

Preliminary Community
Facilities Strategy - Tamala Park
TPG Town Planning and Urban Design

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Project Details

Prepared for	Client	TPG Town Planning and Urban Design
	Contact Details	Andrew Howe, Project Manager
	Address	Level 7, 182 St Georges Terrace
		Perth, Western Australia 6000
	Phone	(08) 9289 8300
	Fax	(08) 9321 4786
Prepared by	Consultant	Donna Shepherd, Project Director
	Project Team	Lynden Prince, Project Manager
		Jane Thomson, Social Planner
		Graeme Hall, Facility Planning Officer
	Address	100 Jersey Street Jolimont
		Western Australia 6014
	Phone	(08) 9284 0910
	Fax	(08) 9284 0912
Email	donna@creatingcommunities.com.au	

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Executive Summary

The provision of well planned community and economic infrastructure is an essential element of a sustainable and healthy community. This preliminary community facilities strategy for the Tamala Park development outlines the local community facilities required within the development site, as well as requirements for district level facilities to service a broader catchment.

This strategy is based on information researched for the Tamala Park Community Audit. The catchment area used for both the audit and the facilities strategy includes the suburbs of Burns Beach, Kinross, Mindarie, Quinns Rocks and Merriwa. The audit included a demographic profile of these suburbs and an inventory of existing community facilities, providing significant insight into the range of facilities currently provided and what is likely to be required in the future.

Other research methods employed to inform the facilities strategy include:

- ▶ A stakeholder workshop with City of Wanneroo staff and relevant state government agencies;
- ▶ Fifteen consultation meetings with schools, service providers, key community groups and other stakeholders; and
- ▶ A review of facility provision standards.

The research provides a clear indication of the future needs for both local and district level facilities. Of particular importance is access to recreation facilities, community meeting and activity spaces, and areas designed to engage young people.

Local community facilities recommended for the Tamala Park development include:

- ▶ A public primary school;
- ▶ Shared-use of the primary school oval and hardcourts
- ▶ Local active open space, incorporating a senior oval and passive space;
- ▶ A multipurpose community facility incorporating sporting pavilion requirements, co located with the primary school and the local active open space;
- ▶ A childcare centre;
- ▶ Walking, cycle and skate paths; and
- ▶ A youth space.

An important feature of the plan is the incorporation of facilities with a specific emphasis on youth. A skate track is proposed as part of a linear park that passes through the middle of the site and links the primary school site, sporting ovals and a proposed youth space. The track will provide local youth with a physical activity option, as well as a safe local transport route. It will incorporate obstacles and challenge elements along the track and will be integrated with walking and cycle paths.

The research identifies a lack of local community facilities in the surrounding suburbs, particularly community centres/halls, active reserves and sporting clubrooms, primary schools and childcare centres. The provision of these facilities is not the responsibility of the developers of Tamala Park. However, if these needs are not addressed the demand on proposed local facilities within Tamala Park will be exacerbated.

In relation to the provision of district level facilities, the research supports:

- ▶ A district recreation centre with two indoor sport courts, a fitness gymnasium, a multipurpose activity room and meeting rooms;
- ▶ Two district active open spaces with four to six senior sporting fields in each;
- ▶ An infant health clinic; and
- ▶ A youth centre.

The need for these district level facilities already exists and the Tamala Park project will increase the demand.

This preliminary facilities strategy provides the foundation for further detailed community facility planning so as to respond to the changing facility needs of the community in and around the Tamala Park development. Future planning should include collaboration between the Tamala Park Regional Council, the City of Wanneroo and to a lesser extent the City of Joondalup. This is required in order to advance detailed concept planning, a feasibility analysis of proposed facilities, a financial plan and a facility provision timetable; culminating in a developer contributions plan.

1. Introduction

Tamala Park, a residential development project located within the City of Wanneroo, is located 35 kilometres north-west of the Perth Central Business District and approximately six kilometres north-west of the Joondalup Regional Centre. At full build out the project is expected to accommodate a community of 6,160 people. Implementation of the project is planned in two stages. The first stage of the development abuts south Mindarie, with Marmion Avenue to the east. The second stage is immediately south of Clarkson and runs in an easterly direction between Marmion Avenue and the Mitchell Freeway.

In August 2008 Creating Communities Australia was appointed by TPG Town Planning and Urban Design (TPG) to undertake community consultation and community planning for the Tamala Park development. The initial step in the process was the preparation of a Community Audit and Preliminary Analysis, which provides an understanding of the existing residential areas that surround the site.

The Tamala Park Community Audit and Preliminary Analysis outlines the demographic characteristics of the surrounding communities, the unique features of the area and the ways in which the Tamala Park development can connect to the wider region. It also provides an understanding of local distinctiveness and existing opportunities and constraints.

This facilities plan is based on an analysis of the information within the community audit and provides a community facilities provision strategy for the Tamala Park project. It details the type and quantity of community facilities required. The intent is to guide the planning, development and funding of community facilities within Tamala Park.

2. Methodology

In determining the needs for community facilities, a number of research methods were employed.

These include:

- ▶ Demographic profile of the surrounding suburbs (Kinross, Burns Beach, Mindarie, Clarkson, Quinns Rocks and Merriwa);
- ▶ Inventory of existing community facilities;
- ▶ Review of community facility provision standards;
- ▶ Consultation with key stakeholders, and
- ▶ Information analysis.

3. Demographic Profile

A full demographic profile of the suburbs surrounding the Tamala Park area was completed as part of the Tamala Park Community Audit and Preliminary Analysis.

The following is a summary of the key findings.

- ▶ Currently, there are 20,819 (ABS 2006) people living in the suburbs surrounding Tamala Park.
- ▶ The community is young and has young families. A high proportion of people living in the area are aged 0 – 9, 20 – 29 and 30 – 39 years.
- ▶ A large majority of the households in the area are families (Clarkson 83%, Kinross 89% and Mindarie 90%).
- ▶ Of those residents no longer attending school, around 50% completed Year 12 (Clarkson 44%, Kinross 51% and Mindarie 52%).
- ▶ Approximately 80% of residents currently attending educational institutions are in pre-primary, primary or high school.
- ▶ Households in Mindarie earn a higher weekly income (33% earn more than \$2,000 per week) compared to Kinross and Clarkson. 72% of Clarkson and 51% of Kinross residents earn under \$1,400 per week.
- ▶ A majority of dwellings are 'stand alone' houses (low density), and a higher portion of dwellings in Mindarie are fully owned when compared to 17% in Kinross and 12% in Clarkson. In Clarkson there are a higher proportion of rental properties compared to Kinross at 20% and Mindarie at 16%.

- ▶ Of residents over 15 years of age who are available for the labour force, slightly more than 71% are employed. Of these, approximately 60% are employed full-time and 30% employed part-time. Unemployment is lowest in Mindarie (3%).
- ▶ Mindarie has the highest proportion of professionals and managers (33%), while the proportion of blue collar workers is greatest in Clarkson (45%).
- ▶ Approximately 75% of all residents in the area are Australian citizens, while approximately 50% were born here. The top three countries of birth are the United Kingdom - from where 27% of Mindarie residents were born - New Zealand and South Africa. The most common language spoken at home is English; with Afrikaans being the second most common language.
- ▶ Most households in the area have two or more vehicles, with Mindarie having the highest level of vehicle ownership at 73%. In Clarkson, 4% of all households have no vehicle.

The demographic profile of the district indicates significant diversity between the suburbs. The most notable variation exists between the suburbs on the coastal side of Marmion Avenue as opposed to the suburbs on the eastern side of this major road. The variation is evident in the key areas of household income, home and car ownership, nature of employment and country of origin.

This type of community is likely to require community facilities that are accessible, affordable and suitable for children and young families. It also requires a mix of active and passive open space.

The types of facilities that are likely to be required include:

- ▶ Facilities for playgroups;
- ▶ Child health clinic;
- ▶ Outreach health and social services;
- ▶ Activity rooms for community groups;
- ▶ Childcare centre;
- ▶ Pre-primary, primary and high school facilities;
- ▶ Junior sporting facilities;
- ▶ Playgrounds and passive parks with BBQ and kick-about areas;
- ▶ Walking and cycle paths; and
- ▶ Youth amenity and spaces.

4. Inventory of Existing Facilities

Table 1 below provides an inventory of existing community facilities within the surrounding suburbs of Kinross, Burns Beach, Mindarie, Clarkson, Quinns Rocks and Merriwa. It incorporates community buildings, active sporting reserves, sporting facilities, scout/guide halls, churches, aged care facilities and wheeled sports facilities.

Table 1 Inventory of Existing Facilities within a District Catchment

Community Buildings		
Jack Kikeros Community Centre	Burns Beach	▶ Community hall with kitchen facilities. Accommodates approximately 40 people theatre style.
Clarkson Library	Clarkson	▶ Designed to meet the regional requirements for library services.
Clarkson Youth Centre	Clarkson	▶ Youth facility that has technology rooms, a performing area and a youth drop in space. The performing area accommodates approximately 50 people.
Kinross Middle School Performing Arts Facility	Kinross	▶ Performing arts space with retractable seating for approximately 190 people, bio box and back of house spaces to assist with the hosting of performances.
McNaughton Community Centre	Kinross	▶ A sporting club house located on McNaughton Park, which is used by community groups (playgroups and scouts). ▶ Has approximately 120sqm of floor space and a separate kitchen.
Jenolan Way Community Centre	Merriwa	▶ Large dividable function room, office accommodation, two purpose-built children's rooms, two meeting rooms, two kitchens and fenced outdoor children's playgrounds. ▶ The centre accommodates several agencies, including the Australian Asian Association, Ngala and playgroups, as well as a child health nurse, a toy library, speech therapy, dance classes and church services.
Mindarie Senior High School Performing Arts Centre	Mindarie	▶ Performing arts centre is used by a number of external user groups.
Gum Blossom Community Centre	Quinns Rocks	▶ A 'one court' sports hall facility, with a large function/ activities room and an area allocated to the delivery of home and community care programs (HACC) for aged and disability services.
Quinns Baptist College Auditorium	Quinns Rocks	▶ Currently in construction, it will provide seating for 1,200 people. ▶ Sporting groups accessing the schools ovals.
Active Sporting Reserves (*Denotes Change Room Facility)		
Anthony Waring Park*	Clarkson	▶ Single oval with surrounding passive space, including a BMX track. 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.
Aldersea Park	Clarkson	▶ Single oval with surrounding passive space. Used by junior cricket, junior football and junior rugby union.

		▶ This is a shared-use facility with Clarkson Primary School.
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.
McNaughton Park*	Kinross	▶ A junior-sized sporting oval used by junior and senior soccer and junior cricket. ▶ A clubhouse is currently being used as an adapted community facility.
Addison Park	Merriwa	▶ A junior-sized oval used by junior football and senior cricket teams.
Abberville Park	Mindarie	▶ Junior sporting oval, share-use with the Mindarie Primary School. ▶ The reserve has a toilet block and is used by junior soccer, senior and junior cricket and T-ball.
Belhaven Park	Quinns Rocks	▶ Single oval, co-located with a primary school.
Gum Blossom Reserve*	Quinns Rocks	▶ A major sporting facility that has three playing areas and a newly constructed club room facility. ▶ Users include junior soccer, junior and senior cricket and T-ball.
Ridgewood Park	Ridgewood	▶ One senior oval, used for football and Little Athletics. Facilities include cricket nets, floodlights, long jump pits and discus circles.
Sporting Facilities		
Bellport Tennis Courts	Mindarie	▶ Two public courts on Bellport Park.
Quinns Rock Sports Club	Quinns Rocks	▶ A three rink bowling club that is well established within the Quinns community.
Tennis Courts Gum Blossom Reserve	Quinns Rock	▶ Four public tennis courts available for community use.
Scouts and Guide Halls		
Gum Blossom Reserve	Quinns Rock	▶ Scout and guide hall located on Gum Blossom Reserve.
Churches and Places of Worship		
Seventh Day Adventist	Clarkson	▶ Ainbury Parade.
St Andrews	Clarkson	▶ Catholic - corner of Belleville Gardens and Victorsen Parade and located on the site of the St Andrews Primary School.
Quinns Community Church	Mindarie	▶ Baptist Church – Salerno Drive.
St Cecilia's	Quinns Rock	▶ Anglican Church – Quinns Road.
Aged Care Nursing Home and Retirement Villages		
Kinross Care Centre	Kinross	▶ 71 Kinross Avenue – Anglican Homes Centre.
RAAFA Estate	Merriwa	▶ Baltimore Parade Merriwa.
Harbourside Retirement	Mindarie	▶ Honiara Way – 150 two-bedroom or 'two-bedroom plus' study villas

Village		or apartments.
The Anchorage	Mindarie	<ul style="list-style-type: none"> ▶ Aegis – 340, The Anchorage. ▶ Low Care – 46 single suites. ▶ High Care – 56 single suites (30 offering extra care and 21 special dementia-specific places).
Wheeled Sports Facilities		
BMX Track (Anthony Waring Reserve)	Clarkson	▶ Adjacent to St Andrews Catholic Primary School (sand only).
Clarkson Skate Park	Clarkson	▶ Adjacent to Clarkson Youth Centre.
Clarkson BMX Track	Clarkson	▶ Adjacent to Clarkson Youth Centre.
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.

5. Stakeholder Consultation

A series of 15 individual stakeholder consultation meetings were held, as well as a stakeholder workshop that was attended by a number of government agencies.

The purpose of the stakeholder consultation meetings was to gain a preliminary understanding and insight into the broader district surrounding 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 community facilities.

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

The consultation identified an existing lack of community infrastructure in the district. This lack of facilities relates to all age groups, with children, youth and young families having the most identifiable needs. Access to community facilities where leisure, lifestyle, self development and educational programs can be offered at specific times of the day is clearly a requirement.

The lack of public facilities is augmented by limited access to public transport. This is a particular dilemma for individuals without private transport who wish to access services or participate in leisure activities in neighbouring areas or regional centres such as Joondalup. Whilst the train is an effective means of travelling in a north to south direction, limited feeder services to the train stations and poor intra-district bus services present genuine obstacles to accessing community facilities.

There is strong support for co-location of community education, specialist health services and social support services in local community centres. Local access to these services is particularly important for the growing number of young families prevalent in the area. Where such services are too far away and transport is an issue, there is a tendency for parents not to pursue such services.

Community use of school sporting and performing arts facilities is a significant feature within the area and is essential to meeting current facility demands. The availability of school facilities for community use needs to be retained as there is a lack of alternative options.

The need for increased commercial leisure options in the area was also identified. Primarily seen as servicing the needs of young people, commercial leisure options such as ten pin bowling, cinemas and electronic game venues (i.e. Timezone) are considered an important element. These facilities are normally located in district hubs and their provision should be encouraged by developers and the City of Wanneroo through the use of incentives.

6. Standards Exercise

The application of facility provision standards is used as a guide in determining needs for community facilities. The following two catchment areas have been incorporated into the standards exercises.

- ▶ A district catchment to inform community facility needs within existing suburbs surrounding the Tamala Park site (i.e. Kinross, Burns Beach, Mindarie, Quinns Rock, Clarkson and Merriwa).
- ▶ A local catchment to inform the level of facility provision specifically required within the Tamala Park development.

The following table details accepted facility provision standards used by many local governments for planning community facilities and the corresponding requirements for Tamala Park and the surrounding district.

Table 2 Community Facilities Standards Exercise

Local Community Facilities	Accepted Provision Standard	Existing Facilities within the District	Current Facility Requirements Within the District (pop 32,257)	Future Facility Requirements Within the District (pop 38,417)	Local Facility Requirements Within Tamala Park (pop 6160)	Comment
Halls/ Local Community Centres	1 per 4,000	6	8	9.6	1.5	<ul style="list-style-type: none"> ▶ There is currently a lack of local community halls/ community centres within the district. ▶ The integration of sporting clubrooms with halls /community facilities presents efficiency options, particularly when co-located with shared-use school ovals. ▶ The development of community purpose sites in Kinross and Burns Beach would assist the level of community infrastructure provided.
Active Ovals	1 per 3,000 - 4,000	8	8 - 10.7	9.6 - 12.8	1.5 - 2	<ul style="list-style-type: none"> ▶ The provision of active open space in the area is meeting current community requirements. ▶ Shared use of primary school ovals should be considered for the future provision of active open space.
Public Open Space	1.7 ha per 1,000	113 ha	54.8	65.3ha	10.4 ha	<ul style="list-style-type: none"> ▶ At a district level there is currently an oversupply of public open space. ▶ Despite the current standards for the provision of open space being met, there remains a need to provide some open space within the Tamala Park development.
Childcare Centre	1 per 4,500	4	7.1	8.5	1.3	<ul style="list-style-type: none"> ▶ There is a lack of childcare centres within the district. ▶ Childcare centres should be in proximity to local centres or primary schools.

Local Community Facilities (Cont)	Accepted Provision Standard	Existing Facilities within the District	Current Facility Requirements Within the District (pop 32,257)	Future Facility Requirements Within the District (pop 38,417)	Local Facility Requirements Within Tamala Park (pop 6160)	Comment
Sporting Clubrooms/ Change Rooms	1 per 5,000	3	6.4	7.6	1.2	<ul style="list-style-type: none"> ▶ There is currently a lack of sporting clubrooms within the district. ▶ The provision of basic facilities on sporting reserves is essential to enable clubs to properly use sporting grounds. ▶ Shared use school facilities will require toilet and storage facilities as a minimum standard.
Tennis Courts Netball Courts Basketball Courts	1 per 1,000	26	32.2	38.4	6.1	<ul style="list-style-type: none"> ▶ Shared use of primary and high school facilities is preferred at a local level.
Cricket Wickets	1 per 3,000	11	10.7	12.8	2	<ul style="list-style-type: none"> ▶ Cricket wickets should feature within active open spaces. ▶ Shared-use of school facilities is encouraged.
Playgrounds	1 per 2,000	23	16.1	19.2	3	<ul style="list-style-type: none"> ▶ There is surplus provision of playgrounds currently provided within the district. ▶ Passive parks developed within Tamala Park should incorporate playground facilities.

District Community Facilities	Accepted Provision Standard	Existing Facilities within the District	Current Facility Requirements Within the District (pop 32,257)	Future Facility Requirements Within the District (pop 38,417)	District Facility Requirements Generated by Tamala Park (pop 6160)	Comment
Public Primary School	1 per 4,000	5	8	9.6	1.5	<ul style="list-style-type: none"> ▶ The Department of Education and Training is currently constructing a new primary school in Clarkson. ▶ Primary school provision is the responsibility of the Department of Education and Training and is triggered by population growth and available capacity within the district.
Church	1 per 10,000 - 12,500	4	2.5 - 3.2	3 - 3.8	0.4 - 0.6	<ul style="list-style-type: none"> ▶ There is surplus provision of churches within the district.
Private Primary School	1 per 12,000	3	2.6	3.2	0.5	<ul style="list-style-type: none"> ▶ There is adequate provision of private primary schools within the district.
Infant Health Clinic	1 per 12,000	2	2.6	3.2	0.5	<ul style="list-style-type: none"> ▶ A need exists for another infant health clinic within the district.
Youth Services Centre	1 per 3,000 (aged 10 - 19 years)	1	1.9	2.3	0.4	<ul style="list-style-type: none"> ▶ There is a need for additional youth facilities at a district level. ▶ An opportunity exists to incorporate a youth facility within or in close proximity to the Tamala Park development.
Aged and Disability Day Care	1 per 2,000 (aged 70+ years)	1	1	1	0.2	<ul style="list-style-type: none"> ▶ No additional aged or disability care requirements.

District Community Facilities(Cont)	Accepted Provision Standard	Existing Facilities within the District	Current Facility Requirements Within the District (pop 32,257)	Future Facility Requirements Within the District (pop 38,417)	District Facility Requirements Generated by Tamala Park (pop 6160)	Comment
Library	1 per 17,500	1	1.8	2.1	0.3	<ul style="list-style-type: none"> ▶ The location of the Clarkson Library meets the community needs at a district level. ▶ Any development of library facilities would need to be considered at a regional level and should consider developments in the new regional centres.
Public High School	1 per 16,000	2	2	2.4	0.3	<ul style="list-style-type: none"> ▶ There is adequate provision of public high schools within the district.
District Playing Field (4-6 playing areas)	1 per 20,000	0	1.6	1.9	0.3	<ul style="list-style-type: none"> ▶ At a district level there is a need for increased provision of sporting fields. ▶ Investigation of the potential to develop a district playing field facility as part of the current Tamala Park Refuse Site is supported.
Indoor Recreation Centre	1 per 25,000	1	1.2	1.5	0.2	<ul style="list-style-type: none"> ▶ Existing facility (Gum Blossom Recreation Centre) is poorly equipped to meet the district requirements. ▶ A contemporary facility of a district standard is required to augment the facility provision levels currently being provided by the existing Gum Blossom facility. ▶ Development of regional facilities in adjoining areas will influence the scale of facility required.
Private High School	1 per 30,000	2	1	1.2	0.2	<ul style="list-style-type: none"> ▶ There is a surplus provision of private high schools within the district.

District Community Facilities(Cont)	Accepted Provision Standard	Existing Facilities within the District	Current Facility Requirements Within the District (pop 32,257)	Future Facility Requirements Within the District (pop 38,417)	District Facility Requirements Generated by Tamala Park (pop 6160)	Comment
Aquatic Centre	1 per 120,000	0	0.2	0.3	0.05	<ul style="list-style-type: none"> ▶ The provision of aquatic facilities should be considered at a regional level. ▶ Tamala Park and the surrounding suburbs are within a 10km catchment of Joondalup Arena.

The standards exercise highlights a lack of community buildings in the surrounding suburbs, particularly community centres/halls, sporting clubrooms, primary schools and childcare centres. In addition, there is already a lack of district playing fields and a growing need for indoor recreation centres, which will be exacerbated by the Tamala Park development.

In relation to the provision of local community facilities within the Tamala Park development, the standards support the provision of a local community centre, at least one sports oval with a sports clubhouse/pavilion, a public primary school and a childcare centre.

7. Facility Provision Strategy

The Tamala Park development area is unique in that it is undeveloped land that is not on the periphery of the existing urban boundary. Consequently, the facility provision strategy addresses community facility requirements at a district level, as well as local facility needs. The provision of local community facilities within the Tamala Park development is not expected to rectify any shortfall of facilities at a district level. However, the development of a community at Tamala Park will increase demand for district level facilities, some of which are already lacking.

Note: Further consultation with user groups and other stakeholders will be required before details relating to facility design, dimensions and costs can be ascertained.

7.1 Local Level Facility Requirements

The local level facilities are those that are considered imperative elements to be included within the Tamala Park development.

Local Facility	Number	Design Requirements
Public Primary School	1	<ul style="list-style-type: none"> ▶ A 4ha site should be provided with the LSP. ▶ Developed by the Department of Education and Training.
Primary School Oval (Shared use)	1	<ul style="list-style-type: none"> ▶ Should be enhanced in size to enable it to accommodate a senior Australian Rules football ground. ▶ Cricket wicket to be incorporated. ▶ Car parking to be included and designed to enable access by both the school and community user groups.
Shared use of the Primary School Hardcourts	2	<ul style="list-style-type: none"> ▶ Multi-marked for tennis/ basketball/ netball. ▶ Developed in conjunction with the Department of Education and Training.
Local Active Open Space, incorporating <ul style="list-style-type: none"> ▶ Active Sporting Area ▶ Passive Spaces 	1	<ul style="list-style-type: none"> ▶ One senior sized sporting oval. ▶ Cricket wicket to be incorporated. ▶ Include amenity for youth (i.e. skate/ cycle track). ▶ Integrate passive spaces/ amenity into design (i.e. playground equipment, BBQ areas, a gazebo and benches). ▶ If possible, this active open space should be constructed adjacent to the school oval to maximise flexibility and multi-use by having two playing surfaces within close proximity.
Multipurpose Community Facility- Co-located with active open space and primary school. (Incorporating sporting pavilion amenities)	1	<ul style="list-style-type: none"> ▶ A combined community purpose building and club room facility that can accommodate functions for community groups and sporting clubs. <ul style="list-style-type: none"> • Main function / multipurpose activity area, adaptable as a clubroom facility; • Meeting/ activity spaces; • Internal and external storage (external equipment storage for ground users); • Toilet and change room facilities for both male and female users; and • Office accommodation. ▶ This facility should be located within the community active open space.

Local Facility	Number	Design Requirements
Childcare Centre	1	<ul style="list-style-type: none"> ▶ A site should be provided in close proximity to the primary school for future development by a commercial operator. ▶ Alternatively, provision could be made within the design of the multipurpose community facility to enable the provision of a service by a community-based organisation (i.e. YMCA).
Youth Space	1	<ul style="list-style-type: none"> ▶ The provision of a space designed to attract young people. ▶ Should include multiple elements that are passive and active (i.e. skating rails and ramps, gazebo with durable street furniture). ▶ Ideally located alongside retail or commercial operators (i.e. deli, café) to maximise use by young people.
Walking, Cycle and Skate Paths	N/A	<ul style="list-style-type: none"> ▶ A network of internal walking and cycle paths is considered essential infrastructure, required to provide local residents with pedestrian and cycle access to key facilities within the Tamala Park development (i.e. local shops, school, local parks, etc). ▶ The provision of a cycle/ skate track is recommended to provide local youth with a physical activity option, as well as a local transport route. A track with obstacles and challenge elements located within the lineal park and integrated/ linked with walking and cycle paths, will provide an attractive, active option for local youth.

7.2 District Facility Requirements

Facility Required	Number Required	Design Considerations
District Recreation Centre	1	<ul style="list-style-type: none"> ▶ A district level indoor sporting venue is required to reduce the current reliance on the Gum Blossom Recreation Centre. ▶ Design components to include: <ul style="list-style-type: none"> • Two indoor sports courts; • Health and fitness suite; • Large multipurpose activity space/ function room; and • Meeting rooms.
District Active Open Space (4 to 6 playing areas)	2	<ul style="list-style-type: none"> ▶ District level sporting reserve that can accommodate a number of different sporting codes at senior level. Should include: <ul style="list-style-type: none"> • A number of broad acre playing spaces; • Specialist sporting facilities; • Tennis or bowls club; • Social and change room facilities. • Integrate passive open space into the design; and ▶ Possible co-location with district recreation centre to create a significant sport/ recreation precinct.
Infant Health Clinic	1	<ul style="list-style-type: none"> ▶ District level facility accommodated within a community centre or co-located with a public primary school.
Youth Services Centre	1	<ul style="list-style-type: none"> ▶ District level facility that works in conjunction with the existing Clarkson Youth Centre.

The facilities identified as being of a district nature and scale could potentially be developed within the Tamala Park development site. There could be a number of social and commercial advantages that may be achieved as a result of these types of facilities being constructed within the Tamala Park development site.

The potential future development of the Mindarie land fill site as a regional recreation facility would have a significant impact upon meeting the identified community facility standards. The site would provide an opportunity for the development of multiple community and sporting facilities. The current uncertainty with regard to the development of the existing land fill site heightens to an improbable level the expectations of the facilities to be provided at a district level and within the Tamala Park development site.

7.3 **Other Local Facility Requirements within the District**

The research identifies a need for a number of local community facilities in the surrounding suburbs.

These include:

- ▶ Three public primary schools;
- ▶ Two multipurpose community centres/halls;
- ▶ Two active reserves for junior and senior sports;
- ▶ Community use of six school hardcourts; and
- ▶ Four childcare centres.

The provision of these facilities is not the responsibility of the developers of Tamala Park. However, if these needs are not addressed the demand on proposed Tamala Park facilities will be exacerbated.

With respect to public open space, it is identified that local active spaces in the areas surrounding the Tamala Park development are too small to meet community needs and are experiencing capacity issues.

8. Next Steps

To ensure success, community facilities will need to be planned collaboratively with key stakeholders, residents and potential users. The following table outlines the recommended facility planning process.

Planning Phase	Tasks
Agreement between City of Wanneroo and Tamala Park Regional Council	<ul style="list-style-type: none"> ▶ Consultation with City of Wanneroo. ▶ In-principle agreement between Tamala Park Regional Council and City of Wanneroo regarding Community Development Strategy (as per City of Wanneroo Smart Growth Strategy).
Concept Planning (aims to develop workable concepts for the provision of local community facilities)	<ul style="list-style-type: none"> ▶ Targeted consultation with local residents, key stakeholders, community organisations, managers of existing facilities and potential user groups. ▶ Site visits and a review of the management and design of existing local facilities. ▶ Site visits and review of existing district and regional facilities. ▶ Analysis of site/ location options. ▶ Analysis of the research findings to confirm needs and function for community facilities. ▶ Preparation of a draft concept brief to articulate facility design and management requirements for community facilities. ▶ Workshops with community and stakeholders representatives to gain input into/ finalise concept brief.
Feasibility Analysis (tests the financial viability and practicability of the proposed facilities)	<ul style="list-style-type: none"> ▶ Negotiations with City of Wanneroo and other potential partners. ▶ Preparation of a facility management framework to determine staffing, range of services, usage estimates and operating costs. ▶ Preparation of concept designs by an architect (optional). ▶ Capital cost estimates and confirmation of funding sources. ▶ Preparation of final feasibility report.
Development of Community Infrastructure Plan (a plan for the provision and funding of community infrastructure)	<ul style="list-style-type: none"> ▶ Finalise facility provision strategy. ▶ Draft financial plan. ▶ Draft facility provision timetable. ▶ Developer contributions plan.

This comprehensive approach to community infrastructure planning engenders collaboration and ensures all aspects of provision are rigorously addressed, including long-term viability and management issues.

The indicative time frame to complete the process is approximately six to eight months.

Appendix A – Stakeholder Consultation Meetings

All meetings were conducted by Creating Communities Australia consultants.

Stakeholder Agency	Attendees	Address	Date/Time
Stakeholder workshop, 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 September 2008 9.00am – 10.00am
Kinross Residents Association	Hugh Reason , President	Met in a cafe	16 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 September 2008 1.00pm – 2.00pm
Kinross College	Lloyd Page , Principal Steve Adcock , Associate Principal	Kinross Drive, Kinross	16 September 2008 2.15pm – 3.15pm
Kinross Primary School	Chris Byrne , Deputy Principal	64 Kinross Drive, Kinross	17 September 2008 9.30am – 10.30am
St Andrews Catholic Primary School	Eileen Climo , Principal Warren Smith , Deputy Principal	60 Victorsen Pde, Clarkson	17 September 2008 11.00am – 12.00pm
WA Police	Steve Principe , Senior Sergeant, OIC	14 Ocean Keys Blvd, Clarkson	17 September 2008 12.30pm – 1.30pm
Quinns Baptist College	Mike Smith , Principal	8 Salerno Drive, Mindarie	18 September 2008 9.00am – 10.00am

Stakeholder Agency	Attendees	Address	Date/Time
Clarkson Community High School	Melanie Hindley , Principal Consultant – Assessment for Improvement	Creating Communities Australia	18 September 2008 10.00 am– 11.00am
Clarkson Primary School	Jo Stephens , Principal	Aldersea Circle, Clarkson	18 September 2008 11.15am – 12.15pm
Department of Corrective Services (Juvenile Justice)	Tony Lock	Tamala Park Waste Management Facility	18 September 2008 2.00pm – 3.00pm
Mindarie Primary School	Sue Brennan , Principal	90 Rothesay Heights, Mindarie	19 September 2008 9.00am – 10.00am
Clarkson Youth Centre, City of Wanneroo	David McIlhone , Youth Development Officer – North Zone	59 Key Largo Drive, Clarkson	19 September 2008 10.30am – 11.30am
Mindarie Senior College	Rod Buckenara , Associate Principal Peter Lillywhite , Associate Principal	Cnr Ellison Parade and Anchorage Drive, Mindarie	19 September 2008 12.00pm – 1.00pm
Mindarie Ratepayers and Residents Association (ex, now defunct)	Eric Couzens , ex-President	9 Bayport Circuit, Mindarie	19 September 2008 3.00pm– 4.00pm
Whitford Church	Dave Brewer		30 th September 2008 10.30 – 11.30am

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