

Tamala Park Community Audit and Preliminary Analysis

TPG Town Planning and Urban Design

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Project Details

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1. Introduction

In August 2008, Creating Communities Australia was appointed by the TPG Town Planning and Urban Design (TPG) to conduct the community consultation and engagement process for the Tamala Park Development (TPD). The first step in this process was the preparation of a Community Audit, which was compiled in order to understand the area in which Tamala Park is situated. It documents the results of a demographic analysis of the surrounding areas, history and heritage, existing community facilities and services, community facility provision standards and stakeholder consultation.

The Audit also forms a picture of the characteristics of the surrounding communities, unique features of the area and ways in which the Tamala Park Development can relate to the wider region. It provides critical information that will assist in understanding local distinctiveness, existing opportunities and constraints that will be addressed in both the Community Engagement Strategy and the Community Development Plan.

2. About the Project

The Tamala Park Development represents a unique opportunity. It represents some of the last undeveloped landholdings within Perth's established north-west corridor and is the largest undeveloped land parcel in the corridor south of Alkimos. This is one of the last opportunities to meet the demand for future residential development, without the need to expand beyond the existing urban boundary.

The land was acquired in 1981 by seven local governments, collectively known as the Tamala Park Regional Council (TPRC) – City of Stirling, City of Wanneroo, City of Joondalup, City of Perth, Town of Victoria Park, Town of Vincent and the Town of Cambridge. It was to be used partially for a refuse landfill and partially as an urban development and is also a joint landholding of 432 hectares of land, with 180 hectares available for development by the TPRC. The remainder has been transferred to the West Australian Planning Commission (WAPC) for incorporation into the coastal conservation reserve west of Marmion Avenue, between Burns Beach and Mindarie Keys. Furthermore, an area of 151 hectares is currently being leased to the Mindarie Regional Council (MRC) for operation of a waste management facility until 2032.

The Tamala Park development site is located 35 kilometres north-west of the Perth Central Business District and approximately six kilometres north-west of the Joondalup Regional Centre, within the City of Wanneroo. The site occupies an area that is intersected by Marmion Ave and Connolly Drive. The first stage is located immediately adjacent to Mindarie with Marmion Ave to the east, Burns Beach to the south and the Indian Ocean to the west. The second stage borders Clarkson to the north with Marmion Ave to the west.

3. Literature Review

A variety of documents were reviewed in the preparation of the Audit. This included information on the TPRC website, annual reports, newsletters and any other relevant documents.

3.1 City of Wanneroo Smart Growth Strategy

Smart Growth seeks to manage growth more effectively to improve the outcomes of development for new and existing communities. Representing a local approach to state sustainability, Smart Growth has six key principles:

- ▶ Lifestyle and housing choices;
- ▶ Effective use of land and infrastructure;
- ▶ Long term health of the environment;
- ▶ Identity, equity and inclusiveness;
- ▶ Long term economic health; and
- ▶ People and government.

In terms of social planning, the key aspects of Smart Growth relating to this project are integrated into the fourth principal: identity, equity and inclusiveness. These include social and cultural diversity, social cohesion and civic participation, neighbourhood interconnectedness, distinctiveness and visual amenity, community safety, equity, heritage and community facilities and services. This Audit begins to identify how these aspects can be incorporated into the Tamala Park development and how the Community Development Plan will further build on this.

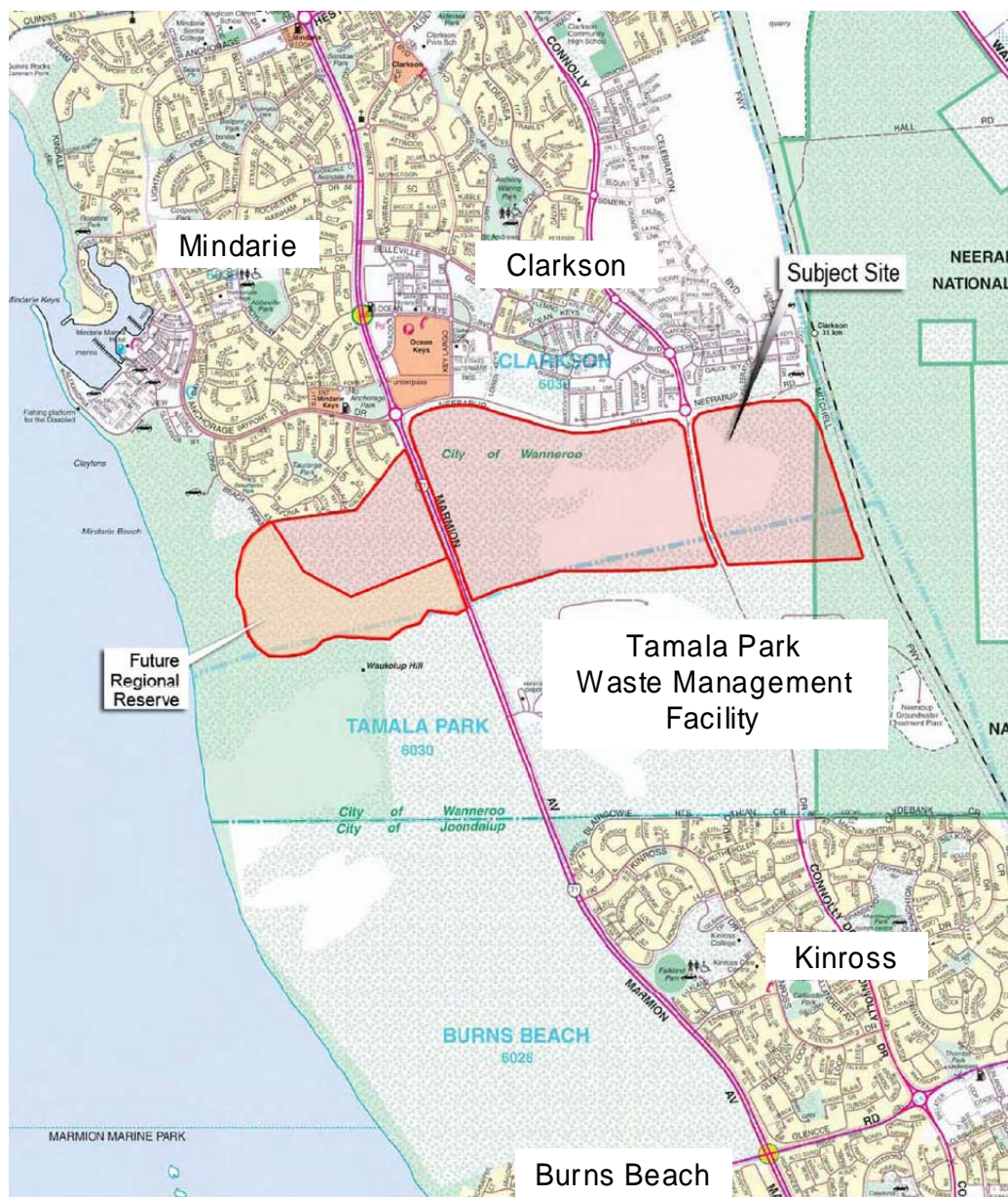
3.2 Liveable Neighbourhoods

This is a performance based code including objectives and requirements, explanatory text, diagrams depicting possible forms of appropriate development and which provides comprehensive submission and background material requirements to support Local Structure Plans. One of the principal aims of Liveable Neighbourhoods is to foster a sense of community and strong local identity within neighbourhoods and towns, as well as a sense of place. This Audit identifies ways in which this principle can be integrated into Tamala Park and will be further developed in the Community Development Plan.

4. Demographic Analysis

This in-depth demographic analysis details the profile of the areas surrounding Tamala Park; namely the suburbs of Clarkson, Mindarie and Kinross, as shown in Figure 1. It also provides an overview of the Burns Beach suburb¹. A forecast profile of the Tamala Park community is also identified based on the surrounding areas. A summary of the demographic analysis can be found on pages 20-22.

Figure 1: Site Map of Development Area



¹ Please note Burns Beach is a small suburb of 250 residents at present and therefore an in-depth suburb analysis is not included in this report; however a profile of the suburb is available in section 4.4.4.

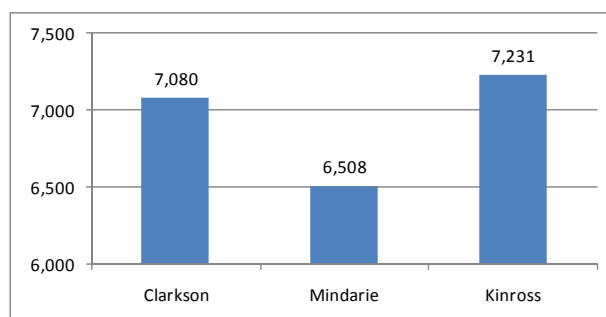
Clarkson	<ul style="list-style-type: none"> ▶ Residential area to the north of Tamala Park; ▶ Located on the eastern side of Marmion Avenue; ▶ Lower socio-economic area; ▶ Includes a high proportion of public housing.
Mindarie	<ul style="list-style-type: none"> ▶ Residential area to the north of Tamala Park; ▶ Located on the western side of Marmion Avenue; ▶ Higher socio-economic area attracting households wanting to live in close proximity to the coast.
Kinross	<ul style="list-style-type: none"> ▶ Residential area to the south of Tamala Park; ▶ Located on the eastern side of Marmion Avenue; ▶ Average socio-economic area attracting a majority of family households with younger children and teenagers.
Burns Beach	<ul style="list-style-type: none"> ▶ Residential area to the south of Tamala Park; ▶ Located on the western side of Marmion Avenue; ▶ Consists of two distinct areas: 'old' Burns and 'new' Burns; ▶ 'Old' Burns is an established residential area while 'new' Burns is a newly developing area; ▶ High socio-economic area attracting older families and couples wanting to live close to the coast.

4.1 The People

4.1.1 Population and Age Structure

In the suburbs directly surrounding Tamala Park there is a total population of 20,819 (ABS, 2006), which has a relatively even distribution between the suburbs of Clarkson, Mindarie and Kinross. Kinross has a slightly larger population, while Mindarie has a slightly smaller population.

Figure 2: Population of Clarkson, Mindarie and Kinross, 2006

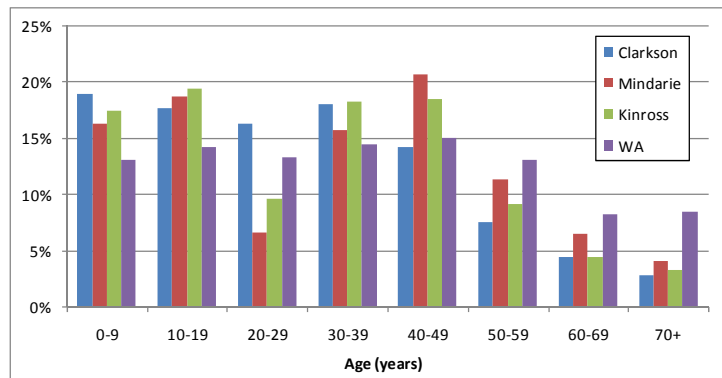


Source: Australian Bureau of Statistics, *Census of Population and Housing 2006*

The age structure of each suburb is shown in Figure 3. Clarkson has a younger population, with a high proportion of people aged between 0-9, 20-29 and 30-39 years. This indicates young families and young adults entering the housing market. Mindarie has an older population, with a high proportion of people aged 40 plus living in the suburb. Kinross also has a younger population, similar to Clarkson, however there is a mixture of both young families and families with teenagers.

The median age within each suburb is 28 in Clarkson, 36 in Mindarie and 32 in Kinross. All three suburbs have a high youth population, significantly higher than the WA average, in the 0-9 and 10-19 age groups. Clarkson also has a significantly higher age demographic in the 20-29 age groups. Anecdotal comments from key stakeholder groups indicate that the high youth population is currently not adequately catered for in the area, with a lack of youth specific activities, facilities and engagement.

Figure 3: Age Structure of Clarkson, Mindarie and Kinross, 2006



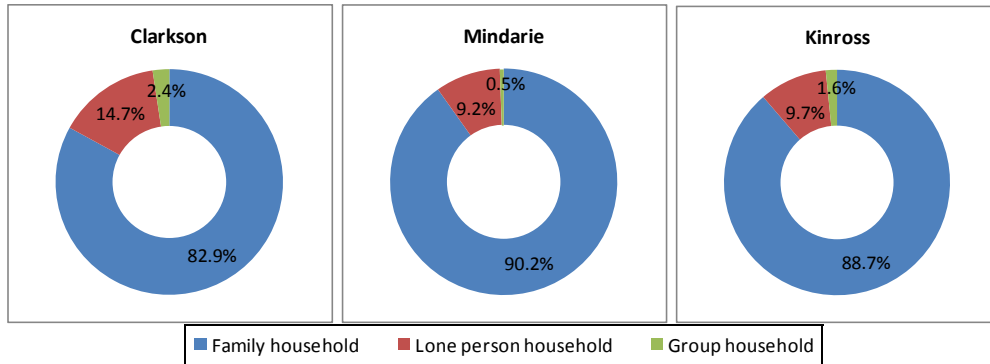
Source: Australian Bureau of Statistics, Census of Population and Housing 2006

While the population within the suburbs of Clarkson, Mindarie and Kinross are relatively similar, their age structure is different. Mindarie attracts a proportionally older population compared to Kinross and Clarkson. Clarkson has a significantly higher proportion of younger residents.

4.1.2 Household Composition and Family Characteristics

The vast majority of households surrounding Tamala Park are families, ranging from 83% in Clarkson to 89% in Kinross and 90% in Mindarie. Clarkson has a higher proportion of lone person households (15%) compared to Mindarie (9%) and Kinross (10%).

Figure 4: Household Composition of Clarkson, Mindarie and Kinross, 2006

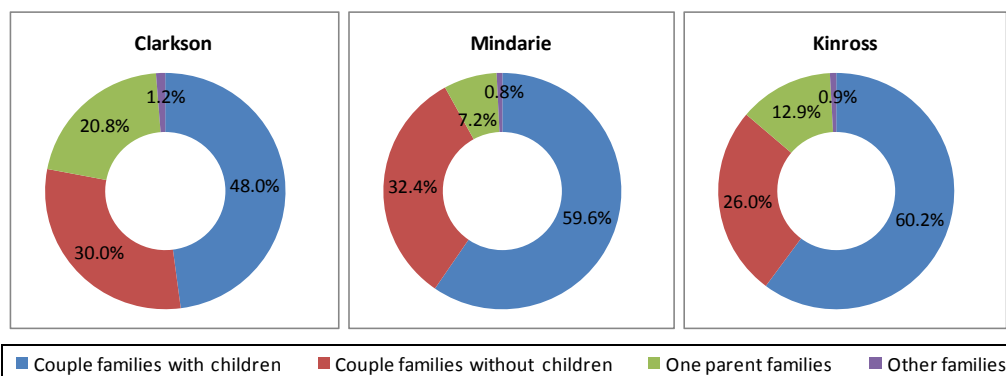


Source: Australian Bureau of Statistics, Census of Population and Housing 2006

Figure 5 compares the family characteristics of Clarkson, Mindarie and Kinross. Key differences include:

- ▶ Kinross and Mindarie have a higher proportion of couples with children compared to Clarkson;
- ▶ Clarkson has a significantly higher proportion of single parent families; and
- ▶ Mindarie has a higher proportion of couples without children compared to Clarkson and Mindarie.

Figure 5: Family Characteristics of Clarkson, Mindarie and Kinross, 2006



Source: Australian Bureau of Statistics, Census of Population and Housing 2006

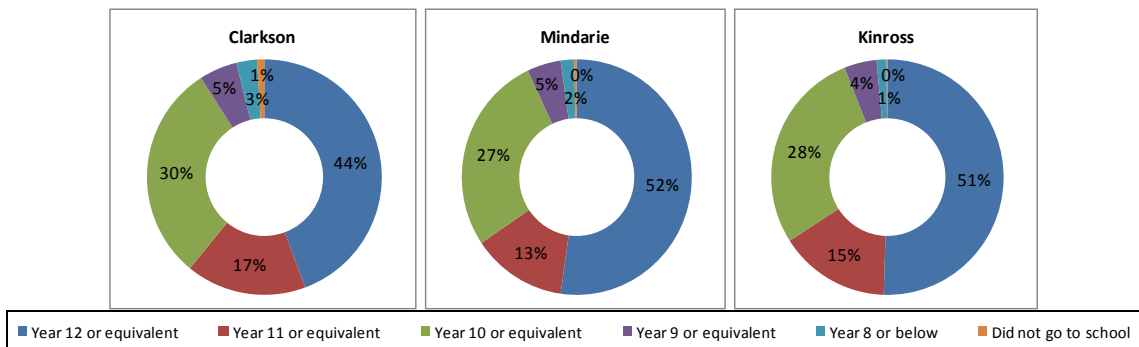
The household and family profile of Mindarie and Kinross are relatively similar, with a high proportion of family households, the majority of which have children. The main difference is that Mindarie has more couples without children, while Kinross has more single parents.

In Clarkson, the majority of households are also families; however there are a greater proportion of lone person households in the suburb. This is consistent with the age profile, indicating younger adults moving into the area who are more likely to be living alone. Of the families living within Clarkson, there are a high proportion of single parents with children compared to Mindarie and Kinross.

4.1.3 Education

Figure 6 shows the level of schooling completed for residents no longer attending school. Most residents have completed year 12, however a lower proportion of residents in Clarkson have completed year 12 (44%) compared to residents in Mindarie (52%) and Kinross (51%). A higher proportion of residents in Clarkson have completed school up until year 10 (30%) or 11 (17%) compared to Mindarie (year 10: 27%, year 11: 13%) and Kinross (year 10: 28%, year 11: 15%).

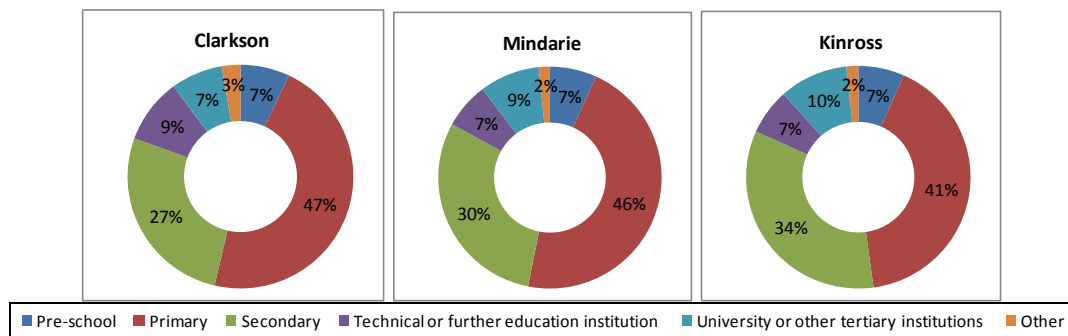
Figure 6: Highest Level of Schooling Completed for Residents No Longer Attending, 2006



Source: Australian Bureau of Statistics, Census of Population and Housing 2006

The profile of residents attending an educational institution in the suburbs of Clarkson, Mindarie and Kinross is very similar. The vast majority are attending either pre-primary, primary school or high school (between 81% and 83%). In Clarkson a slightly higher proportion are attending a technical or further education institution (9%) compared to Mindarie and Kinross (both 7%) and a lower proportion are attending university (7%) compared to Mindarie (9%) and Kinross (10%).

Figure 7: Type of Educational Institution Being Attended by Residents, 2006



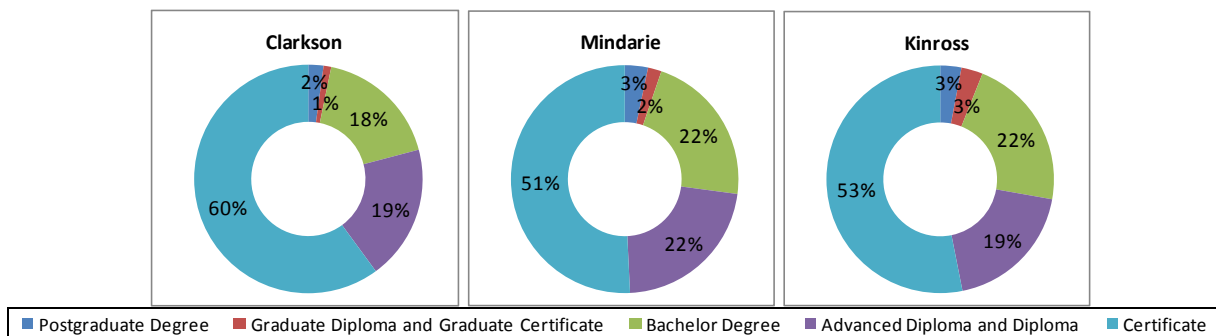
Source: Australian Bureau of Statistics, Census of Population and Housing 2006

Residents in Mindarie and Kinross with post school qualifications have a similar profile:

- ▶ Just over half have a certificate, graduate certificate or graduate diploma (53%-56%);
- ▶ Between 19% and 22% have an advance diploma or diploma; and
- ▶ 25% have a bachelor of postgraduate degree.

A greater proportion of residents in Clarkson with a post school qualification hold a certificate (60%) and a lower proportion contain a bachelor or post graduate degree (20%).

Figure 8: Post School Qualifications Attained by Residents, 2006



Source: Australian Bureau of Statistics, Census of Population and Housing 2006

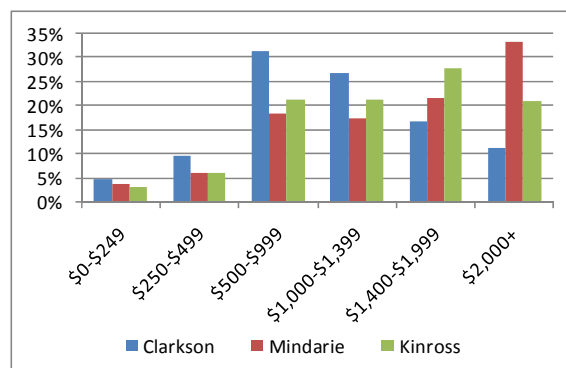
Mindarie and Kinross have a similar education profile of residents compared to Clarkson. In Mindarie and Kinross a higher proportion of residents have obtained or are completing a higher level of post school qualification compared to residents in Clarkson, with a higher proportion attending university and a higher proportion holding a degree.

4.1.4 Household Income

The weekly household income differs between Clarkson, Mindarie and Kinross. In Clarkson the weekly household income is proportionally lower than Mindarie and Kinross. Households in Kinross are earning an average weekly income while households in Mindarie are earning a higher income. Specifically:

- ▶ The majority of households in Clarkson earn under \$1,400 per week (72%) compared to Kinross (51%) and Mindarie (45%);
- ▶ A high proportion of residents in Kinross earn between \$1,400 and \$1,999 per week (28%) compared to Mindarie (22%) and Clarkson (17%); and
- ▶ A high proportion of households in Mindarie earn \$2,000 or more per week (33%) compared to Kinross (21%) and Clarkson (11%).

Figure 9: Weekly Household Income



Source: Australian Bureau of Statistics, Census of Population and Housing 2006

Households in Mindarie earn a higher weekly income compared to households in Kinross and Clarkson and households in Clarkson earn a low weekly household income compared to Kinross and Mindarie.

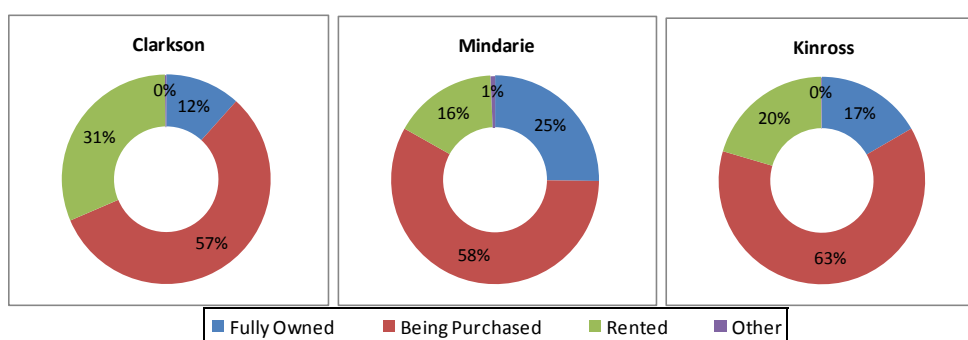
4.1.5 Dwellings and Tenure Type

The vast majority of all dwellings within Clarkson, Mindarie and Kinross are separate houses (low density). In Clarkson, 100% are separate houses, in Kinross 97% are separate houses and in Mindarie 91% are separate houses. Within Mindarie (5%) and Kinross (2%) there are some medium density² dwellings and in Mindarie there is a small proportion of high density³ (2.5%) and other (1%) dwellings.

The tenure types of dwellings differ between Clarkson, Mindarie and Kinross. The differences are:

- ▶ Mindarie has a higher proportion of fully owned dwellings (25%) compared to Kinross (17%) and Clarkson (12%);
- ▶ Kinross has a higher proportion of houses being purchased (63%) compared to Mindarie (58%) and Clarkson (57%);
- ▶ Clarkson has a higher proportion of rentals (31%) compared to Kinross (20%) and Mindarie (16%);
 - Of these rentals, 10% in Clarkson and 3% in Kinross are public rental properties.

Figure 10: Tenure Type



Source: Australian Bureau of Statistics, Census of Population and Housing 2006

The vast majority of dwellings in the suburbs surrounding Tamala Park are separate houses, with some medium and high density dwellings along the coast in Mindarie. In Clarkson there are a higher proportion of rental properties compared to Mindarie and Kinross, of which 10% are public rental properties.

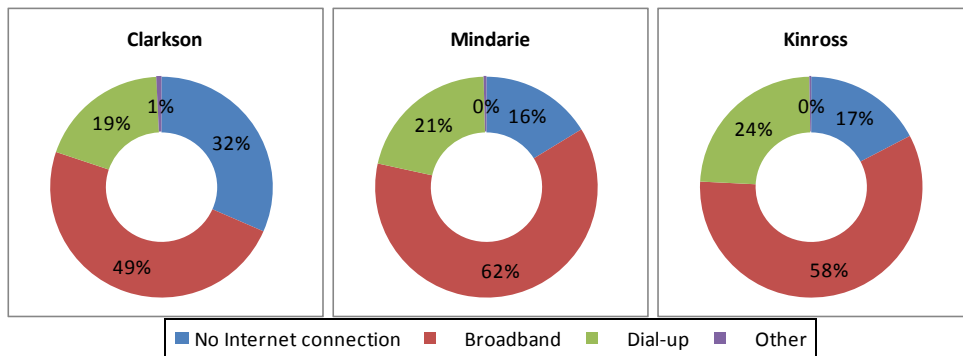
² Medium density dwellings include: semi-detached, row or terrace and townhouses.

³ High density dwellings include: flats, units and apartments.

4.1.6 Household Internet Connectivity

The majority of households in Clarkson, Mindarie and Kinross have an internet connection at home. In Mindarie, 62% have broadband connection and 21% have dial-up connection. Households in Kinross have a similar profile, with 58% connected through broadband and 24% connected through dial-up. In Clarkson, 49% of households have broadband Internet and 19% have dial-up Internet. A high proportion of households in Clarkson do not have access to the Internet at home (32%) compared to Mindarie (16%) and Kinross (17%).

Figure 11: Type of Household Internet Connection



Source: Australian Bureau of Statistics, Census of Population and Housing 2006

The majority of households surrounding Tamala Park have access to the Internet at home, with broadband being the most popular type of connection followed by dial-up connection. However, a higher proportion of households in Clarkson are not connected to the Internet at home (by choice) compared to Mindarie and Kinross.

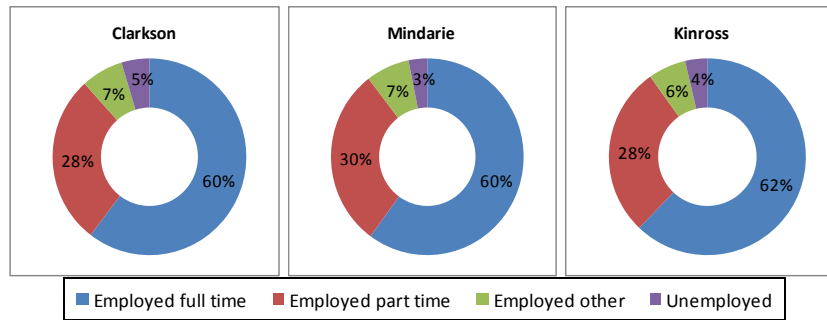
4.2 The Economy

4.2.1 Labour Force

The labour force within the suburbs of Clarkson, Mindarie and Kinross consists of all residents aged 15 and over who are either employed in some capacity, or unemployed and looking for work. In Clarkson, 3,430 people or 71% of the population aged 15 and over are in the labour force, in Mindarie 3,292 people or 72.5% are in the labour force and in Kinross 3,760 people or 76% are in the labour force.

Of the residents within the labour force in Clarkson, Mindarie and Kinross, the majority are employed full time (60-62%) and part time (28-30%) and some residents indicated their employment as 'other' (6-7%). Mindarie has the lowest unemployment rate at 3%, Kinross has an unemployment rate of 4% and Clarkson has an unemployment rate of 5%.

Figure 12: Labour Force Status



Source: Australian Bureau of Statistics, Census of Population and Housing 2006

Kinross has the highest level of labour force participation (76%) compared to Mindarie (72.5%) and Clarkson (71%). Of those in the labour force, the proportional breakdown of employment type within each suburb is very similar, with Clarkson having a slightly higher unemployment rate compared to Kinross and Mindarie.

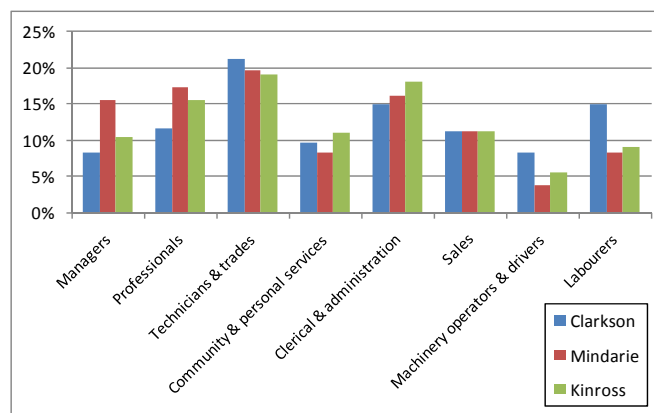
4.2.2 Occupation and Industry of Employment

Figure 13 shows the occupation of residents within the suburbs of Clarkson, Mindarie and Kinross.

Differences between these suburbs include:

- ▶ A higher proportion of professionals and managers in Mindarie (33%) compared to Kinross (26%) and Clarkson (20%);
- ▶ A higher proportion of blue collar workers (technicians and trades, machinery operators and drivers and labourers) in Clarkson (45%) compared to Kinross (34%) and Mindarie (32 %);
- ▶ Kinross has a higher proportion of clerical and administration and community and personal service workers (29%) compared to Mindarie (24%) and Clarkson (24%).

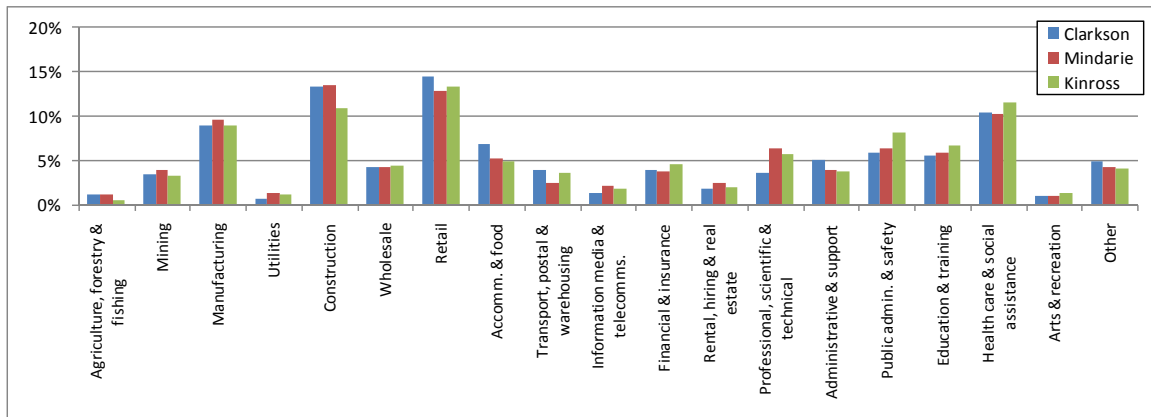
Figure 13: Occupation of Residents



Source: Australian Bureau of Statistics, Census of Population and Housing 2006

The top four industries of employment for residents in Clarkson, Mindarie and Kinross are retail, construction, health care and social assistance and manufacturing.

Figure 14: Industry of Employment



Source: Australian Bureau of Statistics, Census of Population and Housing 2006

Mindarie and Kinross have a higher proportion of white collar workers in comparison to Clarkson, which has a higher proportion of blue collar workers. However, the main industries of employment are similar for all three suburbs, namely retail, construction, health care and social assistance and manufacturing.

4.3 Society

4.3.1 Ethnicity

Approximately half of all residents in the suburbs surrounding Tamala Park are born in Australia; Clarkson has the highest proportion at 59%, Kinross has 52% and Mindarie has 46%. Approximately three quarters of all residents are Australian citizens, ranging from 75% in Mindarie to 78% in Kinross and 80% in Clarkson. Mindarie and Kinross have a low proportion of Indigenous residents (0.3%) and Clarkson has 2.8% Indigenous residents.

Excluding Australia the top countries of birth in Clarkson, Mindarie and Kinross is England, with 14%, 27% and 21% respectively born in England. The other three top countries of birth for all suburbs are Scotland, New Zealand and South Africa.

English is the most common language spoken at home with a range of between 83% and 88% of all households only speaking English. Afrikaans is the most common other language across Clarkson, Mindarie and Kinross.

Table 1: Ethnicity

	Clarkson		Mindarie		Kinross	
Indigenous	2.8%		0.3%		0.3%	
Born in Australia	58.9%		46.2%		52.4%	
Top 5 Countries of Birth (Excluding Australia)	England	13.6%	England	26.7%	England	21.0%
	New Zealand	4.3%	South Africa	3.6%	Scotland	3.8%
	Scotland	1.8%	Scotland	3.5%	South Africa	3.1%
	South Africa	1.6%	New Zealand	2.7%	New Zealand	2.9%
	Poland	0.8%	Zimbabwe	0.8%	Ireland	1.0%
Australian Citizenship	79.6%		75.0%		77.6%	
English Only Spoken at Home	82.7%		87.3%		88.3%	
Top 5 Languages Spoken at Home (Excluding English)	Spanish	1.0%	Afrikaans	1.1%	Afrikaans	1.1%
	Polish	0.9%	Mandarin	0.7%	Arabic	0.6%
	Arabic	0.8%	Arabic	0.7%	Persian	0.5%
	Khmer	0.6%	Italian	0.5%	Mandarin	0.5%
	Cantonese	0.5%	German	0.4%	Cantonese	0.5%

Source: Australian Bureau of Statistics, Census of Population and Housing 2006

Approximately half of all residents living in the suburbs surrounding Tamala Park are Australian; Mindarie and Kinross have a very low proportion of Indigenous residents while 3% of residents in Clarkson are Indigenous.

The area is an attractive location for English residents, especially Mindarie with 27% of the population born in England. Other key nationalities of residents living in the area are Scottish, South African and New Zealanders.

4.3.2 Cost of Living

Table 2 compares the median weekly rent and mortgage payments based on the median household income for Clarkson, Mindarie and Kinross. The proportion of household income spent on rental payments is the highest in Mindarie (19.0%) and slightly lower in Clarkson (18.6%) and Kinross (17.5%). Households in Clarkson spend the most on mortgage repayments per week as a proportion of income, (26.4%) while in Mindarie 24.9% is spent on mortgage repayments and in Kinross 21.8% is spent on mortgage repayments.

Table 2: Median Weekly Rent/Mortgage Payment

	Clarkson	Mindarie	Kinross
Median weekly household income	\$1,049	\$1,522	\$1,373
Median weekly rental payment	\$195	\$290	\$240
Median weekly mortgage repayment	\$277	\$380	\$300
% income spent on rent per week	18.6%	19.0%	17.5%
% income spent on mortgage per week	26.4%	24.9%	21.8%

Source: Australian Bureau of Statistics, Census of Population and Housing 2006

After rent and mortgage repayments, Table 3 shows that the amount of income available per person per week is significantly lower in Clarkson compared to both Kinross and Mindarie. Households in Mindarie have approximately \$100 more per person per week than households in Clarkson, while households in Kinross have approximately \$70 more per person per week than Clarkson.

Table 3: Income available after Rent/Mortgage Repayments

	Clarkson	Mindarie	Kinross
Average household size	2.9	3.1	3.2
Income available per person after rental payment	\$294	\$398	\$354
Income available per person after mortgage repayment	\$266	\$369	\$335

Source: Australian Bureau of Statistics, Census of Population and Housing 2006

In Clarkson the weekly rent and mortgage repayments are less than Kinross and Mindarie, however the median weekly household income is also significantly less. Therefore after these repayments, households in Clarkson have approximately \$70 less than Kinross and \$100 less than Mindarie per person, per week.

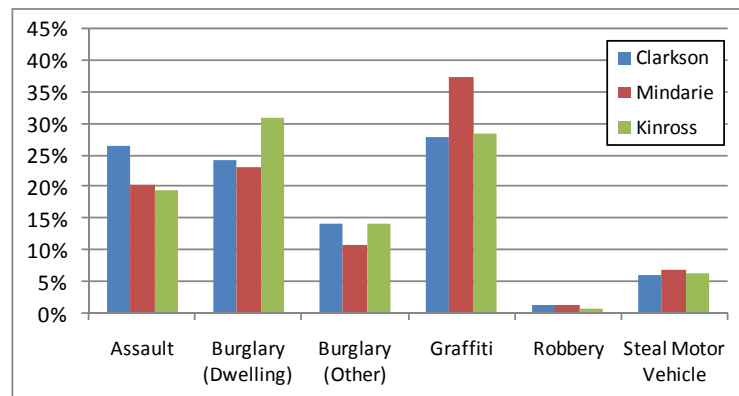
4.3.3 Crime and Security

Between the 2003-04 and 2007-08 financial years, 3,499 crimes were reported in the suburbs surrounding Tamala Park, of which 59% were in Clarkson, 25% were in Mindarie and 16% were in Kinross.

Figure 15 shows the type of reported crimes per suburb. The top three crimes in each suburb were graffiti, assault and burglary of dwellings. Key differences include:

- ▶ Mindarie had the highest proportion of reported graffiti offences (37%) compared to 28% in both Clarkson and Kinross;
- ▶ Kinross had the highest proportion of reported burglary (dwelling) offences (31%) compared to 24% in Clarkson and 23% in Mindarie; and
- ▶ Clarkson had the highest proportion of reported assaults (26%) compared to Mindarie (20%) and Kinross (19.5%).

Figure 15: Reported Crimes, July 2003 – June 2008



Source: Australian Bureau of Statistics, Census of Population and Housing 2006

Clarkson has a substantially higher proportion of reported crimes per person as an average over the five years to June 2008, with approximately one crime reported for every 17 residents per year, compared to one crime reported for every 37 residents in Mindarie and one crime reported for every 63 people in Kinross.

Table 4: Ratio of Reported Crimes per Person per Year between July 2003 and June 2008

	Average Number of Reported Crimes per year	Total Population 2006	Ratio of Reported Crimes per person per year
Clarkson	412	7,080	1:17
Mindarie	173	6,508	1:37
Kinross	115	7,231	1:63

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and WA Police (2008) Crime Statistics

www.police.wa.gov.au/ABOUTUS/Statistics/SearchCrimeStatistics/tabid/998/Default.aspx

Clarkson has a substantially higher number of reported crimes compared to Mindarie and Kinross and similarly, the ratio of reported crimes per person per year in Clarkson is also substantially higher than Mindarie and Kinross. However, the types of crimes being committed are similar amongst all three suburbs.

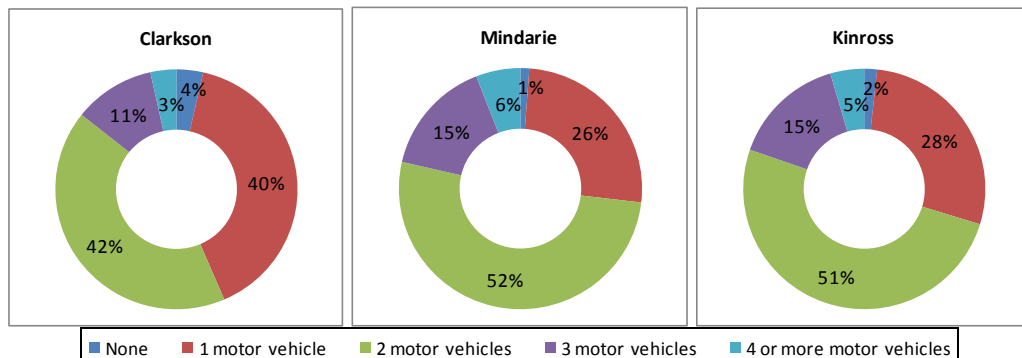
The WA Police, located at Clarkson, indicated that there was a problem with graffiti and vandalism in the area. Meetings with local schools corroborated this, with a lot of them now fenced off in order to alleviate the problem. There also appeared to be a high level of domestic violence and this was linked to the social demographic and the pressures on family life linked to the prevalence of fly in/out workers.

4.3.4 Transport Patterns

The profile of vehicles per dwelling within Mindarie and Kinross are very similar; however dwellings in Clarkson have, on average, fewer vehicles. Specifically:

- ▶ 4% of dwellings in Clarkson have no vehicle, while only 2% in Kinross and 1% in Mindarie have dwellings with no vehicles;
- ▶ 40% of dwellings in Clarkson have one vehicle, compared to only 26% in Mindarie and 28% in Kinross; and
- ▶ Clarkson has a lower proportion of dwellings with two or more vehicles (56%) compared to Mindarie (73%) and Kinross (71%).

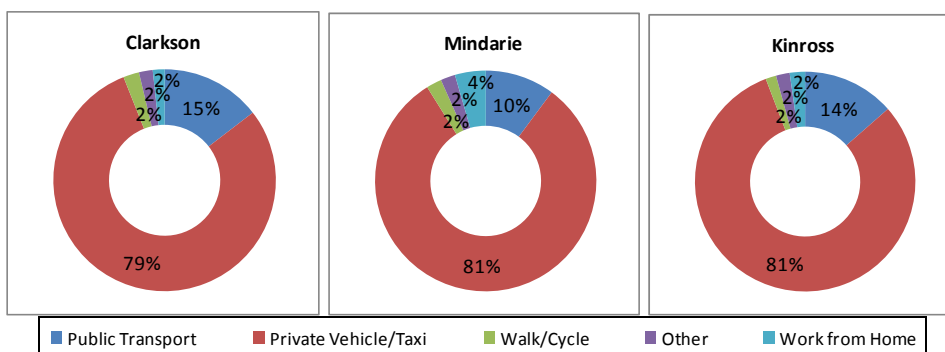
Figure 16: Vehicles per Dwelling



Source: Australian Bureau of Statistics, Census of Population and Housing 2006

The vast majority of residents in Clarkson, Mindarie and Kinross travel to work in a private vehicle (79%-81%). A lower proportion of residents in Mindarie use public transport to travel to work (10%), compared to Clarkson (15%) and Kinross (14%). However, a higher proportion of residents in Mindarie work from home (4%) compared to Clarkson and Kinross (both 2%).

Figure 17: Method of Travel to Work, 2006



Source: Australian Bureau of Statistics, Census of Population and Housing 2006

On average there are fewer vehicles per household in Clarkson compared to Mindarie and Kinross, with 4% of all households owning no vehicle in Clarkson (1% in Mindarie and 2% in Kinross).

Most households are reliant on their private vehicles to travel to and from work, however in Mindarie, a higher proportion of residents work from home (4%) compared to Clarkson and Kinross (both 2%).

4.3.5 Public Transport Availability

Clarkson Train Station

The Clarkson train station offers efficient and reliable public transport into Perth CBD and to other areas in the metropolitan area. This station largely services the population of Clarkson, Mindarie and other suburbs to the north.

Currambine Train Station

The Currambine train station is situated just south of Kinross. The majority of residents in Kinross would utilise the park and ride facility at the station, however some residents are within walking distance of the station.

Bus Services

A range of bus routes are available through the suburbs of Clarkson, Mindarie and Kinross. Clarkson has the greatest access to bus routes as the Clarkson train station is a destination point for all services on the Northern 67 and 78 bus timetables. In total seven bus routes connect to the station:

- ▶ 481 to Quinns Rocks via Quinns Road;
- ▶ 482 to Quinns Rocks via Santa Barbara Parade;
- ▶ 483 to Butler via Merriwa;
- ▶ 484 to Butler via Ridgewood;
- ▶ 490 to Two Rocks Shopping Centre;

- ▶ 472 to Joondalup Train Station via Currambine; and
- ▶ 474 to Joondalup Train Station via Kinross

Three bus routes travel through Mindarie connecting to Clarkson train station (481, 482 and 490) and three bus routes travel through Kinross connecting to Joondalup train station (472, 473 and 474).

Public transport accessibility surrounding Tamala Park is very good, with access into the Perth CBD and other locations around the metropolitan area available using the northern train line. Bus routes connect residents in Mindarie and Clarkson to the Clarkson train station and residents in Kinross to the Joondalup train station. Kinross residents are also in close proximity to the Currambine train station for park and ride users.

Public transport was to be considered adequate and good in the area, although anecdotal comments suggest that intra-suburb transport is difficult for those who have no cars and rely solely on public transport. Migrant groups in particular have difficulty accessing services and support groups, finding it difficult to reach them on reliable public transport. Of the majority, those who did not use public transport indicated it was good, although those who relied solely on public transport, unless directly located near hubs, found it could be difficult to reach certain areas.

4.4 Community Profile of Surrounding Suburbs

4.4.1 Clarkson

Clarkson is considered a lower socio-economic area, with a high proportion of public housing and more affordable housing for young adults and young families entering the housing market. Specifically, the community profile of Clarkson is as follows:

- ▶ Clarkson has a high proportion of young families and young adults;
- ▶ The median age of residents in Clarkson is 28 years;
- ▶ The majority of households are families with children, however there is a high proportion of lone person households and single parent households in Clarkson;
- ▶ Residents in Clarkson, on average, have a lower level of education compared to Mindarie and Kinross;
- ▶ The median weekly household income in Clarkson is between \$300 and \$500 lower than Kinross and Mindarie;
- ▶ The vast majority of dwellings in Clarkson are separate houses, with a low proportion currently fully owned by their occupant, over half are being purchased by the occupant and one third are rental properties of which 10% are public rentals;
- ▶ The majority of households have access to the Internet at home, however compared to Mindarie and Kinross, a high proportion do not have Internet connection at home (by choice);
- ▶ There is a higher proportion of blue collar workers in Clarkson compared to Mindarie and Kinross;

- ▶ The Indigenous population in Clarkson is relatively small but significantly greater than Mindarie and Kinross;
- ▶ 40% of residents were born overseas, mainly in England and New Zealand;
- ▶ Clarkson is a high crime area compared to Mindarie and Kinross, with approximately one reported crime occurring per 17 residents per year over the past five years; and
- ▶ Accessibility to public transport in Clarkson is excellent, with close access to the Clarkson train station and a range of bus routes travelling through the suburb.

4.4.2 Mindarie

Mindarie is considered a higher socio-economic area, with more expensive housing located close to the coast, attracting residents who are able to afford this lifestyle. The community profile is as follows:

- ▶ Mindarie has an older population, with a high proportion of people aged 40 plus living in the suburb;
- ▶ The median age of residents in Mindarie is 36 years;
- ▶ The majority of households in Mindarie are families with children, however a higher proportion have no children compared to Clarkson and Kinross;
- ▶ Within Mindarie more residents are undertaking a higher level of post-school qualifications compared to Clarkson, however at a similar level to Kinross;
- ▶ Households in Mindarie earn a higher weekly household income compared to Kinross and Clarkson;
- ▶ The majority of dwellings are separate houses in Mindarie, however there is a small proportion of medium and high density dwellings close to the marina;
- ▶ Most households have access to either broadband or dial-up Internet access at home in Mindarie;
- ▶ A high proportion of white collar workers live in Mindarie, particularly professionals and managers;
- ▶ Just under half of all residents were born in Australia and just over one quarter were born in England;
- ▶ Compared to Clarkson there is a low rate of reported crimes per person, however a much higher rate compared to Kinross; and
- ▶ There are a high proportion of vehicles per households and the majority of residents use a private vehicle to travel to and from work.

4.4.3 Kinross

Kinross is an above average socio-economic area, attracting a wide range of families to the area. The community profile of Kinross is as follows:

- ▶ Kinross has a younger population, similar to Clarkson, however there is a mixture of families with young children and teenagers;
- ▶ The median age of residents in Kinross is 32 years;
- ▶ Residents in Kinross are well educated, with a high proportion currently studying for a post-school qualification and 25% have completed a university degree;
- ▶ The median weekly household income is approximately \$150 less than Mindarie, but \$300 more than Clarkson;
- ▶ The vast majority of dwellings are separate houses, and are occupied by the owner, with only 20% of dwellings being rented;
- ▶ Household Internet connectivity is high with only 17% not having access to the Internet at home;
- ▶ Kinross has the highest level of labour force participation at 76%, compared to Mindarie (72.5%) and Clarkson (71%);
- ▶ Kinross has a higher proportion of lower level white collar workers in clerical, administration, community and personal services jobs;
- ▶ Just over half of all residents were born in Australia, however there is a very low proportion of Indigenous residents living in Kinross;
- ▶ 22% of residents were born in England, with other key nationalities including Scottish, South African and New Zealand;
- ▶ Kinross has a low level of reported crimes compared to both Mindarie and Clarkson;
- ▶ Residents in Kinross, on average, own two or more vehicles per households and mostly use a private vehicle to travel to work; and
- ▶ Residents also have good access to public bus and train services.

4.4.4 Burns Beach

Burns Beach is a high socio-economic area, attracting older families and couples who can afford large houses along the coast. Residents within the suburb are associated with either 'old' Burns or 'new' Burns. 'Old' Burns is an established residential area while 'new' Burns is a new residential development area.

Key demographics of residents currently (2006) living in Burns Beach compared to Mindarie, Clarkson and Kinross are as follows:

- ▶ Burns Beach has a proportionally older population with the majority of residents aged 35 and over; further to this almost one quarter (23.9%) are aged 55 or over;
- ▶ There is a low proportion of children and youth in Burns Beach;
- ▶ The median age of residents is 39 years;

- ▶ Just over half (52.9%) of all residents were born in Australia and just over one quarter (25.8%) were born in England;
- ▶ The majority of households are families (68.9%), of which the majority are couples with no children; however there are also a high proportion of lone person households (20.0%);
- ▶ There is a low level of workforce participation with only 60% of residents aged 15 and over in the labour force;
- ▶ A high proportion of residents are white collar workers (65.3%), the majority of whom are professionals and managers (35.5%);
- ▶ The median weekly household income is lower; this may be due to a high proportion of retired residents earning minimal or no income; and
- ▶ A high proportion of households are fully owned (26.7%) by occupants, a low proportion are being purchased (32.2%) by occupants and a relatively high proportion are being rented (30.0%) privately. It is likely that some of these rentals are holiday let.

4.5 Forecast Tamala Park Community Profile

Tamala Park is a large suburb which is split by Marmion Avenue running north-south through the middle. Without any proactive measures to ensure diversity, the portion of Tamala Park on the western side of Marmion Avenue, on the coast, is likely to become a high socio-economic area, similar to Mindarie, with the price of land and housing being slightly higher due to its close proximity to the coast. The portion on the eastern side of Marmion Avenue is likely to be an above average socio-economic area, similar to Kinross.

Specific demographic characteristics of residents in Tamala Park are likely to be:

- ▶ A high proportion of family households with children of all ages and some without children;
- ▶ They will be well educated and earn an above average household income per week;
- ▶ The vast majority of dwellings will be separate houses;
- ▶ Most households will have Internet access at home;
- ▶ There will be a high proportion of white collar workers and approximately one third will be blue collar workers;
- ▶ Key industries of employment are likely to be retail, construction, manufacturing and health care and social assistance;
- ▶ Approximately half of all residents will be born in Australia, with a low Indigenous population;
- ▶ The area will attract residents born in England, Scotland, South Africa and New Zealand; and
- ▶ Most households will own two or more vehicles and these will be their main form of transport, however there is likely to be good access to public transport.

5. History and Heritage

Australian Interaction Consultants (AIC) conducted the Aboriginal consultation for the Tamala Park site. They compiled a desktop study of the area, as well as conducting fieldwork and onsite consultation with relevant parties.

Historically, the area would have presented a rich variety of food and other resources for Aboriginal people and was used by both Aborigines and Europeans for hunting game due to the original abundance of fauna in the area. It would also have been an important site for fresh water.

The database of the Department of Indigenous Affairs (DIA) indicates that there are six previously recorded Aboriginal sites in the vicinity of the proposed development area. None of the previously recorded Aboriginal sites are within the proposed development area. However, their presence indicates that Aboriginal people utilised the surrounding coastal plains for traditional purposes.

5.1 Aboriginal Sites

AIC identified Aboriginal sites in the vicinity of the development site; however no sites were documented within the boundaries of the current proposed development site. Previous reports conducted over the past decades confirm this.

5.2 Local Aboriginal Involvement

AIC identified and consulted with representatives from the Combined Swan River & Swan Coastal Plains Native Title Claimant Group, the Bibbulmun and Independent Aboriginal Environment Group (IAEG) and the Ballaruk Native Title Claimant representatives. AIC noted that The IAEG, Ballaruk and Bibbulmun representatives want to be involved in an on-going capacity as there was concern that there were possibly graves, scarred trees and bush food in the area. Involvement with signage and artwork was also flagged.

6. Existing Community Facilities

The need for community facilities in the Tamala Park development was informed as a result of the following processes:

- ▶ An audit of existing community facilities.
- ▶ A review of 'Accepted Standards of Community Facility Provision.'
- ▶ A comprehensive programme of stakeholder consultation.

The facility audit, standards review and stakeholder consultation, focused principally on the suburbs of Kinross, Burns Beach, Clarkson, Mindarie, Merriwa and Ocean Reef, which are considered, from a facility perspective, as the area that is relevant to the study area.

For the purpose of formulating an understanding of what facilities may be needed, the following population assumptions were made with regard to the study area and the new Tamala Park development.

- ▶ Current population in the study area as per the 2006 census is 32,257.
- ▶ An estimated population for the new Tamala Park development will be approximately 7,000, based upon 2,400 dwellings at 2.9 persons per dwelling (source: City of Wanneroo forecast).

The assessment of the facility needs for the Tamala Park development was not a straightforward process, given the fact the site is being integrated within a number of established suburbs. Initial acknowledgement needs to be made of the fact that the entire study area, without the development of Tamala Park, is not well catered for from a community facilities perspective. It is therefore important not to presume that any land development will have the capacity to redress the current levels of community facilities.

6.1 Existing Community Facilities

The Audit process for mapping facilities in the study area was conducted using desktop research, consultation with council officers from the Cities of Wanneroo and Joondalup and a number of site visits. The following information provides a detailed overview of the community facilities which currently exist within the study area.

Community Buildings		
Gumblossom Community Centre	Quinns Rocks	<ul style="list-style-type: none"> ▶ A one court sports hall facility, with a large function/ activities room and an area allocated to the delivery of Home and Community Care Programmes (HACC) for aged and disability services.
Jenolan Way Community Centre	Merriwa	<ul style="list-style-type: none"> ▶ Large dividable function room, office accommodation and two purpose built children's rooms for hire to the public, two meeting rooms, two kitchens and fenced outdoor children's playgrounds. ▶ The centre accommodates several agencies such as Ngala and the Australian Asian Association, playgroups as well as child health nurse, toy library, speech therapy, dance classes and church services.
Jack Kikeros Community Centre	Burns Beach	<ul style="list-style-type: none"> ▶ Community meeting hall with kitchen facilities accommodates approximately 40 people theatre style.
Kinross Middle School – Performing Arts Facility	Kinross	<ul style="list-style-type: none"> ▶ Performing arts space with retractable seating that seats approximately 190 people, bio box and back of house spaces to assist with the hosting of performances.
Mindarie Senior High School – Performing Arts Centre	Mindarie	
Clarkson Youth Centre	Clarkson	<ul style="list-style-type: none"> ▶ Youth facility that has technology rooms, a performing area and a youth drop in space. The performing area has an accommodation capacity of approximately 50 people.
McNaughton Community Centre	Kinross	<ul style="list-style-type: none"> ▶ A sporting club house building located on McNaughton Park, which is used by community groups (playgroups and scouts). ▶ Has approximately 120sqm floor space and a separate kitchen facility.
Quinns Baptist College – Auditorium	Quinns Rocks	<ul style="list-style-type: none"> ▶ Currently in construction, a 1,200 person auditorium. ▶ ▶ Sporting groups accessing the schools ovals.
Clarkson Library	Clarkson	
Active Sporting Reserves		
*Denotes change room facility		
Aldersea Park	Clarkson	<ul style="list-style-type: none"> ▶ Single playing oval with some surrounding passive space. Used by junior cricket, junior football and junior rugby union. This facility is used jointly with Clarkson Primary School.
Anthony Waring Park*	Clarkson	<ul style="list-style-type: none"> ▶ Single playing oval with some surrounding passive space, including a BMX track area. ▶ The grounds are used by junior football, junior and senior cricket and junior baseball.

		▶ The clubroom facilities are also used by non-sporting groups, such as playgroups and scouts.
Belhaven Park	Quinns Rocks	▶ Single playing oval (co-located with the Primary School).
Gumblossom Reserve*	Quinns Rocks	▶ A major sporting facility that has three playing areas and a newly constructed club room facility. ▶ Users of the facility include, junior soccer, junior and senior cricket and T-ball.
Abberville Park	Mindarie	▶ Junior sporting oval for which usage is shared with the Mindarie Primary School. ▶ The reserve has a toilet block and is used by junior soccer, senior and junior cricket and T-ball.
Addison Park	Merriwa	▶ A junior sized oval used by junior football and senior cricket teams.
Falklands Park	Kinross	▶ A junior sized oval that has a shared use arrangement with the Kinross Middle School, the grounds are currently used by cricket and soccer clubs.
Mc Naughton Park*	Kinross	▶ A junior sized sporting oval used by junior and senior soccer and junior cricket. ▶ A clubhouse located on the building is currently being used as an adapted community facility.
Ridgewood Park	Ridgewood	▶ 1 Senior School sized oval, used for football, little athletics. Has facilities including; cricket nets, floodlights, long jump pits, discuss circles.
Sporting Facilities		
Quinns Rock Sports Club	Quinns Rocks	▶ A three rink bowling club that is well established within the Quinns Community.
Tennis Courts Gumblossom Reserve	Quinns Rock	▶ Four public tennis courts available for community use.
Scouts and Guide Halls		
Gumblossom Reserve	Quinns Rock	▶ Scout and guide hall located on Gumblossom Reserve.
Churches and Places of Worship		
St Cecilians	Quinns Rock	▶ Anglican Church –Quinns Road.
Quinns Community Church	Mindarie	▶ Baptist Church – Salerno Drive.
St Andrews	Clarkson	▶ Catholic- Cnr Belleville Gardens and Victorsen Parade- Located on the site of the St Andrews Primary School.
Seventh Day Adventist	Clarkson	▶ Ainbury Parade.
Aged Care Nursing Home and Retirement Communities		
Harbourside Retirement Village	Mindarie	▶ Honiara Way – 150 two bedroom or two bedroom plus study villas or apartments.
Kinross Care Centre	Kinross	▶ 71 Kinross Avenue – Anglican Homes Centre.

RAAFA Estate	Merriwa	▶ Baltimore Parade Merriwa.
The Anchorage	Mindarie	▶ Aegis – 340 The Anchorage. ▶ Low Care – 46 single suites with ensuites. ▶ High Care – 56 single suites with ensuites (30 offering extra care and 21 special dementia specific places).
Other facilities		
Clarkson Skate park	Clarkson	▶ Adjacent to Clarkson youth centre.
Clarkson BMX track	Clarkson	▶ Adjacent to Clarkson youth centre.
BMX track (Anthony Waring Reserve)	Clarkson	▶ Adjacent to St Andrews Catholic Primary School (sand only).
Bellport Tennis Courts	Mindarie	▶ Two public courts on Bellport Park.
McNaughton Park Skate Park	Kinross	▶ A major bowl designed skate park located at McNaughton Park adjacent to the community building and at the rear of the Selkirk Road shopping centre.

The facility audit process shows that despite being a reasonably established area, there are relatively few community facilities available. This situation is exacerbated by a number of currently undeveloped 'Community Purpose' sites within close proximity of Tamala Park. These previously designated community purpose sites are either not being developed or have been sold for alternative purposes. The development of facilities at these locations would assist to reduce the current lack of community purpose buildings across the whole area and elevate the community's access to services and leisure opportunities. The sites identified include:

- ▶ Kinross Community Facility Site – Selkirk Drive in Kinross – Community Purpose Site attached to McNaughton Park in Kinross. The City of Joondalup's understood position with regard to this site is to upgrade and extend the current club house facility attached to the sporting reserve and not progress the development of a community purpose building.
- ▶ Lot 1254 (21) Edinburgh Avenue Kinross was a site zoned as for a community purpose; this area of land was recently sold by the City of Joondalup (Council Decision in July 2008).

Please note that confirmation regarding the status of these sites was sought, however no response was available at the time of finalising the document.

6.2 Facility Provision Gap Analysis

Information provided identifies the following gaps in the community facilities that are provided. As indicated previously, the area of Tamala Park is the last parcel of land to be developed within a number of surrounding suburbs. The net effect of being the last area of land to be developed means that the facility audit and standards review need to consider a catchment area that is wider than the development itself. The commentary included in the gap analysis reflects an understanding of the history and operation of the facilities that are currently in place or are proposed for development.

In identifying the gaps in facility provision it needs to be reiterated that these facilities are required within all of the suburbs identified as part of the study area and not necessarily in the area of Tamala Park

Facility	Requirements	Comments
Recreation Centre	At least one facility located in the study area. Dual use of school facilities would partially alleviate the need for a purpose built facility.	<ul style="list-style-type: none"> ▶ Needs to be at least three court stadiums with ancillary facilities, including large programmable spaces that would assist in meeting the requirements in the area for a community centre/hall. ▶ Potential that the sports hall requirements could be met as part of a complex that includes an aquatic facility. ▶ Current plans for a facility to be developed in conjunction with one of the local colleges.
District Playing Field (includes 4 to 6 sporting areas)	At least one facility of this design is required.	<ul style="list-style-type: none"> ▶ There is a current lack of active sporting facilities in the study area; three additional sporting grounds would be required to meet the expected standard. ▶ A single facility with a number of playing areas would be an ideal outcome for the community. ▶ A district playing field could accommodate a major club room facility that could serve the function of a community hall.
Aquatic Facility	The area is currently serviced by the Arena in Joondalup, which is currently a well used regional facility. A district level facility 25m pool, leisure water and ancillary facilities would meet the community's requirements.	<ul style="list-style-type: none"> ▶ Facility could co-locate with a recreation centre. ▶ Current plans for an aquatic facility are being developed in conjunction with one of the local colleges.
Halls /Local Community Centres	Two required.	<ul style="list-style-type: none"> ▶ The community hall requirements for the study area could be met through the development of a recreation facility with an additional multi purpose space. ▶ Development of a major club room facility on an active sporting reserve.
Hard stand courts (Tennis, Netball and Basketball)	Thirteen required.	<ul style="list-style-type: none"> ▶ The current level of hardstand courts is considered reasonable as long as community access to school facilities is maintained. ▶ The study area requires the capacity to develop a dedicated community tennis facility that could facilitate the development of a tennis club. ▶ The inclusion of tennis courts (potential for up to 10) as part of an active reserve and in

			collocation with other sporting facilities would be ideal.
Infant Health Clinic	One required.	▶	Co-located as par of a recreation centre or community centre.
Cricket wickets	Four required.	▶	Any oval shaped grounds developed in the area would need to be considered for the installation of a cricket wicket.

(Whilst the standards provision information would suggest that there is a need for an additional library in the study area, the size and location of the Clarkson Library would not support this suggestion).

Comment

The study area of Kinross, Burns Beach, Mindarie, Clarkson, Merriwa and Quinns Rock is poorly catered for in terms of community facilities. An overall general assessment of people's current patterns would be that not only do they leave the area in large numbers for their employment, but that they are also forced to seek their leisure activities outside of the area. The lack of community facilities within the area was identified from the standards review process, the facility audit and the consultation process. The quality of the facilities is further cause for concern with many of the facilities having a very limited capacity to meet the needs of the community.

The identified strengths of the community are:

- ▶ Diverse education options available with various private and public school options;
- ▶ Access to unique facilities provided on school sites (performing art studio and auditorium at Mindarie College and Quinns Baptist College);
- ▶ Large numbers of school hard courts that are available to the community;
- ▶ Use of school facilities by commercial organisations providing services such as before and after school care (Kinross Primary School);
- ▶ Playgrounds; and
- ▶ Public passive open space.

The shortfalls in the current provision of community facilities include:

- ▶ The inability of Gumblossom Recreation Centre to meet the demands of the community;
- ▶ The overabundance of junior sized playing ovals and lack of ground flexibility to accommodate usage of the grounds by senior sport;
- ▶ The lack of multipurpose community spaces to meet the diverse needs of the community;
- ▶ The limited number of club room facilities on sporting reserves to meet the needs of sporting clubs, as well serve as multipurpose community spaces;
- ▶ Minimal provision for specialist sporting options, such as tennis, bowls or croquet clubs;

- ▶ Few commercial recreation options (cinemas, ten pin bowling etc);
- ▶ No venues which offer social environments in conjunction with sporting and leisure options, such as bowls, tennis or golf clubs;
- ▶ Schools with limited facilities other than sporting grounds to provide co-location options to sporting or community based clubs;
- ▶ A heavy reliance upon the Arena in Joondalup for aquatic recreation opportunities;
- ▶ Limited facilities from which service clubs, support agencies and allied health agencies can co-locate to offer services to the community; and
- ▶ Availability of youth friendly spaces.

7. Community Facility Provision Standards

The application of standards is used as a guide in determining the needs for community facilities. The following table outlines accepted facility provision standards used for planning community facilities for the Tamala Park development and the surrounding suburbs.

Local Community Facility	Accepted Standard of Provision	Current Facility Provision in the Study area	Current Requirements study area	Future Facility Requirements	Preferred Provision Strategy
Indoor Recreation Centre	1 per 25,000	1	1.3	1.5	<ul style="list-style-type: none"> ▶ Provision could assist to alleviate the need for community hall facilities needed in the area. ▶ Possible co-location on a school site.
District Playing Field (4-6 playing areas)	1 per 20,000	0	1.6	2	<ul style="list-style-type: none"> ▶ Facilities located in one central location. ▶ Focus on senior sporting areas. ▶ Includes one major clubhouse facility that also operates as a community facility.
Aquatic Centre	1 per 120,000	0	.3	.26	<ul style="list-style-type: none"> ▶ A wider regional approach is required. ▶ Consideration required of potential project proposed for the region.
Halls/ Local Community Centres	1 per 4,000	6	8	9.8	<ul style="list-style-type: none"> ▶ May be incorporated as part of a larger recreation centre development. ▶ Located adjacent to public primary schools or as part of clubroom facilities on active sporting reserves to enable shared use.
Active Ovals	1 per 3,000 – 4,000	8	8	9.8	<ul style="list-style-type: none"> ▶ Incorporated with passive spaces to provide wider access to the community.
Public Open Space	1.7 ha per 1,000	113 ha	54.4	66.74	<ul style="list-style-type: none"> ▶ Incorporate with development of active sporting areas.
Change rooms	1 per 5,000	3	6	7.8	<ul style="list-style-type: none"> ▶ Basic multi-use facilities located on local active reserve.

Local Community Facility	Accepted Standard of Provision	Current Facility Provision in the Study area	Current Requirements study area	Future Facility Requirements	Preferred Provision Strategy
Tennis Courts Netball Courts Basketball Courts	1 per 1,000	26	35	39	<ul style="list-style-type: none"> ▶ Community use of school facilities is central to the provision strategy. ▶ Provision needs to be made for a tennis facility being established for the development of a club.
Cricket Wickets	1 per 3,000	11	11	13	<ul style="list-style-type: none"> ▶ Included as part of all active sporting reserves.
Playgrounds (district and local)	1 per 2,000	23	16	19.6	<ul style="list-style-type: none"> ▶ Equipment should cater for a range of age groups.
Youth Services Centre	1 per 3,000 (aged 10 – 19 years)	1	1.9	2.3	<ul style="list-style-type: none"> ▶ Co-locate within community facility, recreation centre or active open space. ▶ In close proximity to community hub.
Aged and Disability Day Care	1 per 2,000 (aged 70+ years)	1	1	1	<ul style="list-style-type: none"> ▶ Co-locate within local community centre.
Childcare Centre	1 per 4,500	4			<ul style="list-style-type: none"> ▶ Locate in village centre/ local hubs in close proximity to primary schools and local community centres.
Infant Health Clinic	1 per 12,000	2	2.6	3.2	<ul style="list-style-type: none"> ▶ Regional facility – co-locate within local community centres.
Library	1 per 17,500	1	1.8	2.2	<ul style="list-style-type: none"> ▶ Regional facility.
Public Primary School	1 per 4,000	5	8	9.8	<ul style="list-style-type: none"> ▶ Co-locate with community centre and active open space.
Private Primary School	1 per 12,000	3	2.6	3.2	<ul style="list-style-type: none"> ▶ Develop as part of community hubs to encourage community access to school facilities.

Local Community Facility	Accepted Standard of Provision	Current Facility Provision in the Study area	Current Requirements study area	Future Facility Requirements	Preferred Provision Strategy
Public High School	1 per 16,000	2	2	2.4	<ul style="list-style-type: none"> ▶ Good access to public transport and district road network. ▶ Co-located with other district level infrastructure and active open space.
Private High School	1 per 30,000	2	1	1.3	<ul style="list-style-type: none"> ▶ Develop as part of community hubs to encourage community access to school facilities.
Church	1 per 10,000 - 12,500	4	2.5	3.1	<ul style="list-style-type: none"> ▶ Develop as part of community hubs to encourage community access to school facilities.

The standards review process carried out identified a need for the following facilities within the study area:

- ▶ Recreation centre;
- ▶ District level sporting complex (4 to 6 sporting areas);
- ▶ District level aquatic facility;
- ▶ Hall / Community Centre space;
- ▶ Change room facilities on all active sporting reserves (4);
- ▶ Tennis courts (13);
- ▶ Cricket wickets (2);
- ▶ Public primary schools (DET standards);
- ▶ Infant health clinic (1); and
- ▶ Out of school centres.

The study area is well accommodated for in the following areas:

- ▶ Public open space;
- ▶ Public and Private High Schools;
- ▶ Churches; and
- ▶ Playgrounds.

8. Stakeholder Consultation

A series of 14 individual stakeholder consultation meetings were held, as well as a group forum that was attended by a number of government agencies. The purpose of these stakeholder consultation meetings was to gain an understanding and insight into the Tamala Park development area. The consultation was based around questions relating to the social aspects of the area, as well as the current and required provision of facilities.

A detailed list of these meetings is attached in Appendix A.

The main recurring themes raised in the consultation were:

- ▶ People moved to the area because of its proximity to the coast;
- ▶ The affordability of the area is an attractor;
- ▶ There is a high percentage of migrants in the area;
- ▶ The newness of the area attracts; and
- ▶ There is a high youth population that is not catered for.

Other general comments included:

- ▶ Public transport in the area is good, though for lower socio-economic groups who do not have access to a car, intra-suburb transport is difficult. This is especially true for new migrants getting to appointments. Residents close to the station or bus routes say the public transport is good and people in Clarkson believed it to be good, because of the close proximity of the train station.
- ▶ Vandalism and graffiti were cited as large problems in the area – most schools were fenced off in an attempt to stop this problem.
- ▶ There was no real knowledge of anything historically or heritage significant in the area, with no major geographic sites or landmarks spoken of, or events that were widely known of. There is a very clear divide between the communities on both sides of Marmion Ave.
- ▶ Community events that were mentioned included Australia Day events and Christmas Carols at Mindarie Keys, as well as events run by Satterly in the Brighton area.
- ▶ The area is going through 'growing pains', however seems to be starting to catch up with its growth.
- ▶ There are extreme socioeconomic differences in the area.

- ▶ The area could be at risk of becoming a dormitory suburb as people leave for work and recreational pursuits, if more is not provided in the area.
- ▶ People move to the area for the lifestyle, components of which include proximity to the beach, cost of land and affordability.
- ▶ There are large immigrant populations in the area, particularly from the United Kingdom, South Africa and the Middle East. Word of mouth seems to play a big part in new immigrants moving to the area for support networks.
- ▶ WA Police, various schools and Ngala stated that there is a sizeable fly in/out (FIFO) population in the area.

Ongoing stakeholder engagement is articulated in the Community Engagement Strategy.

9. Community Development Implications

The assessment of the demographic profile of suburbs surrounding Tamala Park, including the likely forecast demographics of the development area and other research and consultation, presents the following implications for community and economic development:

- ▶ Facilities, services and programs for young families and youth are likely to be required. There is a higher than average youth population in the immediate surrounding suburbs of Clarkson, Mindarie and Kinross.
- ▶ A range of lots, sizes and housing types will be desirable to cater for the diverse community. This will help form communities that are not solely based on socio-economic similarities.
- ▶ Access to good educational facilities at the beginning of development will be required, especially primary and high schools, to cater for the higher than average age demographics in these age groups.
- ▶ Access to childcare facilities will be required to support young families who move to the area.
- ▶ Connectivity to surrounding suburbs and to the Clarkson train station is required, so those who do not rely on cars are not limited in their social interactions as a result of inadequate public transport.
- ▶ Ability for households to connect to the internet at home is likely to be expected.
- ▶ Access to the ocean will be needed as it is a key attractor to the area.
- ▶ Indigenous involvement in artwork and signage in the area would provide a link to the Indigenous heritage in the area.
- ▶ The geographical barrier of Marmion Ave will need to be addressed to bring both sides of the community together.
- ▶ The integration of new incoming residents with residents in the surrounding areas will ensure that Tamala Park does not become an isolated island in the middle of its surrounding communities.

Appendix B outlines the opportunities and constraints for the Tamala Park Development.

Appendix A

Stakeholder consultation meetings

All meetings were conducted by Creating Communities Australia consultants.

Stakeholder Agency	Attendees	Address	Date/Time
Group consultation forum, held at the City of Wanneroo	Garry Prus , City of Wanneroo Kathy Christoffelsz , City of Wanneroo Jenny Calogero , Department of Corrective Services Julie Olive , Centrelink Robyn Oliver , Department of Education and Training Robert Shanhun , Department of Indigenous Affairs John Brinkman , Department of Indigenous Affairs	Held in the Eucalyptus Room at the City of Wanneroo Civic Centre	11 th September 2008 9.00 – 10.00am
Kinross Residents Association	Hugh Reason , President	Met in a cafe	16 th September 2008 10.00 – 11.00am
Ngala Northern Community Service	Sandra Muehlberg , Ngala Sophia Isarutjindo , Australian Asian Association	Jenolan Community Centre, Jenolan Way, Merriwa	16 th September 2008 1.00 – 2.00pm
Kinross College	Lloyd Page , Principal Steve Adcock , Associate Principal	Kinross Drive, Kinross	16 th September 2008 2.15 – 3.15pm
Kinross Primary School	Chris Byrne , Deputy Principal	64 Kinross Drive, Kinross	17 th September 2008 9.30 – 10.30am
St Andrews Catholic Primary School	Eileen Climo , Principal Warren Smith , Deputy Principal	60 Victorsen Pde, Clarkson	17 th September 2008 11.00 – 12.00pm
WA Police	Steve Principe , Senior Sergeant, OIC	14 Ocean Keys Blvd, Clarkson	17 th September 2008 12.30 – 1.30pm
Quinns Baptist College	Mike Smith , Principal	8 Salerno Drive, Mindarie	18 th September 2008 9.00 – 10.00am

Stakeholder Agency	Attendees	Address	Date/Time
Clarkson Community High School	Melanie Hindley , Principal Consultant – Assessment for Improvement	Creating Communities Australia	18 th September 2008 10.00 – 11.00am
Clarkson Primary School	Jo Stephens , Principal	Aldersea Circle, Clarkson	18 th September 2008 11.15 – 12.15pm
Department of Corrective Services (Juvenile Justice)	Tony Lock	Tamala Park Waste Management Facility	18 th September 2008 2.00 – 3.00pm
Mindarie Primary School	Sue Brennan , Principal	90 Rothesay Heights, Mindarie	19 th September 2008 9.00 – 10.00am
Clarkson Youth Centre, City of Wanneroo	David McIlhone , Youth Development Officer – North Zone	59 Key Largo Drive, Clarkson	19 th September 2008 10.30 – 11.30am
Mindarie Senior College	Rod Buckenara , Associate Principal Peter Lillywhite , Associate Principal	Cnr Ellison Parade and Anchorage Drive, Mindarie	19 th September 2008 12.00 – 1.00pm
Mindarie Ratepayers and Residents Association (ex, now defunct)	Eric Couzens , ex-President	9 Bayport Circuit, Mindarie	19 th September 2008 3.00 – 4.00pm

Appendix B

Opportunities and Constraints

Tamala Park has the opportunity to become a hub for the surrounding suburbs and to demonstrate best practice in urban design and social planning. It is a very liveable area, being close to the ocean, close to key transport hubs, such as the Clarkson train station and major road arteries and close to Neerabup National Park.

Opportunities

- ▶ Proximity to the coast;
- ▶ Close to public transport;
- ▶ Proximity to established facilities in Clarkson and Mindarie, especially retail outlets, primary schools and high schools (both government and private);
- ▶ The area is not the outpost it once was and is becoming more established. The Tamala Park development will benefit from being developed after the other towns in the area;
- ▶ Quiet area;
- ▶ Affordable area;
- ▶ Excellence of schools in the area – well known overseas for its schools (a lot of families from the UK come here);
- ▶ Diverse range of good quality schools;
- ▶ Offers a mix of nationalities – multicultural;
- ▶ Newness of area attracts – possibility of building own house;
- ▶ First home owners – attracted by the affordability;
- ▶ Connected green corridor from the coast to the national park. Possibility of bushwalking tracks; and
- ▶ Extension of the cycle way through from Burns Beach to Mindarie so that the area is connected and there is a bike track all the way down the coast. The area is currently divided by the undeveloped land.

Constraints

- ▶ Location adjacent to rubbish refuse site:
 - Buffer zone;
 - Estate branding;
- ▶ The divide of Marmion Avenue;
- ▶ The diversity of local communities;
- ▶ The refuse history of the site;
- ▶ Access to facilities and services;
- ▶ Affordability;
- ▶ Youth engagement.

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