the appropriate level of changing room and club infrastructure adjacent to this area and a minimal level of infrastructure within the Recreation Centre servicing the single junior rectangular pitch to the south.
- It reduces the impact on existing mature trees and associated vegetation.
- It permits a more efficient and responsive development of Scenic Park which enables Aboriginal heritage and wetland access opportunities to be maximised.
- It provides greater opportunities to increase the car parking areas for the recreation centre and control vehicular movement and potential adverse impact on the adjacent wetland.
- It provides a greater opportunity to consider alternative play, passive recreational use and playground extensions to the south of the current play area such that it could align more effectively to the recreation centre use and accessibility to public toilets.
- The need for changing infrastructure to service the Joondalup Park Oval is essential. It is less of a priority for Scenic Park. The first option enables the City to consider the necessity for such infrastructure to service one junior oval / rectangular pitch to the south and integrate it within the multi-functional recreation centre rather than as a small stand-alone facility. It therefore provides greater security and use.

Following further discussion with City staff who reviewed the initial plan it was agreed that in addition to the items referenced above, the following additional considerations should be explored:

These incorporated the following development considerations:

Table 9: Master Plan Options Considered

Development Considerations
<p>Scenic Park to incorporate:</p> <ul style="list-style-type: none"> • Formalised oval provision with 50 lux floodlighting (with a medium-term solution to delete the southern oval from formal pitch use and re-allocate for passive recreation and cultural use). • Designate the central area as a culturally significant meeting area with interpretive features and artworks. • An integrated Wanneroo Recreation Centre providing for current centre user groups and in addition accommodating a relocated scouts provision (shared area with creche area); dedicated boxing facility, and integrate changing room infrastructure to service Scenic Park, offices, public toilets and flexible activity rooms / community group user rooms.

<ul style="list-style-type: none"> • Additional space should be incorporated within the recreation centre to provide flexibility in the use of the facility to accommodate Friends of Yellagonga, Aboriginal educational groups and the scouts in a flexible hall space to service programs which are likely to be developed to support the passive recreational use of the extended reserve, storytelling and access to the wetland. • The option to provide a pop-up café within close proximity to the Recreation Centre.
Incorporation of nutrient stripping interceptor basins.
Boardwalks through the wetland area with similar interpretive features / signage.
Localised storm water passive integration associated with additional tree planting adjacent to the existing and extended dual use path network.
Detailed irrigation measures to manage water use and protect the adjacent wetland.
To the north of Scenic Park and aligned to the redeveloped Wanneroo Recreation Centre, a boardwalk which leads to a pontoon bird hide at the water's edge.
An elevated lookout adjacent to the Wanneroo Recreation Centre with views over Lake Joondalup. It was subsequently determined that the bird hide should be located to the north of Lake Joondalup Oval through a separate feasibility study.
<p>Rotary Park to incorporate:</p> <ul style="list-style-type: none"> • Additional dual use path configuration. • Extended boardwalk into the wetland area to the south of Lake Joondalup Park. • An option to expand the Rotary Park Playground to the southwest to provide for nature play and an alfresco area. A temporary play and alfresco area is also shown as an option for when the termite affected play equipment is replaced. • Re-aligned northern car park to provide additional car parking space to service the broader recreation centre precinct.
<p>Lake Joondalup Park and Oval to incorporate:</p> <ul style="list-style-type: none"> • Additional dual use path configuration. • Localised storm water passive integration associated with additional tree planting adjacent to the existing and extended dual use path network. • Re-alignment of oval to accommodate junior football and soccer during winter play. The cricket facility is to remain unaffected. • Replacement changing facilities to service the Lake Joondalup Oval (2 x changing facilities to 50m² each with store of 55m² and umpires room / first aid and externally accessed public toilets. The movement of the changing facility to the north of Lake Joondalup Park to provide for public toilets would benefit the preferred position of the bird tower and as a changing facility to service the active reserve space. Additional car parking to service both activities and an extended dual use path was also to be incorporated. This would permit the servicing of an additional rectangular training pitch area for use for football / soccer. • Repositioning of the cricket nets to the north of the Lake Joondalup Park oval and adjacent to the clubhouse facility. • Demolition of the boxing club/scouts facility and land re-instated to grass / landscaped.

To complement the proposed development a nutrient interceptor basin is shown on the edge of the wetland area and immediately to the west of the dual use path. The approach to the nutrient basin is provided at Appendix F. A breakdown of the development proposed incorporates both the location and

spatial components associated with the Wanneroo Recreation Centre. It also provides an indicative plan of the changing infrastructure / public toilets to service the immediate needs of users of the Lake Joondalup oval.

The breakdown in phases / development components of the Master Plan is provided in Table 10 below. It is to be noted that these cost are approximations based on extracting the developments from the full cost plan and apportioning elements which ordinarily may be completed concurrently subject to the availability of funding (i.e. landscaping, site levelling and demolition). The detailed cost breakdowns are both provided at Appendix G which incorporates the full site development which is estimated at \$23,189,640.

Table 10: Order of Probable Cost for the Full Master Plan Identified in potential stages (DCWC Quantity Surveyors)

Option	Facility Development	Additional Considerations	Cost
1	Development of Bird Hide	Bird Hide. Viewing Tower. Footpath and boardwalk access. Signage.	\$901,886
2	Improvements to Regional Play Area	Nominal figure for shade and furniture (does not include works to termite infected infrastructure).	\$372,680
3	Landscaping Enhancements (full extent)	Boardwalks. Footpath extensions. Planting and nutrient drainage systems. Amphitheatre and Aboriginal Storytelling and education areas.	\$3,670,898
4	Improvements to playing surfaces and new changing facility to Lake Joondalup Park	Enhance current playing surfaces and increase available playing surface to incorporate training area to north. Demolition of current changing facilities. Relocation of cricket nets. Dual use path access.	\$4,259,529
5	Replacement Recreation Centre and Improvements to Southern Oval	Complete replacement of Recreation Centre and extension. Minor modifications to existing petanque court. Enhanced car parking area. Upgrade to oval including floodlighting upgrade.	\$13,984,641

The costs exclude the following:

- GST
- Abnormal ground conditions / contamination etc.
- Major services diversions
- Major utility upgrades / contributions & headworks

- FF&E
- Client costs, legal costs, site costs, agents fees, finance etc.
- Land purchase costs
- Client Representative / Project Management Fee / Professional Fees.
- Escalation - costs are current day
- % for Public Art
- Environmental Sustainable Design (ESD) infrastructure
- Costs assume Competitive Tender process with local builders using basic palette of materials
- Roads as assumed part of larger development
- Future northern sporting fields

In addition to the above, consideration will need to be given to the costs associated with additional technical studies and heritage assessments to ensure all statutory approvals are obtained in advance of the development. Consideration will also need to be given to displacement costs associated with the temporary re-location of users when the current buildings are to be demolished and prior to the completion of the construction work.

8. 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.

Table 11 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 Recreation Centre 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.

Table 11: Implementation Plan for Wanneroo Recreation Centre Precinct Master Plan

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 advertise for public comment.	Endorsement of the approach and approach to local community to verify the approach and seek feedback.	Reporting to Council	Council meeting and consideration of decision to progress / put on hold / reject the Wanneroo Recreation Centre Precinct Master Plan	City of Wanneroo	Mid 2020
B. Feedback to be received from community consultation process and master plan adjusted (if necessary) to take into account views expressed.	Final Master Plan approved for consideration in future budgetary processes.	Reporting to Council	Revised Master Plan reported for endorsement.	City of Wanneroo	Late 2020/early 2021
C. Seek approval for future budget commitments to undertake the relevant surveys / site assessments.	Commitment incorporated in the City's Long Term Financial Plan.	Funding commitment endorsed by council.	Council decision through budget setting processes.	City of Wanneroo	Late 2020/early 2021
PHASE 2: Pre-Planning					
D. Establish a project working group incorporating members of the local	Agreement to Work in partnership with the	Establishment of Project Working	Group established, terms of reference	City of Wanneroo	2021

Project Phases	Deliverables	Major Activities	Key Milestone	Responsibility	Timeline
Aboriginal Community to confirm the approach required to respect known Aboriginal Heritage values	Aboriginal community representatives to develop appropriate infrastructure.	Group focused on Aboriginal Heritage in accordance with the outcomes desired by the RAP.	agreed and engagement commencement.		
E. Brief other project stakeholders of the outcome of the master plan and advise of process to develop the business case for investment and likely timelines (particularly with relevance to the boxing club and scout group who will be required to relocate as a result of the overall site development) .	Advise Friends of Yellagonga, recreation centre user groups and reserve users of the outcome of the master plan and future engagement processes	Briefing and confirmation of probable development timelines.	In principle agreement from stakeholders to support the process.	City of Wanneroo	2021
F. Appoint Internal City Project Control Group	Confirm PCG to take carriage of development of the project.	PCG terms of reference established.	PCG membership signed off.	City of Wanneroo	2021
G. Appoint Project Manager.	Project Manager appointed within City of Wanneroo	Appointment Process to be undertaken	Appointment confirmed	City of Wanneroo	2021
H. Commence initial studies required to proof the land up for development. This will include: a. A geotechnical study of the site to confirm current ground conditions and the potential impact associated with Acid Sulphate Soils and a landfill / tipped area within Scenic Park. b. A full native vegetation survey to clearly define flora/fauna values	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 3-year period. Relevant studies commenced and aligned to	Research and recommendations published.	All studies and associated recommendations approved and an implementation program developed.	City of Wanneroo in partnership with relevant agencies and community representatives.	2021/2023

Project Phases	Deliverables	Major Activities	Key Milestone	Responsibility	Timeline
<p>within the protected wetland area.</p> <p>c. Undertake a full assessment of Aboriginal Heritage Values with support from the South West Aboriginal Land and Sea Council and nominated representatives of the local Aboriginal community regarding potential Aboriginal Heritage issues.</p>	working groups to review, check and challenge.				
<p>I. Development of an Environmental Management Plan for the site to incorporate an approach to drainage and nutrient management.</p>	Development of Environmental Management Plan for the site.	Endorsement achieved by the Department of Biodiversity, Conservation and Attractions.	Final document approved.	City of Wanneroo	2022/2023
<p>J. Ongoing dialogue with relevant departments to secure their support through statutory approval processes:</p> <p>a. The South West Aboriginal Land and Sea Council regarding potential Aboriginal Heritage issues;</p> <p>b. Department of Aboriginal Affairs;</p> <p>c. Department of Planning, Lands and Heritage;</p> <p>d. Department of Biodiversity Conservation and Attractions.</p>	Meeting outcomes and Director General / Representative body endorsement.	<p>Research into all aspects of the sites development to secure:</p> <ul style="list-style-type: none"> • Dept of Aboriginal affairs endorsement. • SWALC and representative body approval. • DPLH approval. • DCBA endorsement 	Agreement from all relevant state government departments and South West Aboriginal Land and Sea Council (and representative body).	Project Manager, City of Wanneroo	2022 to 2023

Project Phases	Deliverables	Major Activities	Key Milestone	Responsibility	Timeline
		of Management Plan.			
K. 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 subject to the outcome of the detailed research into flora / fauna values; c. Cost benefit analysis; d. Phased development and implementation.	Detailed business case for all site elements undertaken in accordance with the Local Government Act.	Detailed Feasibility and Business Case completed.	All potential funding elements proofed and clarified.	City of Wanneroo	2024/2025
L. Identification of potential phasing of development and prioritization of key projects for initial development	Priority outcomes of the business case to be developed for incorporation within a whole of project funding plan.	Council endorsed prioritised project delivery items based on availability of existing and potential funding.	Council endorsement of priorities.	City of Wanneroo	2024/2025
M. Finalise Funding Plan	Clarify position with regard to the investment commitment required and potential to secure grant funding through Lotterywest, Community Sporting and Recreation Facilities Fund (CSRFF) and other state and federal government funding	Funding applications submitted Loans and similar investment options considered and reviewed against optimum payback periods and risk..	Funding for project confirmed and legally-bound	City of Wanneroo	2026/2027

Project Phases	Deliverables	Major Activities	Key Milestone	Responsibility	Timeline
	opportunities. Consideration of loan and repayment terms.				
N. Obtain Council Approval to proceed to market	Completion of all studies, business case and statutory approvals.	Reporting to elected members (on an ongoing basis).	Elected member approval to proceed.	City of Wanneroo	2027/2028
PHASE 3: Design Consultant Appointment for Phase 1 Development (to be determined following Feasibility and Business Case Approval)					
O. Prepare brief for phased development options and integrated project.	Design brief development produced	Documentation produced in accordance with City of Wanneroo requirements.	Brief approved by PCG.	Project Manager, City of Wanneroo	2028
P. Advertise for tender submissions	Open tender application process, assess submissions and appoint.	Appointment of preferred consultant.	Design Consultant contracted.	Project Manager and PCG	2028
Q. Schematic Design	Scope of design brief clarified.	Refine preferred feasibility design.	Scope clarification and rationalisation.	Design Consultant	2028
R. Design Development	Detailed design.	Explore design options and clarify user requirements.	Finalise design for planning approval purposes.	Design Consultant	2028
S. Preparation of Design report	Design Report.	Assessment of form and functionality.	Design Report completed.	Design Consultant	2028
T. Approval of Schematic Design	PCG sign off schematic design	Report and presentation to PCG	Schematic Design Approved	Project Manager and PCG	2028
U. Additional statutory approvals to be sought	Outstanding Statutory approvals addressed.	Liaison with representative state bodies.	Compliance with statutory obligations confirmed.	City of Wanneroo	2028

Project Phases	Deliverables	Major Activities	Key Milestone	Responsibility	Timeline
PHASE 4: Planning and Site Approvals					2028
PHASE 5: Design Development					2028/2029
PHASE 6 Contract Documentation					2029
PHASE 7: Main Contract Tender process					20298
PHASE 8: Main Works					2029/2030
PHASE 9: Practical Completion					2030
PHASE 10: Opening of centre / integrated hub					2030/2031

9. Business Case and Operational Cost Planning Process

Due to the lack of financial information and the City's position in supporting the use and access to community facilities by the widest community base it is not possible to provide a clear understanding of the business drivers. Current infrastructure, with the exception of the dedicated use by Amana Living, is provided at either low or no cost to the user groups. It is not intended that future users will be required to contribute significantly to ongoing operational costs unless the City's leasing and usage policy is reviewed and altered. A critical consideration in the development of Wanneroo Recreation Precinct will be the potential to consider the case for investment (i.e. the business case). This will require the following matters to be assessed and clarified:

- To support the initial business case analysis, the various different development options should be investigated, and in particular:
 - Do nothing- maintain the status quo and the likely impact that would have on the development and evolution of Wanneroo Recreation Precinct as an area of land with high heritage value.
 - Undertake minor remedial works to all infrastructure: This would mean minor modifications and upgrades to the current infrastructure. This obviously would not address current known non-compliance issues associated with the boxing club and scouts building and functional deficiencies with the recreation centre.
 - Phased development of investment: this would involve the gradual implementation of the master plan as funding becomes available.
 - Complete redevelopment. This would involve the implementation of the full master plan as identified with potential servicing of loans to underpin any potential shortfall.
- To re-confirm the strategic positioning and how the proposal meets the objectives of the City of Wanneroo and the local community. This would incorporate a more extensive community / stakeholder consultation process than that undertaken to develop the master plan.
- Review the demographic considerations to confirm the anticipated need and extent of facility requirements having regard to the changing demographic.
- To undertake all technical studies required to proof the land up for development. This would necessitate the commissioning of a geotechnical study to check the presence of tipped material and the extent of acid sulphate soil. In addition a heritage impact assessment will be required to be undertaken and underpinned by detailed consultation with the Aboriginal community. A full flora and fauna survey will need to be undertaken and the views of representative bodies sought with particular regard to local knowledge and species definition. In addition, a traffic impact assessment should be undertaken to confirm the extent of off-road car parking which will be necessary to facilitate the extended development of all infrastructure.
- Develop the rationale for the extent of infrastructure desired and a clear understanding of how growth and potential phased development could occur within the Wanneroo Recreation Precinct. This would need to clarify:
 - The extent of all facility infrastructure as identified in the master plan and .
 - Type and extent of facility infrastructure to facilitate projected growth.
 - Asset management and maintenance.
 - Car parking.
 - Cost of displacing activities from existing infrastructure while the new infrastructure is being developed.
- The development of a detailed building / facility specification which focusses on the different components and how it could potentially deliver increased use of the Recreation Centre; Regional Playground; Aboriginal history and storytelling; conservation and environmental education outcomes; and increased use of associated sporting facilities.

- Determine the appropriate governance and management model to be employed, including leasing and booking arrangements for each component of the proposed infrastructure.
- An income and expenditure assessment to clarify the level of subsidy which is acceptable to the City.
- Undertake a risk analysis at the start of the business case process and review on completion of the business case to ascertain the likely risks and potential mitigation measures which will need to be employed to address them. The risk assessment review at the completion of the business case should seek to reduce or mitigate high and catastrophic risk consequences and address aspects all aspects in respect of the cost and potential cost blowout / funding, statutory approvals, reputation damage, health and safety, environment / heritage and political considerations as a minimum.
- Confirm a realistic timeline for delivery and expand on the implementation plan contained within this master plan report to take into account the outcomes of the more detailed technical research.
- Development of a funding strategy including potential loan repayment plans; anticipated grant assistance, rate base contribution and where available the potential use of developer contributions.

10. Recommendations

Based on the research undertaken to date the following recommendations are provided for consideration:

- That Council Members endorse Option Two as being the preferred solution to the redevelopment of the site and having regard to the need to undertake the following additional work:
 - A geotechnical study of the site to confirm current ground conditions and the potential impact associated with Acid Sulphate Soils and a landfill / tipped area within Scenic Park which has previously been identified but not classified.
 - Undertake a full native vegetation survey to clearly define flora/fauna values within the protected wetland area.
 - Set aside a budget in the next financial year to undertake an Environmental Management Plan with contingency actions be prepared for the site. The plan is to include detail on Drainage and Nutrient Management to address any current issues associated with the sporting use of the precinct and overflow car parking on the reserve adjacent to the protected wetland. This is required due to the potential encroachment on the current 50m buffer.
 - Confirm acceptance of the development of a maintenance program to be included in a Drainage and Nutrient Management Plan for the site.
 - Undertake an Assessment of Aboriginal Heritage and potential impact of proposed development options on matters of significant heritage value.
- Advise current leaseholders and occupiers of facilities (most notably the scouts and boxing club) of the intent to develop a consolidated facility and work in partnership with the user group to ascertain the appropriate level of space required to facilitate their ongoing occupation and presence within the Wanneroo Recreation Centre Precinct.
- Inform other user groups of the outcomes of the master plan and seek feedback on the level of internal and external space identified for future detailed design considerations.
- Continue dialogue with the Aboriginal Elders and established working groups to develop the support for the Noongar people yarning meeting and educational area together with wetland boardwalks, viewing tower and bird hide.
- To confirm the phasing of development on site. The recommendations are, in the absence of undertaking the additional work, considered to be:

Phase 1: Additional consultation and land proofing:

- In partnership with Friends of Yellagonga and the local Noongar community undertake the design and development of a boardwalk and bird hide plan for the wetland area which establishes the facility and future role of the site as an educational centre for the Aboriginal and Torres Strait Islander people community.
- Explore the potential to enhance and increase the hydrozoning and swale development proposed for the precinct. As part of this process, establish a plan for the efficiency of the swales to be monitored for a minimum 5-year period to ensure they are functioning efficiently.
- Complete all geotechnical, structural and environmental studies necessary to proof the land up for development.

Phase 2: Initial development of soft infrastructure and low cost development:

- Implement the enhanced shared use pathways and car parking improvements to offset any current nutrient contamination of the wetland areas.
- Implement the boardwalk plans and associated bird hide / viewing platform options.

- Once the preferred option for the development of Wanneroo Recreation Centre is confirmed, implement the construction of replacement changing infrastructure.

Phase 3: Redevelopment / development of an integrated Community Facility:

- Development of the replacement Wanneroo Recreation Centre and consequential demolition of the boxing and scouts facilities (having regard to the potential need to displace all activities currently utilising space within the Recreation Centre into an appropriate facility on a temporary basis).

APPENDIX A: Document Review

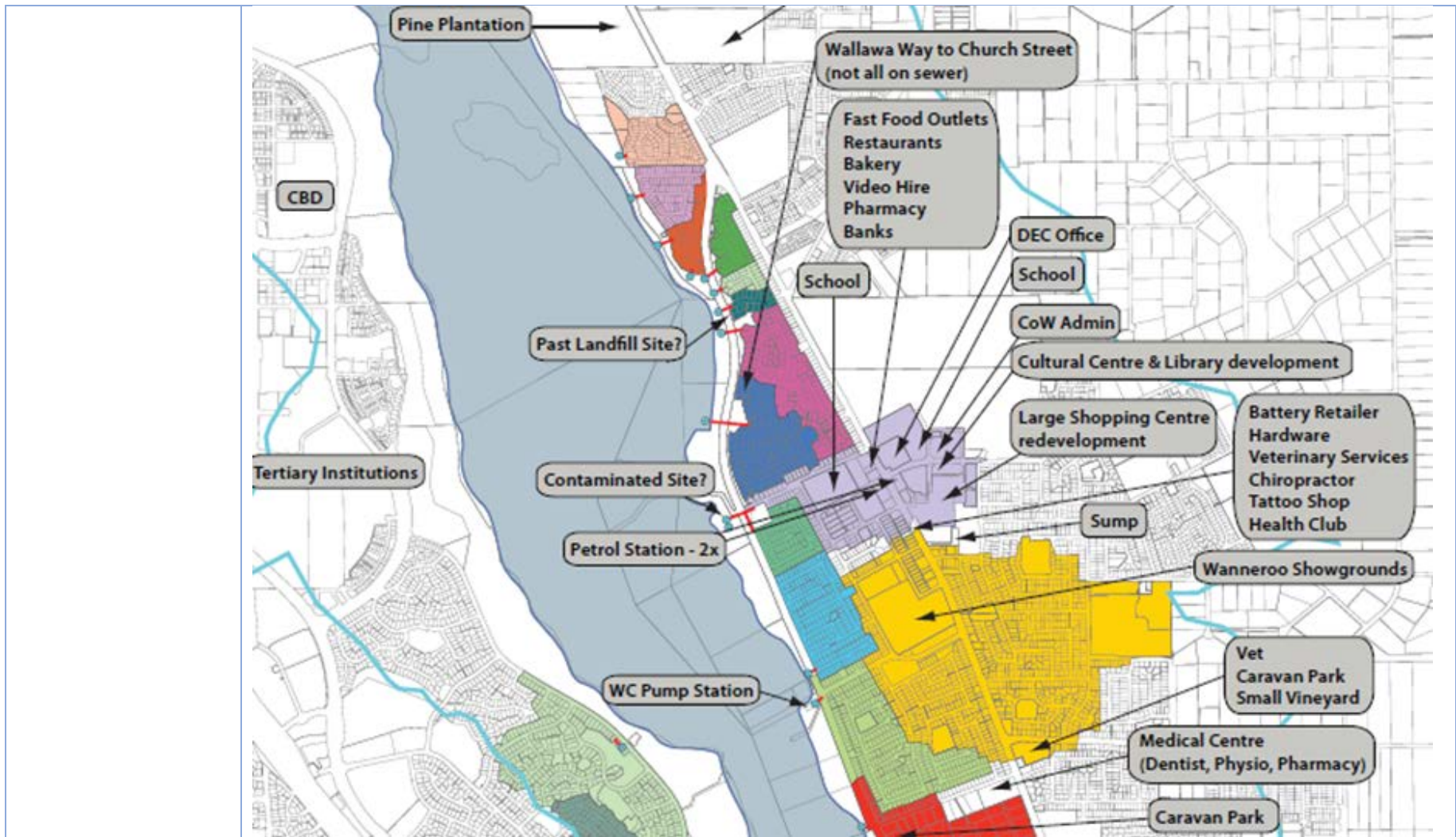
Document	Main Considerations / Implications
City of Wanneroo Documentation	
City of Wanneroo Strategic Community Plan 2017/18 – 2026/27	<p>The Strategic Community Plan sets out the strategic direction for the City of Wanneroo and more specifically the key strategic themes, objectives and actions to meet the requirements of residents. The key areas considered relevant to the Wanneroo Recreation Centre are identified below:</p> <ul style="list-style-type: none"> • Society: Outcome 1.1 Healthy and Active People. <ul style="list-style-type: none"> • 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. <p><i>Measure: Community Facility Planning Framework; Community satisfaction with the City's provision of sport and recreation facilities.</i></p> • Society: Outcome 1.3 Distinctive Places. <ul style="list-style-type: none"> • 1.3.2 Create place-based access to local services. • 1.3.3 Advocate and partner to meet changing community service expectations in place. <p><i>Measure: Activation of local based service delivery in Girrawheen and Yanchep.</i></p> • Society: Outcome 1.4 Connected Communities. <ul style="list-style-type: none"> • 1.4.1 Connect communities through engagement and involvement. • 1.4.2 Strengthen community and customer connectedness through community hubs. <p><i>Measure: Volunteer rate / number per population.</i></p> • Natural Environment: Outcome 3.1 Resource Management. <ul style="list-style-type: none"> • 3.1.1 Minimise impacts of climate change. <p><i>Measure: Energy efficiency ratings of key buildings and Energy consumption (reduction in key buildings).</i></p> • Built Environment: Outcome 3.4 Activated Places. <ul style="list-style-type: none"> • 3.4.1 Create local area land use plans supporting our activated places. • 3.4.2 Provide safe spaces, centres and facilities through our infrastructure management and designs for community benefit and recreation. <p><i>Measure: Community satisfaction with public spaces.</i></p>

	<ul style="list-style-type: none"> • Environment: Outcome 3.5 Connected and Accessible City. <ul style="list-style-type: none"> • 3.5.2 Connect walking and cycling opportunities to key destinations and distinctive places. <p><i>Measure: Community satisfaction with local streets and footpaths, cycle ways.</i></p>
<p>Corporate Business Plan 2018/19-2021/22.</p> <p>City of Wanneroo</p>	<p>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:</p> <ul style="list-style-type: none"> • Developers of Land • Educational Institutions • Health Providers • Local Community Associations • Natural Areas Friends Groups • Residents and Ratepayers • Wanneroo Business Association
<p>Smart Growth Strategy 2005 (City of Wanneroo)</p>	<p>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.</p> <p>The Smart Growth Strategy, whilst dated identified a number of key themes which are relevant to the development of Wanneroo Recreation Centre. These include:</p> <ul style="list-style-type: none"> • 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. • Supporting documents: The Community Development Strategy, Economic Development Strategy, Local Environment Strategy and others in development. • Smart Growth principles include: <ul style="list-style-type: none"> ○ effective use and development of land and buildings for the benefit of the local area. ○ promotes development that minimises environmental impact, together with practices that conserve and enhance natural areas. ○ creating opportunities to enhance and develop the identity of our places and our people, and to improve equity and inclusiveness within our community. ○ encourages citizen and stakeholder participation in governance and development decisions.

<p>City of Wanneroo Public Health Plan (2014/15 to 2016/17)</p>	<p>This plan advocates 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.</p> <p>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:</p> <ul style="list-style-type: none"> • Mental health • Food security and nutrition • Inactive lifestyles • Harmful drug and alcohol consumption • Community Safety • Public transport • Access to services • Communicable disease prevention <p>Of particular relevance to the Wanneroo Recreation Centre Precinct Master Plan is the following:</p> <ul style="list-style-type: none"> • 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.
<p>City of Wanneroo Place Framework 2018 (City of Wanneroo)</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>A key outcome is to improve community connectedness through community hubs. The City's approach is to:</p> <ul style="list-style-type: none"> • 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.

Draft Wanneroo Cycle Plan (City of Wanneroo December 2018)	<p>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:</p> <ul style="list-style-type: none"> • 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.
Active Reserves Master Plan Report (2016)	<p>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.</p>
Yellagonga Regional Park - Bird Viewing Structures Feasibility Study (draft) – Ecoscape 2020	<p>The study was undertaken to explore the site options available for the installation of bird viewing structure/s within the Park. The intent was to provide the local and wider community with safe facilities to view bird species while protecting local vegetation from un-authorized access and reducing disturbance to the birds being viewed / photographed. Five sites have been considered including:</p> <ul style="list-style-type: none"> • Site 1- Ariti Avenue • Site 2- Joondalup Lake Park • Site 3- South West of the Pine Seed Orchard • Site 4- Ashley Road, North of the Pine Seed Orchard • Site 5- Rotary Park <p>The process was informed by a stakeholder engagement process which targeted groups with an intimate knowledge of the site and as a result the locations could be tested and analysed to provide a high level of certainty with regard to implementation. It was concluded that site one had a high level of tenure complexity while sites two and five had low levels of complexity. In addition both site two and five had no Threatened Ecological Community (TEC) or Protected Ecological Community (PEC) present.</p> <p>With regard to site 2 the Multi-Criteria analysis highlighted site 2 Joondalup Lake Park as the most appropriate site based on the ranking scores. This is due to a number of factors including accessibility, user appeal and minimal disturbance to sensitive habitat that would be required. It is a site that would be suitable for a larger scale pontoon structure and would require extensive rehabilitation planting and new access from the adjacent Wanneroo Recreation Precinct and Scenic Drive which could make a positive contribution to the lake environment.</p> <p>Rotary Park at Site 5 came in second due to similar attributes including accessibility and user appeal. The site was however more constrained and as a result it was considered to be the second priority site. The master plan therefore needs to recognise this outcome.</p>
Department of Water and Environmental	<p>The response was received to a request to amend the licence to take water GWL159997(13), to draw additional 7,500 kL from the Perth, Whitfords, Perth - Superficial Swan aquifer for use on t Wanneroo Showgrounds. The department advised that the department proposes to</p>

<p>Regulation: response to request to draw additional water (15th June 2020)</p>	<p>refuse the application because abstraction from the Perth - Superficial Swan aquifer within the Whitfords sub-area of the Perth groundwater area has reached the allocation limit.</p>
<p>Wanneroo Local Area Plan</p>	<p>Rotary Pak and Wanneroo Showgrounds are contained within the current Local Area Planning process where there has been a significant amount of public consultation (26 January and 31 March 2020). The community engagement process incorporated a series of generic questions related to the broader area. Of note are the following outcomes:</p> <ul style="list-style-type: none"> • The community values the area around Lake Joondalup in relation to active and passive recreation, playgrounds, cycling and walk trails; • Is proud of its diverse heritage including Aboriginal culture and would like to see greater interpretation of this in public areas; • Supports greater provision and promotion of local events and activities across different times of the day. <p>The importance of retaining and protecting existing tree cover is emphasised through the feedback. This should therefore be recognised in the master plan and any development proposed to be undertaken is to minimise disturbance / loss of established vegetation.</p>
<p>Yellagonga Integrated Catchment Management Plan 2015-2019</p>	<p>The objective was to maintain and enhance the amenity, recreational, scientific, and conservation values of the Yellagonga Regional Park. The key influencing factors referenced in the document are:</p> <ul style="list-style-type: none"> • The Yellagonga Regional Park (the Park) is jointly managed by the Department of Parks and Wildlife, and the Cities of Joondalup and Wanneroo (the boundary of which passes through these wetlands). Land tenure is also vested in the Conservation Commission of Western Australia and the Western Australian Planning Commission. • The Park is identified as having significant regional value, particularly for: <ul style="list-style-type: none"> ○ Providing habitat for flora and fauna including iconic local species such as the Long-necked Turtle, Carnaby's Black-Cockatoo and Graceful Sun-moth; ○ Improving ecological function such as air quality, carbon capture, and soil health; ○ Decreasing erosion, salinity, water pollution and noise pollution; and ○ Providing opportunity for recreational and cultural experiences. • As from 2014 - The City of Wanneroo had commenced the upgrade of its stormwater infrastructure within the Yellagonga catchment. The initial work was stated as being continued with additional works being carried out within the remaining stormwater catchments that lead into the Yellagonga wetlands. (part of the City of Wanneroo's Infrastructure Directorate's 10 Year Plan). • Suspected contaminated sites in the Yellagonga catchment on the Wanneroo side are yet to be classified by the DER (this included the Wanneroo Recreation Centre site). • Reference is also made to the City's local biodiversity strategy (2011 to 2016)



**City of Wanneroo
Opportunities and
Constraints Report –
Wanneroo Recreation
Centre (August 2018)**

The report was commissioned to identify any environmental impact or issues in and around the Wanneroo Recreation Centre and which will inform the master planning process for the site. It was limited to the centre and Rotary Park. The key considerations are:

- The Rotary Park portion of the Yellagonga Regional Park is assigned a management zone of 'sport and recreation' in the Yellagonga Regional Park Management Plan 2003 – 2013 (Department of Conservation and Land Management, City of Joondalup and City of Wanneroo, 2003).
- According to the Department of Water and Environment Regulation (2018), groundwater is 4.5 m, on average, below the natural land surface.
- Conservation Significant Species – Wildlife Conservation Act 1950 (WA) indicated that while it was possible there was a likelihood of presence of some bird species, it was unlikely due to the lack of preferred feeding, nesting and roosting trees. For some species they are probably likely to be present but limited to remnant vegetation or around the lake area. In respect of notified flora, it is assessed that many species of significance or unlikely to be present or may be possible and confined to the remnant vegetation and foreshore area. There are three flora species identified as being unknown as the preferred habitat is not detailed on Florabase. In respect of mammals both water rat (possible) and Southern Brown Bandicoot (probable) are likely to be confined to the remnant vegetation in the foreshore area.
- The likelihood of all these species being present within the site boundary is low due to the presence of open water in Lake Joondalup, grassed playing areas, the playground, paved areas, and the WRC, and thus the limited presence of remnant vegetation to provide habitat for them. For some species, particularly flora species, their preferred habitat is not known, so a comment on their likely presence is not possible.
- While the Lake is not likely to be directly impacted by the proposed development, its presence and associated environmental values will need to be considered during the design process through consultation with relevant agencies.
- Lake Joondalup and its foreshore reserve is recognised as Bush Forever Site 299, but the likelihood of this being a significant constraint to the project is low.
- Lake Joondalup and components of the foreshore reserve are considered to have a high risk of acid sulphate soils due to the presence of the water body. Geotechnical investigations are likely to be required to support the master planning process to confirm that the site is suitable for the proposed development.
- Lake Joondalup and portions of the foreshore reserve are listed as Registered Aboriginal Site 3740, and that Site 3657 is a sacred tree located nearby in Church Street. Rotary Park is not in proximity to any locations listed on the Western Australian State Register of Places. The likelihood of additional heritage surveys being required is low.

Page 22 to 26 list the implications for approvals which include:

- Likely need for surveys in broader area to further characterise environmental values.
- Bush Forever status will require discussion with the Department of Planning, Lands and Heritage as a minimum.
- Discussion with the Wetlands Branch of the DBCA are likely due to the presence of the water body, and how impacts will be minimised.
- Surveys to confirm the presence/absence of conservation significant species are likely to be required.
- There is likely to be sufficient area within the Reserve for the development to occur without the need to disturb the heritage site.

	<p>Aboriginal heritage management plan may be required.</p> <ul style="list-style-type: none"> • Investigation into Acid Sulphate Soils will probably form part of geotechnical investigations associated with development approvals process. • Implications of drainage associated with an increased footprint will need to be considered as part of the building approvals process. • Commonwealth approvals associated with Lake Joondalup as a wetland that is listed as nationally important.
Wanneroo Recreation Centre Asbestos Materials Re-Inspection (Site Environmental and Remediation Services 2018)	<p>This assessment of asbestos in the Wanneroo Recreation Centre identified the following:</p> <ul style="list-style-type: none"> • Ground Floor - Pottery Room: Cement Walls Dividing wall between Pottery Room & Room 2. - Cement Product. • Ground Floor - Room 2: Cement Walls Dividing wall between Room 2, Store & Toilets - Cement Product. • External Mastic Expansion joints to North side of building – Mastic – identified in poor condition. • External Perimeter eaves at ground and high levels - Cement Product. <p>No immediate action is required but clearly appropriate treatment will be necessary if the asbestos sheeting is to be disturbed.</p>
City of Wanneroo Local Biodiversity Strategy 2018/19 to 2023/24	<p>This revision sets out a refined approach to the protection, retention and management of the City's natural assets to enable protection of the natural environment, conservation of local biodiversity, and engagement with the local community in the importance of biodiversity. The purpose of the Plan is to outline the City's targets for the retention, protection and management of local natural areas.</p> <p>The allocation of Conservation reserves will be balanced by other uses of public open space as it is recognised that other uses such as active recreation and drainage will require accommodation.</p>
City of Wanneroo Local Environment Strategy 2019 (LES)	<p>The LES is an outline of the City's overall approach to protecting and managing the key environmental resources and values important to the City's future. It aims to protect highly-valued environmental attributes, including both those of the natural environment (e.g. bushland habitat, wildlife, wetlands and ocean beaches), and of the built environment (e.g. air quality, aesthetic values, heritage landscapes, etc.). It also provides a framework to help protect and improve the quality of the City's natural and built environment by identifying the threats to the City's key environmental assets and values, and the opportunities for their enhancement.</p> <p>In respect of Yellagonga the City manage the Yellagonga Integrated Catchment Management Plan which aims to improve the quality of the Yellagonga wetlands. It references the Strategic Community Plan's Built Environment Pillar under Activated Places which seeks to provide safe spaces, centres and facilities through our infrastructure management and designs for community benefit and recreation.</p> <p>Liveability is a key feature and a failure to achieve acceptable levels of 'liveability' can result from such things as urban development and poor street and residential design lacking in tree canopy. It is essential that on the one hand the City promotes walkability and low energy transport options (i.e. cycle ways), pathways, cycle-ways, bus-stops with sufficient shade or weather protection.</p>
Access and Inclusion Plan 2018/19 – 2021/22	<p>The top three priority areas of focus for disability which resulted from the outcome of a consultation process was:</p> <ul style="list-style-type: none"> • Increasing employment opportunities; • Provision of more accessible buildings and facilities; and

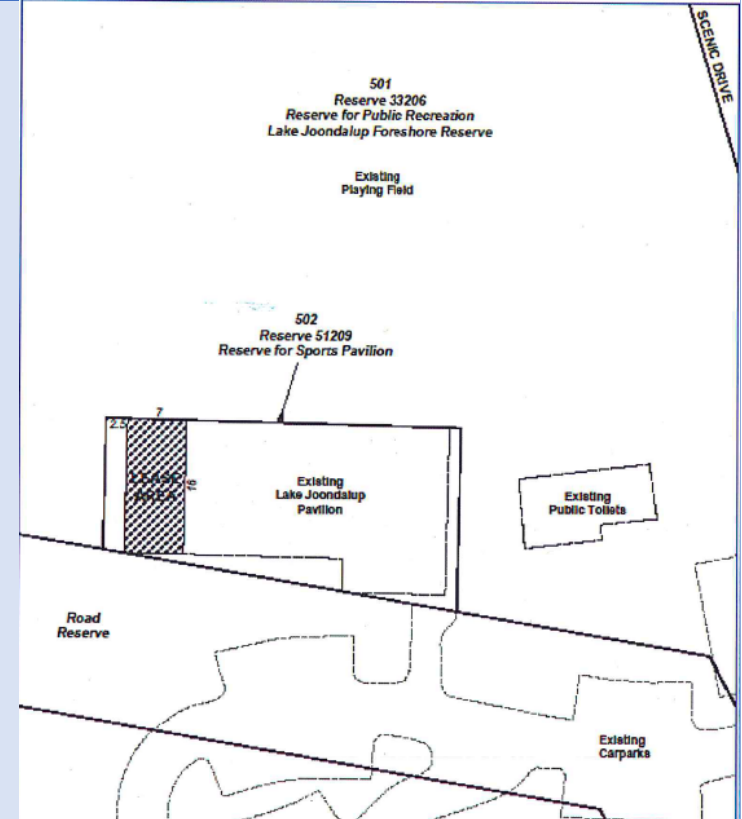
	<ul style="list-style-type: none"> • Provision of more accessible services and events. <p>Under Outcome 2 (Access to Buildings and Facilities) the City are committed to Investigate opportunities to improve the accessibility of City of Wanneroo facilities. This includes completing accessibility audits of all City facilities and strategically undertake works identified in previous audits.</p> <p>This forms an important Community Development Policy document of the City of Wanneroo which needs to be carefully considered in ensuring investment in existing properties confirm to the latest Australian Standards.</p>
<p>Local Planning Policy 4.1: Wetlands (16/10/18)</p>	<p>The policy applies to all planning proposals that affect or are affected by natural wetlands. Wetlands identified as having a high conservation significance as defined by the EPA Guidance Statement No.33 shall be retained in all planning proposals.</p> <p>A compatible-use wetland buffer shall provide sufficient separation of development from a wetland boundary and identify, protect and manage the wetland ecological function, however, will allow low-impact uses within the buffer area, including appropriate recreational facilities.:</p>
<p>Local Planning Policy 4.8: Tree Preservation Policy (July 2018)</p>	<p>A policy to provide a mechanism to protect significant trees of the City. The removal of significant trees shall be regarded as a last resort and only undertaken after all other options have been considered and rejected as impractical. Where approval is given under this Policy for a tree or trees to be removed, the City may require a suitable replacement endemic tree or trees to be planted elsewhere on a site.</p>
<p>Reconciliation Action Plan (RAP) 2018/19 - 2021/22</p>	<p>The RAP confirms the inaugural RAP of 2012-2014 sought to create awareness for residents and employees of the City's commitment to reconciliation and a greater understanding of Aboriginal culture in the City of Wanneroo. The actions in this Plan reflect greater engagement with the Aboriginal community, stronger working relationships and broadening of networks to advance the great opportunities already in place. Of the recommendations the following are important considerations in the development of the Wanneroo Recreation Centre Precinct: Key actions implemented from earlier plans included:</p> <ul style="list-style-type: none"> • A Reconciliation Walk at Lake Joondalup facilitated by Noongar People. • Lake Joondalup Noongar Six Seasons Signage installed at Rotary Park <p>The current plan includes the following actions:</p> <ul style="list-style-type: none"> • 7.1 Promote the City's Aboriginal Heritage Sites, Trails and local Noongar history. • 8.1 Include Aboriginal cultural relevance in the City's Community Engagement Policy and procedures • 8.3 Consult with and support Aboriginal Elders to build respectful relationships and ensure access to services • 11.3 Consult with local groups on content for interpretive signage

Lease and License Documents

City of Wanneroo and Wanneroo Amateur Boxing Club Incorporated Lease Portion Of Lot 502 (Reserve 51209) Scenic Drive, Wanneroo

Dated July 2014 for a period of 5 years. \$695.00 per annum. Rent review on each anniversary of the commencement date. Permitted use is as an Amateur boxing club

The Land is vested in the Lessor under a Management Order dated 23 May 2012 for the designated purpose of "Sports Pavilion" with the power to lease.



Part Reserve 34617 being part of Lot 39 on Plan 32924, known as "Wanneroo Recreation Centre"

Department of Planning, Lands and Heritage provided permission to lease portion of Reserve 34617 which is set aside for the purpose of "Recreation and Community Purpose" and managed by the City of Wanneroo with power to lease for any term not exceeding 21 years subject to the consent of the Minister for Lands.

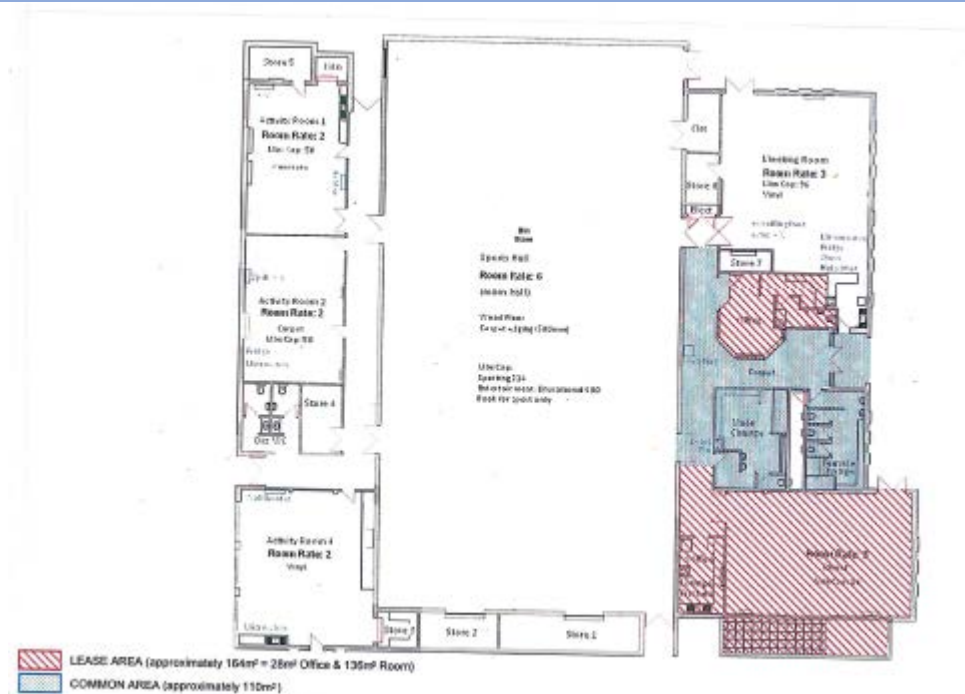
The agreement expires on June 20th 2020.

City of Wanneroo (LESSOR) and Amana Living Incorporated

Property Condition Report (Whole Building) includes:

- Office condition: Good
- Office storeroom: Good
- Office Laundry: Good
- Main Room: Good
- Reception area: Good to fair.
- Kitchen: Good

The Premises is a designated Lessor emergency evacuation building. The Lessee to immediately permit the Lessor to have access to and use of the Premises for public purposes. The Lessor agrees to grant the Lessee an abatement of Rent for the period that the Premises are being used for emergency evacuation purposes.



State Planning and Associated Documentation

State Planning Strategy 2050

The Strategy outlines the Government's intention to undertake a collaborative approach in planning for the State's land availability, physical and social infrastructure (community facilities), environment, economic development and security. Social infrastructure (physical and social) is referenced as required to enable liveable, inclusive and diverse communities to grow and develop. It incorporates:

- Spaces and places – creating spaces and places that foster culture, liveability, enterprise and identity.
- Affordable living – enabling affordable living through housing diversity and compact settlements.
- Health and wellbeing – encouraging active lifestyles, community interaction and betterment.

It states all levels of government have a role to play in the delivery of social infrastructure which is highly complex. It includes schools, hospitals, civic centres, aged care, public open spaces as well as 'soft' elements of community infrastructure, which include social services, community building and culture and arts programs. 'Soft' elements may include programs, resources and services while 'Hard' elements

	<p>related to buildings within which the soft elements are often located. The CFP does not incorporate all of these elements (i.e. schools, hospitals, civic centres, and aged care but does incorporate the remainder, even if provided in partnership with others).</p> <p>The attraction and retention of skilled workers, who require access to well-developed social infrastructure and social services, is identified as a critical issue. The strategy recommends that as each community has different social infrastructure needs, a detailed understanding of a community's makeup, cultural and social connections, and social pressures is required. This has to be seen in the context of an overall infrastructure framework and limited capital environment (particularly with reference to the management of the assets on an ongoing basis).</p>
<p>North West Sub-Regional Planning Framework</p>	<p>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:</p> <p>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.</p>
<p>Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (Department of Sport and Recreation)</p>	<p>The document provides vision and direction for Western Australia's Sport and Recreation Industry. The following challenges are relevant to the development of community sport and recreation infrastructure:</p> <ul style="list-style-type: none"> • 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. • 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.

	<ul style="list-style-type: none"> • 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.
<p>Classification framework for public open space (Department of Sport and Recreation) 2013</p>	<p>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.</p> <p>Descriptions of primary function comprise:</p> <p>Recreation space</p> <ul style="list-style-type: none"> • 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. <p>Sport space</p> <ul style="list-style-type: none"> • Provides a setting for formal structured sporting activities. • Includes playing surfaces, buffer zones and supporting infrastructure such as clubrooms. <p>Nature space</p> <ul style="list-style-type: none"> • Provides a setting where people can enjoy nearby nature. • Includes sites managed to encourage recreational access while protecting local ecological and biodiversity values. <p>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:</p> <p>Local Open Space</p> <ul style="list-style-type: none"> • 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. <p>Neighbourhood Open Space</p> <ul style="list-style-type: none"> • 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. <p>District Open Space</p> <ul style="list-style-type: none"> • 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.

	<p>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.</p>
<p>Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia</p>	<p>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:</p> <ul style="list-style-type: none"> • 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 <p>Of the challenges the following are relevant to the Wanneroo Recreation Centre Precinct and future facility developments:</p> <ul style="list-style-type: none"> • 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.
<p>The Future of Australian Sport CSIRO on behalf of the Australian Sports Commission 2013</p>	<p>The report identified six megatrends likely to shape the Australian sports sector over the next 30 years. These include:</p> <ul style="list-style-type: none"> • Sport and Fitness (A Perfect Fit): Individualised sport and fitness activities are on the rise. People are increasingly opting to go for a run with headphones and a music player when the opportunity arises rather than commit to a regular organised sporting event. • Lifestyle (From extreme to mainstream): the rise of lifestyle, adventure and alternative sports which are particularly popular with younger generations. They attract greater general awareness through on-line contact. • Aligned benefits (More than Sport): The broader benefits of sport are being increasingly recognised by governments, business and communities i.e. mental and physical health crime prevention and social development. • Ageing demographic (Everybody's Game): Australia faces a constantly ageing population. This will change the types of sports played and how they are played. There are indications that Australians are embracing sport into their old age which means that to retain strong participation rates, sports of the future will need to cater for senior citizens (i.e. low impact, social and less confrontational). In addition, society is becoming more multi-cultural and there is a need to adapt to those changes. • Growth in Asia (New Wealth, New Talent): Asian countries are investing heavily in sports capabilities and, especially in the case of China, have rapidly improved gold medal outcomes at the Olympics. This in turn creates new commercial markets and opportunities.

	<ul style="list-style-type: none"> • Sports as a business (Tracksuits to Business Suits): Sports with higher salaries may draw athletes away from those with lower salaries. Loosely organised community sports associations are likely to be replaced by organisations with corporate structures and more formal governance systems in light of market pressures.
<p>Intergenerational Review of Australian Sport 2017 - Boston Consulting on behalf of Australian Sports Commission (ASC)</p>	<p>Of the key messages the report conveys, the following are particularly relevant:</p> <ul style="list-style-type: none"> • The sector's economic contribution is equivalent to 2–3% of GDP, employing more than 220,000 people and attracting 1.8 million volunteers – Australia's largest volunteer destination. • Sport also makes a major contribution to our health and wellbeing which is essential to combat obesity and physical inactivity. • Participation in sport improves outcomes in core academic fields, as well as teaching life skills and improving retention. • The network of clubs and competitions brings people together • International success builds national pride and reinforces Australia's international reputation for excellence • These benefits result in every dollar spent in sport returning \$7 of total benefits to Australia. <p>The main threats to Australia Sporting future are considered to be:</p> <ul style="list-style-type: none"> • Sport is being increasingly marginalised in schools • Inactivity and obesity are rising, with 81% of Australian children not meeting the recommended activity guidelines • Two-thirds of adults and one-quarter of children overweight • We are increasingly time-poor, challenging traditional club models and the social cohesion they bring. <p>The challenges which need to be met are clear and the report proposes the following steps:</p> <ul style="list-style-type: none"> • Modernising sports' offerings; embedding sport within the school day; and significantly expanding the use of sport in preventative health efforts. • Create thriving sports organisations that contribute to stronger, more inclusive communities. • Improve the national high performance system. • Develop a world leading, trusted sports industry, that plays an increasingly important role in the Australian economy. • Expand non-government sources of revenue, improving the sector's use of data and technology, and improving our sports infrastructure, especially at the community level.
<p>AusPlay: Participation data for the sport sector: Summary of key national findings October 2015 to September 2016 data</p>	<p>AusPlay is divided into two overarching age categories: Children (age 0-14) and Adults (15 and over). The data provides participation estimates across a range of 135 different sport and non-sport related activities. Sport-related activities are those related to National Sporting Organisations (NSOs), including participation that occurs without direct affiliation to the NSO. Non-sport-related activities are not related to NSOs and include gym/fitness activities, bushwalking and many more. AusPlay also provides data about activities that take place through an organisation or at a venue, (although for children, all activities are defined as 'organised' and take place outside of school hours). School</p>

(Australian Sports Commission)

participation programs are not captured by Ausplay. The data is used by government at all levels to inform future sport policy, facility planning and provision, and program design to address barriers to participation.

The national data output identified:

- Over 17 million Australians aged 15 or over (87%) participated in a sport or physical activity in the last 12 months.
- Nearly 3.2 million children (69%) participated in some form of organised sport or physical activity outside of school hours.
- Adult men and women participate at similar levels across the life stages.
- However, girls 9-11 years old are slightly more likely to participate in sport or physical activity (at least once a year) compared to boys of the same age.
- 11.6 million Australians (59%) aged 15 or over are participating in sport or non-sport related physical activity three or more times per week.
- 2.5 million Australian children (54%) aged 0 to 14 are active at least once a week through organised sport/physical activity outside of school hours. Only 19% or 0.9 million children are active at least three times per week.
- Australian adults tend to play sports for longer durations than non-sport related physical activities. However, they participate in non-sport related physical activities more often than sport.
- Women are more likely to participate in sport or physical activity for physical and mental health reasons and to lose or maintain weight than men.
- Men are more motivated by fun/enjoyment and social reasons than women.
- For adults, up to middle-age, time pressure is by far the main barrier to participating in sport or physical activity. Poor health or injury then also becomes a main factor.
- The main barrier to young children's participation in organised out of school hours sport or physical activity is their parents' perception that they are too young to start playing.
- Sport clubs are the primary avenue for children to be active (except for children aged 0–4, who are more likely to be active through other organisations).
- Sport clubs are not the main choice for participation in sport or physical activity in Australia for adults aged 18 years and over.
- While sport clubs are the main avenue for both girls and boys, throughout childhood boys (50%) are more likely to be active through club sport than girls (33%).
- The use of technology for sport or physical activity is popular with 39% of the Australian adult 'playing' population. Its popularity is highest amongst younger adults, particularly younger women.
- Recreational walking is the most popular physical activity for Australians overall, followed by fitness/gym activities.

APPENDIX B: Demographic Analysis

The demographic analysis outlines the key data for the City of Wanneroo, focusing on the 2km & 5km catchments around the Wanneroo Recreation Centre Precinct, which has been obtained using the following sources:

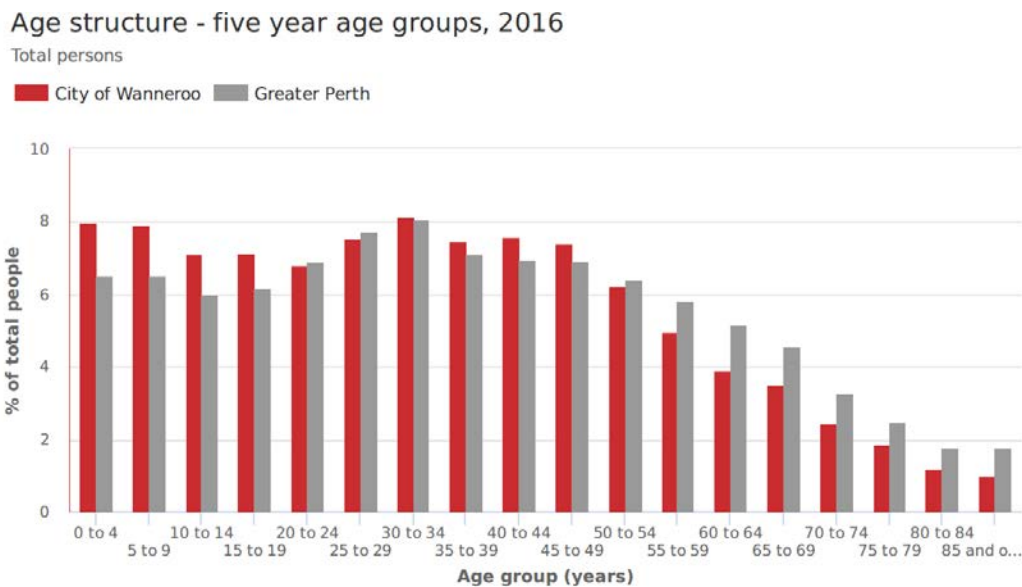
- Australian Bureau of Statistics (ABS) 2016 Census
- Community Profile and Social Access (City of Wanneroo)
- Forecast id (City of Wanneroo)

The analysis has focused on the current population profile and future population growth, age composition and components of population change.

Population & Growth

The Census of 2016 identified the usual resident population of the City of Wanneroo was 188,212, living in 70,348 dwellings with an average household size of 2.83. The age profile for the City is more particularly shown in Figure 4 below which highlights the fact that the City has a relatively youthful demographic when compared to the Greater Perth area. This is generally reflective of high growth areas where there is a significant amount of inward migration and land compared to more central CBD areas is relatively affordable.

Figure 4: Age Structure for the City of Wanneroo 2016 (Source: Profile ID)



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.

.id the population experts

The City of Wanneroo population forecast for 2020 is estimated at 206,860, and is forecast to grow to 348,880 by 2041. For the Wanneroo Recreation Centre Precinct it is important to understand the potential catchment of the site. The site, depending on the usage of the infrastructure performs a multitude of neighbourhood and district level functions. In addition it is the location of the City's Regional Playground (Rotary Park). In order to gain an understanding of the likely catchment which is going to be serviced by the precinct, it is important to consider both a 2km and 5km catchment being typical neighbourhood and district level catchment considerations.

The Wanneroo Recreation Centre 2km catchment is identified at Figure 5 and incorporates the suburbs of Wanneroo, Ashby – Sinagra and Hocking. The 5km catchment is shown at Figure 6 and incorporates the suburbs of Wanneroo, Ashby – Sinagra, Hocking, Gngalara - Jandabup – Mariginiup, Tapping, Carramar, Banksia Grove, Madeley- Wangara – Woodvale.

Due to the sites location on the eastern side of Lake Joondalup it is considered that the full catchment of the site is serviced from within the City of Wanneroo. The circuitous route residents from the City of Joondalup would render the site access unrealistic.

Figure 5: Wanneroo Recreation Centre Precinct 2m Catchment (Source: Nearmap)

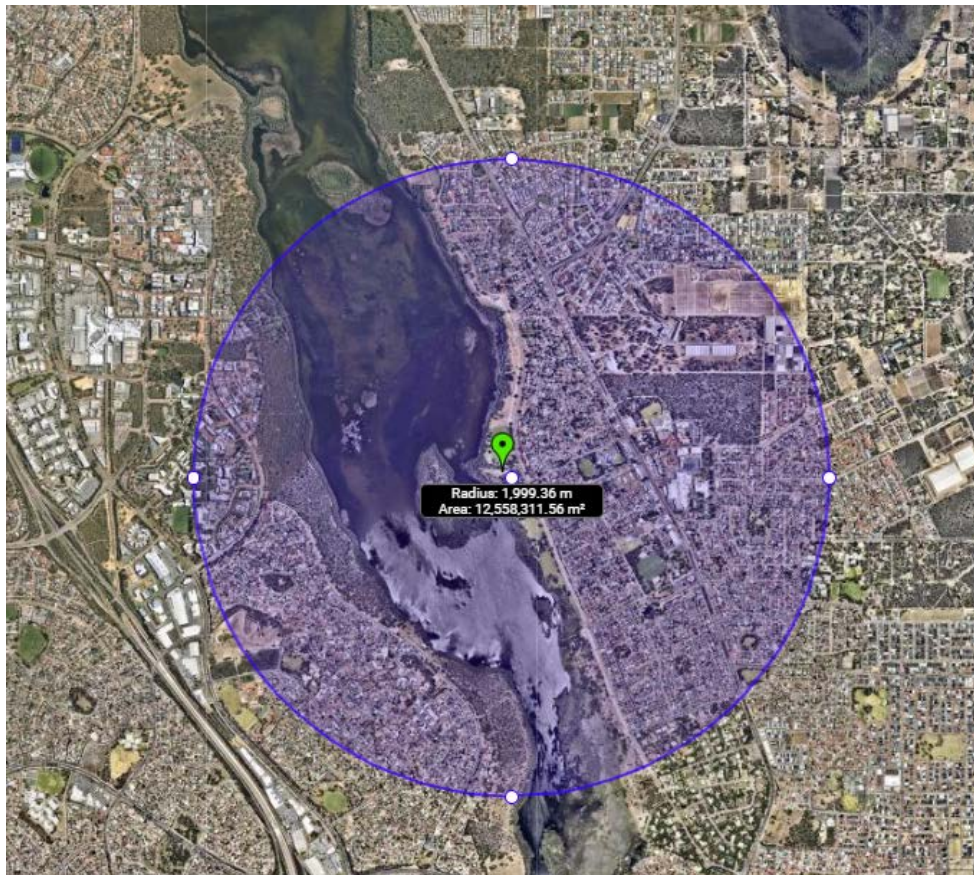
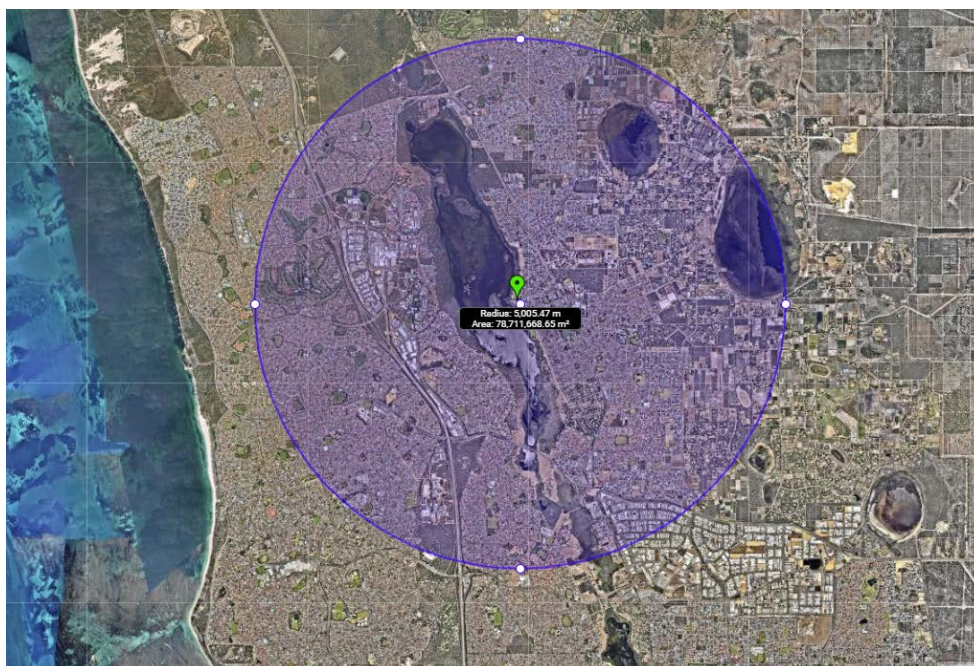


Figure 6: Wanneroo Recreation Centre Precinct 5km catchment (source: Nearmap)



The relevant catchments and percentage of population within each catchment is shown in Table 12 below. The percentage of the resident population is reflective of the extent of residential land the radii

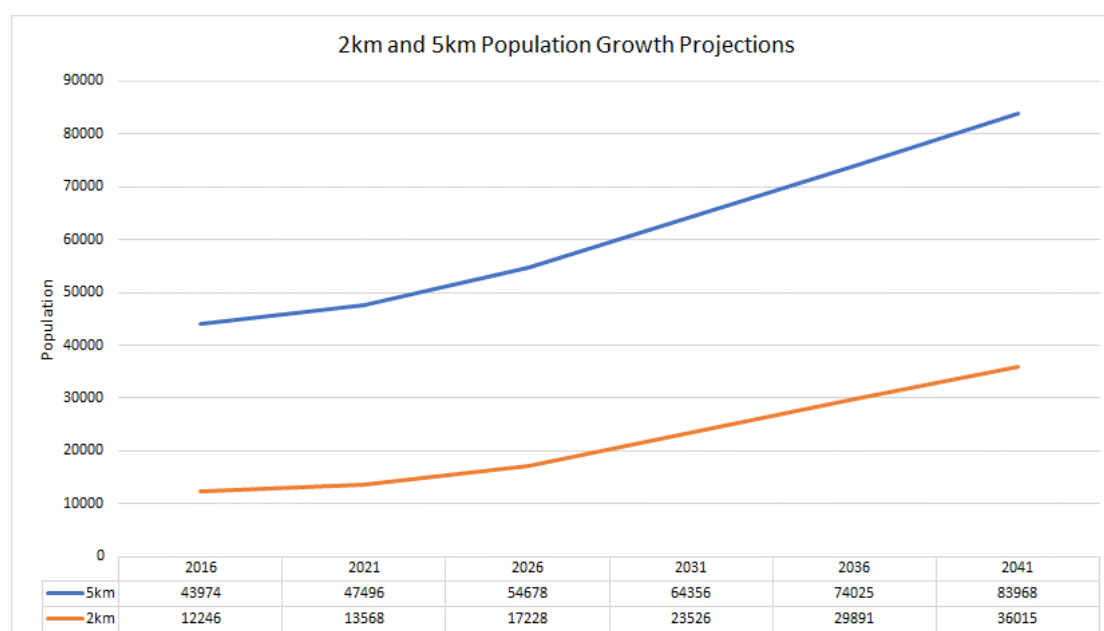
around the precinct covers. It is not an exact science but provides an indication of the potential age profile in each catchment.

Table 12: Percentage of Suburb Residents Within the Defined Catchments (Source: Forecastid)

SUBURBS	5km	2km
Wanneroo	90%	70%
Ashby - Sinagra	100%	60%
Hocking	100%	2%
Gnangara - Jandabup - Mariginiup	20%	0%
Tapping	100%	0%
Carramar	70%	0%
Banksia Grove	10%	0%
Madeley- Wangara - Woodvale	10%	0%

Figure 7 identifies the overall population within each of the catchments. It can be seen that within the more localised catchment the resident population serviced by the precinct is relatively small currently at 12,246 but this is anticipated to grow almost three fold by 2041 (compared to the census data of 2016). The 5km catchment indicates a 2016 population of 43,974 which will almost double to 2041.

Figure 7: 2km and 5km catchments of Wanneroo Recreation Centre Precinct (Source: Forecastid)



One of the critical concerns related to growth of this nature is the ability to future proof the development and delivery of appropriate levels of community infrastructure to meet emerging needs. The Wanneroo Recreation Centre Precinct provides a valuable local asset which combines a variety and diversity of community activities within one reserve which is elongated and constrained by a road on the east and Aboriginal heritage / environmental constraints associated with the wetland on the west. By its very nature, the extensive catchment associated with the precinct is also constrained by a reasonable busy north south connector road (Wanneroo Road). It does nevertheless provide a resource which is unlikely

to be built upon and has the capability to provide for club based sporting activities as well as group recreational activities.

Within the 2km catchment the age profile and projected growth to 2041 highlights the progressively youthful demographic. While the population is also showing an increase in those over 65 this age demographic is growing at a slower pace than the children, young adults and young family age range. Such a profile is indicative of a need for family based and club based infrastructure which services both child development and family support. Services which align well to this profile are junior sporting activities, playgroup, child health and welfare and play. It is to be noted however that within the Wanneroo suburb, within which the precinct is located there are a larger percentage of 65 to 74 year old's compared to the broader City context (10.6% compared to 5.9%).

Figure 8: 2km Catchment Age Profile for the Wanneroo Recreation Centre Precinct (Source: Forecastid)

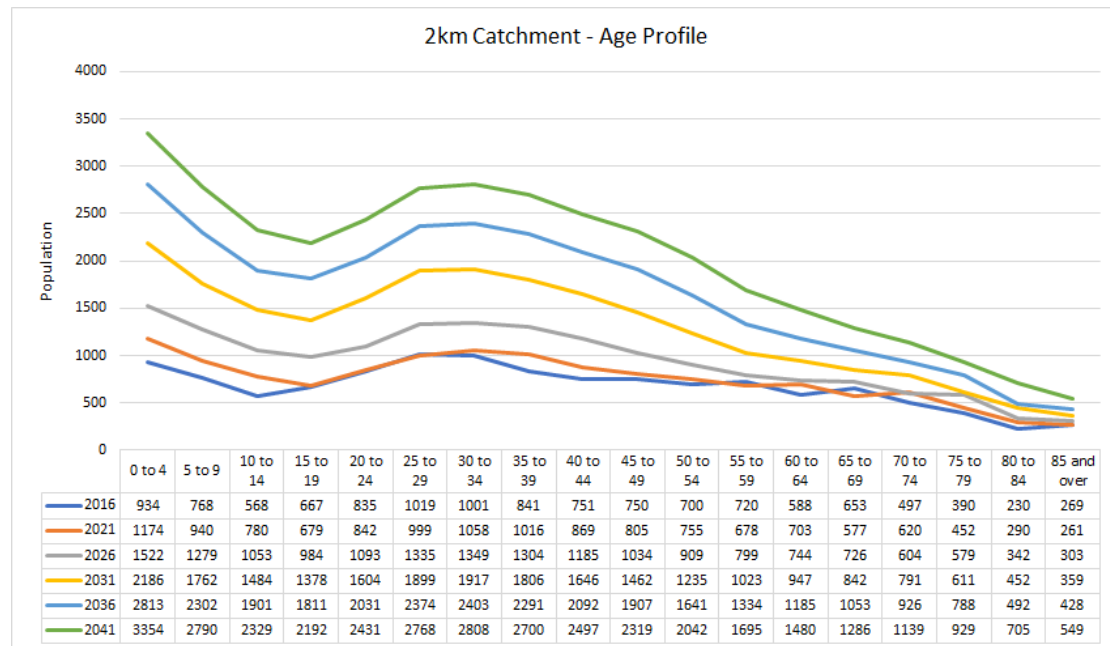
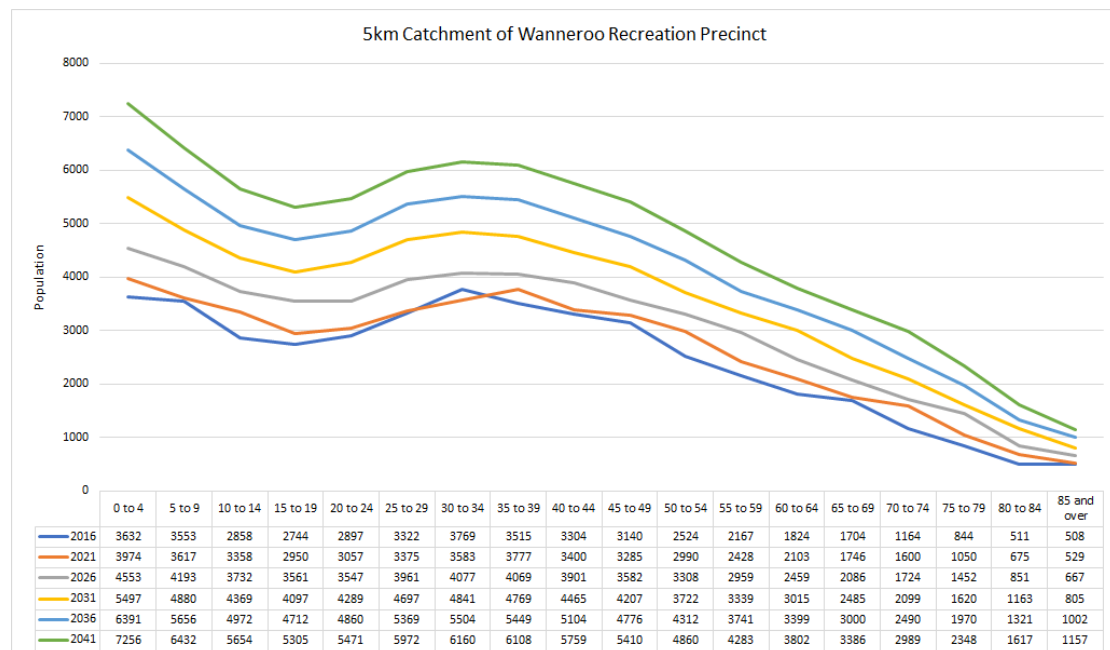


Figure 9: 5km Catchment Age Profile for the Wanneroo Recreation Centre Precinct (Source: Forecastid)



Some of the key demographic profiling associated within the immediate 2km catchment of the site is the high level of English speaking immigrants and naturalised Australians which account for over 94.1% of the population and Italian being the next at 4.5%. With this demographic, there is a propensity to take part in traditional European sports of soccer, cricket, hockey, tennis and Australian Rules Football. Within the immediate catchment there is access to a range of traditional sporting infrastructure and in particular a major event area at Wanneroo Showgrounds. This facility incorporates the Wanneroo Sports and Social Club, football and cricket clubrooms and a pavilion and has been the subject of previous master planning. The key focus of the Wanneroo Recreation Centre is likely to be focussed on more family based and junior development options.

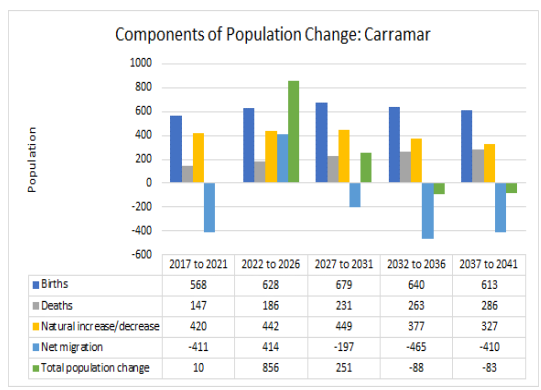
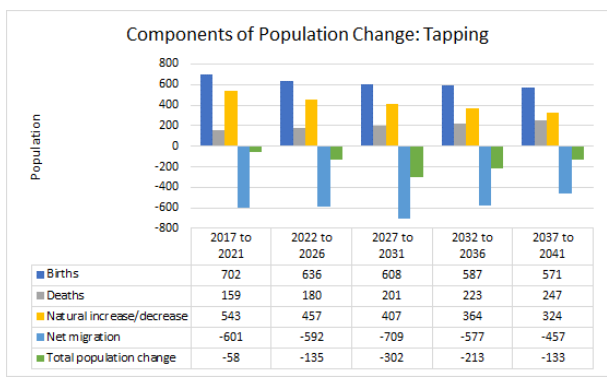
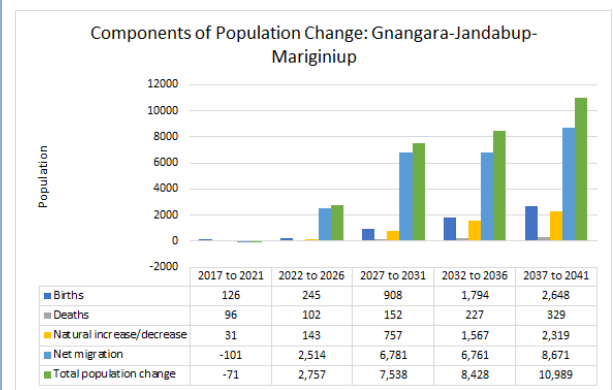
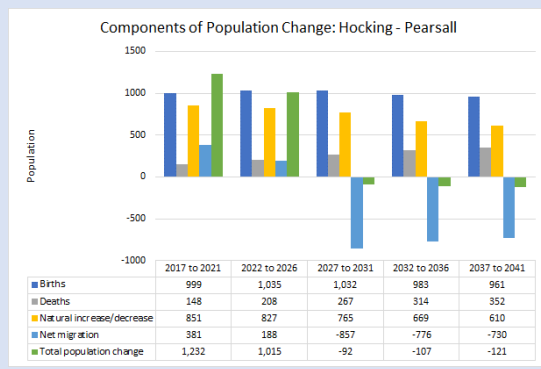
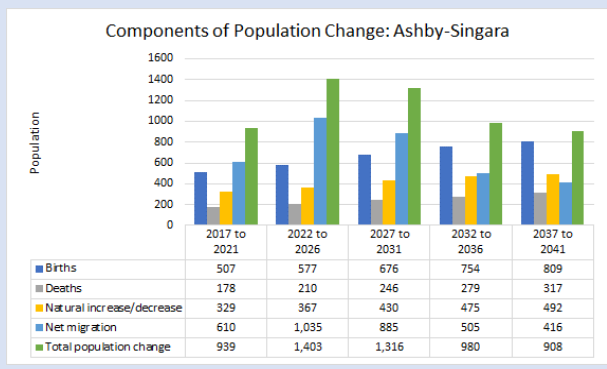
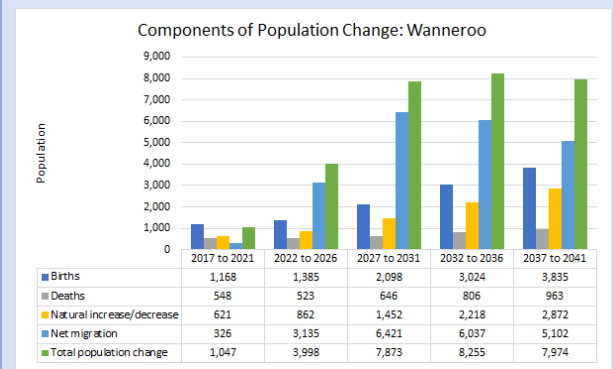
The 5km catchment highlights a similar growth profile although the extended area incorporates a higher percentage of people over 55 which indicates this covers more established urban areas where people and families are ageing in place. This is generally reflective of a need for more seniors supports, although the child support, youth and family support will likely to be still in high demand.

The 5km catchment highlights a similar growth profile although the extended area incorporates a higher percentage of people over 55 which indicates this covers more established urban areas where people and families are ageing in place. This is generally reflective of a need for more seniors supports, although the child support, youth and family support will likely to be still in high demand.

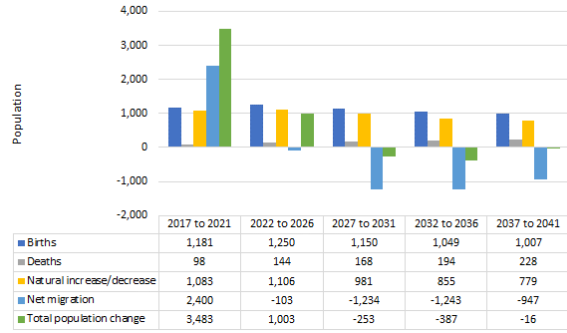
An assessment of the likely components of change which are likely to impact on the population make up it is evident that Wanneroo will experience the most significant growth within the catchment. Net migration is the key determinant with young family units being the predominant family growth within the catchment (both from inward migration and births). As a result social connectivity is potentially likely to be in demand critical for carers of young children to provide support to improve opportunities to improve mental and physical health and wellbeing

The high proportion of families with children household types, highlights the importance of maintaining and expanding club based opportunities for families and developmental (sports coaching and mentoring) programs for children.

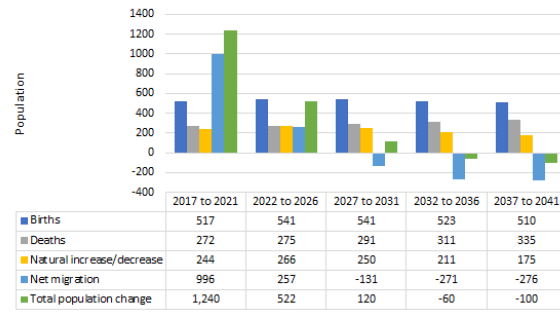
The development of social gathering and community spaces which bring communities together in areas where the demand for age care and respite support is important. This is likely to emerge in the broader 5km catchment and be an important component of future provision. It is therefore important to provide the environment which is conducive to both attracting young families (immediate catchment) and seniors (extended catchment).



Components of Population Change: Banksia Grove

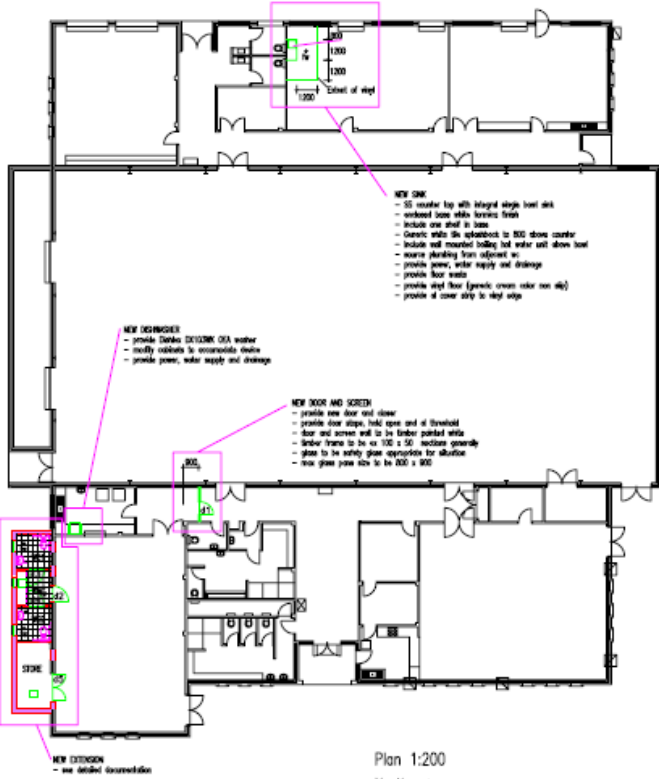


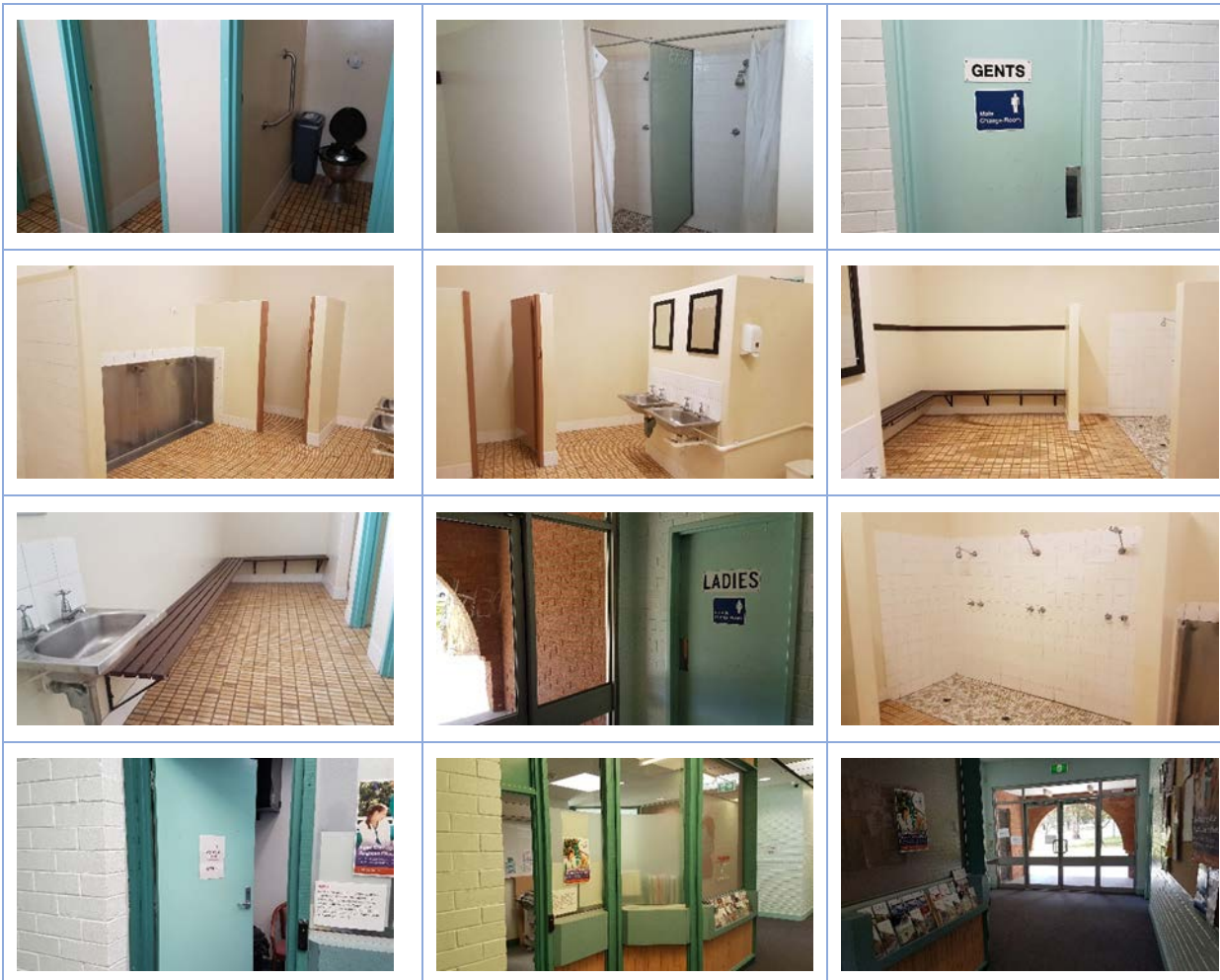
Components of Population Change: Madeley-Wangara-Woodvale



APPENDIX C: Visual Site Audits

A visual site audit of existing infrastructure has been undertaken. This is represented in the table below:

Images	Commentary
<p data-bbox="203 469 539 491">Wanneroo Recreation Centre</p>  <p data-bbox="696 699 898 815">NEW DOOR</p> <ul data-bbox="696 715 898 815" style="list-style-type: none"> - SS vesicular top with integral single level sink - worktop base white kerolan finish - include one shelf in base - ceramic walls the splashback to 800 above counter - include wall mounted holding hot water set down hole - mirror plumbing from adjacent wc - provide power, water supply and drainage - provide floor waste - provide steel floor (specify cream color non slip) - provide of cover strip to steel edge <p data-bbox="427 842 584 879">NEW CHANGING</p> <ul data-bbox="427 858 584 879" style="list-style-type: none"> - provide Dimple DRYDRUM GFA water - modify cubicles to accommodate mirror - provide power, water supply and drainage <p data-bbox="600 911 786 975">NEW DOOR AND SCREEN</p> <ul data-bbox="600 927 786 975" style="list-style-type: none"> - provide new door and door - provide door stops, hold open and of threshold - door and screen wall to be timber painted white - window frame to be in 100 x 50 section opening - glass to be safety glass appropriate for situation - new glass pane size to be 800 x 800 <p data-bbox="315 1273 450 1294">NEW EXTENSION</p> <ul data-bbox="315 1289 450 1294" style="list-style-type: none"> - see attached documentation <p data-bbox="674 1262 741 1310">Plan 1:200 North -></p>	<p data-bbox="1451 533 1973 651">Entry Points: Wanneroo Rec has two main entry points, combine with the sports court splitting two sections of the buildings. This makes the facility difficult to secure and manage.</p> <p data-bbox="1451 671 1973 852">Toilets and Changing Rooms: The toilets are limited in access and do not comply with current DDA requirements (door widths and openings). The individual shower cubicles are limited to a curtain screen and do not have dry areas nor lockable door entries.</p> <p data-bbox="1451 874 1973 991">Men's changing facilities include an open urinal trough. While they are clean, the appearance is dated with basic sink provision and whitewashed brick walls.</p> <p data-bbox="1451 1011 1973 1129">Shower heads within the bank of showers have been replaced to more contemporary fittings but are limited with a step into the shower area to prevent flooding.</p> <p data-bbox="1451 1150 1973 1177">Mirrors are placed on the wall and not inset.</p> <p data-bbox="1451 1198 1973 1257">The cantilevered benching permits effective cleaning.</p> <p data-bbox="1451 1278 1973 1337">Reception: The reception area is open and positioned to the right of the main entry. It is not</p>



manned consistently when the centre is open, but was at the time of the visit. The reception area corridor is faced by a white-washed wall and art. To the left is a short corridor leading to Amana Living Offices (which were not inspected). To the right is a corridor leading to a small activity / function room.

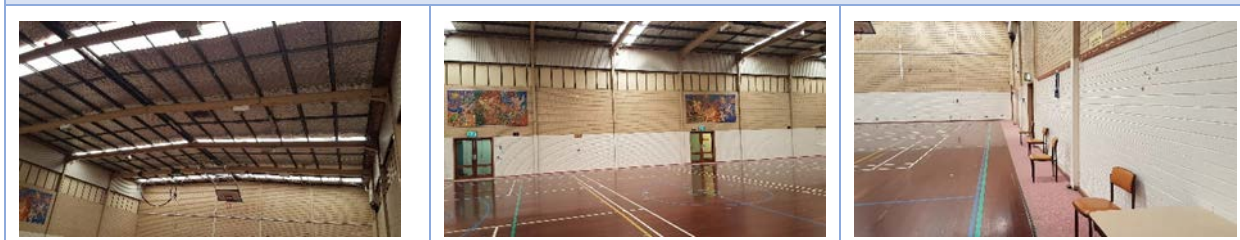
Activity / Function Room: This room provides a large space which is capable of being used for a range of activities from yoga through to arts classes and vacation care / playgroup activities. The unfettered floor area is surrounded by substantial labelled storage which is indicative of the variety of user groups utilising the space and requiring their own discrete storage space.

There is the opportunity to gain natural lighting into the rooms.





Sports Court



The sports court provides a single basketball and four court badminton use being centrally located within the building. It is a substantial brick structure to approximately 4.5 to 5m on the sides with a full brick wall at either ends.

			<p>There is limited natural light which extends through panels in the roof which are obscured by the internal structural beams.</p> <p>Storage for the courts is located behind the basketball boards.</p> <p>The flooring is sprung with a walkway around the court area.</p> <p>Air control and circulation appears limited and therefore during the hot and cold months, is likely to experience significant variances in temperature although this may be mitigated by its central location within the building. As an ageing facility it is a substantial structure with good flooring.</p> <p>At the time of the visual audit the court could not be accessed without a key. This was clearly put in place to separate the community activities from the club and administrative activities of Amana Living.</p>

Internal Community Activity Rooms

			<p>The activity rooms are accessed off a long corridor with an external entry point off the car park to the north. A long corridor acts as a central spine from which the sports court (access prevented) and activity rooms / toilets can be accessed.</p> <p>The rooms can be accessed externally through locked shutter doors. The Pottery Room includes a</p>
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kiln and storage / drying rooms. This room also includes a series of cupboards, sink and racking. The external windows incorporate blinds to block out light and alternative light is obtained through fluorescent strips.

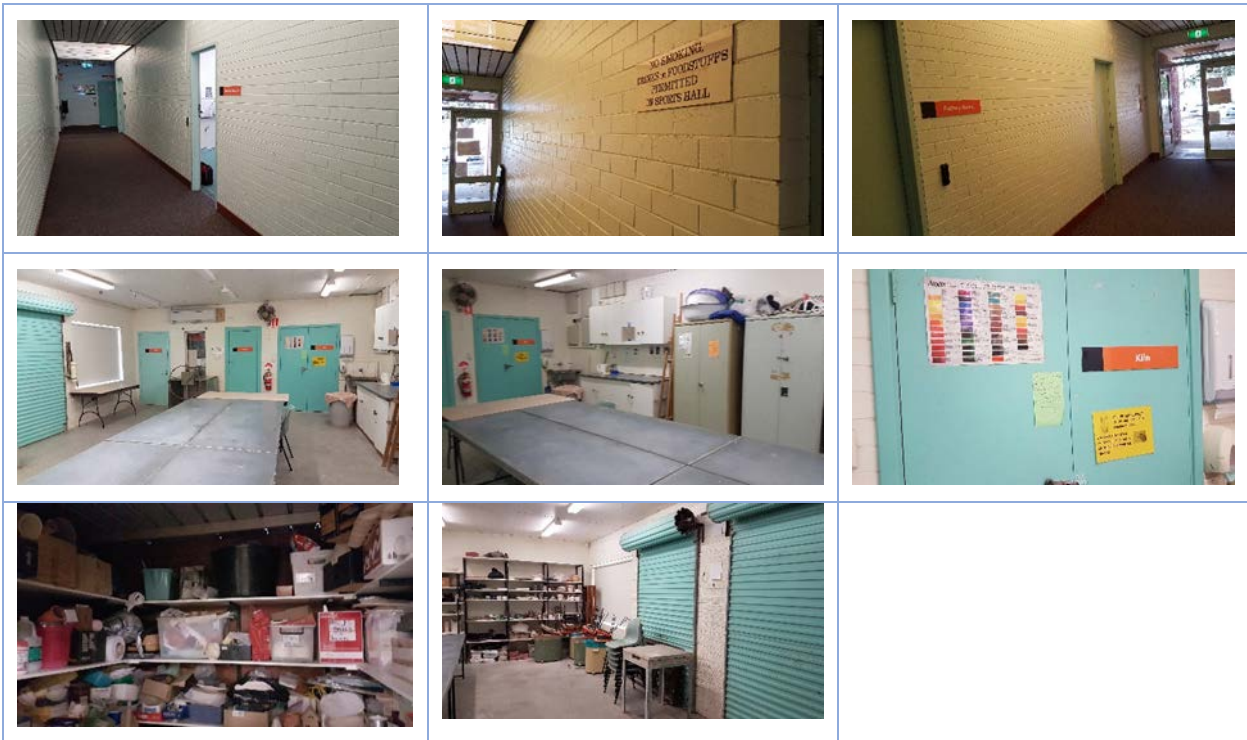


Activity Room 1 is principally dedicated to child care and youth activities. It incorporates a range of cupboards, preparation areas, chill out zone, activity and learning areas. As with the other activity rooms, external access for large equipment is obtained through a locked shutter door. The rooms benefit from a centralised air conditioning unit and fans.

Activity Room 2 incorporate sinks, cooker, cupboard storage and food preparation areas. Good external natural lighting can be obtained through external windows with blinds.

The toilets are located at the end of the corridor adjacent to the fire exit door. They are unisex, although also identified as male and female and both as UAT. They provide a basic standard of provision but due to ageing design and configuration are not fully compliant for disabled access. Given the use of the site by seniors is significant, this is an issue which would need to be resolved.





Southern Appearance and Sporting Space



The southern appearance of the building is a tired and dated structure with a hipped roof and unwelcoming entry statement which is reflective of the design at the time of construction. It would not meet contemporary design standards which would require a definitive entry statement.



The play equipment and Petanque court are disjointed from the centre but functionally sound. The play structure is ageing with good shade and softfall surface. The Petanque court has limited shade associated with the facility and would benefit from a more expansive shade area with a drinking fountain.



Rotary Park, Car Parking and Adjacent Public Open Space



Rotary Park and Adjacent Public Open Space. The land consists of an extensive play area and artwork funded through Lotterywest and the local rotary club. It is an attractive area with planted beds and stream with water body running through it. Signage around the park area warns of the presence of snakes and swooping magpies. The water body and stream is protected by a low level post and rail fence with chain link fixed throughout.



The playground provides for a wide age range with a mixture of toddler play equipment and structured nature play.

There is extensive footpath and BBQ areas, together with both natural and man-made shade



throughout to provide good opportunities to socialise and supervise children within the play area.

Public toilets are provided adjacent to the car parking area which services both the sporting infrastructure and playground. The car parking area (denoted as Opportunity Park) provides access to an unmade track which runs to the south of the club changing infrastructure, scouts and boxing facility. The toilets are located within the fenced area providing protection for users of the playground. Low level lighting is also provided adjacent to the footpath areas.

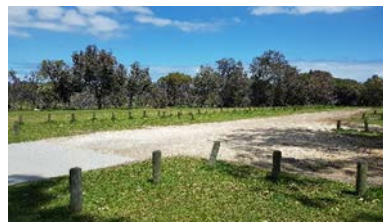


The area has a number of information boards relating to the vegetation and history and provides an attractive family setting.



Car Parking to the south is adjacent to the Wanneroo Recreation Centre while to the north it lies to the south of the changing rooms scouts/boxing buildings. The split car parking also provides overspill car parking off the northern car parking area to the rear of the boxing club / scout building. This area was showing signs of wear and tear and may result in conflict with the users of the playground and family areas. The footpath links both car parks with the informal recreational areas. This area is denoted by extensive mature tree planting and foreshore area.

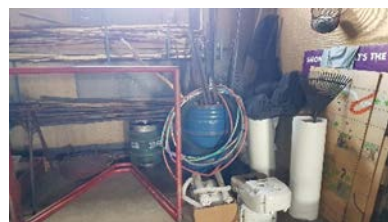




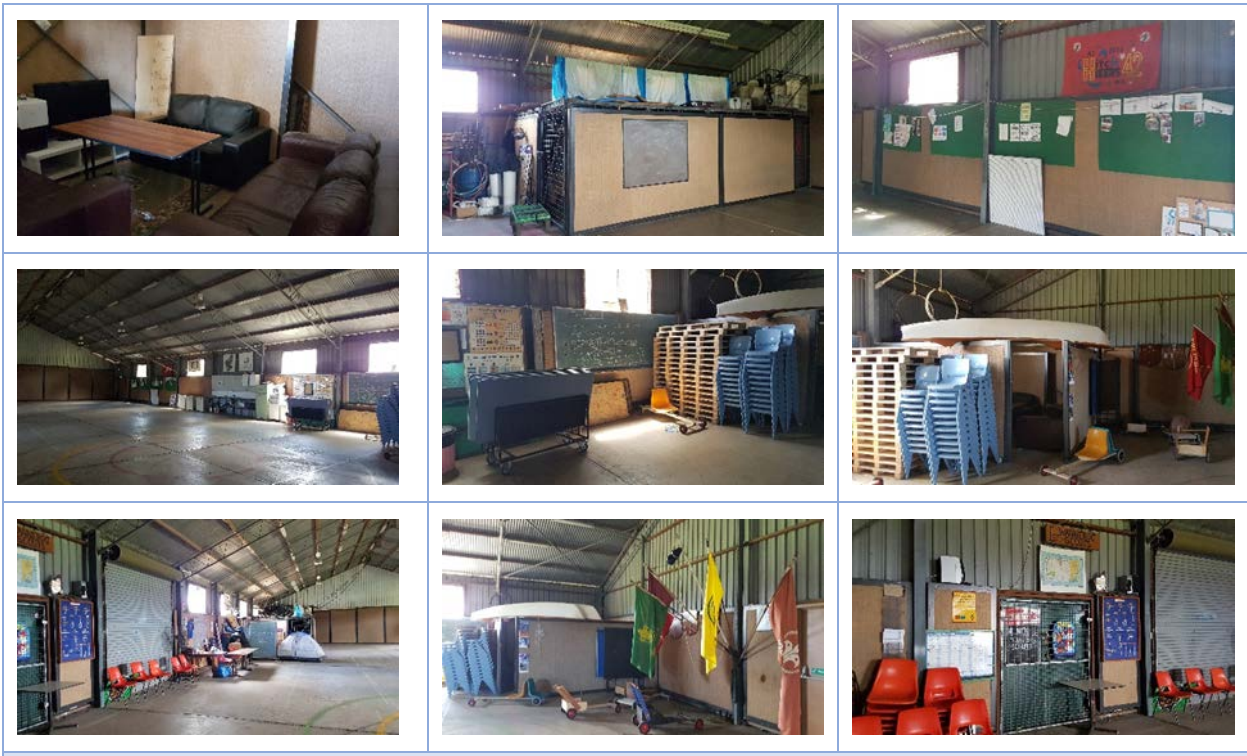
Scouts Building and Adjacent Boxing Club Building



Scouts Hall: The hall is a large steel framed hall with a concrete floor. The building is showing signs of corrosion and while it provides a good level of space internally, the infrastructure does not meet modern day contemporary standards. There is no insulation and the lighting fixtures are a mixture of fluorescent and halogen lights positioned in the roof. There is no air transfer system and limited natural lighting. At either end the building has been partitioned off into a caged storage area and an enclosed seating / social area. Around the large internal floor space is located a range of stored items including chairs, pallets, tables, fridges and camping equipment. Opportunity exists to use the large internal floor area for a range of scouting activities.



There is a sink and cleaning area. The presence of roller shutters enables the relatively easy movement of equipment into and out of the building.



The building is located to the south and at a lower level to the raised clubhouse and public toilet amenity building which is accessed via steps.

Wanneroo Amateur Boxing Club Building: This is located to the west of the scout building (linked as it is an extension of the same structure). The building was not inspected internally at the time of the visual audit but is understood to include a mezzanine floor with a boxing ring incorporated. Externally the building is showing signs of corrosion / deterioration being constructed of metal sheet panelling with a steel frame. Access is obtained via a small set of steps off the car park to the rear.

To the west of the boxing club building are two cricket nets which are ageing and while functional in need of upgrading.

Active Reserve detached Changing Facilities



The detached changing facilities are isolated to the south of the main oval and raised above the surrounding pitch area, level with the car park access position to the rear. Steps are provided from the oval and the building is surrounded by mature tree cover. Constructed of brick and tile the facility is ageing and has limited functionality both



as a public convenience to service the broader precinct users and as a changing facility for sporting user groups. This includes:

- Painted brick walls with single basins and fixed mirror.
- Old cubicles and urinals in need of repair / replacement.
- High level windows allowing limited natural light to enter the facility.
- Basic changing room with benches and pegs above with single open showers.
- Limited universal access capability although the male and female toilets are signposted as being for disabled use.

There is limited opportunity to provide club colours or provide a shaded viewing area for spectators and players. The distance from the oval impacts on the ability to ensure effective spectator engagement is maintained. The lack of a functional kiosk (located to the rear of the changing room) and limited club storage and function area similarly limits the buildings capability and functional capacity to service the needs of sporting organisations.

The lack of gender diverse infrastructure will impact on the future use of the facility. It cannot be readily upgraded to improve the functionality without significant internal and external modifications.

Lake Joondalup Reserve and Surrounding dual use pathway (East of the Wanneroo Recreation Centre Precinct)



The reserve provides for one senior football oval with a central synthetic cricket wicket. There are four floodlighting towers providing for recreational night use. The floodlighting is likely to conflict with the natural wildlife associated with Lake Joondalup. The mature trees along the western boundary of the oval constrain the use and potential capability to expand the oval further. Informal car parking is provided along Scenic Drive to service the oval space (and some formal bays on the northeast and southeast side of the oval). Adjacent to the dual use path are a series of fitness stations which are exposed, lacking good shade cover which may impact on their functional use.



Surrounding site pathway. Good effective bound surface which extends around the perimeter of the site adjacent to the road providing for dual use. Adjacent to the pathway are occasional fitness stations and new planting. The pathway is protected in part by mature trees providing shade along the edge adjacent to the active reserve.



Southern Sporting Reserve (Scenic Park)



Scenic Park consists of a range of active spaces including two ovals (one utilised for junior football – south - and a second utilised for soccer – north) Both of which have training floodlights on the eastern side. The dual use footpath runs parallel to the eastern boundary of the ovals with extensive car parking (informal) running to the east of the reserve between a row of wooden post and Scenic Drive. The informal car parking area is clearly used regularly and offsets car parking required to service the recreation centre and use of the ovals at peak time.

They are divided by mature treed area which provides excellent shade cover. Within this area is an aged swing and play area with sand base. The protected heritage wetland borders the western side of Scenic Park through which a footpath meanders.



APPENDIX D: Industry Benchmarking

As part of the background research to the study, a variety of community facilities were assessed. These included:

- Selected Industry Provision Standards.
- Environmental Centres.
- A selection of facility benchmarks indicating spatial components within the City of Joondalup and City of Wanneroo.

The intent of the case study analysis is to identify key facility drivers and spatial components which are likely to influence the development of infrastructure at Wanneroo Recreation Centre Precinct. The range of case studies is provided in Table 13 below.

Table 13: Selected Community Facility Benchmarks and Case Studies

Facility / Benchmark	Commentary
Selected Industry Benchmarking	
PLA Community Facility Guidelines (2012)	<p>The Community Facilities Guidelines provide a consistent benchmark for community infrastructure provision across metropolitan Perth. Of the benchmarks, the following are relevant:</p> <ul style="list-style-type: none"> • Seniors Centre: A place where older adults can congregate to fulfil many of their social, physical, emotional, and intellectual needs (may be combined with youth centre or within broader community facility). Generally, not provided at a neighbourhood level, as the service provision will normally be accommodated in a generic neighbourhood community centre. A catchment of 1:20,000-30,000 is identified for District level facility (dependent on aging demographic). Recent suggested revisions to the guideline indicate seniors' activity should be part of an integrated service offering within a district and regional community hub and not a dedicated facility. • District Community Centre: Multi-functional facilities providing approximately 900m² of community meeting/activity space. A building or group of public buildings for the social, cultural, and educational activities of a neighbourhood or entire community. Estimated at serving a population of 15,000 to 25,000. Recent suggested revisions indicate need and evidence is required to establish a business case. The design scope and catchment should be determined through local research and community need.
City of Joondalup Facility Hierarchy and Standard Provision (June 2017)	<p>The facilities deemed to be essential in a large community facility are:</p> <ul style="list-style-type: none"> • Function room (minimum 250m²) with a furniture store (minimum 80m²) Function room kitchen with internal servery – 30m². • Meeting room (minimum 50m²) including kitchenette and meeting room furniture store (minimum 18m²). • CCTV room (minimum 3m²). • Internal access toilets – 35m². Internal unisex accessible toilet – 6m² (including adult change table).

	<ul style="list-style-type: none"> • Internal community group function storage (minimum 50m² – caged). • Cleaner's room (minimum 5m²). <p>Optional additional infrastructure includes a 100m² activity room including kitchenette and 20m² of group storage, 30m² of furniture storage, playgroup storage of 30m² and a bin washdown area.</p>
<p>City of Cockburn Community and Recreation Facility Standards</p>	<p>The approach taken to formulating community facilities standards for the City of Cockburn has focused on developing a set of standards that takes into account the physical, social and cultural features of the area and the current and future distribution of the population. It references Guidelines for Community Infrastructure – Parks and Leisure Australia (WA).</p> <p>A district community centre is described as <i>Multi-functional facilities providing approximately 1000m² of gross floor space. A building or group of public buildings for the social, cultural, and educational activities of a neighbourhood or entire community.</i></p> <p>Facility composition includes: Meeting/Activity Rooms, Foyer, Kitchen/café area, large flexible function space (minimum 200 person capacity), office space for community based services/organisations, outdoor play area, 140-160 car bays, potential to be collocated with clubrooms and libraries, culture and arts spaces, youth spaces and children spaces. The catchment is assumed to be 1:15,000 – 25,000 – within 6km radius.</p>
<p>Social Infrastructure Report (North and Western Geelong Growth Areas) November 2018</p>	<p>The document states that at district level, social infrastructure is expected to address the range of universal needs, support people's lifecycle needs (from maternal health to comprehensive in-home services for older people) and address issues of disadvantage. Therefore, planning at district level needs to consider a diverse range of community needs – health, education, training, support, employment assistance, emergency services, participation and service delivery requirements. The provision of hubs is appropriate at district level to support local health, learning, and support networks.</p> <p>It further states the catchment of district-level social infrastructure generally ranges from 20,000–30,000 people and often encompasses several local centres. Areas designated in council's Activity Centres Hierarchy as Sub-Regional Centres will increasingly assume a district provision role.</p>
<p>Standards of Provision (StoP) City of Swan 2018</p>	<p>The document states the City provides spaces via neighbourhood and district community centres for playgroups, seniors and outside school hours care groups to run activities, but does not provide specific infrastructure for these purposes.</p> <p>District Community buildings are identified as providing services for several neighbourhoods within a 10km or 20-minute drive. They are typically long stay buildings.</p> <p>A district community centre serves multi neighbourhoods. It may be associated with a district-level sporting open space or part of a commercial/retail hub.</p> <p>Typically, a district level community centre will include a range of infrastructure which includes a selection of:</p> <ul style="list-style-type: none"> • Meeting spaces – separate from main function room.

	<ul style="list-style-type: none"> • Multi-purpose activity rooms and Community auditorium. • Kitchen/kiosk space. • Fenced external covered functional veranda. • Communications room – City usage only. • Plant room – City usage only. • Cleaner’s room – City usage only. • Bin store room – separated from main building. • Storage Spaces – single room with caged sections, one caged section per group. In the case of a Play Group using a building, external access adjoining fenced play space should be provided.
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Summary Conclusions:

The guidelines and standards of provision indicate that the composition of a district level community facility should be determined by local need, but is likely to require approximately 850m² to 1,200m² to provide sufficient flexible space to meet the diverse needs of local community groups. Invariably, a district level facility will incorporate a large community hall in excess of 200m² and incorporate a series of activity, offices and meeting rooms. All spaces are to be flexible with dedicated storage for user groups. Ideally, the storage should be accessed by a range of community groups who may increase capacity / flexibility through the use of storage cages to ensure equipment is managed and controlled on an ongoing basis. The catchment of such centres ranges from a population base of 15,000 to 30,000. Where dedicated infrastructure (such as a library) is incorporated, the floor area will increase to reflect the need for dedicated space to meet that function. Generic community centres should not provide exclusive use to one user group. Dedicated seniors or disability service space is not considered to be a prime function of such facilities, which are developed to service the broadest community use.

Environmental (Eco) Centres

The Canning River Eco Education Centre

The Canning River Eco Education Centre, known locally as CREEC, is located on the banks of the Canning River adjacent to Kent Street Weir and within the Canning River Regional Park. It provides sustainability and environmental education through its fieldwork and programs to support children, adults, schools, community groups and the general public. It was opened in 2008 at a cost of \$2.5million following a significant level of community involvement and participation from volunteers and environment groups who help out with conservation and the general enhancement of the park. The centre employs five staff with strong environmental and conservation backgrounds. It comprises a display area, meeting / education room for group activities / educational purposes.

The Centre aims to raise awareness and create positive action for the health of the waterways and the surrounding natural environment. It works collaboratively with local environmental groups, non for profit organisations, schools, government agencies and private businesses. It was up until three years ago funded through a state government grant which ceased following a restructuring of priorities associated with the new McGowan government re-distribution of state government priorities. Local lobbying resulted in the funding re-instatement.

As an integral part of the centre, the Canning River Café provides a covered and alfresco dining area. It was established in December 2011, opening from 7am to 4pm seven days a week. The café has been under the same ownership since opening. The café benefits from its location providing access to the river, local park attractions.

	<p>The Canning River Regional Park extends for six kilometres along the Canning River between the Riverton and Nicholson Road bridges. It covers approximately 266 hectares, encompassing conservation values and recreational opportunities within a highly-urbanised environment.</p> <p>First set aside for public use in the 19th century, the park consists of large areas of parkland for public recreation and extensive wetlands managed for the protection of biodiversity.</p>
<p>The Wetlands Centre and Future Aboriginal Cultural and Visitor Centre, 184 Hope Road, Bibra Lake, Cockburn</p>	<p>The Wetlands Centre is an independent, not-for-profit, community-based organisation. The Centre runs with a handful of dedicated staff and a team of volunteers with a focus on wetland conservation, education, landcare and facilities. The Wetlands Centre opened 1993 as the “Cockburn Wetlands Education Centre” at Bibra Lake which is the central component of the Beelii Regional Park. The Commonwealth Government contributed – \$296,000, the scouts – \$50,000 and the City of Cockburn – \$19,000. The building was constructed on land originally used as a family farm, then as a council dog pound and later as a Centre for scouting activities. The Wetlands Conservation Society managed the centre for the first seven years with an agreement from the City of Cockburn. It became an independent corporation in 2000.</p> <p>The area between North Lake and Bibra Lake has been identified as the most significant Aboriginal heritage site south of the Swan River with archaeological findings dating the site to be over 5000 years old. Numerous Aboriginal campsites have been documented adjacent to the lakes. And, Aboriginal people share strong links with the area.</p> <p>The City of Cockburn is currently in the process of developing the Aboriginal Cultural and Visitors Centre which will be located on land across the road from the Bibra Lake Regional Playground on Progress Drive. The concept for the Centre came from the City of Cockburn Reconciliation Action Plan 2011. The Centre is proposed to be a place of learning about Nyungar culture, language, music, art and dance. It will include a range of experiences and activities for a broad age range of the community. Activities and spaces to be offered may include:</p> <ul style="list-style-type: none"> • meeting rooms and multi-purpose rooms for community events and programs; art gallery; retail shop and café. • Aboriginal and Torres Strait Islander people educational programs that fit the school curriculum. • A Keeping Place to preserve, protect and promote culture; bush story trail; tool making and spear or boomerang throwing workshops. • Art, music and dance performances and workshops. • Visitors information and static displays – interpretive centre with timeline stories, hands on activities. • Welcome to Country – point of contact for booking the appropriate person to conduct the Welcome to Country Ceremony and Dance troupes. <p>The project is estimated to cost \$5million and is still ongoing and subject to further community consultation processes.</p>
<p>Manning Community Hub for the City of South Perth</p>	<p>The \$14 million facility included a Child Health Clinic, community hall, a relocated library and two playgrounds. Community services included early years services, Moorditj Keila Aboriginal Group (a not-for-profit organisation supporting the Aboriginal community), and Manning</p>

	Playgroup Association. A sporting clubroom housing the Manning Rippers Football Club is also provided as part of a project which sought to address ageing infrastructure. It opened in 2017 and has proved to be a successful vibrant community hub integrating sport and community services. The vision of the hub was driven by a place-based approach and is council owned and operated model subject to agreed leases. The development took nine years from inception to completion.
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Summary Conclusions:

The two examples of environmental centres identified above are the two most significant wetland centres provided in Metropolitan Perth. Both have dedicated staff to support educational programs focused on wetland conservation, education, landcare and facilities. They operate under different governance structures with the Canning Eco-centre reliant on grants from state and local government. The Cockburn Wetland Centre is an incorporated body which operates independently of the City. Both have merit and both operate extremely popular educational programs.

The City of Cockburn under a separate project are seeking to recognise the Aboriginal and Torres Strait Islander people heritage value of Bibra Lake. This however, while within close proximity of the Wetlands Centre, is to be a separate entity with a different focus. It will however recognise the Aboriginal and Torres Strait Islander people alignment to the land and value of the wetland community and create a visitor destination hub of activities (including close proximity to Adventure World, a regional play facility and wetland boardwalks.

The fourth facility referenced is the Manning Community Hub which seeks to combine sport, recreation and Aboriginal and Torres Strait Islander people services within one multi-functional hub. The centre itself has been the subject to extensive consultation and interpretive design informed through the City's working group which included Aboriginal and Torres Strait Islander people representation. It is an example of what can be achieved with a limited budget incorporating a broad range of diverse users.

The critical aspect of all of these facilities is the need to resource the facilities with either a well-equipped and capable volunteer managed structure or through paid staff within the City. The employment levels at Canning indicate a requirement to support five paid staff to provide educational support and manage the facility. The Canning facility also benefits from being within Regional Park and aligned to a number of significant visitor attractors. Similarly, Bibra Lake is a regional park with very strong alignment to significant visitor attractors (Adventure World, Regional Playground and established boardwalk infrastructure). The regional playground provides extensive play and adventure infrastructure for children of all ages, including boulder climbing, flying fox and family gathering areas.

Selected City of Joondalup and Wanneroo Community Facilities: Spatial Components

City of Joondalup Community Centres

Dorchester Hall, Warwick	Main Hall: 145 square metres, 50 person capacity with 14 car parking bays.
Greenwood – Warwick Community Centre	Main Hall: 316 square metres, 300 person capacity – Parking: 100+ bays. Bookable rooms include Activity Room 4: 85 square metres, 35 person capacity – Meeting Room: 29 square metres, 15 person capacity – Kitchen/Dining Room: 88 square, 60 person capacity – Parking: 42 bays.
Emerald Park Clubrooms, Edgewater	Main Hall: 178 square metres, 160 person capacity. Parking: 77 bays including 1 disabled bay.
Greenwood Scout and Guide Hall, Greenwood	Main Hall: 108 square metres, 80 person capacity – Parking: 2 disabled bays. Provides a space to hold small meetings or functions.

Duncraig Community Centre, Duncraig	Main Hall: 243 square metres, 240 person capacity. Meeting Room: 24 square metres, 15 person capacity – Parking: 17 bays including 2 disabled bays.
Percy Doyle Football Tee-ball Clubroom, Duncraig	Main Hall: 198 square metres, 160 person capacity – Parking: 30 bays including 1 disabled bay.
Mildenhall, Duncraig	Main Hall: 135 square metres, 120 person capacity Dining Hall: 131 square metres, 120 person capacity – Parking: 20 bays including 4 disabled bays.
Kingsley Memorial Clubrooms, Kingsley	Sports Hall: 174 square metres, 173 person capacity. Lesser Hall: 122 square metres, 112 person capacity. Annexe: 82 square metres, 40 person capacity. Activity/Meeting Room: 64.5 square metres, 60 person capacity – Parking: 65 bays.
Currumbine Community Centre	Main Hall: 335 square metres, 335 person capacity – Activity Room One: 146 square metres, 146 person capacity Activity Room Two: 50 square metres, Exercise classes only – Meeting Room: 50 square metres, 50 person capacity – Playgroup Room: 45 square metres, 45 person capacity – Parking: 66 bays including 2 disabled bays.
Connolly Community Centre	Main Hall: 155 square metres, 153 person capacity, Meeting Room: 25 square metres, 25 person capacity, Parking: 100 bays including 1 disabled bay.
Baumaris Community Centre	Main Hall: 241 square metres, 240 person capacity – Meeting Room 2: 44 square metres, 44 person capacity – Parking: 100+ bays including 2 disabled bays.
Fleur-Freame Pavilion Floor Plan	Main Hall: 255 person capacity. Lesser Hall: 159 person capacity. Meeting Room: 44 person capacity – Parking: 170 bays.
Flinders Park Community Centre	Main Hall: 130 square metres, 120 person capacity – Parking: 24 bays.
Community Centres: City of Wanneroo	
Alexander Heights	Main Hall: 402 square metres with a capacity of 270 (with concertinaed wall, split into a 120 and 150 capacity hall / dining room). 2 x craft rooms at a capacity of 12 each. Games room for seniors, meeting room capacity 20, office and playground. Adjoins community care building. Areas of the building are exclusively allocated for seniors.
Carramar Community Centre	Function Room 185 square metres with capacity of 185, meeting room of 20 sqm with capacity of 20, multi-purpose room of 74.4 sqm with capacity of 50, offices, kitchen, toilets and 5 stores.
Hainsworth Centre	Sports Hall of 643sqm with capacity of 500, function room of 80sqm with capacity of 75; second function room of 58sqm with capacity of 50, 2 x community rooms of 75 and 25 capacity and a computer room. There is also a creche and outdoor creche area with toilets, reception, small activity room, offices and kitchen.

Jenolan Way Community Centre	Main Hall of 141sqm with capacity of 142 with concertinaed wall providing two spaces each with 71 person capacity. 10 stores, child health clinic, meeting room with 28 capacity and 2 children's areas of 72sqm each and capacity of 15. A toy library is also provided with 3 leased offices, a reception, community kitchen and toilets.
Koondoola Community Centre	A 200sqm function room and 100sqm activity room with additional meeting room, offices, toilets, canteen, courtyard and four stores.
Wanneroo Community Centre	A two-storey construction with a ground floor library incorporating three work areas, staff room, branch office, toilets, hairdresser, counselling room, podiatry and child health clinic. On the first floor is a main hall with capacity of 255 (incorporating an activity / dining room area). Three activity rooms with capacities of 35, 51 and 45 are provided together with a quiet room of 27 capacity and office with a capacity of 17, toilets and a kitchen.

Summary Overview:

The Wanneroo Recreation Centre provides functionality for District and Neighbourhood level activities. It is important that any future use and redevelopment, upgrade or replacement takes into account this use and the diversity of user groups it currently provides for. In addition, any future development should respond to the environment within which it is located. To ascertain the likely spatial requirements to be considered as the basis for any future development, the base level of provision has been assessed against current community facilities within the City of Wanneroo and City of Joondalup. While some of these facilities are dated it is evident that there are a wide variety of solutions in delivering a neighbourhood / district level facility. Key components include:

- The provision of at least one large space which can accommodate up to 150 people.
- Adequate storage which meets the needs of functional areas and those of the groups likely to be using the facility. This will need to be determined locally.
- Dedicated meeting and activity rooms are interchangeable. Some community buildings which have an arts focus may have dedicated infrastructure such as a kiln and drying room associated with the use (as is the case at Wanneroo Recreation Centre). This potentially limits the use / space components for other activities.
- Accessibility to large areas of car parking is essential and often this is shared with other users (i.e. commercial, not-for-profit, sporting user groups) to avoid excessive hard standing.
- Accessibility to all is critical. A minimum of one universally accessible toilet is required at a district level, together with dedicated male and female toilets.
- Kitchenettes are generally provided in most activity rooms and the larger kitchen space services the large hall spaces.
- In a number of community facilities, dining rooms double up as activity areas or extensions to provide larger function areas. These spaces are often available for seniors at bookable times but are not dedicated spaces.
- The majority of community facilities assessed provide space for user groups. It is now by exception that space is dedicated to one user group. Examples of this occur in some facilities for youth and senior spaces.

Sports Facility Guidelines

AFL Facility Guidelines (2019)

The following is a summary of the recommendations contained within the facility guidelines for local level infrastructure. Local facilities are designed to cater for local level competition including junior competitions within individual suburbs/townships/municipalities and are usually the 'home' of one

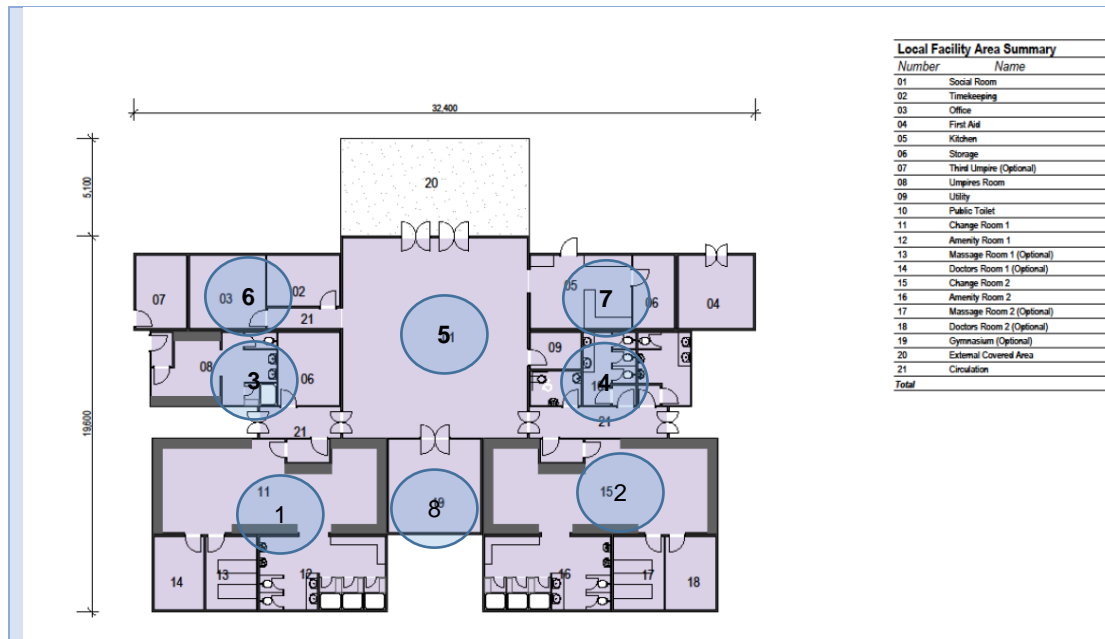
seasonal club. Facilities and playing surfaces are provided to home and away competition standard only.

Orientation and Design - Local (Essential components):

- Pavilions (and main viewing areas) should be positioned to allow viewing of the entire field of play and to avoid looking into the sun and are therefore positioned on the Western side of the playing field.
- Amenities (Player toilet/showers) - 25m² x 2
- Change Rooms - 45m²-55m² x 2
- External covered viewing area - 50m²
- Kitchen and Kiosk - 20m²
- First Aid/Medical Room (Public Access) - 15m²
- Office/Administration/Meeting - 15m²
- Public Toilets - Male 10m², Female 10m², Disabled 5m²
- Storage (internal and external) - 20m²
- Social/Community Room - 100m²
- Timekeeping/Scorers Box - 10m²
- Umpires' Rooms (including toilet and showers) - 20m²-25m²
- Utility/Cleaners Room - 5m²+

The basic design principles identified above detail the following key areas:

- 1- Home Changing
- 2- Away Changing
- 3- Umpires and Storage
- 4- Public Toilets and Utility
- 5- Social Room
- 6- Ancillary Administration
- 7- Kitchen and First Aid
- 8- Gymnasium



Cricket Australia Design Guidelines: Community Cricket Facility Guidelines (2015)

The guideline states that it is important the following Standards, Codes, Acts and Regulations are complied with and fully-considered during the planning and design of clubrooms and associated buildings:

- Australian Standards (using the version applicable)
- The Human Rights and Equal Opportunity Commission (HREOC) advisory notes
- The Building Code of Australia: National Construction Code (NCC, formerly the BCA) (applicable at the time a Construction Certificate is applied for)
- The National Code of Practice for the Construction Industry and the Australian Government Implementation Guidelines for the Code
- The requirements of State Departments and Authorities responsible for planning and environmental matters
- The National Standard for Construction Work document, National Occupational Health and Safety Commission - NOHSC:1016
- The Protective Security Policy Framework (PSPF) document promulgated by the Australian Government Security Construction and Equipment Committee (SCEC)
- Work Health and Safety Acts (2011) (WHS)
- Disability Discrimination Act (1992)
- Disability (Access to Premises – Buildings) Standards 2010
- AS 1428.1 – Parts 1, 2, & 4 - Design for access and mobility

Universal design principles should be incorporated within all facility developments to enable all people to feel included without the need for differentiated or specialised/adapted features.

The following spatial guidelines refer to a local level facility:

- Changing rooms /area: 2 change rooms per playing field - 40 – 60m² x 2
- Amenities (player toilet/showers): 2 amenities per playing field – 40 – 50m² x 2
- Accessible toilets: male 15m² female 15m² accessible 5.5m²
- Umpires room (including shower & toilet): 15m² (optional)

- Medical/first aid room: 10m² (optional)
- Kitchen and Kiosk: 15 – 25m² provision dependent on level of venue capacity, use and activity
- Kitchen storeroom: 8m² (built into overall kitchen/kiosk area) (desirable)
- Social/ BBQ area (outdoors) as needed
- Internal building storage: 30m²
- Cleaner's store: 5m²
- External storage: 30m²
- Utilities/ plant room – as required
- Curator's store/shed – 60m²

When considering a new building or redeveloping existing facilities the guide states that it is important to reduce direct environmental impacts through the implementation of practices and design ethos such as:

- Optimising the size of new buildings and/or the potential of existing structures
- Investing in energy-efficient technologies and optimising energy usage through initiatives such as passive solar design and natural ventilation systems
- Protecting and preserving water
- Using environmentally-friendly and green materials
- Enhancing indoor environmental quality
- Optimising operational and maintenance practices
- Minimising waste through recycling and efficient use of resources
- Ensuring the space sporting facilities occupy is designed, occupied and operated with the objective of best practice environmental performance

Summary Conclusion

The above guidelines provide an indication of the component which should be considered within any changing facility / recreation centre supporting external sporting infrastructure. They provide recommended spatial requirements which are pertinent to the sport and not necessarily for multi-functional community use. They are therefore to be used as a guide and modified to reflect general community access and use of infrastructure.

APPENDIX E: Consultation Outputs

Consultation was undertaken with selected user groups, nominated stakeholders and State government representative. The outcomes of the consultation process are provided below:

Table 14: Consultation responses - verbatim

Consultee	Response
Wanneroo Juniors Football Club	<p>Please describe the nature of services that you provide to the community?</p> <ul style="list-style-type: none"> • Junior Football Club operating for approximately 55 years and catering for Auskick to Year 12 male and female footballers. • Home ground is Wanneroo Showgrounds but also use Edgar Griffiths Reserve and Lake Joondalup/Rotary Park Ovals as overflow for training purposes. <p>What is your current membership?</p> <ul style="list-style-type: none"> • The Club has approximately 650 members comprising 20 teams plus Auskick. • 90% are male and 10% are female. • This number has been static for the last 5 years and is expected to remain that way in the foreseeable future. Any growth is expected to come from female players, <p>What are the main target age groups for your organisation? Please advise as many as applicable (i.e. 0-5, 6-14, 15-24, 25-49, 50-64, 65+ or "all ages")?</p> <ul style="list-style-type: none"> • Auskick age (3yo-5yo) through to Year 12 (18yo) for both male and female players. At this point there are only a couple of female teams. <p>How many of these members/users live in the City of Wanneroo and how many externally?</p> <ul style="list-style-type: none"> • The majority of players are from within the boundaries of the City of Wanneroo. • The City does not charge a fee for use of the Lake Joondalup or Rotary Park Ovals. <p>Is there anything about the current Wanneroo Recreation Centre Precinct that constrains the operations of your organisation, or hinders your group from reaching its potential?</p>

- The Lake Joondalup Oval is a good size with 50 lux lighting. Whilst the lighting is good enough for training (4 nights per week from 4.30pm-6.30pm), 100 lux lighting is needed for playing. The Change Room facilities at the Oval are not used and considered out of date. The toilets are used and are considered average at best. Matches are not played on Lake Joondalup Oval. These are played at Wanneroo /showgrounds or Edgar Griffiths Oval (recently upgraded).
- The Rotary Park Oval is small and is only used for Auskick activities for up to 4 hours per week. There are no changing room or toilet facilities at this oval which is restrictive.
- The turf is generally in good condition but there are some drainage issues at the western end closest the lake.
- Parking is often an issue at the peak 4.30pm and 6.30pm times.
- Lighting around the parking areas is not great although there have been very few security issues.
- Upgrading of lights to 100 lux would be more beneficial and create other options including playing of games, particularly on a Friday night for female football. It is noted the updated Edgar Griffiths Oval also only has 50 lux lighting.

Is your current service meeting demand? How is this quantified? – waiting lists / turning people away / requests for service?

- The Club has a reasonably static membership base with any growth expected to come from female participation. Whilst most games are played at Wanneroo Showgrounds with Edgar Griffiths as the 2nd playing oval, training is across 3 ovals including Lake Joondalup (which is 4 days per week). Auskick is at Rotary Oval.

Do you expect your organisation will have capacity to meet future demands based on what you are currently experiencing? If no, please explain what facilities / space will be required?

- Yes, as long as it has access to the 3 ovals for training purposes. If female participation numbers rise dramatically, an option for playing under lights will be required at either Lake Joondalup or Edgar Griffiths Ovals.
- The Club is financially viable with approximately \$80k in reserves. Membership fees are \$170 for Modified Rules players and \$190 for AFL Rules players.

To operate successfully, do you rely on any of the other organisations currently operating out of Wanneroo Recreation Centre and the broader precinct?

- No significant reliance on other users. Soccer is greatest competitor and will occupy space if it is available.

How important is the existing location in of Wanneroo Recreation Centre Precinct to your organisation? (a) critical - the continuation of our organisation relies on the current address (b) our organisation would be viable within a 2km radius of this location; (c) our organisation years would be viable within a 5km radius of this location; (d) anywhere in the City; (e) anywhere.

	<ul style="list-style-type: none"> The location works well for the Club and is critical in terms of a training facility, The Club does not use the existing Change Rooms but does use the toilet facilities. If the oval were not available, the load on Wanneroo Showgrounds and Edgar Griffiths Ovals would be too heavy (given these ovals are also used by the Wanneroo Amateurs). <p>A further comment in terms of a Masterplan was the addition of a gymnasium for local and sporting club use which could be attached to the Recreation Centre. It was thought this would get good patronage and be an attraction for participation in the sports.</p>
Wanneroo Amateur Football Club	<p>Please describe the nature of services that you provide to the community?</p> <ul style="list-style-type: none"> Amateur football club with 6 teams including 2 Colts teams and 1 Female team. Have had a team in the A League but will be demoted to B League in 2020. Main ground is Wanneroo Showgrounds (where a 2nd oval is proposed). Lake Joondalup Oval is an overflow ground primarily used for pre-season training (January to April) and 2-3 games per year. Garden Park is also potentially a training/playing oval. <p>What is your current membership?</p> <ul style="list-style-type: none"> Currently have approximately 350 members with an 85%/15% M/F split. <p>What are the main target age groups for your organisation? Please advise as many as applicable (i.e. 0-5, 6-14, 15-24, 25-49, 50-64, 65+ or "all ages")?</p> <ul style="list-style-type: none"> Age range is 18yo through to 40yo. Majority of players are in the 20-30yo age range. Have considered a master's team but this has not eventuated mainly because of logistical reasons. Unlikely to occur in medium term. <p>How many of these members/users live in the City of Wanneroo and how many externally?</p> <ul style="list-style-type: none"> Approximately 90% of members come from within the boundaries of the City of Wanneroo. <p>Is there anything about the current Wanneroo Recreation Centre Precinct that constrains the operations of your organisation, or hinders your group from reaching its potential?</p> <ul style="list-style-type: none"> Lake Joondalup Oval is the only facility used and this is primarily for pre-season training. The oval and lights (mainly used in March) are fine for this purpose. The major challenges are: <ul style="list-style-type: none"> Change Rooms – small and outdated. Dimensions of oval are short and narrow (less of an issue for training). Lack of storage in Change Rooms. Results in the club bringing their gear with them when required. Mosquitos are an issue as evening approaches.

- Parking is limited particularly in summer when Rotary Park is in full swing.
- Public toilets are average.

- The result of the above is that, if and when Garden Park is a reasonable alternative, Lake Joondalup Oval may become the 3rd preference for the Club. Having said that, it may be required for growth, particularly at the Female level. Need to be careful about how this is put to the City as the Club would not want to lose access.

Is your current service meeting demand? How is this quantified? – waiting lists / turning people away / requests for service?

- At this point in time, it works as an overflow oval for pre-season training but has limitations particularly in relation to the items listed above.

Do you expect your organisation will have capacity to meet future demands based on what you are currently experiencing? If no, please explain what facilities / space will be required?

- Yes, particularly if a 2nd oval is available at Wanneroo Showgrounds and Garden Park is upgraded to cater for training/playing.
- Club has grown from 3 teams in 2006 to the current 6 teams and, with forecast population growth, could have up to 10 teams in the next decade. This would include 2 Colts sides and 2 Female sides (the first of which started in 2019). This figure is subject to other teams not starting up in the Wanneroo area (considered unlikely). Closest clubs at the moment are Kingsley and Quinns.
- The Club is financially viable with approximately \$80k in reserves.

To operate successfully, do you rely on any of the other organisations currently operating out of Wanneroo Recreation Centre and the broader precinct?

- Relationship with Cricket is important as pre-season crosses the cricket season. This works well at present.
- Recreation Centre and other oval are not used by the Club.

How important is the existing location in of Wanneroo Recreation Centre Precinct to your organisation? (a) critical - the continuation of our organisation relies on the current address (b) our organisation would be viable within a 2km radius of this location; (c) our organisation would be viable within a 5km radius of this location; (d) anywhere in the City; (e) anywhere.

- It is critical at present because it allows the Club to undertake its pre-season training in the one location.
- It may become less critical in the future if the second oval at Wanneroo Showgrounds eventuates and also if Garden Park is upgraded.
- If the Club continues to grow, Lake Joondalup Oval may well continue to be a requirement, particularly for Female football.

	<p>A comment was made that there is a lack of interface of the Sports Precinct with Lake Joondalup which makes the overall Precinct less appealing. Apparently, the Joondalup side of the lake is very well done (Neil Hawkins Reserve??) where board walks and the like make use of the lake.</p> <p>A further comment was made about the underutilised green space within the City of Wanneroo. Reference was made to East Street and Ashby Road.</p> <p>Finally, a comment was made about expanding the smaller Soccer (is this used for Soccer?) and Football ovals further towards Scenic Drive to increase their space. Apparently Scenic Drive was originally designated to be a dual carriage way and the space exists to increase the oval size.</p>
<p>Wanneroo Scout Group</p>	<p>Please describe the nature of services that you provide to the community?</p> <ul style="list-style-type: none"> • Cubs and Scouts in Wanneroo area for past 50 years. Cater for 6yo to 18yo. • Operate out of Scout Hall adjacent to Lake Joondalup Oval. Building also encompasses the Boxing Gymnasium with a division between the 2 facilities. <p>What is your current membership?</p> <ul style="list-style-type: none"> • There are 90 members divided as follows: <ul style="list-style-type: none"> ○ 6yo-8yo – 5 members on Fridays from 5.30pm to 6.30pm ○ 8yo-11yo – 60 members on Mondays from 6.30pm to 8.00pm and Wednesdays from 6.30pm to 8.00pm ○ 11yo-15yo – 20 members on Thursdays from 7.00pm to 9.00pm ○ 15yo-18yo – 5 members on Fridays from 7.30pm to 9.30pm • In addition, there are up to 25 adult leaders. • Male/Female ratio is 50/50. <p>What are the main target age groups for your organisation? Please advise as many as applicable (i.e. 0-5, 6-14, 15-24, 25-49, 50-64, 65+ or “all ages”)?</p> <ul style="list-style-type: none"> • Refer above. <p>How many of these members/users live in the City of Wanneroo and how many externally?</p> <ul style="list-style-type: none"> • Great majority of members come from within the boundaries of the City of Wanneroo.

Is there anything about the current Wanneroo Recreation Centre Precinct that constrains the operations of your organisation, or hinders your group from reaching its potential?

- The building works well for the Scouts, primarily because it is:
 - Basketball Court size.
 - Concrete floor (very important for activities and quite rare).
 - Adjacent to Oval and Playground.
 - Reasonable storage but does not cater for trailers.
 - Able to operate independently of other Users.
 - Defibrillator placed in a locked box outside ablution block (dial 000 to access).
 - Building has been recently rewired.
 - Car parking is adequate with no security issues.

Improvements relate to:

- Structure is a basic tin shed.
- No air conditioning/heating (although there are few complaints)
- Toilet facilities in the ablution block next to the building are only ok at best.
- There is no kitchen facility although there is a sink but no hot water.
- An alarm system has been donated to the Scouts but the City will not allow it to be installed. As such, there is no security system to the building. There have been break-ins, but these have been few and far between. Graffiti has not been an issue (good having boxing club next door).
- There is some problem with the miggies in the summer and when the oval lights are on. Having said that, they are monitored and spraying does occur.

Is your current service meeting demand? How is this quantified? – waiting lists / turning people away / requests for service?

- The space is comfortable with current membership numbers.
- The membership numbers 3 years ago were 150 but there was a 50% split to form the Carramar Scouts at St Stevens School. At this level, the Scout Hall was bursting at the seams.

	<ul style="list-style-type: none"> • 110 members is the optimal amount providing room for growth. <p>Do you expect your organisation will have capacity to meet future demands based on what you are currently experiencing? If no, please explain what facilities / space will be required?</p> <ul style="list-style-type: none"> • Yes, given the optimal member number within the current facility is 110. The Scout Group has a broad catchment area with the City of Wanneroo including Madeley and Banksia Grove and numbers are likely to grow over the next 12-18 months. The closest Scout Groups are in Carramar, Quinns and Mindarie. • The Club is financially viable with approximately \$8k in reserves and equipment in good condition. Membership fees are \$184.00 per annum to the Scouts Association and \$45.00 per term (\$180.00 per annum) to Wanneroo Scouts. • The Scouts do not pay rent for use of the facility. <p>To operate successfully, do you rely on any of the other organisations currently operating out of Wanneroo Recreation Centre and the broader precinct?</p> <ul style="list-style-type: none"> • The Scouts work well with their neighbours, the Boxing Gymnasium, and operate independently. • An Indoor Archery Group use the hall on Tuesday evenings with no issues by either party. <p>How important is the existing location in of Wanneroo Recreation Centre Precinct to your organisation? (a) critical - the continuation of our organisation relies on the current address (b) our organisation would be viable within a 2km radius of this location; (c) our organisation would be viable within a 5km radius of this location; (d) anywhere in the City; (e) anywhere.</p> <ul style="list-style-type: none"> • The location is critical primarily due to its size and concrete floor. There are no other known locations with these benefits. A wooden floor such as that within the Recreation Centre does not allow for the scope of activities.
U3A	<p>Please describe the nature of services that you provide to the community?</p> <ul style="list-style-type: none"> • U3A stands for University of the 3rd Age and is a community activity or Seniors. It is an international organisation and has 10 regions (or branches) in the Perth metro area. Wanneroo is one of these. • The prime activity is to organise speakers on various topics that will interest Seniors. • Activities have, however, branched out to include Walking Groups, Book Reading, Brain Games, Philosophy/Ethics Discussions and Pentanque (refer separate paper). <p>What is your current membership?</p> <ul style="list-style-type: none"> • U3A has 65 members aged over 65 years of age. The majority of members are older than 75 years of age.

- Male and Female members are welcome although the majority of members are female.
- Membership has grown from 12 members 5 years ago to 45 members last year and the current 65 members.
- Members are charged \$40 per year of which approximately \$30 is kept by the central body (Perth). Members are also charged \$2 per attendance at a session for afternoon tea and speaker's fee (the \$10 left over from the membership fee also contributes to the speaker's fee).

What are the main target age groups for your organisation? Please advise as many as applicable (i.e. 0-5, 6-14, 15-24, 25-49, 50-64, 65+ or "all ages")?

- Age range is 65 years and older. Majority of members are above 75 years of age. Any further growth is preferred to be in the 65-70 years age range although all new members are welcome.

How many of these members/users live in the City of Wanneroo and how many externally?

- The majority of U3A members are from within the boundaries of the City of Wanneroo.

Is there anything about the current Wanneroo Recreation Centre Precinct that constrains the operations of your organisation, or hinders your group from reaching its potential?

- U3A use the Meeting Room of the Recreation Centre. Average attendance at meetings is 40 members. The room is set up in conference style and is comfortable up to 50 people.
- U3A has access to the room on the 2nd and last Thursdays of each month from 1.00pm for speaker activities. It also has access to the room on the morning of the last Thursday of each month for Philosophy/Ethics discussions and for committee meetings. Finally, U3A has access to the room on the morning of the 1st Thursday of each month when Pentanque is being played.
- Areas for improvement include:
 - The size of the Meeting Room will become problematic if attendances at the speaker session increase beyond 50 members.
 - Access to the disabled toilets is via the outside of the building as they are located on the opposite side and the door are locked in between.
 - The toilets generally need updating to be suitable for the elderly.
 - The kitchen is too small.
 - Storage facilities exist but they are old and need updating.
 - Drinking fountain close to the building that is suitable for both the elderly and children.

- Airconditioning is ok.
- Lighting is ok.
- Car parking is adequate and close by.

Is your current service meeting demand? How is this quantified? – waiting lists / turning people away / requests for service?

- The size of the Meeting Room is ok now based on current attendance levels to the speaker sessions. However, expected further growth in membership may render the room inadequate if attendance exceeds 50 members.

Do you expect your organisation will have capacity to meet future demands based on what you are currently experiencing? If no, please explain what facilities / space will be required?

- Refer comment on the size of the Meeting Room. A larger room that could cater for up to 100 people and be sub divided where necessary would deal with future demand. This should be considered in any future plans of the Recreation Centre.

To operate successfully, do you rely on any of the other organisations currently operating out of Wanneroo Recreation Centre and the broader precinct?

- No reliance on other users. In fact, U3A does not really know who else is using the building at any given time as they only have access to the Meeting Room and toilets and the Centre is unmanned. This leads to a lack of vibrancy at the Centre.
- Financially, U3A is viable from year to year. They have \$2,700 in reserves. Membership fees and attendance fees are enough to cover costs of speakers (becoming more expensive) and maintenance/replacement of equipment. The City does not charge a rent for the Meeting Room.

How important is the existing location in of Wanneroo Recreation Centre Precinct to your organisation? (a) critical - the continuation of our organisation relies on the current address (b) our organisation would be viable within a 2km radius of this location; (c) our organisation would be viable within a 5km radius of this location; (d) anywhere in the City; (e) anywhere.

- Existing location is important as it is accessible with good parking. The Pentanque Court also adds to the location. Additional activities such as a Singing Group or a Games morning are being considered for the first Thursday of the month in the Meeting Room whilst Pentanque is being played on the outside Court.
- The size of the Meeting room could be problematic if numbers continue to grow.
- There have been no security issues with the car park or the building.
- Noise of outside workers can be an issue from time to time but the level is generally lessened if the workers are asked.

Other comments included:

	<ul style="list-style-type: none"> • A water feature for the children between the Centre and the lake. • More interaction between the fields/grass areas and the lake. An example might be a boardwalk. <p>There seems to be a lack of coordination between the various Recreation Centres within the City of Wanneroo. There is no central way to see what spaces are available in which suburbs.</p>
<p>U3A Pentanque</p>	<p>Please describe the nature of services that you provide to the community?</p> <ul style="list-style-type: none"> • U3A Pentanque is an offshoot of the U3A activities held at the Wanneroo Recreation Centre (refer separate paper). • The sport is played on a purpose-built court recently constructed (2014) adjacent to the Recreation Centre. Cost was between \$40-\$60k funded by the City in combination with State Government grants • The sport has its origins in France and has similarities to Bocce. In fact, Bocce can be played independently or simultaneously on the court. • Each competitor has 3 Balls (approximately 700 grams and a small ball (Cochannel). The game is played by 2 or 4 competitors. • The court has a crushed and fine blue metal surface and the court measures 30m*23m. You can fir: <ul style="list-style-type: none"> ○ 8 games of Pentanque on the court, or ○ 3 games of Bocce, or ○ 3 games of Pentanque and 1 game of Bocce. <p>What is your current membership?</p> <ul style="list-style-type: none"> • U3A has 65 members and up to 12 of those members play Pentanque on the 1st and last Thursday morning of each month. The members also have access to the Meeting Room in the Recreation Centre at that time which also gives them access to the toilets. • The court is also open to the community on a Saturday afternoon where up to 14 people have been attending organised competitions. The U3A group are endeavouring to increase this number through advertising and word of mouth. • As the court is outdoors with no fencing, it is accessible to the public when not being used in an organised event. <p>What are the main target age groups for your organisation? Please advise as many as applicable (i.e. 0-5, 6-14, 15-24, 25-49, 50-64, 65+ or "all ages")?</p> <ul style="list-style-type: none"> • Age range is from the young to the elderly. The U3A members are over 65 but community use is for all ages and there is engagement with the after-school care group using the Recreation Centre.

How many of these members/users live in the City of Wanneroo and how many externally?

- The majority of U3A members and community are from within the boundaries of the City of Wanneroo.

Is there anything about the current Wanneroo Recreation Centre Precinct that constrains the operations of your organisation, or hinders your group from reaching its potential?

- U3A is delighted that the Court was built as it is an outdoor activity able to be played by all ages and all abilities.
- A shade area is in the process of being added and an access path leading from the Recreation Centre has also been erected. Trees surrounding the Court also offer some shade.
- Areas for improvement include:
 - Access to toilets separate to the Recreation Centre
 - External secure storage to save elderly people carrying the playing equipment from the car park to the Courts (50m-75m)
 - Flood lights (extend playing hours but a wish list item)
 - Access to a defibrillator (one exists on Lake Joondalup Oval but this is 200m+away)
 - Parking closer to the Court
 - BBQ facilities close to the Court
 - Seniors exercise equipment (like Ashdale Park?)
 - Drinking fountain close to Court.

Is your current service meeting demand? How is this quantified? – waiting lists / turning people away / requests for service?

- The Court has been built for use by U3A members and the community. There is plenty of scope for further use and the community activities, in particular, are in need of promotion. This includes engagement with local schools and other community groups.

Do you expect your organisation will have capacity to meet future demands based on what you are currently experiencing? If no, please explain what facilities / space will be required?

- Yes, particularly at the community level.

To operate successfully, do you rely on any of the other organisations currently operating out of Wanneroo Recreation Centre and the broader precinct?

	<ul style="list-style-type: none"> The Court has been erected between the Recreation Centre and the small Soccer field. There does not appear to be any relationship issues but the Recreation Centre is required for access to toilet facilities and drinking water. <p>How important is the existing location in of Wanneroo Recreation Centre Precinct to your organisation? (a) critical - the continuation of our organisation relies on the current address (b) our organisation would be viable within a 2km radius of this location; (c) our organisation would be viable within a 5km radius of this location; (d) anywhere in the City; (e) anywhere.</p> <p>The Court is a one of a kind in the area. The Pentanque activities are not club based (there are 6 formal Pentanque Clubs in WA) but the Court is of an extremely high quality and a Club could be considered if the demand were there. The sport needs to be promoted at a community level.</p>
<p>Chairman of Friends of Yellagonga regional Park Inc</p>	<p>Please describe the nature of services that you provide to the community?</p> <ul style="list-style-type: none"> We service the needs of the community that focus on the natural original environment that was in place for millions of years only slightly changed by the Aboriginal civilization which was based on preserving the environment for future generations. While the Aboriginal people absorbed the local bushland at a walking pace which was compatible with bushland preservation there is now a need for a bituminous strip to allow bicycle access. FOYRP has supported this as acceptable provided they keep to the path and motorist access isn't allowed because it degrades the delicate soil structure. Monthly committee meetings are held to seek grants to further improve overall plant communities and upgrade the bare areas left after removal of agricultural activities to create the regional parkland set up by previous governments. Monthly workdays are held to promote interaction with the natural environment and plant and weed new areas. <p>What is your current membership?</p> <ul style="list-style-type: none"> Current membership is 362 of which 110 live in Wanneroo <p>Or</p> <p>What are your current user numbers/participants (considering some members may not be active members, and some attendees may not be members)?</p> <p>What are the main target age groups for your organisation? Please advise as many as applicable (i.e. 0-5, 6-14, 15-24, 25-49, 50-64, 65+ or "all ages")?</p> <ul style="list-style-type: none"> Open to all age groups but children need to be under parent supervision. <p>How many of these members/users live in the City of Wanneroo and how many externally?</p> <ul style="list-style-type: none"> 110

Is there anything about the current Wanneroo Recreation Centre Precinct that constrains the operations of your organisation, or hinders your group from reaching its potential?

- The recreation centre at present has no benefit for FOYRP Inc. It does create pressure to expand further into the natural bushland and to ensure grasslands are watered and fertilized which impacts nitrogen and phosphate levels into the waterways . This increases midge levels and results in insecticide treatments that can affect a wide range of important insect predators.

Is your current service meeting demand? How is this quantified? – waiting lists / turning people away / requests for service?

- One difficulty is that FOYRP meetings are held at the Landsdale Farm which is a distance away from Wanneroo Areas but still OK for most members. Recent developments along Scenic Drive have shown a real necessity to develop a local appreciation of the need to protect the local nesting population of Long Necked turtles. The flat area was once a major nesting site for this species which is now under threat. The historical nesting site for the last many thousands of years has now been replaced by a football field, road, kerbing recreation centre, cricket fields and densely grassed areas plus other developments. A number of them have been killed trying to cross the road. If eggs are successfully hatched from a garden the hatchlings can't get over the kerbing. Open areas provide no cover so many hatchlings are eaten by crows.

Do you expect your organisation will have capacity to meet future demands based on what you are currently experiencing? If no, please explain what facilities / space will be required?

- We would like a suitable room to keep apparatus to help turtle aid programs and local branch meetings to be held. These could be further explained in another paper. Nesting site aids and scientific apparatus to measure effects, banners for work days and other tools an equipment etc.

To operate successfully, do you rely on any of the other organisations currently operating out of Wanneroo Recreation Centre and the broader precinct?

- Possible interference from future private organizations that create noise and entertainment on a regular basis or liquor consumption.

How important is the existing location in of Wanneroo Recreation Centre Precinct to your organisation? (a) critical - the continuation of our organisation relies on the current address (b) our organisation would be viable within a 2km radius of this location; (c) our organisation would be viable within a 5km radius of this location; (d) anywhere in the City; (e) anywhere.

- If our organization had a room there then we could grow the Wanneroo focused branch while ensuring they also had access to the park as a whole with the help of the present FOYRP.

Additional Commentary:

Just to inform you that I believe it's an inappropriate use of the Regional Natural Park to set up a bicycle centre within the rec centre for the following reasons.

	<ul style="list-style-type: none"> • A large amount of room is needed to store bicycles • Bicycles need lubricants and cleaning fluid to operate and be serviced which is completely inappropriate in a natural area close to sensitive wetlands. • Cyclists would be in group numbers using the narrow paths and blocking pedestrians - there would be pressure to make wider paths or separate paths. • Most children can learn to ride bikes in 48 hours by riding around the local cull da sacs. A number of bicycle shops are present in Wangara and a similar set up should not be allowed in the Yellagonga regional Park. • There is an expansion now of electric powered cycles and these can't be kept out of the bicycle riding scenario. • Many schools have large empty spaces which would be suitable for bike riders. When acceptably trained they can then use the Yellagonga bike paths at their leisure and enjoy the natural areas unspoiled by commercial developments. • The bike industry is presently trying to take over a large section of Yellagonga Regional Park at the Joondalup side and convert it to Down Hike bike riding. The Wanneroo Rec Centre is another chance to expand the take over
<p>Friends Of Yellagonga</p>	<p>This group is not based at the Wanneroo Recreation Centre but is most concerned with the environmental impact at the Centre and its surrounds, particularly by the various User Groups including the sporting clubs and community clubs. They are concerned about User Groups wanting to disturb the natural environment and encroach into the wetlands adjacent to Lake Joondalup. An example of this is an email received from Kevin McLeod re a proposed Bicycle Centre to be set up at the Recreation Centre (refer attached).</p> <p>FoY is based in Lansdale at Lansdale Farm as they need outside space for equipment and planting. Meetings and activities are held at this site. Whilst some storage space and perhaps meeting room space would be appreciated at the Wanneroo Recreation Centre site, it is acknowledged there is not enough space at this site to replace the Lansdale Farm site.</p> <p>FoY also has a strategy to unify Lake Joondalup with the various activities of the Recreation Centre and its surrounds through the building of a 200m Boardwalk through the wetland leading to a Bird Tower overlooking the lake. A preliminary discussion has been held with the Mayor and CEO of the City who appear supportive but wanted the project incorporated into the Master Plan exercise. It is important to note that this concept is at a formative stage and reports considering structure, costings and the like have not been produced. The positioning of the Boardwalk and the Bird Tower has been considered and the notion of unifying the lake with the surrounds has been mentioned by several other stakeholders. There is an example of this on the Joondalup side of the lake, albeit the work by the City of Joondalup (Boardwalk and Jetty) is not seen in the same vein from an environmental perspective.</p> <p>FoY are taking this project very seriously as they potentially see a tourist attraction for the City that is in keeping with sensitive environmental issues. Attached is some documentation from a member of FoY describing the Boardwalk and Bird Tower and also some Google Earth pictures showing where these facilities would be in relation to the Recreation Centre. Paths would lead from the Recreation Centre and the Car Park to the Boardwalk. The structures have not been subject to scrutiny and costings and estimates were to be sent through asap. At this stage, the</p>

	<p>Bird Tower is a copy of a Bird Tower already erected as part of a housing development approximately 1km south of the Recreation Centre. This was done by Satterley Group but there appear to be no plans/costings available for inspection.</p> <p>From a Master Plan perspective, I think this is where such a project should be raised. There is clearly some thought been given to the interaction of Lake Joondalup with the playing fields not just by FoY, but by the City, residents and other Users. There is still work to be done to progress this project but FoY are looking for support by the City during this process including potential funding sources before they can bring it to a reality,</p> <p>Below is an extract of an email received from a further FOY member re the Bird Tower. The points noted are basically a confirmation of the above:</p> <p>Should specifically include mention of associated boardwalks for access and scenic walk - drawing interest from hundreds of parents and children who visit Rotary Park all week and especially on weekends.</p> <ul style="list-style-type: none"> • The Bird tower would create huge interest to the massive global bird community - and in the process highlight attractions of City of Wanneroo. • The tower and its location would be a great site for wedding photography (with sunsets in correct direction and background of lake.) • The boardwalks etc should be wheelchair accessible.
<p>Boxing</p>	<p>Please describe the nature of services that you provide to the community?</p> <ul style="list-style-type: none"> • The not for profit amateur boxing club caters for both boxing training ultimately for matches and for boxing fitness. • The Club caters for both juniors and seniors and has a mantra to keep the aggression off the streets. It also caters for children that have been bullied by giving them confidence in their own abilities. • The Club formed in 1975 on Crown land vested in the City of Wanneroo and was originally located in a tin shed built and paid for by the volunteers. The current facilities were built sometime later by the City. It is now run by 5 volunteers who comprise boxing coaches and referees. <p>What is your current membership?</p> <ul style="list-style-type: none"> • The Club does not have a membership base. It operates on a pay as you go basis. • The boxing fitness classes run on a Tuesday and Thursday for Juniors (1 hour circuit session for 6yo to 16yo for \$10.00) from 6.00pm to 7.00pm and for seniors (1 hour circuit session for over 16yo for \$15.00). There are approximately 20 Juniors and 15 Seniors at each circuit session and approximately 65% of the participants are male.

- Boxing training is held on a Sunday morning for registered boxers. These participants must have paid an annual Registration Fee of \$170.00 to the WA Boxing Association and also have had an annual medical check done (also costing approximately \$170.00). There are between 15-20 boxers at each session with only 1 person being female.
- The State Government funded Kids Sports Program has been a good source of junior participation in recent years.

What are the main target age groups for your organisation? Please advise as many as applicable (i.e. 0-5, 6-14, 15-24, 25-49, 50-64, 65+ or "all ages")?

- Refer above comments. Juniors are from 6yo to 16yo and Seniors are to any age above 16yo. Most seniors and boxers are in the 20yo to 40yo range.

How many of these members/users live in the City of Wanneroo and how many externally?

- Most Boxing participants are from within the boundaries of the City of Wanneroo.
- The City charges peppercorn rent but has recently introduced a \$800.00 per annum services charge.

Is there anything about the current Wanneroo Recreation Centre Precinct that constrains the operations of your organisation, or hinders your group from reaching its potential?

- Primarily the size of the facility. Currently the fitness area is approximately 200sqm and comprises a series of boxing bags plus some gym equipment. It is fairly basic but its simplicity promotes a good work ethic. Upstairs on the mezzanine level in approximately 125sqm is a boxing ring.
- The Club has applied to have the mezzanine area extended across the roof space of the neighbouring Scout Hall. While this has not met resistance from other Users, an extension has met resistance from the City, not so much for any new work complying with the current Building Code but for the existing facility having also to comply with the current Building Code. The cost of the extension is thought to be approximate \$30,000.00 but it is unknown what additional monies would need to be spent on the current facility. /any additional cost is deemed prohibitive at this stage.
- Areas for improvement include:
 - Lack of internal toilets. Must access the outside toilet block some 50 metres away which require an upgrade.
 - Lack of internal showers.
 - No wheelchair access.
- Airconditioning is in non-existent but this is not seen as an issue. Sweating is part of the game!
- Storage is limited but little space is required.

	<ul style="list-style-type: none"> • Having the ovals and grass area outside is useful for overflow situations. • Car parking is adequate and close by. • Security is very basic but there have been few issues. The Club was broken into and cleaned out some 15 years ago and was again broken into with vandalism some 5 years ago. <p>Is your current service meeting demand? How is this quantified? – waiting lists / turning people away / requests for service?</p> <ul style="list-style-type: none"> • There would be a preference to increase the size of both the exercise area and the boxing area. Currently, the space limits the participation. A wish list would be space of 500sqm incorporating 2 boxing rings. Whilst any increase in space is based on a build and they will come scenario, experience has shown this is the case, particularly in the boxing fitness area. <p>Do you expect your organisation will have capacity to meet future demands based on what you are currently experiencing? If no, please explain what facilities / space will be required?</p> <ul style="list-style-type: none"> • Yes. Refer above desire to increase space, initially to add a 2nd boxing ring. • The Club has been viable for 40+ years but operates year to year based on a user pays model. An upswing in boxing fitness is a continuing positive sign. Expenses are not significant outside the recently introduced service fees and equipment maintenance/replacement. A lot of work and equipment is donated. <p>To operate successfully, do you rely on any of the other organisations currently operating out of Wanneroo Recreation Centre and the broader precinct?</p> <ul style="list-style-type: none"> • No significant reliance on other users. Closest associations are with neighbours, being the Scout Group and the Archery Group. Both relationships are good. There is no real relationship with the sporting clubs using the ovals. <p>How important is the existing location in of Wanneroo Recreation Centre Precinct to your organisation? (a) critical - the continuation of our organisation relies on the current address (b) our organisation would be viable within a 2km radius of this location; (c) our organisation years would be viable within a 5km radius of this location; (d) anywhere in the City; (e) anywhere.</p> <p>The location works well for the Club and helps provide a different form of exercise and discipline for the local youth of the area. Facility requirements are reasonably basic but an increase in space is expected to result in an increase in participation. At present, the Club is in a quandary over increasing space above the Scout Hall and being required to meet new Building Code standards on its current facility,</p>
Aboriginal Elders	<p>Given the location of the Wanneroo Recreation Centre site and the fact that it lies adjacent to Lake Joondalup and associated wetlands, the City considered it important to get the views from Aboriginal Elders about the proposed Master Plan.</p>

Dr Noel Nannup is a long-standing Aboriginal Elder who is familiar with the Wanneroo Recreation Centre site. He has also worked with the City of Joondalup on developments on the western side of the lake at Neil Hawkins Park for that locality. Unfortunately, Dennis Simmons, also an Aboriginal Elder who lives in the proximity of Lake Joondalup, was unable to make the meeting, and we have asked Dr Nannup to contact him to see if there are any further views from this stakeholder.

Items raised by Dr Nannup include:

- There is a Song Line (Dreaming Track) that goes directly through the wetlands area and also through the lake. The main spirit sits in the middle of the lake. These areas should not be developed without approval from Aboriginal Elders.
- There should be no sandpits in the wetland area.
- There is little concern about sporting field developments or Recreation Centre developments if they don't impinge on the wetlands or lake. It is clearly preferable to keep built infrastructure simple and, if possible, down to one building. This likely means the building housing Scouts/Boxing/Archery should be incorporated into the Recreation Centre.
- Dr Nannup was generally ok with the concept of a Bird Tower and Boardwalk through the wetlands as it created a positive energy. The wetlands are for walking through and if the Boardwalk encourages this in a way that does not damage the wetland, then all the better. The Bird Tower was a good idea. Dr Nannup was also ok with tourism if these types of facilities were built.
- There was a preference to remove the non-sealed section of the overflow parking area.
- The bikeway along Scenic Drive was considered ok if the bikes kept to the sealed section. The concern was more about the mixing of bikes and walkers (particularly the elderly).
- The Song Line should be recognised in any Masterplan through a Motif or the planting of a Geraldton Wax Tree (the Song Line runs north up to Geraldton) or Christmas Tree. Information should be provided via a plaque. Refer to the developments at Neil Hawkins Park.
- The Department of Biodiversity and Conservation should be consulted when designing the Recreation Centre building.
- An Amphitheatre with Dance ground would be a great addition to the Reserve from an Aboriginal and Torres Strait Islander people perspective and would enable Full Moon Ceremonies and Story Telling to occur. Banksia Reserve in the City of Vincent is a good example of this sort of recognition.
- Refer to the Living Stream document developed by Aboriginal Elders as a reference point for any development.
- Dennis Simmons can provide guidance for activities at the site which will assist youth development. It is noted that the Aboriginal population is approximately 1% within the City of Wanneroo.

Dennis Simmons

Dennis Simmons is a younger Aboriginal Elder who lives in the Wanneroo area. He is very familiar with the Wanneroo Recreation Centre site and has used various of the facilities on the site back in his younger days.

DS approached our discussion somewhat differently to other Stakeholders. Following a review of Dr Nannup's points, he advised:

- The site, with Lake Joondalup and Wetlands running adjacent to it, was of significant cultural and spiritual importance.
- Whilst he understood that the fields were used by sporting clubs, DS believed there were other green spaces within the City of Wanneroo boundaries that could be better used for field sports and that he believed the site would be better used as a passive place for cultural and spiritual wellbeing. He also believed the snakes and mozzies in the area were a hinderance to sporting field use.
- DS preferred one building, perhaps on the Lake Joondalup Oval side, which was purpose built to cater for multi-use community and sporting activities. He was particularly concerned that the boxing club be incorporated in any structure (he has fond memories of the club in his youth).
- Given this, the current position of the Recreation Centre and the smaller fields to the South could become a passive area where the significance of the lake could be considered. He liked Dr Nannup's idea of an amphitheatre incorporating activities and information of cultural and spiritual importance. There could be a tourism component to these activities.
- If there was to be any sport in this area, he believed it should be passive and raised the idea of a running track around the borders of the fields which would also act as a barrier between the grass and the wetlands. He also mentioned Tai Chi as a passive but spiritual activity.
- DS was supportive of the idea of a Boardwalk and Bird Tower as proposed by the Friends of Yellagonga.
- Any development of a residential or commercial nature was a no-go zone.
- DS heads up an entity (Maarkoodjal) which provides training and educational services on Aboriginal culture. They also operate as psychological support to Aboriginal and lower socio-economic persons. DS believes any Recreation Centre building would be an ideal location for his organisation given the cultural significance of the lake. He believed the facility should contain training room and conference space as well as an industrial kitchen. Maarkoodjal operates with staff of up to 10 persons at any given time but has a need for the training and conference rooms.
- A further activity could be bringing Aboriginal and lower socio-economic youth together to work with Police in the area. This was already occurring but for it to happen on such a significant cultural site with open space would be a great outcome.
- He believed the fact that public transport was not going to operate along Scenic Drive was a good thing as it was background noise to what should be a passive area.

State Government	
Department of Local Government, Sport and Cultural Industries (DLGSCI)	<ul style="list-style-type: none"> • DLGSCI referred to a Research Document and a Framework Document produced by the Department of Sport and Recreation in late 2012/early 2013 concerning Public Open Space. It was clear these documents were still reference points on any discussion with respect to open space in the Perth Metropolitan Area. A copy of the documents are attached. • DLGSCI are primarily concerned at the lack of green open space in the northern suburbs and see the various fields as an important playing space and overflow training space, particularly for AFL but also for Cricket, Soccer and any other participation sports. • DLGSCI would be a potential avenue for part grant funding on any redevelopment as it related to the sporting fields. They were less concerned with the Recreation Centre unless it could be shown that any redevelopment incorporated larger space for sporting activity (than currently exists). The sporting field space would need to satisfy co-location and multi-use between sports. They would not like to see a reduction in size of the green space in any Master Plan but did wonder how effectively the 2 smaller ovals (Scenic and Rotary) were utilised, particularly with no changing or toilet facilities close by. • DLGSCI viewed City of Wanneroo as a good Local Government who were regular applicants for funding of sporting activities. They did note in recent years that the City was looking more and more at upgrading its older facilities, of which the site in question was considered to fall into this category. • Discussion did take place about how the Rotary Playground would affect any Master Plan and wondered whether there were separate Master Plans for Scenic Park/Rotary Park/Pentanque/Recreation Centre/Car Park and then the Lake Joondalup Oval/Boxing/Scout/Archery facility. The obvious question was whether the Rotary Playground could be moved? • Overall DLGSCI were supportive of a Master Plan for the site as long as any applications for funding dealt with the green space and satisfied co-location and multi-use activities.
Public Transport Authority	<p>TransPerth does not currently run public transport (busses) down Scenic Drive to the Wanneroo Recreation Centre. The closest bus stop is on Wanneroo Road, which is approximately 950m from the Centre. This equates to a 5-10-minute walk. The closest current public transport is via:</p> <ul style="list-style-type: none"> • Bus 468 running from Whitfords to Joondalup (via Wanneroo Road) at 30 minute intervals. This is a long-term alignment with no plans to change the route. • Bus 467 running from Joondalup to (via small section of Wanneroo Road) at 30 minute intervals. This alignment is likely to change in the future as new urban infill is completed which may result in Wanneroo Road coming off the route. • Bus 389 running from Perth to Wanneroo (running along Wanneroo Road from North Perth) at 30 minute intervals. This route is mainly used for local journeys between Perth and Wanneroo and its future is not 100% certain

	<p>Scenic Drive is not considered a priority as it is within walking distance (normally up to 1km) from Wanneroo Road where there are a number of bus services and TransPerth do not normally run bus services where there is considered to be 1 sided patronage (sporting or playing fields on one side of the road which is the case for Scenic Drive).</p> <p>Frequency drives access to bus services and it is not considered this would be the case for the Recreation Centre or the sporting fields. These have primarily local use and it is considered people normal drive to such destinations. Age demographics are not normally a primary consideration for bus services. This is also the case for tourism destinations (potentially considered for the Bird tower and Boardwalk). Having said that, any new facility should be able to accommodate parking for coaches and the like.</p> <p>Train passengers can get from either Whitfords Station or Joondalup Station via Bus 468 in approximately 15 minutes to the Bus Stop on Wanneroo Road that is within 1km of the Recreation Centre. This is currently considered adequate. There is some future consideration of an East Wanneroo train line from Joondalup but this is not on the radar before 2040.</p> <p>An interesting point made was there has been some consideration (not for some time) of a green solution from Joondalup to Wanneroo via a bridge over Lake Joondalup. This would only be for use by busses, bikes and pedestrians. Obviously, such a route would have a stop close to the Recreation Centre. This has not received any traction to date and would be a concern for environmentalists and Aboriginal Elders.</p> <p>The bottom line is that there is no intention for public transport to get closer to the Recreation Centre site than it recently is, at least for the foreseeable future.</p>
<p>Lotterywest</p>	<p>Lotterywest funding comes via the sale of Lotto tickets in WA. The funding is variously allocated to Health (via Healthway – approx. \$200m), Sport –(via DLGSCI – approx. \$15m), Arts (via DLGSCI – approx. \$15m) and to Charitable and Community Bodies (approx. \$100m). It is the Charitable and Community Bodies that Local Government can make applications for funding for projects or physical assets that meet the criteria.</p> <p>It is very unlikely the Lotterywest will fund physical space within a Recreation Centre where sport is being played (such as a Basketball court) but it may fund the fit out of physical space where community activities or not for profit charitable bodies are carrying out activities. This may mean particular rooms within a Recreation Centre may be subject to grant funding depending on the use and activity within that room.</p> <p>Lotterywest are not concerned whether a Recreation Centre is a new build or a renovation of an existing Centre or whether there are multiple buildings housing the activities (such as is the case now at Wanneroo where you have the Recreation Centre and the Scout Hall/Boxing building. This is for the Masterplan to decide the best mix of facilities.</p> <p>Activities at the site that may be appropriate for Lotterywest funding include:</p> <ul style="list-style-type: none"> • U3A • Scouts • CWA Wanneroo

	<ul style="list-style-type: none"> • Family Support WA • Gnangara Art Group • Craft Group etc. <p>Whilst Lotterywest would consider funding applications from individual organisations, they prefer larger funding applications from the owners of the facilities (i.e. City of Wanneroo). Any funding application would need to take account of the whole picture as it relates to the site and also to other projects in the mix at the city of Wanneroo. This would include stakeholder consultations with Users, Residents and other Government agencies. Given the nature of the site, it is important to understand views on environmental impact from Aboriginal and Torres Strait Islander people groups and Friends of Yellagonga.</p> <p>Lotterywest viewed City of Wanneroo as a good Local Government who were regular applicants for funding of facilities. They noted recent funding received for Community activities at Yanchep surf Club, Mary Lyndsay Homestead in Yanchep and various Skate Parks. Lotterywest were interested in the priorities of the City and noted that they had met with representatives approximately 6 months ago to run through a number of proposed projects. The Wanneroo Recreation Centre was not one of these but that did not cause any concern. Any application will be assessed on its merits.</p> <p>Overall Lotterywest were supportive of a Master Plan for the site and looked forward to understanding the whole picture and assessing any funding application.</p>
<p>Department of Water and Environmental Regulation (DWER)</p>	<p>Unfortunately, Jim MacKintosh (Program Manager) was ill on the day of our meeting and was not available. Both Corey and Dianna report into Jim and whilst they had a short briefing on the purpose of the meeting, they were not aware of the site of the papers we had sent to Jim.</p> <p>It also became obvious that the State Government Agency that would have more input into the Wanneroo Recreation Centre site was the Department of Biodiversity and Conservation (DBC) and that we would need to hold a separate meeting with them. Dave is to follow this through.</p> <p>Dave/Gary provided a background to the site, the current considerations for the Master Plan following initial stakeholder consultations and discussion on potential water and environmental issues.</p> <p>The issues raised at the meeting included:</p> <ul style="list-style-type: none"> • Part of the site is likely to have contaminated soil as it may have been a rubbish infill in times gone by. This is to be checked by DWER. • The soil is likely to contain acid sulphate and will need to be treated if disturbed by new buildings and/or realignment of the sporting fields. This is to be checked by DWER. • If a bird Tower and Boardwalk became part of the Master Plan, any disturbance to the wetlands would need to be considered by both DWER and DBC and would need to be discussed with Aboriginal and Torres Strait Islander people groups.

	<ul style="list-style-type: none"> • The fenced off area at the southern end of the Rotary Playground that contains water and vegetation needs to be determined whether it is part of Lake Joondalup or a storm water run-off area. If it is the former, any development will need to consider this area as part of the wetlands. This is to be checked by Dave and DWER. • It is likely that the site is connected to the main Sewer but this needs to be checked by DWER. <p>Whilst the meeting did not result in a lot of issues being raised by DWER; it was felt the more important meeting would be with DBC.</p>
<p>Department of Biodiversity, Conservation and Attractions</p>	<p>The plans were discussed with a number of colleagues at DBCA. The following feedback is provided.</p> <p>Buffer protection</p> <ul style="list-style-type: none"> • Maintenance of a minimum 50m wetland buffer to Lake Joondalup is essential, as it is less than the distance that most research indicates is required to minimise impacts of urban development around wetlands. DBCA requests that the LMP be revised to show the position of the wetland buffer and that there should not be any infrastructure that is not for passive recreation inside, particularly not drainage infrastructure, playgrounds, parking etc. • Some boardwalks/interpretive signage/bird hides are suitable inside the buffer but dual use paths should be designed to form a hard edge to the buffer, i.e. form the boundary of the 50m buffer. • There will need to be careful consideration regarding the placement of the paths and boardwalks to ensure no existing vegetation is disturbed to minimise impacts. <p>Drainage and nutrient management</p> <ul style="list-style-type: none"> • DBCA recommends an Environmental Management Plan with contingency actions be prepared for the site. The plan is to include detail on Drainage and Nutrient Management as this will be critical in managing the loss of nutrients to the lake and also to groundwater as nitrogenous fertilisers are very mobile. • The LMP shows an extensive network of nutrient stripping basins and swales. Existing native vegetation is not to be disturbed in the placement of these basins and swales. DBCA has concerns regarding the long term maintenance of drainage swales and nutrient stripping basins, they work well when maintained properly but when filled with weeds or the wrong species of plants they soon fail and perform little nutrient stripping value. DBCA recommends the efficiency of the swales be monitored long-term by the City (5 year minimum), with inflow water quality and outflow water quality being monitored quarterly, to ensure they are functioning efficiently. A maintenance program should be included in the DNMP. • Please also clarify that the fields will be constructed with subsoil drainage, otherwise nutrients will potentially get into the groundwater. It is recommended that soil with high Phosphorus Retention Index be used under the ovals. Pre-development baseline soil testing should be undertaken to determine whether fertiliser will be applied, and if so, how much.

- To further minimise impacts is it possible for camber of the sporting field to be such that the drainage is directed away from the wetland instead?

Floodlighting

- Nuisance insect management is a significant issue in the vicinity of Lake Joondalup. The greater the distance between wetlands and the lights the better, but the type of lighting and design can also assist, anything to limit the chemical control of the insects which is often required. The City of Wanneroo's Environmental Health Officer would be best placed to provide advice. In addition, upgraded floodlights must not cause any further disruption of the habits of waterbirds and other fauna in the area.

DBCA's preliminary comments from the 2018 correspondence can also be reiterated.

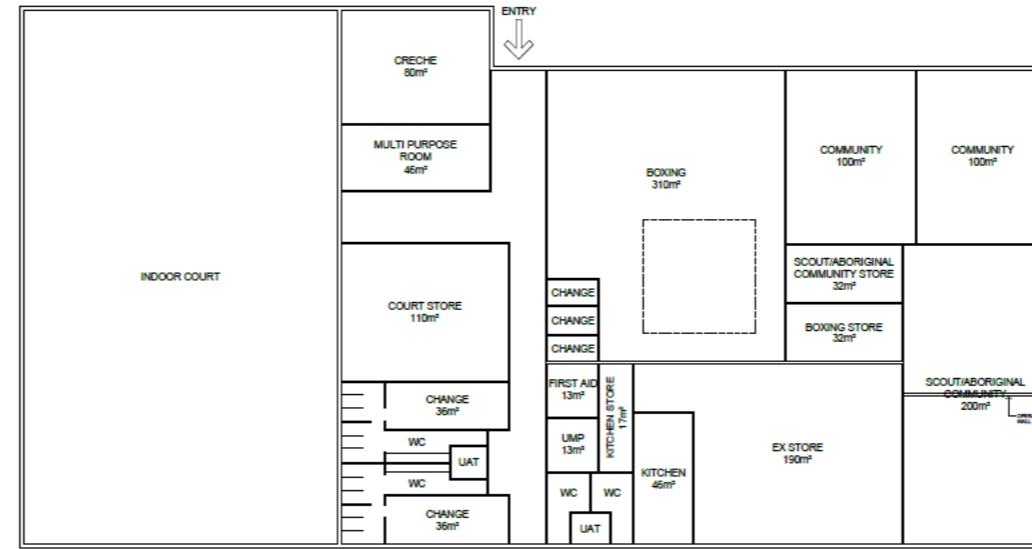
- Need for consistency with the Yellagonga Regional Park Management Plan – land use appears to be consistent with the plan
- Native vegetation protection is essential
- Surveys required to clearly define flora/fauna values
- Need to consider additional drainage requirements and hydrological impacts that may be associated with larger carpark areas.

APPENDIX F: Master Plan

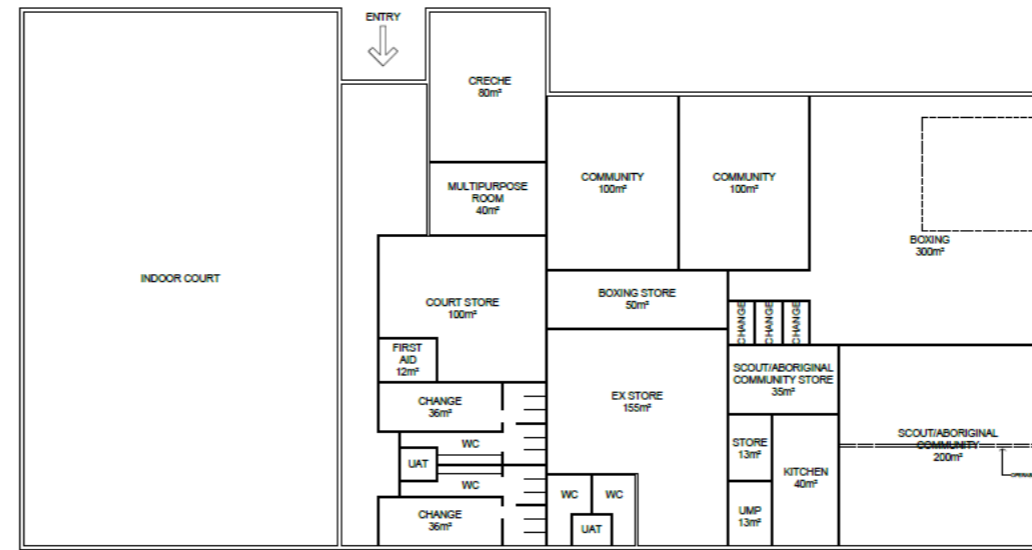
Figure 10: Preferred Master Plan Configuration



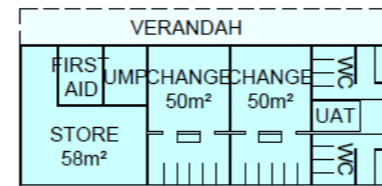
EXISTING INDOOR CENTRE
SCALE 1:2000 @ A1, 1:4000 @ A3



NEW INDOOR CENTRE
SCALE 1:200 @ A1, 1:400 @ A3



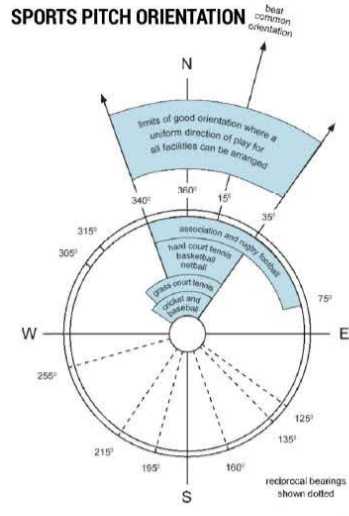
NEW INDOOR CENTRE - ALTERNATE LAYOUT
SCALE 1:400 @ A1, 1:800 @ A3



NEW NORTH OVAL CHANGEROOM
SCALE 1:200 @ A1, 1:400 @ A3



Figure 11: Preferred Master Plan – Landscape Considerations



CULTURAL MEETING HUB



01 Yarning Circle | Cultural Interpretation Area
50-100 seat amphitheatre to northern node

STORM WATER MANAGEMENT



02 Dry Creek Beds & Vegetated Swales



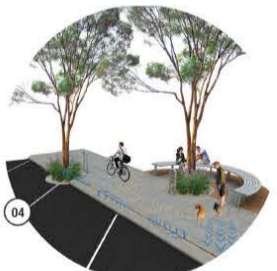
05 Pontoon bird hide to water's edge
(Reference: Narma Kullark, Bibra Lake)



03 Nutrient-stripping Interceptor Basins
(5 year weed eradication MoU | indigenous species only)



06 Elevated lookout adjacent Recreation Centre
(Reference: Belvédère Bois d'Arcy)



04 Localised SW Capture for Passive Irrigation

IRRIGATION RATIONALE

- DRIP IRRIGATION**
in-line drip system | subsurface
- HAND WATERING**
seasonal to revegetation areas where required
- BUBBLERS TO TREES**
1 - 3 bubblers per tree dependent on size
- PASSIVE IRRIGATION**
direct storm water to gardens before drains

- HYDROZONING**
designed with water demand calibrated stations
- SOIL MOISTURE SENSORS**
smart system to respond to soil moisture levels
- RAIN SENSORS**
smart system to respond to prevailing weather
- OVERHEAD SPRINKLERS TO TURF ONLY**
minimise water use, overspray & evaporation

LEGEND

- PUBLIC TOILETS**
universally accessible
- SPORTS PITCH | FIELD**
accommodate diverse user-groups
- PROPOSED PARKING AREA**
one street tree every 4 parking bay
- FIELD LIGHTING | EXISTING | NEW**
LED luminaires (50+ lux)
- INFORMATION HUB**
environmental & aboriginal interpretive signs
- CULTURALLY SIGNIFICANT AREA**
meeting areas | interpretive features | artworks
- BUILDING FACILITIES UPGRADE**
refer architectural drawings
- TERMITE AFFECTED STRUCTURES**
structural assessment | fence off | treat | repair | replace
- PRINCIPAL SHARED PATH**
3m wide | red asphalt with flush kerbs
- BOARDWALK**
environmental & cultural interpretive trail
- SPORTING PITCH**
renovated turf, grading & drainage as required
- NUTRIENT INTERCEPTOR BASIN**
receives subsurface drainage | graded gravel mulch
- PROPOSED TREES**
locally indigenous species | 100L pot size
- PROPOSED REVEGETATION**
local wetland species | 4 plants per sqm



Figure 12: Nutrient Basin Diagram



APPENDIX G: Order of Probable Costs

Table 15: Estimated Total Current Day Construction Budget (DCWC Quantity)

City of Wanneroo FUNCTIONAL AREA BUDGET BREAKDOWN Wanneroo Recreation Precinct Master Plan 4/07/2020				DONALD CANT WATTS CORKE			
FUNCTIONAL AREA	Qty	Unit	Rate	Total			
Buildings							
Allowance for New Recreation Centre							
Indoor Courts (new)	832	m2	\$2,700	\$2,246,400			
External Store	198	m2	\$2,000	\$396,000			
Court Store	111	m2	\$2,000	\$222,000			
Change Rooms	82	m2	\$3,500	\$287,000			
WC	87	m2	\$4,000	\$348,000			
UAT	14	m2	\$4,000	\$56,000			
Multipurpose room	48	m2	\$3,000	\$144,000			
Store	83	m2	\$2,000	\$166,000			
Kitchen	40	m2	\$4,000	\$160,000			
Umpire	15	m2	\$2,800	\$42,000			
Scouts	218	m2	\$2,800	\$610,400			
First Aid	14	m2	\$2,800	\$39,200			
Boxing	320	m2	\$2,750	\$880,000			
Community	228	m2	\$3,000	\$684,000			
Creche	86	m2	\$3,000	\$258,000			
Circulation	146	m2	\$3,000	\$438,000			
External Covered Terrace - add 15%	378	m2	\$800	\$302,400			
Allowance for New Change Room							
Change	111	m2	\$3,500	\$388,500			
Store	61	m2	\$2,200	\$134,200			
Umpire	14	m2	\$2,800	\$39,200			
First Aid	14	m2	\$2,800	\$39,200			
WC	39	m2	\$4,000	\$156,000			
UAT	13	m2	\$4,000	\$52,000			
External Covered Terrace	63	m2	\$800	\$50,400			
Indicative Building Sub-Total				3215	m2	2532	\$8,138,900
External Works							
Allowance to demolish existing recreation Centre	1500	m2	\$200	\$300,000			
Allowance to demolish existing Lake Joondalup Pavilion	320	m2	\$150	\$48,000			
Allowance for general site clearance and preparation for buildings and parking	12200	m2	\$10	\$122,000			
Allowance for general cut and fill for buildings and parking (assume ave of 0.5m)	6100	m2	\$25	\$152,500			
Allowance for new cricket nets	2	No	\$25,000	\$50,000			
Allowance for 'extending' grass pitch to North for training & informal play	8400	m2	\$40	\$336,000			
Allowance for minor alterations to Oval field north of new recreation centre	1	Sum	\$100,000	\$100,000			
Allowance for two new synthetic courts complete	2000	m2	\$200	Excluded			
Allowance for minor alterations to bowls field south of new indoor centre	1	Sum	\$50,000	\$50,000			
Allowance for minor alterations to Junior Soccer Field south of new indoor centre	1	Sum	\$100,000	\$100,000			
Allowance for interim play and alfresco area	0	Sum		Excluded			
Allowance for shade sails etc	1	Sum	\$100,000	\$100,000			
Allowance for works to termite affected structures	0	Sum		Excluded			
Allowance for clearance etc not covered in Propagule estimate	28500	m2	\$10	\$285,000			
Allowance for carpark expansion including kerbing, line marking, lighting & stormwater drainage	7400	m2	\$140	\$1,036,000			
Allowance for verge parking including kerbing, line marking & stormwater drainage	3500	m2	\$120	\$420,000			
Extra over above for civil works not covered in Propagule estimate	1	Sum	\$500,000	\$500,000			
Allowance for earthworks to new amphitheatre	2300	m2	\$25	\$57,500			
Allowance for paving per Propagule estimate	1	Sum	\$1,000,000	\$1,000,000			
Allowance for furniture per Propagule estimate	1	Sum	\$350,000	\$350,000			
Allowance for walls and edges per Propagule estimate	1	Sum	\$400,000	\$400,000			
Allowance for planting, soils and mulch per Propagule estimate	1	Sum	\$580,000	\$580,000			
Allowance for irrigation per Propagule estimate	1	Sum	\$300,000	\$300,000			
Allowance for pontoon bird hide (item 5) - PROVISIONAL	1	Sum	\$300,000	\$300,000			
Allowance for elevated look out (item 6) - PROVISIONAL	1	Sum	\$200,000	\$200,000			
Allowance for signage	1	Sum	\$50,000	\$50,000			
Allowance for Preliminaries	10%	Sum		\$683,700			
External Services							
Allowance for sport lighting	4	No	\$80,000	\$320,000			
Allowance for lighting to walkways / pavements				Excluded			
Allowance for stormwater connection and reticulation to building	1	Sum	\$125,000	\$125,000			
Allowance for sewer connection and reticulation to building	1	Sum	\$150,000	\$150,000			
Allowance for water connection and reticulation to building	1	Sum	\$125,000	\$125,000			
Allowance for fire protection and reticulation	1	Sum	\$100,000	\$100,000			
Allowance for gas connection and reticulation to building	1	Sum	Excluded	Excluded			
Allowance for lighting and power connection and reticulation to building	1	Sum	\$400,000	\$400,000			
Allowance for communication connection and reticulation to building	1	Sum	\$50,000	\$50,000			
Allowance for special services (security / cctv)	1	Sum	\$50,000	\$50,000			
Allowance for Preliminaries	10%	Sum		\$132,000			
Indicative External Works and Services Sub-Total				10%	Sum	\$8,972,700	
Estimated Total Current Day Construction Budget						\$17,111,600	

Table 16: Order of Probable Cost (Source: DCWC Quantity Surveyors)

Wanneroo Recreation Precinct Master Plan		DONALD CANT WATTS CORKE
4/07/2020		
SUMMARY		
Wanneroo Masterplan		Cost
Building Works		\$8,138,900
External Works and Services		\$8,972,700
Construction Works Sub-Total		\$17,111,600
Design Contingency	10%	\$1,711,160
Construction Contingency	10%	\$1,882,276
Professional Fees @ 12%	12%	\$2,484,604
Construction Works Sub-Total		\$23,189,640
Exclusion :		
Excludes GST		
Excludes abnormal ground conditions / contamination etc		
Excludes major services diversions		
Excludes termite treatment works		
Excludes lighting to pavements/boardwalks etc		
Excludes replacing trees		
Excludes major utility upgrades / contributions & headworks		
Excludes FF&E		
Excludes client costs, legal costs, site costs, agents fees, finance etc		
Excludes land purchase costs		
Excludes Client Representative / Project Management Fee / Professional Fees		
Excludes escalation - costs are current day		
Excludes % for Public Art		
Costs assume Competitive Tender process with local builders using basic palette of materials		
Notes :		
OPC based on indicative proposal drawings provided		
Assume that site services for the refurbished recreation centre have sufficient capacity		
All quantities and rates are provisional therefore subject to adjustment		
All external works and service allowances are Provisional		

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