

Community Infrastructure Plan **2011-2036**

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City of Kwinana acknowledges the Traditional Custodians of the land on which we live, work and play, the Nyoongar people. We recognise their connection to the land and local waterways, their resilience and commitment to community, and pay our respect to Elders past and present.

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Introduction

The City of Kwinana is located in the outer southern suburbs of the Perth Metropolitan Region, approximately 30 kilometres south of the Perth CBD. It is bounded by the City of Cockburn in the north, Shire of Serpentine Jarrahdale in the east, the City of Rockingham in the south, and the Indian Ocean in the west. The City of Kwinana is situated in a major growth corridor in the south west metropolitan area and encompasses a total land area of nearly 120 square kilometres, with substantial industrial, rural and rural-residential areas, and some commercial areas.

The City of Kwinana is experiencing rapid population growth that is set to continue for at least the next twenty years, with the most recent population forecasts indicating that in 2036 the City's population is forecast to reach 85,158. Based on the forecast.id 2021 estimated residential population of 51,746, this represents an increase of 33,412, or a 64.57% increase in population.

Most of these new residents will live in the newly created urban areas either side of the Perth - Mandurah rail line and Kwinana Freeway. To a much lesser extent, some of this growth will be attributed to infill development. By growth percentage, the City of Kwinana remains the fastest growing local government area in Perth's south-west metropolitan area and with a projected 2020 – 2021 growth rate of 4.3%, it is the second fastest growing area in Western Australia.

With such considerable population growth and change to be experienced in the future, there will be a significant need for community facilities, services and programs and this Community Infrastructure Plan has been developed to address the community infrastructure needs of the current and future population to 2036.

Community infrastructure provision is an essential element in achieving socially sustainable communities and it plays an important role in bringing people together, developing social capital, maintaining quality of life and in developing the skills, networks and relationships essential to strong communities. Investing in community infrastructure is essential for the health, wellbeing and economic prosperity of communities.

This Community Infrastructure Plan provides the City of Kwinana with a strategic framework for providing community infrastructure for the period 2011 to 2036 and focuses on community facilities typically provided by Local Government. While the CIP does not include community infrastructure provided by other levels of government, the non-government or private sectors, the City of Kwinana will continue its key advocacy role in securing the necessary community infrastructure, services and programs provided by others to meet the needs of the community.

The Community Infrastructure Plan has also been prepared to meet the requirements of the WAPC's, State Planning Policy 3.6 'Infrastructure Contributions' and establishes a framework upon which the policy can be applied and implemented.

While a standalone Plan in its own right, the Community Infrastructure Plan should be considered a critical part of the City's Development Contribution Plans contained in Town Planning Scheme No. 2, which were introduced as part of Amendment No.115, gazetted in July 2012, and which were largely based on the 2009 CIP.

The 2018 and 2021 review of the CIP and the changes proposed are intended to be introduced into the scheme via Town Planning Scheme Amendment 145. Amendment 145 deals with community 'soft' infrastructure. Amendment 100A to LPS2, which was gazetted on 3 October 2017 covers Development Contribution Areas 2 - 7, and primarily includes civil 'hard' infrastructure such as roads and drainage. It also addresses the co-ordination of and land acquisition for some playing fields necessary to deliver the community infrastructure. The Scheme Amendment texts of both gazetted Amendment 100A and proposed Amendment 145, the facilities applicable to each Development Contribution Area (DCA), and the Capital Expenditure Plan/Long Term Financial Plan should then be considered in conjunction with this Plan.



Enjoying the Darius Wells Library

The City has sought to adhere to the principles underpinning development contributions in SPP 3.6 to ensure the need and nexus is demonstrated and there is transparency, equity, certainty, efficiency, consistency and accountability. The right of review is provided as part of the scheme amendment process and via the scheme provisions for development contributions (which largely follow the model scheme text).

The only variation to SPP 3.6 relates to the period during which community infrastructure is identified and is able to be contributed towards by development. The policy suggests that a community infrastructure plan should be limited to a 10 year timeframe and that development should contribute to that infrastructure within the 10 year horizon, from commencement of development. This reflects the need for certainty to the community and industry that community facilities will be provided from moneys contributed and a link established with 10 year financial plans established by Local Governments. The City adopted the position that in it's case a longer timeframe should apply (2011 – 2036) and the WAPC provided its support for this variation as part of its support for the former Scheme Amendment 115. The reasons are:

- The existing City Centre, surrounding residential suburbs and the extent of urban development for new growth areas under the Jandakot Structure Plan provides for finite boundaries for urban development. There are no larger district areas yet to be planned for and developed.

- For these areas (existing and future residential), there has been substantial detailed planning undertaken for the full 'build out' of the City. As such, the City can identify the full scope of facilities at district and local levels with a high degree of certainty.
- Rather than one central growth front, the City has fragmented urban fronts with spots of growth in different localities. This results in growth rates across DCA's taking time to reach sufficient points to trigger facility construction (even for local facilities) but does not negate the need for such facilities for the communities.
- The City has taken a conservative view to the timing of the provision of infrastructure and can demonstrate via its financial planning that it can meet the costs of the provision of this infrastructure across the infrastructure plan period.

It is considered that there is certainty to the community that the infrastructure identified can be developed in the location and timeframe set. This approach has been supported by the WAPC as part of its adoption of Town Planning Scheme No 2 Amendment 115.

The CIP is also a key part of the third pillar of the Kwinana 2021 - 31 Vision: Infrastructure and services that are sustainable and contribute to health and wellbeing. Community infrastructure planning and provision has and will continue to be directed by this vision and the Strategic Community Plan 2021 – 2031.



John Wellard Community Centre

Methodology

As a 25 year strategic document, the City of Kwinana employed an extensive process to develop the CIP 2009. This involved engaging community planning and population forecasting consultants, architects and quantity surveyors and a multi-disciplinary team of staff from across the organisation.

To ensure a consistent methodology and a high level of independent advice, the City has used Community Perspectives, a specialist community planning consultancy in the preparation of the CIP 2009 and to undertake the subsequent 2015 and 2018 reviews and preparation of the CIP 2015, and CIP 2018. The review of CIP 2018 and preparation of CIP 2021 has been undertaken using internal City of Kwinana resources.

2.1 Stage 1 - Planning Framework Review

This stage involved a review of the land use planning framework for the City of Kwinana, with this underpinning the development of the CIP. The land use planning framework sets the basis for decision making about residential development and community infrastructure needs and provides the spatial context to consider provision and addressing of community needs.

2.2 Stage 2 - Community Infrastructure Planning Catchments and Principles

Community infrastructure planning catchments have been devised based on the above review of the land use planning framework and an analysis of settlement patterns, growth fronts, spatial catchments and the existing and future population forecasts. Three distinct 'District' catchment areas have been established within the City of Kwinana, with eight smaller urban cells referred to as Development Contribution Areas (DCAs) being identified. A fourth District was established in the CIP 2015 to reflect the remaining rural areas zoned urban deferred, east of the Kwinana Freeway.

This stage also involved the development of a set of guiding principles for developing and implementing the CIP. These principles specifically relate to the WAPC SPP 3.6 policy requirements (including the revision of the policy) and the City has complied with these principals in the development of the CIP 2009 and subsequent revisions of this Plan.

2.3 Stage 3 - Community Profile

A comprehensive demographic analysis of the City of Kwinana's population has been undertaken for each version of the CIP to provide a good understanding of the characteristics of the population, given this has a major influence on the current and future requirements for community infrastructure.

The Community Profile for CIP 2009 was based on the ABS Census 2006 and the most current population forecasts at that time, with the CIP 2015 Community Profile based on the next ABS Census undertaken in 2011 and revised population forecasts prepared at that time.

The Community Profile for CIP 2018 was based on the ABS Census 2016 and the most recent revised population forecasts at that time, with the profile being considerably expanded to include data and analysis from across the ABS Census 2006, 2011 and 2016. Suburb level data and analysis was included to give a much more in-depth understanding of the City of Kwinana's population and how it changed over a ten year period. In addition, the 2018 review identified the implications for community infrastructure provision across each demographic characteristic.

The review of CIP 2018 is based on 2021 estimated population projections by forecast.id and will be updated when the results of Census 2021 are available.

2.4 Stage 4 - Community Needs Assessment

The City of Kwinana has undertaken a range of community need assessment studies and plans which have involved extensive community and stakeholder engagement over the period of the development of the CIP 2009, CIP 2015, CIP 2018 and CIP 2021. This has informed the Supply and Demand Analysis and the identified priorities and timing for infrastructure provision.

2.5 Stage 5 - Community Infrastructure Hierarchy and Planning Standards

The Community Infrastructure Hierarchy was developed taking into account the general geographical and spatial characteristics of the City of Kwinana, as well as the distribution of the current and future population. The Community Infrastructure Hierarchy provides a framework for the provision of community facilities and guides what facilities are provided at a local, district and whole of LGA level.

Community Infrastructure Planning Standards were also developed for the CIP 2009 and have since been revised in the CIP 2015, CIP 2018 and CIP 2021, largely based on the changing trends in the provision and design of community facilities and guided by the population catchments outlined in the revised SPP 3.6.

2.6 Stage 6 - Supply and Demand Analysis

A Supply and Demand Analysis was first undertaken for the CIP 2009 and has been revised for the CIP 2015, CIP 2018 and CIP 2021, based on the key findings and outcomes from the revised Community Profile, Community Needs Assessment, Community Infrastructure Hierarchy and Planning Standards for each version of the Plan.

In the preparation of the CIP 2018 and 2021, the Supply and Demand Analysis has been considerably expanded to include more detailed analysis at the DCA level and across each District.

2.7 Stage 7 - Community Infrastructure Plan Development

The Supply and Demand Analysis undertaken in 2009, 2015, 2018 and 2021 has informed each version of the CIP which sets out the priorities and timeline for community infrastructure provision. This has allowed the development of a Capital Expenditure Schedule and a Development Contribution Plan for each DCA, as required by the WAPC SPP3.6, and has been reflected in the City of Kwinana's Long Term Financial Plan.

Strategic Planning Framework

The land use planning framework which exists for the City of Kwinana has underpinned the development of the Community Infrastructure Plan because it sets the basis for decision making about community needs and provides the spatial context to consider provision and addressing of community needs.

This is relevant for the application of WAPC SPP 3.6 'Infrastructure Contributions' in that there is a clear spatial nexus between community need and land use planning for the local government.

The detailed land use planning undertaken by the City provides a holistic picture of the future urban fabric of the City and allows the City to understand its community needs at a whole of LGA, district and local level. This is not always the case in other local governments where large parcels or districts of land which may be identified on regional land use planning documents have not reached a point where detailed district planning has occurred. As such, there is uncertainty about community needs in those geographic areas and a total holistic consideration of community needs and requirements is difficult to determine.

The City of Kwinana is fortunate in this regard because it has detailed planning in place and a clear understanding of its community needs to 'build out'. Hence, the City is able to state its community infrastructure needs with confidence and to determine where these facilities are to be located, and how much they will cost to provide.

As will be discussed, the hierarchy in the levels of the facilities is readily determined and the City can be broken down into whole of LGA, district and local levels for the provision of the community facilities.

Some facilities are small and only meet the needs of an immediate population within a nearby spatial catchment whilst other facilities service the whole City. These local levels serve as the basis for Development Contribution Areas wherein landowners within these areas will be asked to contribute to infrastructure provision.

3.1 Jandakot Structure Plan (JSP)

This regional planning document, prepared by the WAPC demonstrated that urban development proposals for land east of the Kwinana Freeway in the localities of Wellard, Casuarina, Anketell and Wandi and west of the Kwinana Freeway in Wellard and Mandogalup could be accommodated in a manner consistent with the City's overall planning objectives.

The JSP sets the framework within which future local structure planning, local Town Planning Scheme Amendments and subdivision could be undertaken. The planning took account of the existing residential areas of the City and newly approved structure planning for the Orelia, Parmelia, Bertram, Leda and Wellard areas, and identified some key land uses as part of the future urban development of the new urban cells along the Kwinana Freeway and railway line. These included the extent of urban cells, major transport nodes (including railway stations) major local and district centres, schools and conservation areas.

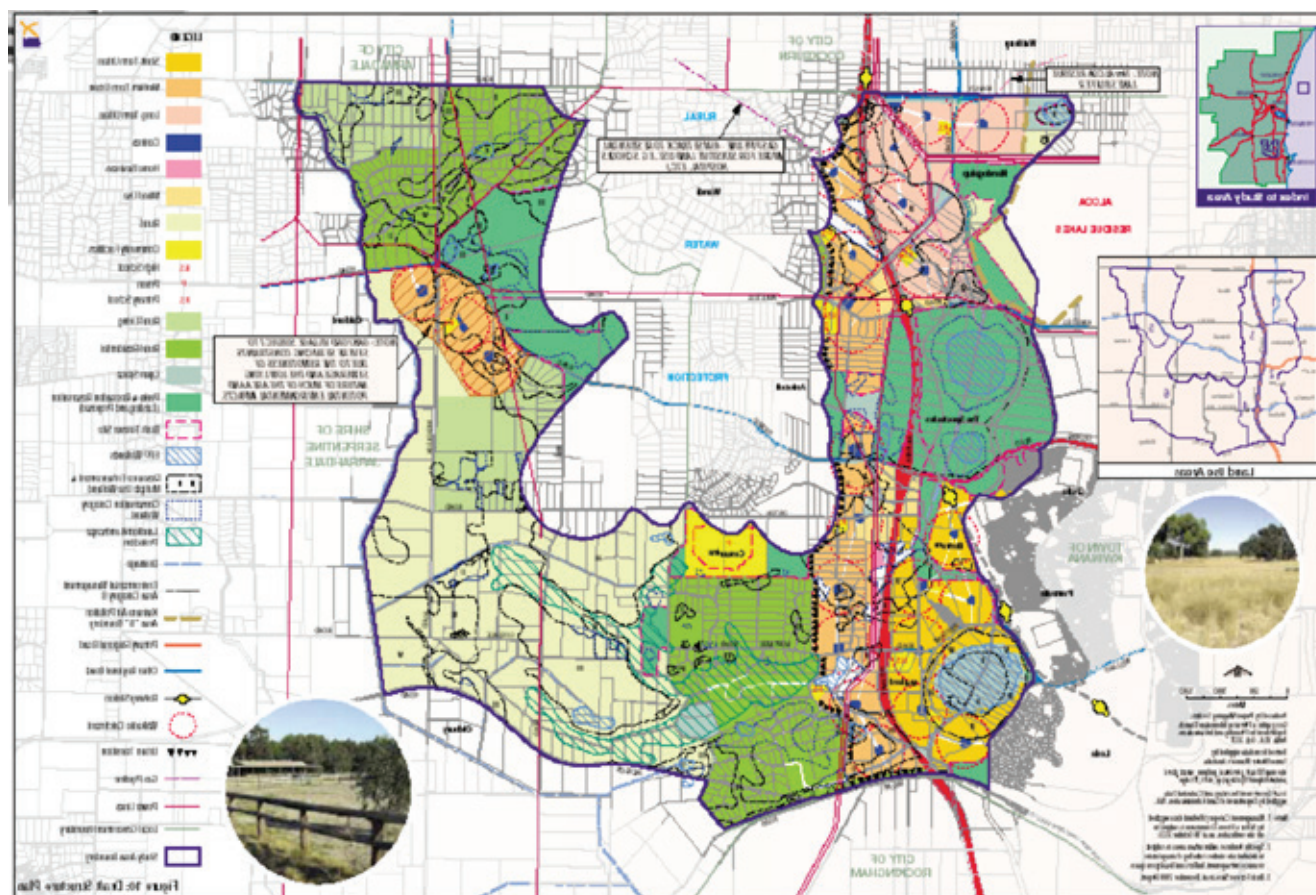


Figure 1 Jandakot Structure Plan (JSP)

3.2 Draft Eastern Residential Intensification Concept (ERIC)

The draft ERIC district structure planning built on the work undertaken by the WAPC for the Jandakot Structure Plan by examining land uses in more detail for the urban growth areas of the Mandogalup, Wandi, Anketell, Casuarina and Wellard areas. Undertaken by the City, it aimed to define land use for the new growth areas of the City in much greater clarity and detail. Whilst it is now being superseded in some areas with land specific local structure planning, this strategic document remains a valuable guide to integrated planning for the Kwinana region. In developing ERIC, a Community Infrastructure Study was undertaken to identify the types of community facilities likely to be needed, location criteria and approximate land requirements for each of the facilities. The study not only included local government community facilities, but also State Government and private sector facilities, thereby encompassing the wide range of community infrastructure likely to be required by the some 40,000 people anticipated to live in the ERIC structure plan area.

While the need for community facilities is largely influenced by the demographic and socio-economic characteristics of an area, where a community is yet to be established the use of appropriate planning standards is essential to determine 'indicative' requirements to ensure the necessary land area is set aside for community purposes in the early planning stages, and in the right locations in relation to other land uses. The distribution of community facilities was anticipated by the draft ERIC plan. The CIP refined the

work undertaken as part of the ERIC planning exercise and considers community facility needs more holistically for the whole City.

3.3 South Metropolitan Peel Sub-regional Planning Framework

The South Metropolitan Peel Sub-regional Planning Framework (the Planning Framework) was gazetted in March 2018.

The Planning Framework identifies urban development staging in the context of the City within the short to short-medium term; that is, largely between 2015 and 2031. Further, the area from Kwinana to Rockingham is identified as an area that will experience a significant amount of future development.

The Planning Framework classifies the Kwinana Town Centre as a Secondary Centre, and notes the following in this regard:

'Kwinana is a key employment node with a mix of retail, health and some commercial/office based employment. It will also be an important service centre designed to meet the needs of local residents. The opportunity also exists to target key support sectors, focusing on training provision for industrial activities.'

The future Wandi/Anketell District Centre is classified as a District Centre.

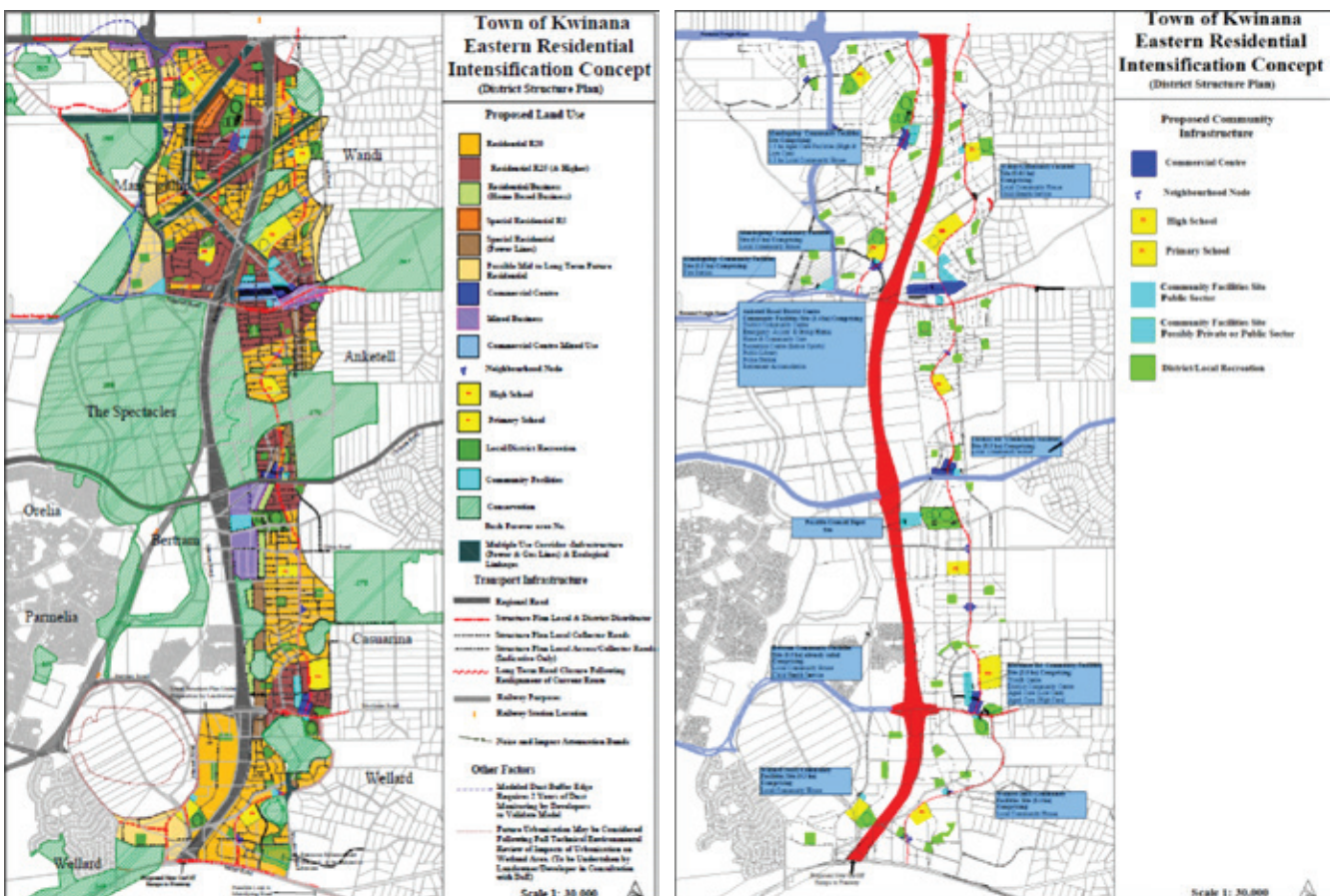


Figure 2 Draft ERIC District Structure Plan and Community Infrastructure Map

What the above demonstrates is that the delivery of community infrastructure, and the locational aspects of the respective facilities, is a vital consideration within the strategic planning process across the City – particularly in the newer Urban areas east of the Freeway – in the short to medium term.

3.4 Local Planning Strategy

The City has prepared a Local Planning Strategy (LPS) as part of the review of its City Planning Scheme. The LPS addresses land use planning across the local government area in both the short and long terms. As well as consideration of the City's industrial, rural and commercial areas, the LPS incorporates the existing City Centre with surrounding residential suburbs identified in the district planning undertaken for the historic ERIC area. It integrates the planning of the existing suburbs such as Bertram, Parmelia and Orelia and the new urban growth corridor along the freeway and rail line.

The LPS has been prepared using a series of studies, such as an Integrated Land Use and Transport Study. It is in the City Centre that a number of key whole of LGA and district facilities have been provided in response to future demands and needs including the Darius Wells Library and Resource Centre, the Zone Youth Space and the Recquatic, a recreation and aquatic facility.

The City Centre is the key activity node for the City of Kwinana and extensions to the Market Place Shopping Centre, streetscape improvements and other approved office/commercial developments have further enhanced this site as the pre-eminent node for shopping and community interaction in the City.

Importantly, the LPS defines the long term parameters of urban land use across the City. It defines the 'build out' of the City based on the sub-regional planning framework of the WAPC, approved local structure plans and Council adopted local planning policies, including those for new urban areas of the City, such as Casuarina. This is relevant, as there is certainty in the planning process that the infrastructure the City is proposing to provide, will be needed.

3.5 Local Structure Planning

In recent years, a number of Local Structure Plans have been approved by the WAPC, largely in the new urban areas along the Freeway. These include Mandogalup, Wandi, Anketell, Wellard and in the Kwinana City Centre and Parmelia. Additional local structure planning is occurring in Casuarina, with a Local Structure Plan approved over the central area of Casuarina.

At the local structure planning stage, the identification and negotiation of appropriate sites for community facilities required for future community need is undertaken. At this stage of the planning process, it is critical that a community needs analysis has been prepared and provisional locations for community facilities identified, otherwise the potential to consider community facilities in the planning process is largely lost.

3.6 Emerging Urban Areas

As strategic planning work at the State Government level is being undertaken to identify certain areas of land with the potential to be rezoned Urban in the future, the implications with respect to future community need and subsequent future community infrastructure provision must also be noted. In this regard, City Officers are cognisant of particular areas, such as Mandogalup, which have been identified as having the potential for future Urban growth.

Within the scope of this Community Infrastructure Plan however, such areas have not been included in the community needs assessment, and will not be included until such time as potential rezoning occurs and there is more certainty in this regard.

3.7 Development Contribution Areas

This Community Infrastructure Plan applies to a number of defined Development Contribution Areas (DCAs) within the City, as follows:

- DCA8 – Mandogalup
- DCA9 – Wandi/Anketell North
- DCA10 – Casuarina/Anketell South
- DCA11 – Wellard East
- DCA12 – Wellard West
- DCA13 – Bertram
- DCA14 – Wellard-Leda
- DCA15 – Townsite (Medina, Calista, Orelia, Parmelia, Town Centre)

The DCA boundaries have been based on both current and future population catchments and geographic proximity. These eight DCAs also fall into one of three Districts for the purposes of identifying community need and subsequent community infrastructure provision – Districts A, B and C. While most DCAs contain one or more local community infrastructure items that are contributed to by that DCA, there are a number of District items that are contributed to by several DCAs. The various DCAs and corresponding Districts are further elaborated on in Section 8 of this Community Infrastructure Plan.

Community Profile and Trend Analysis

An on-going understanding of the profile of the City of Kwinana is essential to planning and providing community infrastructure because the makeup of any place, including its history, culture and population, has a major impact on determining the types of community facilities and services that will be required.

Similarly, it is important to understand community, sporting and recreational participation and usage trends which give an indication of the level of usage and popularity of various community facilities and activities, and how this will impact on future demand.

The City of Kwinana engaged *id Consulting®*, a company of demographers, housing analysts and forecasters to prepare the data for the community profile based on the ABS Census counts for 2006, 2011 and 2016, as well as population forecasts to the year 2036, which were updated in March 2018.

This data has been analysed to determine how the population has changed from 2006 to 2021, and the implications for the current and future provision of community infrastructure over the next 15 years.

4.1 History

The City of Kwinana was established in the early 1950's by the Western Australian State Government as part of its strategy to develop the then newly proclaimed south of Perth heavy industrial precinct. This decision was a landmark undertaking for the State and signalled its emergence as a manufacturing force.

With State Government assistance in the form of an attractive incentive package, the first major firm attracted to the area was the BP Refinery. Subsequently other large enterprises, such as the BHP Iron and Steel blast furnace, which at its peak employed some 1,200 workers, located to what has become known as the State's premier industrial area, Kwinana.

Construction of the heavy industry manufacturing plants required far more skilled labour than was available at the time and so, to overcome this problem, the State Government embarked on a migrant attraction programme. The mostly British tradesmen and their families recruited as part of this initiative were settled in Kwinana, and to a lesser extent Rockingham.

As part of this process, Medina, the first suburb to be created in the now City of Kwinana, was opened up as a State housing area. Predominantly the families that moved there were newly arrived skilled migrants of Anglo Celtic descent, being senior staff employed by the companies that established in the area.

In contrast to the construction and commissioning phases, much of the labour needed to operate the plants was semi-skilled or unskilled, and as a result a large number of employment opportunities created were taken up by migrants, including those from central Europe. This boom in industrial development saw the population of Kwinana double between 1966 and 1971. Unfortunately, the combination of an economic downturn in the 1970s, and a shift towards increased mechanisation and automation, saw employment numbers fall drastically, especially following the closure of the BHP blast furnace. By the late 1970's, most, if not all senior company staff had relocated to other

Perth suburbs along with those people who had the capacity and will to leave Kwinana. As a consequence of this exodus, vacant homes in Kwinana were offered by the State Housing Authority to people across Perth facing difficult circumstances. The City of Kwinana's profile as a place to live was further impacted by a State Government decision to build a prison in the suburb of Casuarina some three kilometres east of the residential area.

Ultimately, through circumstance and as a consequence of government policy of the day, a high proportion of socially and economically disenfranchised people came to live in Kwinana, resulting in the City becoming one of the most disadvantaged communities in the metropolitan area.

However, while new land release areas and housing development, particularly in Wellard (West), Bertram and Wandi have diluted the level of disadvantage somewhat over the last ten years, the City of Kwinana, as a whole, remains a relatively disadvantaged area in comparison with Perth, Western Australia and Australia.

4.2 Population Growth

The City of Kwinana's population projections are produced by *id consulting®*, and are based on the whole area of the City of Kwinana. However, it should be noted that the population projections prepared for the CIP are based on the Development Contribution Areas to comply with the State Planning Policy 3.6 Developer Contributions for Infrastructure and as such do not include the areas within the City of Kwinana that are not zoned for urban development. Therefore, there is some discrepancy between the population projections shown below, and the CIP population projections shown in Section 8, although this is relatively small.

While the timing of development has been estimated, residential development depends on many factors such as interest rates, availability of finance, availability of land, and government spending. Both small and large changes in economic conditions, such as the Global Financial Crisis and the COVID-19 Pandemic, can affect the pace of development and therefore population growth. Hence, the population projections are reviewed on a regular basis.

Based on *id consulting®*'s most recent population forecasts prepared in March 2018, there is expected to be an increase of 44,853 new residents and 15,509 new dwellings from 2016 to 2036. This represents an average annual increase of 2,242 new residents, or almost 800 dwellings each year and a doubling of the population and dwellings over the next 20 years.

This will be mainly as a result of significant new residential development in areas along the railway to Mandurah, including Wellard, Casuarina, Anketell, Mandogalup and Wandi. This residential development is expected to attract large numbers of young families with children.

The areas that will increase in population and dwellings the most over the next 20 years are Wellard (West) with 9,508 new residents and 3,612 new dwellings, followed by Casuarina with 7,291 new residents and 2,568 new dwellings, then Mandogalup with 6,903 new residents and 2,408 new dwellings and Anketell with 5,958 additional residents and 1,619 new dwellings.

Wandi will have the next biggest increase with 3,792 new residents and 1,304 new dwellings, followed by the Kwinana Town Centre with 3,275 new residents and 1,061 new dwellings.

The areas that will grow the least over the next 20 years are Leda, followed by Bertram, Calista, and Medina.

4.3 Service Age Groups – Community Facility Implications

To better understand the community facility implications of the City of Kwinana's population growth and changing age profile over the next fifteen years, the following Service Age group forecasts prepared by forecast.id have been analysed.

Babies and pre-schoolers (0-4 years)

The number of babies and pre-schoolers in the City of Kwinana will increase by 4,180 between 2016 and 2036, reaching a total of 7,762 by 2036.

This age group results in a demand for child health centres, playgroup and other activities and programs normally associated with community centres, public libraries and recreation and aquatic facilities and also highlights the importance of parks catering for the development needs of this age group.

Although now typically provided by the private and non-government sector, rather than local government, this age group creates a demand for child care centres and early education services, particularly in new land release areas where this age segment is high.

Primary schoolers (5-11 years)

The number of primary schoolers will increase by 3,443 to 9,033 by 2036.

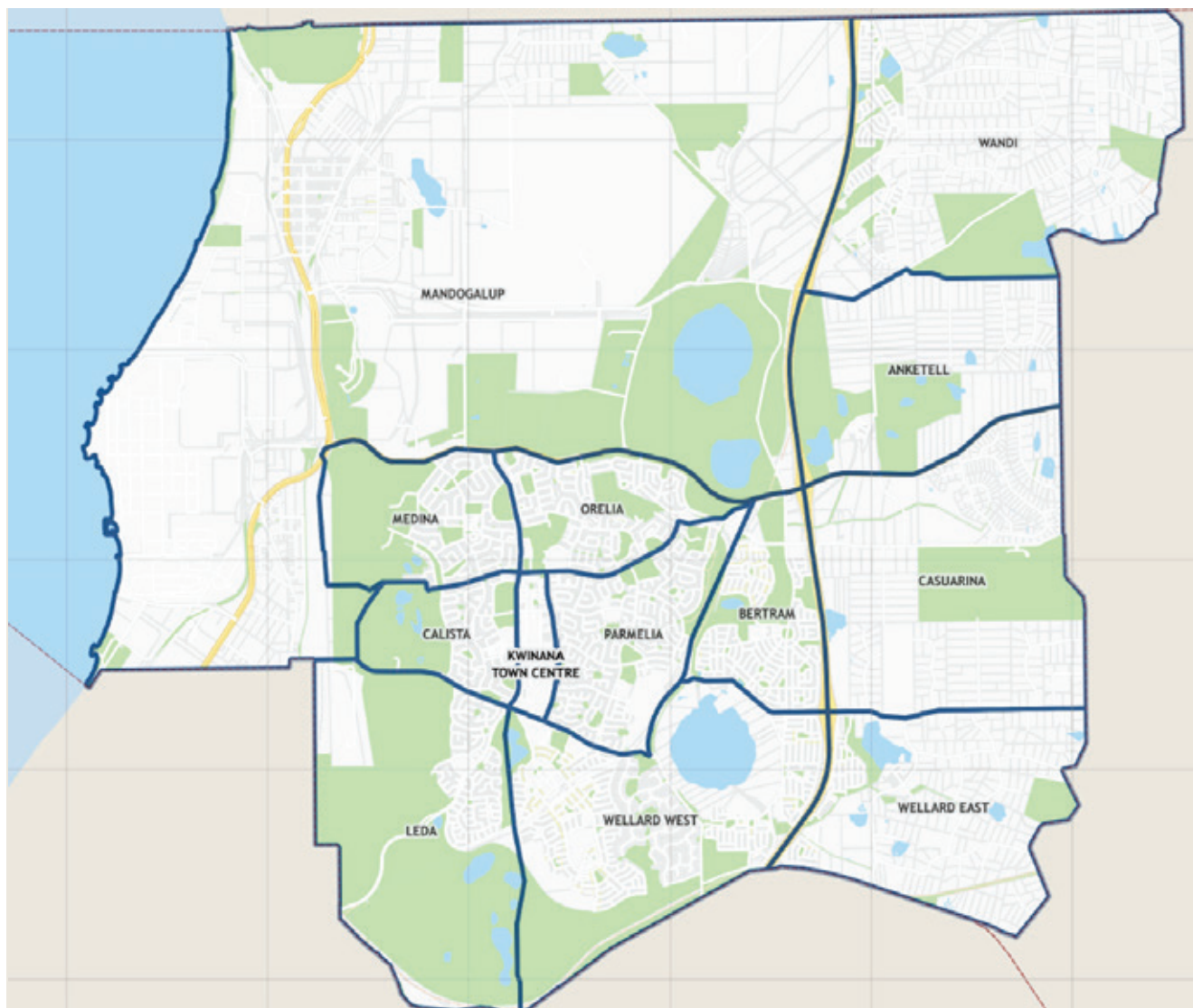


Figure 3 City of Kwinana - Area Population Projections Map

This age group has a high participation rate in organised sport, impacting on the demand for sporting facilities and clubs, including recreation and aquatic centres, as well as community centres providing dance sports, gymnastics and other organised sporting opportunities.

Non-structured and informal opportunities for play, physical activity and recreation must also be provided for this age group and this typically involves parks, community centres, recreation and aquatic centres and arts and cultural centres.

This age group also has a high demand for out of school care services that can be provided at primary school sites, or in local government community and recreation centres.

The demand for the provision of primary schools for this age group is clearly high and while not provided by local government, LGAs have an important role in ensuring adequate site areas are allocated for primary schools.

Secondary schoolers (12-17 years)

The number of secondary schoolers will increase by 4,996 to 6,173 by 2036.

This age group has a high participation rate in organised sport and this impacts on the demand for sporting facilities, including recreation and aquatic centres, as well as community centres providing organised sporting and recreational opportunities.

Non-structured and informal opportunities for play, physical activity and recreation must also be provided for this age group and this typically involves parks, community centres, recreation and aquatic centres,

libraries and arts and cultural centres. Youth centres also have an important role to play in providing these opportunities, as well as services and programs that support this age group.

The demand for the provision of high schools for this age group is clearly high and while not provided by local government, LGAs have an important role in ensuring adequate site areas are allocated for high schools.

Tertiary education and independence (18-24 years)

The number in tertiary education and independent will increase by 4,390 to 8,520 by 2036.

This age group also has a reasonably high participation rate in organised sport, but participation in organised sport starts to decline in the 18 to 24 age group.

However, it is this age group that drives the demand for niche and extreme physical activities and informal sporting opportunities that do not require a lot of time or considerable commitment. Parks, sporting grounds and recreation centres are important in providing these opportunities.

Education and training opportunities are also critical to this age group and are important with respect to reducing the typically high unemployment rate in this age group.

Young Workforce (25-34 years)

The number in the young workforce will increase by 7,341 to 15,412 by 2036.

Table 1 City of Kwinana - Population Projections – Small Areas 2016 – 2036

Small Areas	2016		2021		2026		2031		2036		Change	
	persons	dwellings	persons	dwellings	persons	dwellings	persons	dwellings	persons	dwellings	persons	dwellings
Kwinana Town Centre	255	155	1,515	490	2,929	972	3,463	1,167	3,530	1,216	3,275	1,061
Parmelia	6,166	2,586	6,877	2,859	7,862	3,235	8,022	3,284	8,106	3,312	1,940	726
Calista	2,042	956	2,199	1,002	2,267	1,025	2,307	1,045	2,327	1,062	285	106
Medina	2,431	1,219	2,508	1,248	2,587	1,271	2,654	1,209	2,716	1,38	285	89
Orelia	4,817	2,077	5,036	2,164	5,626	2,397	6,175	2,608	6,640	2,805	1,823	728
Leda	3,373	1,192	3,33	1,197	3,287	1,202	3,406	1,250	3,416	1,263	43	71
Wellard (West)	8,094	3,025	13,207	4,876	16,594	6,157	17,660	6,596	17,602	6,637	9,508	3,612
Wellard (East)	1,400	497	3,019	1,040	4,364	1,490	5,002	1,720	4,978	1,729	3,578	1,242
Bertram	6,475	2,177	6,483	2,245	6,748	2,405	6,720	2,452	6,620	2,452	145	275
Anketell	261	93	1,101	313	2,263	623	5,786	1,558	6,219	1,712	5,958	1,619
Casuarina	1,826	277	1,455	277	1,519	317	4,877	1,297	9,117	2,545	7,291	2,268
Wandi	3,004	1,155	4,854	1,735	5,676	2,012	6,461	2,307	6,796	2,459	3,792	1,304
Mandogalup	161	71	161	75	1,181	418	2,740	956	7,479	2,479	6,930	2,408
City of Kwinana	40,305	15,480	51,747	19,521	62,903	23,524	75,270	27,530	85,158	30,989	44,853	15,509

Source: id Consulting – Forecasts

Participation in organised sports continues to decline in this age group, which also drives the demand for niche and extreme physical activities and informal sporting opportunities that do not require a lot of time or considerable commitment. Parks, sporting grounds and recreation centres are important in providing these opportunities.

Parents and homebuilders (35-49 years)

The number of parents and homebuilders will increase by 9,046 to 17,694 by 2036.

Participation in organised sport, recreation and physical activity continues to decline more sharply in this age group, in favour of more informal recreational and physical activity opportunities that provide crèche/child care facilities and cater for the whole family.

Services and programs that are provided by the government and non-government sectors that support relationship development and the growth and development of children and families are of high importance to this age group, with many of these services and programs typically provided in community centres.

Older Workers and pre-retirees (50-59 years)

The number of older workers and pre-retirees will increase by 4,474 to 8,424 by 2036.

Participation in physical activity and recreation has been increasing in this age group and will continue to do so.

There will also be a greater demand for health, wellbeing and leisure opportunities for this age group and libraries, community centres and recreation and aquatic centres commonly provide these.

Empty nesters and retirees (60-69 years)

The number of empty nesters and retirees will increase by 3,080 to 5,894 by 2036.

Participation in physical activity and recreation in this age group is increasing, however due to declining physical capacity toward the end of this age cohort, community facilities need to respond to this.

There will also be a greater demand for health, wellbeing and leisure opportunities for this age group and libraries, community centres and recreation and aquatic centres commonly provide these.

Seniors (70-84 years) and Elderly aged (85+ years)

The number of seniors and elderly ages will increase by 3,903 to 6,246 by 2036.

An age friendly city is of high importance to this age group and there will be an increasing demand on community and public infrastructure to more adequately cater for Seniors, as well as the more elderly and frail population.

There will also be an increasing demand for appropriate housing options, home support services and residential care facilities and while local government typically does not provide retirement housing and residential care, LGA housing strategies and planning policies need to respond to this.

Table 2 Forecast age structure - Service age groups

City of Kwinana Total persons	2016		2026		2036		Change between 2016 and 2036
Age group (years)	No.	%	No.	%	No.	%	No.
Babies and pre-schoolers (0 to 4)	3,582	8.9	5,815	9.2	7,762	9.1	+4,180
Primary schoolers (5 to 11)	4,037	10.0	6,591	10.5	9,033	10.6	+4,996
Secondary schoolers (12 to 17)	2,730	6.8	4,590	7.3	6,173	7.2	+3,443
Tertiary education and independence (18 to 24)	4,130	10.2	6,405	10.2	8,520	10.0	+4,390
Young workforce (25 to 34)	8,071	20.0	11,659	18.5	15,412	18.1	+7,341
Parents and homebuilders (35 to 49)	8,648	21.5	13,584	21.6	17,694	20.8	+9,046
Older workers and pre-retirees (50 to 59)	3,950	9.8	6,033	9.6	8,424	9.9	+4,474
Empty nesters and retirees (60 to 69)	2,814	7.0	4,209	6.7	5,894	6.9	+3,080
Seniors (70 to 84)	2,028	5.0	3,364	5.3	5,096	6.0	+3,068
Elderly aged (85 and over)	315	0.8	651	1.0	1,150	1.4	+835
Total persons	40,305	100.0	62,902	100.0	85,158	100.0	+44,853

Source: Population and household forecasts, 2016 to 2036, prepared by .id (informed decisions), March 2018.



A high proportion of children and teenagers for Kwinana into the future.

4.4 Target Groups – Community Facility Implications

Ancestry

Different cultural groups typically have a variety of different needs and priorities and how and what services and facilities are provided can vary in different cultures. This should be taken into account in planning and providing facilities to ensure they are inclusive of the needs of the different cultural groups in the population.

While 67.1% of the population of the City of Kwinana is of English or Australian ancestry, 32.9% are from a different cultural association and ethnic background, with most being from non-english speaking countries.

The top 14 cultural groups are identified below, and in comparison to Perth the City has a higher proportion of Maori, Indian and Filipino residents.

The use of community facilities, activities and programs tends to be higher amongst the English and Australian ancestry groups and lower for non-english speaking groups. This highlights the importance of ensuring community facilities and programs are inclusive of all cultural groups. This is of particular importance given new migrants often lack social and extended family networks.

Aboriginal and Torres Strait Islander Heritage

The ABS Census 2016 indicated that there were 1,397 Aboriginal and Torres Strait Islander persons living in the City of Kwinana, which represents 3.6% of the City's population. From 2006 to 2016 the number of Aboriginal and Torres Strait Islander persons increased by 456. However, Aboriginal and Torres Strait Islanders, as a proportion of the City's population, declined from 4.1% in 2006 to 3.6% in 2016.

From 2006, the largest increase in the Aboriginal and Torres Strait Islander population has been in the 18 to 24 year old age group, with an increase of 126 people, followed by an increase of 71 in the 35 to 49 age group and then an increase of 68 people in the 25 to 34 year age group.

While 25.7% of the City of Kwinana's population are children aged 0 to 17 years, in contrast 34.6% of the Aboriginal and Torres Strait Islander population are in this age group, indicating the Aboriginal and Torres Strait Islander population is characterised by a large number of children.

At the same time, the proportion of the Aboriginal and Torres Strait Islander population aged 60+ years is substantially lower at 4.2%, compared to the City of Kwinana at 13.1%. This indicates that the life expectancy of the Aboriginal and Torres Strait Islander population is considerably lower compared to the general population of City of Kwinana and across WA.

The use of community facilities, activities and programs is lower amongst Aboriginal people.

Cost, access to transport and how community, sport and recreation facilities and programs operate in terms of being inclusive of Aboriginal people are important considerations in addressing this.

Disability

In 2016, 1,540 people (or 4.0% of the population) in the City of Kwinana reported needing help in their day-to-day lives due to disability. This was a similar percentage to 2011.

While the number of people with a disability can be expected to increase considerably with the ageing of the population, applying the 4.0% from the ABS 2016 Census gives a conservative indication of the number of people with disability likely to be living in the City in the future:

2026	2,516 people
2036	3,406 people

Participation rates in community, sports and recreation facilities by people with a disability are low. This highlights the importance of ensuring facilities and spaces are not only physically accessible, but also inclusive in how they operate so that people with a disability have an opportunity to participate.

Table 3 City of Kwinana - Ancestry - Suburbs 2016

Ancestry	English		Australian		Scottish		Irish		Filipino		Indian		Italian	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Parmelia - Kwinana Town Centre	2,573	41.0	2,080	33.2	490	7.8	492	7.8	247	3.9	85	1.4	185	3.0
Calista	922	46.3	679	34.1	202	10.2	182	9.1	60	3.0	15	0.8	42	2.1
Medina	1,023	42.9	837	35.1	192	8.1	152	6.4	75	3.1	28	1.2	69	2.9
Orelia	1,927	41.3	1,542	33.1	425	9.1	392	8.4	162	3.5	72	1.5	69	2.9
Leda	1,329	40.6	1,195	36.5	280	8.6	216	6.6	118	3.6	54	1.7	128	3.9
Wellard (West)	2,514	32.4	1,833	23.6	480	6.2	501	6.4	632	8.1	665	8.6	222	2.9
Wellard (East)	252	46.8	255	47.3	46	8.5	41	7.6	74	5.7	92	7.1	61	4.7
Bertram	2,043	32.8	1,885	30.3	461	7.4	408	6.6	486	7.8	359	5.8	187	3.0
Anketell - Casuarina	479	24.2	450	22.7	90	4.5	66	3.3	6	0.3	0	0.0	66	3.3
Wandi - Mandogalup	1,116	37.1	872	29.0	221	7.3	227	7.5	69	2.3	161	5.4	182	6.1
City of Kwinana	14,367	36.9	11,739	30.2	2,956	7.6	2,726	7.0	1,918	4.9	1,573	4.0	1,309	3.4

ABS Census 2016, Source: id Consulting

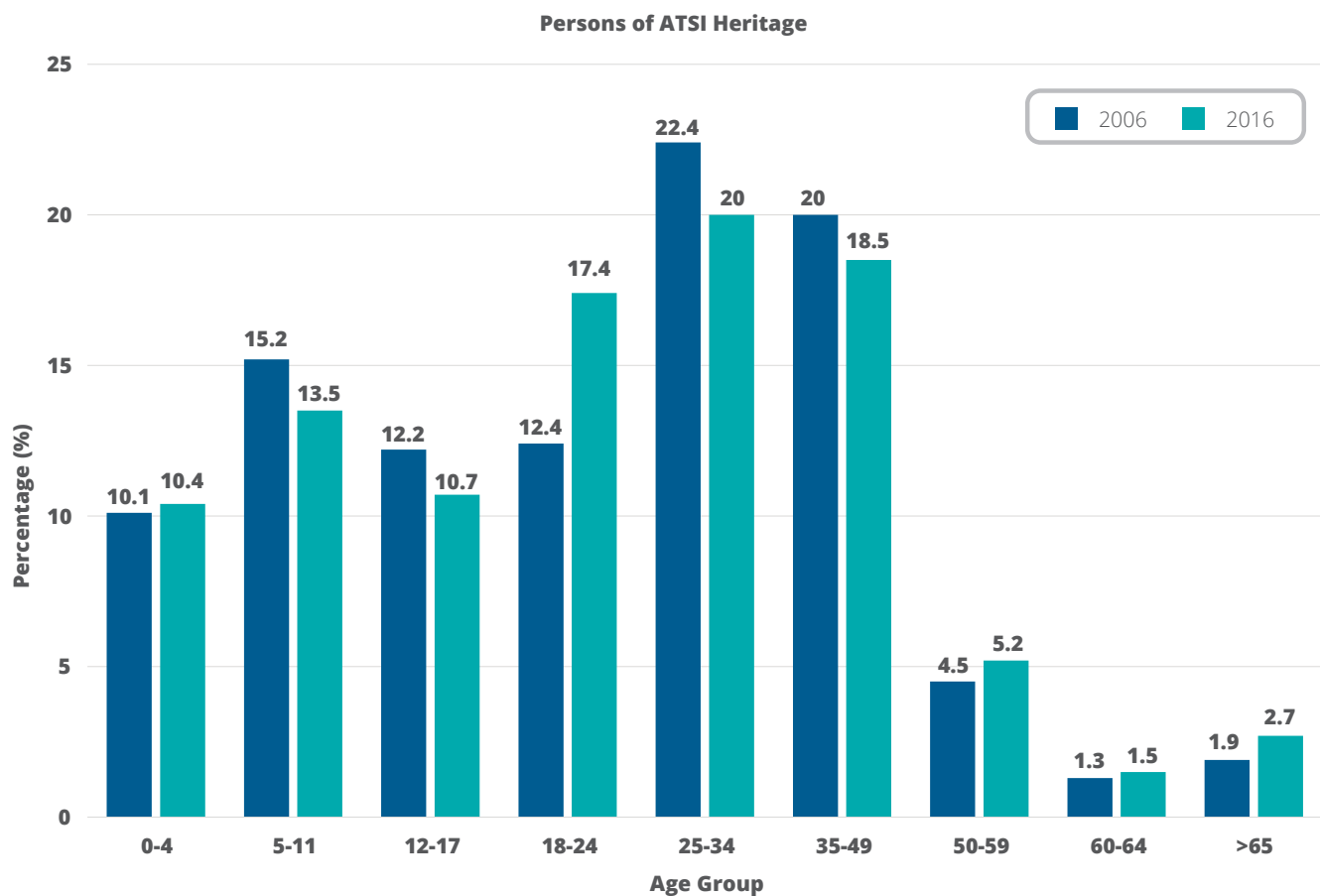


Figure 4 City of Kwinana - Aboriginal and Torres Strait Islanders 2006 – 2016

4.5 Socio – Economic Disadvantage - Community Facility Implications

The SEIFA Index of Disadvantage measures the relative level of socio-economic disadvantage based on a range of Census characteristics. The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A higher score on the index means a lower level of disadvantage. A lower score on the index means a higher level of disadvantage.

The City of Kwinana's SEIFA Index of Disadvantage score is 972, making it the most disadvantaged LGA in the metropolitan area, with a higher level of disadvantage than WA and Australia.

At a suburb level, Medina has the highest level of disadvantage followed by Calista, Orelia, Parmelia and Leda, all falling below the average for the City of Kwinana. The only suburbs with a lower level of disadvantage than Perth and WA are Anketell – Casuarina, Wellard (West and East) and Wandl – Mandogalup. Although Bertram has a lower level of disadvantage than the City of Kwinana as a whole, the level of disadvantage in Bertram is higher than for Perth and WA.

While the SEIFA scores are not comparable across Census years because the components of the indices change, the ranking of suburbs can be used and this indicates that the level of disadvantage has improved in Parmelia – Town Centre, and declined in Bertram.

Table 4 City of Kwinana - Socio – Economic Disadvantage - Suburbs 2016

Relative Socio-Economic Disadvantage	2016
Medina	851
Calista	879
Orelia	901
Parmelia - Kwinana Town Centre	917
Leda	933
City of Kwinana	972
Australia	1,002
Bertram	1,005
Western Australia	1,015
Greater Perth	1,026
Anketell - Casuarina	1,029
Wellard (West)	1,044
Wellard (East)	1,058
Wandi - Mandogalup	1,087

ABS Census 2016, Source: id Consulting

The level of socio-economic disadvantage has a major impact on the level of participation in sporting and recreational facilities and community and cultural programs.

While areas of lower socio-economic disadvantage are likely to have a higher need for community facilities and services, usage and participation rates are lower in these areas and higher in more affluent areas. This highlights the importance of low cost and free opportunities.

Areas of high socio-economic disadvantage also have a higher reliance on government and non-government services, which are often provided in community facilities. This highlights the importance of community facilities in these areas, particularly those that are free, such as parks.

Areas of high socio-economic disadvantage also have lower levels of car ownership, highlighting the importance of public transport and easily accessible community facilities.

4.6 Leisure and Recreation Trends - Community Facility Implications

Australia Wide Trends

'The Future of Australian Sport' report conducted by the CSIRO / Australian Sports Commission identified six sporting 'megatrends' that may redefine the Australian sport and recreation sector over the next 30 years.

1. A Perfect Fit

A Perfect Fit refers to the trend of increasing popularity amongst individualised sport and fitness activities (swimming, yoga, gym, aerobics, jogging etc.). People are increasingly becoming involved in individualised sport and fitness activities as they are generally living busier lifestyles and have less time for structured/organised sports. Individual fitness pursuits allow people to align their fitness activities with their ever-changing weekly schedules.

This trend supports the provision of facilities and activities which are primarily undertaken in an unstructured and informal manner.

2. From Extreme to Mainstream

From Extreme to Mainstream refers to the trend of 'Adventure', 'Lifestyle', 'Extreme' and 'Alternative' sports increasing in popularity. This is especially the case in younger individuals as they are more likely to be attracted to these forms of sport and recreation through generational change and increased awareness through online content (Facebook, YouTube, Instagram and Twitter etc.).

These sports are often characterised by a strong lifestyle element and participants often obtain cultural self-identity and self-expression through participation in these sports/activities. Such sports are beginning to appear at the Olympic Games (e.g. BMX).

There is an opportunity for the facility of the future to meet the demand generated from this trend, offering such activities and programs. This is particularly relevant for areas with higher proportions of young people and children.

3. More than Sport

More than Sport refers to the trend of governments (at federal, state and local level) and companies increasing their utilisation of sport to achieve their policy objectives. Governments in particular are increasingly incorporating sport into various policies to tackle a range of issues from childhood obesity through to community wellbeing. Furthermore, local governments associated with marginalised communities are trending towards the utilisation of sport as a means of building social capital within their community.

This trend presents an opportunity for the City to consider utilising future facilities to accommodate social, community wellbeing and preventative health programs in addition to sport and recreation based activities.

4. Everybody's Game

Everybody's Game refers to the trend of sports/recreational activities becoming more and more geared towards the ageing and more culturally diverse Australian population. This will change both the types of sports played and how they are played, with indications that more and more Australians are embracing sport well into their old age. Australia is also becoming more culturally diverse with new arrival populations growing around the nation. As the population ages and becomes increasingly diverse (culturally) the sporting preferences of the nation are likely to change as a result.

There is a need to ensure that any programs and activities on offer at community facilities offer diversity and cater for a range of specific population groups including older adults and an increasingly culturally diverse population, which is prevalent in the newer suburbs of Kwinana.

5. New Wealth, New Talent

New Wealth New Talent refers to the growth of Asian countries (in terms of both population and income). This trend will see the creation of a more competitive sporting arena for Australians, both on the sports field and in the sports business environment. Asian countries (especially China) are investing heavily in sporting facilities, training and participation programs all of which are rapidly improving their gold medal counts in the Olympics Games in recent times. The growth of disposable income amongst Asian countries is resulting in an increased interest in sport as people have more money to spend on sport, leisure and recreation activities. This could also potentially create new markets for sports television, sports tourism, sports equipment, services and events.

This trend is not highly related to the provision of community level leisure and sporting facilities.

6. Tracksuit to Business Suit

Tracksuit to Business Suit refers to the trend of some sports receiving much higher salaries for elite athletes than other sports. Currently more people are trending towards sports that receive a higher salary at the elite level, which places pressures on less financially backed

sports. Market forces are also putting greater pressures on loosely organised community sporting clubs to become organisations with corporate structures and formal forms of governance; a challenging task for many. A secondary point to this trend is the acknowledgement of the rising cost of sports participation which is now becoming a barrier for some members of the community.

This trend is relevant in that there is a need for the operations of community facilities to be well governed and managed professionally. The cost of participation is a major participation barrier for some members of the community and needs to be balanced against the objective of cost recovery of services.

Specific Leisure Trends

1. Flexibility in the times when people recreate

As demands on people's time increases and work practices change people are seeking to take their recreation at different times, over a broad spread of hours and at facilities that offer a lot of activities at one site. Sports, community recreation, health and fitness facilities are particularly attractive and getting easier to use as many are open 12 to 24 hours a day, 7 days a week.

This trend supports providing year round and after hours access to facilities, using after hours entry points.

2. Increased variety in recreation and leisure options

People's leisure and recreation options are changing towards newer more varied activities offered over a greater range of timeframes compared to previous decades where limited variety in activities and scheduling occurred. This has supported the trend towards more multi-use facilities to attract a broader range of users as well as multiple water and dry areas to meet different needs at the one centre.

This trend would be addressed at a facility that supported and provided a range of facilities and programs at one site.

3. Constraints to recreation and leisure participation

Lack of time, lack of facilities close by, family and work constraints, health problems and cost of service or use of facilities are the main constraints to many people's recreation and leisure participation.

The development of a range of local level facilities could assist in reducing some of these participation constraints.

4. Different people want different activities

The broadening of different cultural, age and gender segments of the population sees the need for facilities to offer potential users a much more varied range of programs and services than previously offered.

There is an opportunity to increase the range of facilities, programs and services to meet this broadening demand at existing and future facilities.

5. Provision of high standards and quality of facilities and services

People are, more and more, looking for high standard, high quality facilities and services to meet their recreation and leisure needs. This has also seen the trend for indoor facilities becoming very popular as they allow activity in safe and secure spaces in all weather and environmental conditions. This suggests that building low standard, low cost facilities will not attract the maximum user market.

Any new facility needs to be of a high standard to maximise patronage and sustainability.

6. Desire for activities to be affordable

The development of multi-purpose sport and leisure facilities has enabled cross subsidisation with more profitable activities such as health and fitness, food and beverage and entertainment areas subsidising sport and community programs. This has enabled many facilities to keep general entry fees lower to encourage use whilst seeking users who want special services to contribute at a greater level to the cost of such activities.

Consideration should be given to providing some small scale commercial related activities from future facilities to assist in covering operating and maintenance costs, for example, a café/kiosk operation.

7. Active Transport

In recent years due to climate change, our heavy reliance on non-renewable energy sources, road congestion, sedentary lifestyles and increasingly negative environmental and health impacts there has been a push for communities to become more walking and cycling friendly to encourage people to get active and embrace sustainable transport options. Programs such as “Your Move” and “Active Smart” are being implemented around Australia to achieve this.

There is an opportunity for future facilities to be easily accessible for walkers and cyclists and they should be designed with this in mind (for example end of trip facilities and suitable access paths).

8. Recognition of strong links between physical activity and health

Preventative health care and active lifestyles are very important to many people and sport, community, health and fitness activities are becoming a large part of people’s activity choices. This is picked up also in the Mega Trends above.

Any proposed future facilities need to offer healthy and active programs to encourage people to be more physically active and preventative in their approach to health.

9. Expectations of equity and access

Today’s society expects people with special needs to be catered for in sport and community facilities. This has seen improved design features to increase accessibility to and within such facilities. Added to this is the growing array of programs and activities offered to people of all different abilities, physical condition and skill levels.

Any proposed future community facilities need to cater for people of all abilities.

10. Social Inclusion

Social inclusion is about people being able to participate in society. It is about creating conditions for equal opportunities for all. It is also the process of improving the terms on which individuals and groups take part in society—improving the ability, opportunity, and dignity of those disadvantaged on the basis of their identity.

Having community spaces to meet regularly, engage with local people and provide positive interactions and educational opportunities is an important part of creating a socially inclusive community.

11. Life Long Learning

Lifelong learning is the “ongoing, voluntary, and self-motivated” pursuit of knowledge for either personal or professional reasons. Therefore, it not only enhances social inclusion, active citizenship, and personal development, but also self-sustainability, as well as competitiveness and employability.

Having facilities from which programs that offer educational opportunities can be delivered will greatly assist facilitate life long learning in the future.

12. Community Building

Community building is a field of practices directed toward the creation or enhancement of community among individuals within a local government area (such as a neighbourhood) or with a common interest. A wide variety of practices can be utilised for community building, ranging from simple events like book clubs, to larger-scale efforts such as mass festivals.

Having a venue to cater and facilitate these activities is important, also having playing fields adjoining such facilities will enable larger scale and outdoor events and activities to be held.

Participation Trends

1. Sport and Physical Recreation

The ABS report on participation in sport and physical recreation in Australia (2015) provides and overall assessment of participation in a variety of sports across Australia. While not City of Kwinana specific, it does provide an insight into participation rates in sports across Australia.

Of the Australian population aged 15 years and over, an estimated 60% (11.1 million people) reported that they had participated in sport and physical recreation at least once during the 12 months prior to the interview in 2013–14, compared with 65% in 2011–12.

Participation generally decreased with age. People aged 15–17 years reported the highest participation rate in sport and physical recreation (74%), while people aged 65 years and over had the lowest (47%). Male and female participation rates were similar, except in the 25–34 age group where participation rates were higher for males (67%) than females (61%).

The top five ranked physical activities for West Australian adults in terms of total participation are walking, followed by fitness/gym activities, athletics (includes jogging and running), swimming and cycling.

Participation in physical recreation activity has increased particularly in fitness and gym with a 5.3% increase.

Jogging and running has increased in popularity by 3.1%.

Walking for exercise has experienced a decline of 5.5% and bush walking by 1.7%

Participation in organized sport is much higher amongst children (5 – 15 years), with 61% of children participating in organized sport, with this higher for boys than for girls by 13%.

The five most popular physical activities for children are swimming, football (soccer), Australian Rules football, dancing (recreational) and basketball.

The highest growth in participation has occurred in dance with an almost 3% growth in popularity from 12.4% in 2003 to 15% in 2012.

Swimming has received the second highest growth in participation from 16.6% in 2003 to 17.7% in 2012.

Participation in skateboarding/roller blading has more than doubled from 23% in 2002 to 54% in 2012.

The top 5 club sports in Western Australia for adults were golf, Australian football, tennis, basketball and football (soccer).

2. Arts and Culture

From ABS Arts and Culture in Australia 2014, 32.2% of adult Australians use local public libraries. With a 15yrs + population of 65,225 by 2036, 21,000 adults can be expected to use library facilities in the City. 53% of children used their local library, making libraries the most highly used community facility by children. With an under 15 years population of 19,933, 10,564 can be expected to use the City's library facilities.

In terms of the performing arts 56.3% of adults attended at least one performance in the previous 12 months.

25.6% of adults attended art galleries and 27.7% visited a museum.

Children learned and played a musical instrument (18%), 15% of children danced and 15% participated in arts and crafts activities.

Museums and art galleries were visited by 43.4% of children.

Community Health Trends

In a 2017 commissioned report by the South Metropolitan Health Service into the lifestyle and physiological risk factors within the City of Kwinana found:

- 35% of adults are obese, with 67% obese or overweight;
- 51% of adults eat less than 2 serves of fruit daily and 94% of adults eat less than 5 serves of vegetables daily (recommended levels);
- 36% of adults eat meals from fast food outlets at least weekly;
- 23% of adults currently smoke;
- 27% of adults drink alcohol at levels that put them at high risk or long term harm, and
- 45% of adults are not active enough for health benefits.

These findings are all much higher rates than those found across the broader Western Australian Population.

The provision of sporting and recreational facilities will assist in addressing these alarming levels.

The Australian Early Development Census (AEDC) Community Profile for Kwinana in 2018 found that in the five key areas measured, being Social Competence; Emotional Maturity; Language and Cognitive Skills; and Communication skills and General Knowledge, Kwinana was significantly overrepresented in developmentally at risk and vulnerable children in all categories compared with Western Australia as a whole and nationally.

Again by providing community based sporting and recreational facilities and programs this will assist in developing positive outcomes in these important areas.

Community and Recreation Facility Provision Trends

In recent years there has been a major shift away from single use facilities to multi-purpose facilities and integrated community hubs which not only improves sustainability of community facility provision, but allows for a much wider range of uses to be catered for and for uses to change as population/demand changes occur.

Integration of, for example, library facilities with office accommodation for non-government sector agencies, recreation facilities and community meeting rooms with commercial food and beverage outlets achieves major benefits such as co-ordinated and easily accessible service delivery, place making and activation, community building, reduced social isolation and improved social connection, plus economic development outcomes. Integration of such facilities with local or district level activity centres gives local communities a "heart" around which to focus their placemaking activities, which in turn allows for local sense of belonging to increase and local identity to develop.

A knock-on effect of multi-purpose facilities and integrated community hubs is that facilities are becoming larger in scale and size, requiring more land to be allocated to community purpose sites.

Similarly with the trend toward shared use school/community sporting facilities, and with the Department of Education typically planning for junior sporting ovals only on primary school sites, provision needs to be made for senior sporting ovals with sufficient land to enable a range of community sporting and exercise options to be provided for broad community use.

Adaptability of facilities to cater for different needs and different uses over time is a key consideration, as are the inclusion of sustainability principles, passive surveillance and digital considerations.

Public libraries have evolved over the past decade to become major digital hubs in the community. They have become major centres of life long learning for all age groups and abilities and their designs going forward will change from current configurations to accommodate future information technologies.

4.7 Benefits of Investment in Community Infrastructure

Investment in community infrastructure has a number of benefits for the community – research clearly shows that:

- Opportunities for social inclusion and social interaction are provided;
- Opportunities for employment are created;
- A sense of pride and community belonging is created;
- At risk behaviour can be reduced;
- Mental health is improved;
- Physical health is improved resulting in reduced health care costs;
- Life expectancy is increased;
- Crime and anti-social behaviour is reduced;
- Educational outcomes and employability is increased;
- Workplace productivity is increased;
- Improved perception of the local area results;
- Open spaces specifically for physical activity can contribute to improved streetscapes, open spaces and preservation of natural landscapes.

(Department of Sport and Recreation, 2017; Department of Local Government, Sport and Cultural Industries, 2019)

Additionally, Infrastructure Australia has also documented the benefits and importance of local government providing community, sport and recreation infrastructure, thereby delivering long term economic and social outcomes necessary for creating livable communities:

Some of these benefits are summarised below:

- Providing quality infrastructure that supports a diverse range of activities for all ages and abilities is important in supporting social interaction and creating safe, healthy and connected communities.
- Co-location of activities is important in supporting diverse user groups. This is particularly important in Australia due to the country's multicultural make-up.
- Recreational facilities (sporting facilities, community centres, libraries, etc.) are critical to promoting social cohesion, building community resilience and creating vibrant places. They create spaces where the community is able to come together and interact. This helps to increase community empowerment.
- Recreation infrastructure creates spaces for the community to interact with each other and provide opportunities for physical activity which help to improve physical and mental health.
- Increases in female participation in community sport has created challenges for existing sporting assets to be suitably upgraded to support unisex participation

(Infrastructure Australia, 2019)

Community Needs Assessment

The City of Kwinana has a long established and experienced role in community needs assessment and the planning of community facilities, services and programs. It first completed a comprehensive Community Needs Assessment in 1994.

Since that time, the City of Kwinana has maintained an ongoing commitment to understanding community needs and priorities, having now completed a wide range of studies involving extensive community needs assessment and stakeholder and public engagement. These key studies form part of the community needs assessment for the Community Infrastructure Plan and included:

- Strategic Community Infrastructure Study (2004);
- Community Infrastructure Study - Jandakot Structure Plan (2004);
- Kwinana Youth Facility Feasibility Study (2008);
- Community Resource and Knowledge Centre Feasibility Study (2009);
- Parks and Playground Strategy (2008);
- Parks for People: Public Open Space Upgrade Strategy (2013);
- Wells Park Kwinana Beach Feasibility Study (2018)
- Honeywood Sporting Clubroom Feasibility Study (2019)
- Wellard West Community Centre and Sporting Clubroom Feasibility Study 2019)
- Community Engagement for major review of the City of Kwinana Strategic Community Plan including Community Wellbeing Scorecard (2020 - 2021)
- Community Engagement for development of City of Kwinana Social Strategy (2021)

This proactive role in community planning ensures that the City of Kwinana has an accurate picture of community needs and a good understanding of the capacity of existing facilities and services to meet current and future demand, as the population grows and changes over time.

5.1 Key Findings and Outcomes

The key findings and identified needs and gaps to emerge from each of the above studies are summarised in the Community Needs Assessment Overview (Appendix 4) and has informed the Supply and Demand Analysis and the development of this Community Infrastructure Plan 2011 - 2036.

5.2 Strategic Infrastructure Projects

A number of key strategic projects which are of high priority are outlined below and incorporated in the Community Infrastructure Plan.

5.2.1 Darius Wells Library and Community Resource Centre

The development of an integrated multi-purpose iconic community facility, located in the central business area of the City centre, incorporating a library, community centre, office accommodation for community service providers and organisations, creche and commercial café was identified as a priority community need. This facility is required to meet the needs of the existing population, as well as the significant demand that will be generated from new residential development. The building has been constructed and is operational.

5.2.2 Multi – Sports Recreation Hub - Thomas Oval/Kelly Park

The establishment of a multi-sports recreation hub with capacity to cater for large sporting clubs and a higher standard of competition was identified as a priority community need. The existing population has reached a point where a considerable demand for this standard of facility has been generated and this demand will continue to increase with the additional population generated from new residential development.

The redevelopment of facilities at the Thomas Oval/Kelly Park precinct to establish a multi-sports recreation hub was identified as the most cost effective and land efficient option. A multi-purpose shared clubroom has been constructed and ground redevelopment has occurred, including upgrading the hard court area, and installation of some additional ground lighting. However, additional work is still required to create a fully functional multi-sports recreation hub. This work includes installation of whole of ground lighting infrastructure, construction of a set of change rooms on the eastern side of the ground, renovation of the original pavilion, and installation of individual exercise equipment, linking pathways and the like.

5.2.3 Wells Park/Kwinana Beach

Although the City of Kwinana is wholly bounded by the Indian Ocean to the west, the majority of this foreshore land is fronted by the heavy industries within Kwinana Beach and Naval Base. Kwinana Beach and Wells Park has perpetually been the primary waterfront recreation area for Kwinana residents. The poor condition and lack of facilities in this precinct, historically, have been identified as a priority upgrade to accommodate community need.

Facilities to support the recreational use of the beach and Cockburn Sound are required to meet the needs of both the existing population and the additional demand generated from new residential development. The redevelopment of Wells Park has been identified as the most effective and cost efficient option to cater for the existing and future demand. Stage 1 of this redevelopment has been completed, with the playground area and ablution facilities having been updated. The feasibility study that was conducted found that the community values Wells Park for the water related recreational opportunities it offers, as a place for social interaction and for its cultural value,

character and sense of place. To that end significant work is required to remove the deteriorated boat launching ramp and preserve and interpret the remnants of the wreck of the SS Kwinana, after which Kwinana is named.

5.2.4 District Youth Centre -The Zone

A large-scale district level youth centre incorporating a range of services, programs and spaces for youth activities and recreation was identified as a priority community need and was completed in 2012. This district centre was constructed to serve the broader City area until future planned multi – purpose district community facilities are provided in Wandi.

5.2.5 District Sporting Grounds - Orelia Oval and Medina Oval extension/ upgrade

A district sports ground with facilities on Orelia Oval was identified as a priority community need to meet the demands of the existing population. The most effective and cost efficient option identified was the development of a district level sporting pavilion on Orelia Oval. This facility will meet the demand generated from the existing and new residential population within District C. This new facility has been completed.

Other district level facilities are located throughout District C and at some time in the future, when they have reached the end of their economic life, consideration should be given to re-locating these facilities to Medina Oval. The construction of a multipurpose facility to accommodate sporting groups and community groups currently located on the site, and relocation of the tennis club from Calista Oval to the Medina Oval location should be considered in 10 to 15 years time to create a multipurpose district level recreation/community complex.

5.2.6 Multipurpose Destination Park - Calista

The lack of any significant parkland to provide for the higher order and diverse passive recreation and leisure opportunities required for the size of the current and future population was identified as a major gap in parks provision and a priority community need. The redevelopment of the Calista Oval site to a multi-purpose destination park has been identified as the most effective and cost efficient way of achieving a high order parkland facility to meet the needs and demands generated from the current and future population. This facility has now been constructed and offers an adventure playground, a skate park, extensive grassed area for staging of outdoor events and is soon to have a children's safety bicycle park constructed on it. Options to add a mini-golf facility are also currently being investigated.

5.2.7 Rural Community Facilities – Casuarina and Wandi Community Centres

Although populations are much smaller in rural areas, the need for community facilities to undertake local sport and recreational activities is important. Currently the City has two rural community centres; Casuarina Hall Reserve / Community Centre (Mortimer Road and Barker Road, Casuarina), and Wandi Hall Reserve / Community Centre (De Haer Rd, Wandi).

The rural areas east of the freeway are very established and quite different in population mix and culture from the urban communities west of the freeway. The people who live there enjoy larger lots suited to a rural and/or equestrian lifestyle and the facilities that have developed in these communities reflect those lifestyle choices. Wandi is a case in point where equestrian, recreation, sporting, hobby and community meeting spaces are co-located.



Darius Wells Library and Community Resource Centre

This facility attracts members from much wider than the Wandi area, making this an activity hub for not only the rural residents of Casuarina, Wellard and Wandi but the increasing eastern urban populations as well. A replacement woodworking workshop and additional recreation building were added to this facility.

5.3.8 Koorliny Arts Centre

The Koorliny Arts Centre is a Sub-Regional Arts and Cultural Centre incorporating a proscenium arch theatre which can double as a cinema, a black-box theatre, a dance studio, a number of multi-purpose studios, a large amphitheatre and courtyard space.

While this facility has been well maintained, there is a need for a program of refurbishment and upgrading to be undertaken to ensure facilities are of a contemporary standard, particularly given the centre was built over 30 years ago. This has been identified as a priority.

5.2.9 Loop Trails - Kwinana and Magenup

Kwinana is fortunate to be surrounded by large tracts of beautiful bushland which is highly valued by the community. The Kwinana Loop Trail weaves its way through this bushland, and completely surrounds the original suburbs of Kwinana, and the Magenup Trail weaves its way through the Jandakot Regional Park on the eastern side of the Kwinana Freeway.

Community engagement conducted during the recent major review of the City's Strategic Community Plan showed that achieving physical fitness and wellness is a major goal of the community and to that end the Kwinana Loop Trail will be upgraded to be universally accessible, with mountain biking trails looping from it at various points to create more challenging recreational experiences.

5.2.10 Community Facilities - Honeywood and Wellard West

Population growth in Honeywood and Wellard West indicated the need for new community facilities in these areas and the 2019 feasibility studies conducted to establish whether there was indeed a need for multi-purpose community facilities in these two new communities confirmed the case. Construction has commenced on the Honeywood Clubroom, with completion due in 2022.

5.2.11 Wet and Dry Recreation Centre

The Kwinana Recquatic is the City's prime recreation facility featuring a 25 metre pool, hydro-pool and leisure pool, a spa, two indoor courts, a gym and indoor fitness centre, creche facilities and cafe. The centre will require refurbishment at some time into the future to ensure it remains contemporary to the standards of the day.

5.2.12 Animal Shelter

The development of a new animal shelter was identified as a priority community need due to the poor condition and standard of the existing animal shelter. This facility is considered inadequate in terms of meeting the demand from the existing population and current standards. With additional new residential development, the level of demand on the animal shelter will increase. This has yet to be developed.

5.2.13 Works Depot

With the rapidly expanding population, the need for an upgraded Works Depot has been identified. The existing facility is now no longer adequate to meet the demand generated by the existing population given the growth over the past five years, and a contemporary facility has been planned for construction in 2022.

5.2.14 Civic Administration Centre

The current civic administration building is just adequate to meet the requirements of the current population. An upgrade to the office accommodation to better utilise the floor area and potentially decentralise the operations into other buildings that the City owns will be a requirement to meet the demands generated by the anticipated residential growth, and ultimately a new or expanded civic administration centre will be required unless technology and work practices change, enabling the current footprint to remain as it is.

5.2.15 Redevelopment of Retirement Villages

The City currently operates two retirement villages. One is a lease for life facility that was constructed in the late 1990's early 2000's. The other is a rental complex which is a joint venture with the Department of Communities, constructed in the 1970's. With housing needs changing as current generations age, these units will require redevelopment in the future.

Community Planning Framework

The preparation of the CIP is predicated upon an extensive Community Planning Framework incorporating planning catchments, a hierarchy for infrastructure provision, infrastructure planning standards and guiding principles, outlined below.

6.1 Planning Catchments

In developing a geographic framework for the Community Infrastructure Plan, growth fronts and population projections have been reviewed and mapped. Based on spatial catchments, relationships to existing commercial and community facilities and physical boundaries, the Community Infrastructure Plan is based on a four 'district' structure, as the following map indicates.

The location of surrounding district and regional centres and the existing and planned community facilities in the surrounding LGAs of the City of Cockburn, City of Rockingham and Shire of Serpentine Jarrahdale, have also been taken into consideration.

Within each District, individual urban cells have then been formed based on a range of factors, including anticipated development fronts and timelines, road networks, physical barriers and Liveable Neighbourhoods guidelines. These urban cells are also referred to as DCA's – Development Contribution Areas.

Table 5 Development Contribution Areas

District A	
DCA 8	Mandogalup
DCA 9	Wandi/Anketell North
District B	
DCA 10	Casuarina/Anketell South
DCA 11	Wellard East
DCA 12	Wellard West
DCA 13	Bertram
District C	
DCA 14	Wellard Leda
DCA 15	Medina/Orelia/Parmelia/Calista
District C	
Rural	Wandi/Anketell/Casuarina/Wellard

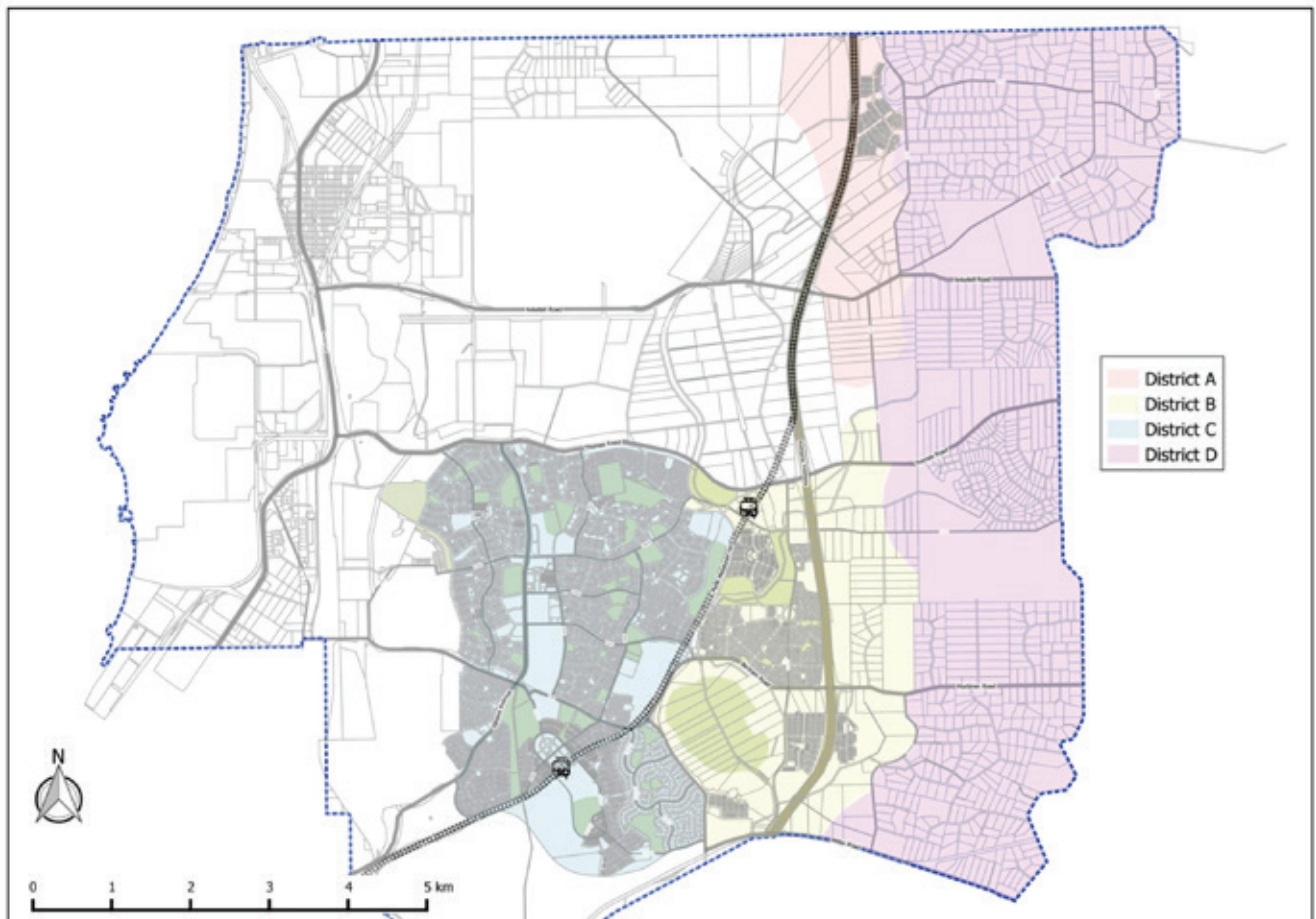


Figure 5 District Map

6.2 Community Infrastructure Hierarchy

Community infrastructure operates within a hierarchy of provision with the function, scale, design and management of infrastructure determined by the catchment and size of the population the facility or service is required to serve. A 'structure' to community infrastructure provision is an important tool for not only planning infrastructure, but also for achieving good connectivity between community facilities and services and other urban features, such as the transport system, town centre and commercial precincts.

Having a clear hierarchy for providing community infrastructure also facilitates the potential for the appropriate co-location of facilities and the creation of community and civic hubs. A community infrastructure hierarchy is also an essential tool in maintaining an equitable, accessible and efficient distribution of community facilities across the City.

While the hierarchy for parks in the 2015 CIP was consistent with the hierarchy typically associated with community infrastructure provision, and in particular the Parks and Leisure Australia WA Guidelines for Community Infrastructure which define local parks as larger than neighbourhood parks, the hierarchy for the provision of parks has changed from the 2015 CIP to the 2018 CIP to be more consistent with Liveable Neighbourhoods Guidelines, which define neighbourhood parks as larger than local parks.

This has mainly occurred to avoid confusion amongst developers/planners who use Liveable Neighbourhoods in the planning of parks and has resulted in neighbourhood parks being reclassified as local parks and local parks being reclassified as neighbourhood parks, with neighbourhood parks being reflected as the larger of the two, as outline below.

Local Parks

A Local Park provides a recreation space to accommodate the needs of the immediate surrounding local area, with a planning ratio of 1:1,200 and an indicative catchment of 400 metres or a 5 minute walk from most dwellings. Local Parks generally have a site area in the order of 0.5 hectare. They provide a basic level of infrastructure such as a swing set and bench seating.

Neighbourhood Parks

A Neighbourhood Park provides a recreation space to accommodate the higher order needs of the wider surrounding local area with a planning ratio of 1:1,500 and an indicative catchment of 800 metres, or a 10 minute walk from most dwellings in the catchment. Neighbourhood Parks have a site area in the order of 1.0 hectare. They provide a higher level of infrastructure such as a play space and equipment to cater for children of all ages.

The hierarchy for parks in Liveable Neighbourhoods guidelines is not readily transferrable to other community infrastructure items, given the 'neighbourhood' classification does not apply to any other community infrastructure items in the CIP, and the 'local' classification in the CIP involves a much larger catchment than that associated with a local park, as described above. Hence, the following Community Infrastructure Hierarchy applies to all other community facilities.

6.2.1 Local Level

With the exception of local parks, local level community infrastructure involves a population in the order of 7,500 to 15,000 people and an indicative catchment of two kilometres. Local level community infrastructure includes the following items identified in this plan:

- Local Multi-purpose community facilities
- Local Sporting Grounds

6.2.2 District Level

District level community infrastructure involves a population in the order of 25,000 to 75,000 people and an indicative catchment of four kilometres. The following community infrastructure items are included:

- District Multi-purpose community facilities
- District Recreation Centres
- District Sporting Grounds
- District Hard Courts

6.2.3 Whole of LGA Level

Whole of LGA level community infrastructure involves a population in the order of 75,000+ and an indicative catchment of ten kilometres. It is defined by the City of Kwinana's municipal boundary which covers an area of 120km² and is likely to involve an ultimate population of 100,000+, should the current rural areas be rezoned to urban development. Community infrastructure items at this level include the following, with potential for a Regional Health and Wellness Hub also having been raised.

- Whole of LGA Multi-purpose Community Facilities
- Whole of LGA Libraries
- Whole of LGA Sporting Grounds
- Destination Parks
- Whole of LGA Recreation and Aquatic Centres
- Whole of LGA Arts and Cultural Centres.

The purpose and function of all local, district and whole of LGA community infrastructure is detailed in the Community Infrastructure Planning Standards (Appendix 1).

6.3 Community Infrastructure Planning Standards

The City of Kwinana developed an extensive schedule of Community Infrastructure Planning Standards in 2004 in conjunction with the study into the community infrastructure requirements of the Eastern Residential Intensification Concept (District Structure Plan). The schedule encompassed all government facilities and services, including hospitals, tertiary institutions, schools, police and emergency services, as well as facilities and services provided by the private and non-government sector.

In developing the local government component of these standards, a 'baseline' standard was established by equating the current level of provision of various facilities in the City of Kwinana to a population ratio. A comparative analysis of planning standards utilised by other outer metropolitan growth LGAs in Australia was also undertaken, including the City of Swan, City of Armadale, City of Warreroo, Shire of Melton (VIC), City of Wyndham (VIC) and City of Penrith (NSW). This work informed the development of the CIP 2009 Community Infrastructure Planning Standards.

In the review of the CIP 2009, undertaken in 2015, the original Community Infrastructure Planning Standards were reviewed, including consideration being given to the planning standards used in the surrounding LGAs. This indicated that there was generally a lower standard and level of provision in the City of Rockingham and the City of Cockburn, compared to the City of Kwinana. However, the City of Cockburn has since revised their Community Infrastructure Plan and the standards used by Cockburn are now more in line with the City of Kwinana standards, last reviewed in 2018.

However, while standards for planning community facilities have been used by LGAs for a number of years and may imply there is a uniform approach amongst LGAs, this is not actually the case and planning standards do vary depending on the hierarchy for provision used, existing facility provision, the level of provision the LGA commits to and also the unique physical, social and cultural features of the area, including the current and future distribution of the population.

Therefore, detailed and conclusive comparisons between LGAs are difficult to undertake. However, the 2015 review found that City of Kwinana's Community Infrastructure Planning Standards were still sound and were generally consistent with the Guidelines for provision of Community Infrastructure, prepared by Parks and Leisure WA in 2012.

While the 2015 review resulted in a number of changes to the 2009 standards, these were largely minor in nature and generally reflected the changing trends in the provision, design and size of community facilities and the land area required, with no change to the planning ratios. The amendments to the CIP 2009 planning standards resulting from the 2015 review of the CIP are outlined below.

- The site area required for Local Community Centres was amended from 0.3 hectares to 0.5 hectares to reflect the trend toward multipurpose 'community centre hubs' which require a larger building and outdoor space, hence site area required was increased.
- The site area required for Local Sporting Grounds (with Clubroom) was amended from 4.0 hectares to 7.2 hectares based on a template concept plan prepared by the City of Kwinana aimed at 'future proofing' local sports grounds to cater for a number of sports over time, rather than the typical one sport in winter and one sport in summer. The increase in site area also reflected the need for clubroom facilities to increase in size to cater for the recent demand for additional spaces, such as a first aid room, umpire changerooms, office space, changeroom facilities to cater for both male and female teams, and more adequate parking provisions. The increase in the site area required also reflected the growing demand for sports grounds to more adequately cater for informal physical activity with pathways for walking, running and cycling, outdoor gym exercise, active play spaces, as well as informal sporting opportunities and passive recreation.
- While the 2009 CIP planning standards made provision for Local Sports Grounds (without Pavilion) at 3.0 hectares, this classification was amended in the CIP 2015 to either a Local Sports Ground (with Facility A Building) consisting of toilets and shade, or a Local Sports Ground (with Facility B Building) consisting of toilets, small kiosk/kitchenette, storage and shade. This occurred as a result of the increasing use of sports grounds for informal physical activity and growing demand from sports clubs and casual users for some form of facility building on sports grounds, particularly public toilets. The size of the site was increase to 4.6 hectares because of this and to more adequately cater for informal physical activity opportunities and car parking.
- The 2009 CIP classified parks as 'semi developed' and 'developed' based on the City of Kwinana parks hierarchy at the time, which was amended to Neighbourhood and Local in the CIP 2015, with neighbourhood parks being the smaller of the two.
- The review of the CIP 2015, undertaken in 2018 also involved a review of the 2015 Community Infrastructure Planning Standards and again the changes made are relatively minor in nature and generally reflect the changing trends in the provision, design and size of community facilities and the land area required, with no change to the planning ratios. The amendments to the planning standards in the CIP 2015, now reflected in the CIP 2018 are outlined below.
- The 2018 review of the Community Infrastructure Planning Standards resulted in a simplification of the three classifications for Local Sports Grounds contained in the CIP 2015, being a Local Sports Ground (with Pavilion), a Local Sports Ground (with Facility A Building) and a Local Sports Ground (with Facility B Building). This occurred as a result of the detailed planning and consultation undertaken in 2017 for the Facility A Building for Bertram Oval. The scope of a Facility Building A i.e. provision of toilets and shaded veranda alone, as per the planning

standards, was too limited in terms of adequately meeting the needs of the sporting clubs using the oval. This resulted in the larger 'Facility B Building' being provided for on Bertram Oval.

- With the same outcome likely to occur in the future with respect to Facility A Buildings, both Local Sports Grounds with Facility A and Facility B Buildings have been reclassified to a Local Sports Ground (with Small Facility Building) in the CIP 2018, with the components largely reflecting the Facility B Building, to include a kiosk/kitchenette, storage rooms, change space, public toilets and shaded veranda space. For Local Sports Grounds (with a Pavilion), the term pavilion has changed to 'clubroom' to reflect the now more commonly used term.
- The 2018 review of the Community Infrastructure Planning Standards also involved the development of Planning and Design Guidelines for each community infrastructure item. The aim of introducing these guidelines is to ensure appropriate land and site areas are allocated by developers within local structure plans and to guide the more detailed site and building/facility requirements and design and to ensure consistency with the hierarchy for community infrastructure provision across the City.
- With the increase in the site area required for Local Sports Ground in the CIP 2015, there has since been some feedback from developers indicating that these standards are excessive. As a result of this, the required site area for sports grounds and the extent of active open space allocated in the CIP 2015 has been reviewed for the CIP 2018.
- This review has been based on the guidelines for active open space (playing fields) from the 2013 study undertaken by the Curtin University's Centre for Sport and Recreation and Department of Urban and Regional Planning on the planning and provision of Active Open Space (Playing Fields) in Perth and the Peel region. These guidelines indicate that 6.5m² of active open space (playing surface only) per resident is required, to be at least doubled to allow for supporting infrastructure. Base on this guideline the following table has been prepared.
- Based on these guidelines and the requirement of either 7.2 hectares for a Local Sports Ground (with Clubroom) or 4.6 hectares for a Local Sporting Ground (with Small Facility Building), there would be an undersupply of 6.8 hectares in sports fields, if the provision of the 3.0 hectare site for the District Hard Courts was taken into account. Using the same guidelines, District A was assessed as having an oversupply of 3.1 hectares, taking this apparent oversupply into consideration, a deficit would still remain. Hence, this would indicate that the requirement for either a 7.2 hectare site for a Local Sports Ground (with Clubroom) or a 4.6 hectare site for a Local Sports Ground (with Small Facility Building) should not be regarded as excessive.

Table 6 POS Public Open Space (Active) Review

District A	2031	Hectares Required *	CIP 2015 Hectares Required	Over Supply/ Deficit - Hectares	Hectares Provided & Planned	Over Supply/ Deficit - Hectares
	Population					
DCA8 Mandogalup	5,265	6.8	4.6	-2.2	3.5	-3.3
DCA9 Wandi/Anketell North	8,527	11.1	16.4	5.3	16.7	5.6
Total	13,792	17.9	21	3.1	20.2	2.3
District B						
DCA10 Casuarina/Anketell South	7,530	9.8	14.8	5.0	14.8	5.0
DCA11 Wellard East	3,372	4.4	0	-4.4	0	-4.4
DCA 12 Wellard West	8,354	10.9	7.2	-3.7	4.0	-6.9
DCA13 Bertram	6,453	8.4	4.6	-3.8	3.0	-5.4
Total	25,709	33.4	26.6	-6.8	21.8	-11.6
District C						
DCA14 Wellard Leda	12,558	16.3	11.8	-4.5	8.9	-7.5
DCA15 Medina/Orelia/Parmelia/Calista	22,442	29.2	42.7	13.5	42.7	13.5
Total	25,709	33.4	26.6	-6.8	21.8	-11.6
Total District A, B and C	74,501	96.9	102.1	5.2	93.5	-3.3

* Derived from Curtin POS Study guideline of 6.5m² per person active POS (sports field only) to be at least doubled to provide supporting infrastructure

- Further, while the above deficit for District B and A is based on the standard of either 7.2 hectares for a Local Sports Ground (with Clubroom) or 4.6 hectares for a Local Sporting Ground (with Small Facility Building), this has not been possible to achieve in some recently provided and future planned local sporting grounds in existing local structure plans, largely due to land constraint issues. When taking this into account the actual deficit in District B is 11.6 hectares, which further highlights the CIP 2015 standards are appropriate, and the increase in the site area required in the CIP 2015 was justifiable.

The revised Community Infrastructure Planning Standards for the CIP 2018 are provided at Appendix 1.

Since the review of the CIP 2015 infrastructure planning standards and adoption of the CIP 2018 standards, further work on developing standards has been undertaken by Parks and Leisure Australia (WA) in 2020 and the reviewed State Planning Policy 3.6 has also adopted ratios of:

- Local level infrastructure 1:5,000 – 15,000
- District level infrastructure 1:25,000 – 75,000
- Regional level infrastructure 1:75,000+.

Given the key drivers of this review of the CIP are City of Kwinana Long Term Financial Plan and affordability issues and noting the review requirements of the Minister for Planning with respect to CIP 2018, being that the Minister:

1. *“Requires the City of Kwinana to modify the amendment documents as below within 9 months of the City being advised of the required modifications:*

a. The City of Kwinana is required to review its Community Infrastructure Plan and Cost Apportionment Schedule with particular focus on the cost and scope of individual infrastructure items, having regard to the principles of State Planning Policy 3.6. The Community Infrastructure Plan shall provide definitions and scope for each item proposed and details of these are to be included within the scheme text.

b. Further to point a. above, the City shall ensure that the cost contribution for DCA's 8, 9, 10, 12, 13 and 14 are reviewed and aligned with SPP3.6 (policy gazetted 30 April 2021).

c. The City is to provide additional rationale for the inclusion of the new sub-regional item: Thomas Oval / Kelly Park extension/upgrade or consider its removal if it is unable to be justified against SPP 3.6.

d. The City is to remove the public art (1%) component contained within individual infrastructure items and review the contingencies/overheads for each infrastructure item.

e. Administration costs are to be consistent with SPP3.6 (based on estimated hours of work rather than as a percentage).

f. Clarity and transparency of information presented in the cost schedules. The City is to provide a complete Cost Apportionment Schedule and should explicitly state the dollar contribution liable to each precinct.

g. When re-submitting the revised amendment, community infrastructure plan and cost apportionment schedule, the City is to provide a map indicating the infrastructure items which are proposed to be modified under the amendment (from existing/currently in place under the scheme) and provide suitable justification/rationale for all changes proposed against SPP3.6. Further, the City is to provide a final and consolidated information package which compares existing and proposed infrastructure items (including scope and definitions), complete DCP reports for all DCA's and a final cost apportionment schedule.

2. *Directs the City of Kwinana to advertise the modifications for a period of 60 days in accordance with the provisions of regulation 38(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 and concurrently with the revised DCP reports and cost apportionment schedule. Prior to the City commencing advertising, it must first liaise with the Department of Planning, Lands and Heritage to ensure the modifications have been adequately addressed.”*

CIP 2021 recommends the adoption of the infrastructure planning ratios outlined in SPP 3.6. The revised planning standards are provided at Appendix 1.

Additionally, again driven by the above factors, the Planning and Design Guidelines and Concept Plans for each community infrastructure item have also been reviewed with respect to size and scale resulting in the following changes:

The facility formerly referred to the District A and B Branch Library has been replaced with a multi-purpose community facility, with many flexible and multi-functional spaces included to enable a multitude of user groups and activities to be accommodated in the facility simultaneously, so that a community hub is created in conjunction with the district level commercial and retail activity.

The size and scale of the combined community centre and sporting clubroom for District B DCA 12 has been rationalized to be a site specific local level community facility.

The Concept Plan design for Local Community Facility has been simplified.

The terminology of a Small Community Facility has change to a changeroom, noting that the design is consistent however the language use better defines what facility will be provided to the community.

The terminology used throughout the standards has been simplified and reflects the multi-purpose nature of the proposed infrastructure items.

6.4 Principles

Principles were formulated to guide the development of the CIP and these have also been utilised to guide the implementation of the Plan. These principles set out the underlying philosophy that should be followed in the planning, design and provision of community infrastructure.

Equity and Access

All members of the community, regardless of income, gender, background, age, cultural background or disability, should have fair and equal access to community infrastructure.

Need and Demand

The provision of community infrastructure should be based on sound evidence of need and established priorities, with resources being allocated in accordance with these priorities.

Maximising the Use of Existing Infrastructure

The capacity and use of existing community infrastructure should be maximised in addressing the needs of the current and future population.

Consultation and Engagement

The community and all relevant stakeholders should be consulted and engaged in community infrastructure planning and provision.

Co-location and Resource Sharing

Community infrastructure should be located to optimise land efficiencies, sharing of resources and the creation of active community 'hubs'.

Integration and Sustainability

Community infrastructure should be integrated with land use and transport planning and should be designed and provided in an environmentally sustainable manner.

Timeliness and Flexibility

Community infrastructure should be planned and provided in a timely manner to ensure facilities are available when needed and that facilities can adapt to meet changing community needs over time.

6.5 Timeframe for Community Infrastructure Provision

Amendment 115 and the CIP 2009 made provision for infrastructure requirements to be provided when the respective DCA or District reached 50% of the anticipated 2031 population on the basis that the early provision of community infrastructure provides many benefits in terms of a developing a strong sense of community and meeting the needs of residents, given new land release areas are typically some distance from existing community infrastructure and can initially lack access to public transport.

However, the 2015 review of the CIP found that this timeframe was not being achieved, largely because of insufficient funds in developer contribution accounts at 50% of development, requiring the City to pre-fund half of the CIP items through borrowings, which proved to be beyond the financial capacity of the City.

Hence, the CIP 2015 revised the trigger point for provision from 50% of the predicted 2031 population, to 75% to enable the City to collect a greater proportion of the funds from developers and to reduce borrowing costs and liabilities. While this resulted in facilities being delivered to the community at a later stage of development, this change was considered necessary given the City's desire to deliver the community infrastructure facilities in a realistic and fiscally responsible and sustainable manner.

However, this has still proved to be problematic given that, for example, all local infrastructure items in a DCA would be required in the same year, as would all district level infrastructure in a District. While the 75% trigger point allows the City to collect a greater proportion of funds from developers, the staff resources required to plan, construct and achieve the operation of a large number of facilities simultaneously would prove to be beyond the City's staff resources.

To address this, the 2018 review involved the development of a set of criteria to determine the timing for planning and providing community infrastructure items, as outlined below. These criteria take into account a number of factors beyond a population point, such as the proximity and capacity of any existing facilities. This resulted in the revised timing for the planning and provision of infrastructure to be more evenly distributed across the years and integrated with the City's Long Term Financial Plan.

With the CIP 2021 review moving to population ratio ranges for provision of infrastructure, rather than single fixed point population thresholds, this further assists with the planning and provision of infrastructure, giving greater flexibility with respect to integration into the City's Long Term Financial Plan.

Local Community Infrastructure

Local level community infrastructure includes Local Multi-purpose Community Facilities with a ratio of 1:7,500 – 15,000 people. The following criteria have been applied to determine the timing of provision.

- The planning and design of Local level community facilities will generally occur when the population catchment reaches 7,500 people, with provision occurring when the population exceeds 10,000 people.
- The proximity and capacity of any existing local community facilities within and outside the relevant DCA will be considered.
- Opportunities for maximising the co-location and joint provision of local community facilities will be sought and assessed.
- The location and timing of new District and Whole of LGA level community facilities will be considered.
- The City of Kwinana's organisational capacity to plan, manage and operate existing and new community facilities will be considered.

District Community Infrastructure

District level community infrastructure includes one District Multi-purpose Community Facilities District Recreation Centre and District Hard Courts, varying from a ratio 1:25,000 to 1:75,000 people. The following criteria have been applied to determine the timing of the planning and provision of District level community facilities.

- The planning and design of the District and shared District level Multi-purpose Community Facilities will generally occur when the population reaches 35,000, with provision occurring when the population exceeds 40,000 people.
- The location and proposed timing of new District, Local and Whole of LGA level community facilities will be considered.
- Opportunities for maximising the co-location and joint provision of District community facilities will be sought and assessed.
- The City of Kwinana's organisational capacity to plan, manage and operate existing and new community facilities will be considered.

Whole of LGA Community Infrastructure

- While all Whole of LGA Community Infrastructure items were built either some time ago or recently, there are a number of older facilities that require upgrading or replacement. Whole of LGA level community infrastructure generally involves a ratio of 1:75,000+ and the following criteria have been applied.
- The planning and design of new Whole of LGA community facilities will generally occur two years prior to the population reaching 50,000 to 60,000, with provision occurring when the population reaches this figure.
- The proximity and capacity of existing District level community facilities will be considered.
- The planning and construction of upgrades to existing infrastructure to a Whole of LGA standard will be based on the existing condition and capacity of facilities.
- The City of Kwinana's organisational capacity to plan, manage and operate existing and new community facilities will be considered.

Supply and Demand Analysis

The findings and implications from the Community Profile (Section 4), the Community Needs Assessment (Section 5) and the Community Planning Framework (Section 6) have informed the following Supply and Demand Analysis.

While it should be noted that the Community Profile identifies population growth figures, these are for the entire area of the City of Kwinana. However, the population forecasts referred to below are for District A, B and C and for the individual DCAs in each of these Districts, which do not reflect the entire City of Kwinana area, notably excluding the mainly rural areas east of District A and B.

This area is referred to as District D and is zoned 'urban deferred' and as such cannot be considered for developer contributions in the CIP, until such time as the zoning changes to allow urban development. When this occurs it will be possible to produce population forecasts for this area and hence determine community infrastructure requirements, which will be included in future versions of the CIP.

7.1 Local and Neighbourhood Community Infrastructure

7.1.1 Local Parks

A Local Park provides a recreation space to accommodate the needs of the immediate surrounding local area with an indicative catchment of 400 metres and a 5 minute walk from most dwellings, without having to cross busy roads or other geographic or physical barriers. Local Parks should provide small-scale recreation needs of the immediate residential population, and require a site area of 0.4 - 1 hectares.

While a planning ratio of 1:1,200 people applies, when taking into account physical and geographic barriers and achieving a Local Park within a walkable 400 metre catchment of most dwellings, it is likely that in some areas a lower ratio will be required to achieve this.

The catchments of local parks in already built-out areas of the City were mapped as part of the Parks Audit undertaken in 2020 in order to underpin the Parks Upgrade Strategy. However, the catchments were determined based on a 400m walkability radius rather than actual walking distance.

Further, from the following analysis, and with a total of 103 Local Parks, it appears that the City of Kwinana has exceeded the minimum requirements in terms of Local Parks. However, this is unlikely to be the case when taking into account physical barriers and the required walkable 400 metre catchment for Local Parks, particularly in newly developed or developing areas of the City where developers generally provide the minimum POS requirement, with parks often encumbered by drainage requirements, bush conservation needs and subdivision design/site gradient.

As a result of these factors outlined above, the following analysis of current supply and future demand should be considered as being indicative only.

Current Supply and Future Demand

District A

There are currently 10 Local Parks in District A and with a 2021 population estimate of 9,199 and a ratio of 1:1,200 people, this would suggest that 8 Local Parks are currently required. While this suggests there is an oversupply of 2 Local Parks, this may not be the case when taking into account the requirement for a Local Park to be provided within a walkable catchment of 400 metres of most dwellings.

MANDOGALUP

- Mandogalup Fire Station Reserve/Mandogalup Pioneer Reserve – walkable only for a few residences

WANDI

- Canunda Approach Reserve
- Darling Dog Park
- Davenport Park
- Daybreak Park
- Woko Park
- Foxtail Park
- Mimosa Garden
- Brundy Park
- Kenby Park Cycad Park

With a 2031 population forecast of 13,792 this would indicate that a total of 12 Local Parks are required and with the current provision of 10 Local Parks, this suggests that 2 additional local parks are required. However, additional Local Parks to this number may be required to achieve a Local Park within the required walkable 400 metre catchment of most dwellings, and the final number will only be evident at the local structure design stage.

District B

There are currently 23 Local Parks in District B and with a 2021 population estimate of 19,298 and a ratio of 1:1,200 people, this would suggest that 16 Local Parks are currently required. While this indicates there is an oversupply of 7 Local Parks, this may not be the case when taking into account the requirement for a Local Park to be provided within a walkable catchment of 400 metres of most dwellings.

BERTRAM

- Ascot Park (proposed to be upgraded to Neighbourhood POS)
- Kendal Bend Reserve (Nature Reserve)
- Belgravia Dampland
- Ludlow Park
- Berry Park
- Millbrook Park
- Chipperton Park
- Daintree Park
- Prince Regent Park
- Sanctuary Reserve (Nature Reserve)
- Everglades Park
- Squires Reserve (Nature Reserve)
- Greenham Way
- Parkfield Park

WELLARD (WEST)

- Moonstone Park
- Epidote Vista POS
- Tramway Park
- Ipswich Park

WELLARD (EAST)

- Babbage Park
- Daybreak Park
- Glenworth Drive POS
- Spires Park
- Orana Park

With a 2031 population forecast of 25,709 this would indicate that a total of 21 Local Parks will be required and with a current provision of 23 Local Parks, this suggests that there is an oversupply of 2 Local Parks. However, additional Local Parks to this may be required to achieve a Local Park within the required walkable 400 metre catchment of most dwellings, and the final number will only be evident at the local structure design stage.

District C

There are currently 58 Local Parks in District C and with a 2021 population estimate of 35,674 and a ratio of 1:1,200 people, this would suggest that 30 Local Parks are currently required. While this indicates there is an oversupply of 28 Local Parks, this may not be the case when taking into account the requirement for a Local Park to be provided within a walkable catchment of 400 metres of most dwellings.

LEDA

- English Park
- Rogan Park
- Riley Park
- Feilman POS

CALISTA

- Gawler Park
- Harrison Park

KWINANA TOWN CENTRE

- Town Park
- Council Green
- Hutchins Way POS
- Redgum Park

ORELIA

- Borthwick Park
- Hennessy Park (should be upgraded to Neighbourhood POS)
- Jeffers Court Reserve
- Littlemore Park
- Reilly Reserve
- Rutherford Park

PARMELIA

- Barney Park
- Blackboy Rise POS
- Bournan Park
- Brandon Park

- Corrigin Heights POS
- Darkins POS
- Hefron POS
- Hunt Park/Kirkland Park
- Madfield Way POS
- McKanna Gardens POS
- Morrit Park
- Newstead Park
- Oakfield Park/ Maple Vista POS
- Sutherland Reserve/Sutherland South Reserve (Nature Reserve)
- Warner Park
- Warner Road Sump Reserve
- Welbourne POS
- Hinckley St POS

MEDINA

- Bryan Mainwaring Reserve
- Budden Way park (Nature reserve)
- Chalk Hill POS (Nature reserve)
- Clark Place POS
- Medina Laneway Reserve
- Oakley Hollow POS
- Partridge POS
- Ridley Green
- Ridley South POS
- Seabrook Way POS

WELLARD

- Banksia Reserve
- Bellingham Park
- Brentford Park
- Combs Reserve POS
- Cooper Street POS
- Crofter POS
- Coleford Park
- Holystone Reserve
- Millar Road Reserve
- Ryhill Park POS
- Silverweave Reserve
- Southgate Park
- Weaver POS
- Tottenham Park

With a 2036 population forecast of 44,337 this would indicate that a total of 37 Local Parks will be required and with a current provision of 58 Local Parks this suggests that no further Local Parks will be required. However, additional Local Parks may be required in some areas to achieve a Local Park within the required walkable 400 metre catchment of most dwellings, and the final number will only be evident at the local structure design stage for those areas yet to be developed.

7.1.2 Neighbourhood Parks

Neighbourhood Parks provide the opportunity for recreation, relaxation, are a focal point for community interaction for all age groups and serve the recreational and social needs of a community. Residents are attracted by a variety of features and facilities, which offer many recreational opportunities. Spaces can also include bushland retention and protect specific conservation values.

An indicative catchment of 800 metres or a 10 minute walk from most dwellings applies, together with a planning ratio of 1:2,500 and a site area of 1.0 to 5.0 hectares. While a planning ratio of 1:2,500 people applies, when taking into account physical and geographic barriers and achieving a Neighbourhood Park within a walkable 800 metre catchment of most dwellings, it is likely in some areas that a lower ratio will be required to achieve this.

The catchments of neighbourhood parks in already built-out areas of the City were mapped as part of the Parks Audit undertaken in 2020 in order to underpin the Parks Upgrade Strategy. However, the catchments were determined based on a 800m walkability radius rather than actual walking distance.

However, in areas yet to be developed a Neighbourhood Park within a walkable 800 catchment of most dwellings must be achieved and the onus should be on the developer to achieve this. This should be demonstrated by mapping proposed Neighbourhood Parks with an 800 metre catchment.

Further, from the following analysis and with a total of 37 Neighbourhood Parks, it appears that the City of Kwinana has exceeded the minimum requirements in terms of Neighbourhood Parks. However, this is unlikely to be the case when taking into account physical barriers and the required walkable 800 metre catchment for Neighbourhood Parks, particularly in newly developed or developing areas of the City where developers generally provide the minimum POS requirement, with parks often encumbered by drainage requirements, bush conservation needs and subdivision design/site gradient.

As a result of these factors outlined above, the following analysis of current supply and future demand should be considered as indicative only.

Current Supply and Future Demand

District A

There are currently 8 Neighbourhood Parks in District A and with a 2021 population estimate of 9,199 and a ratio of 1:2,500 people, this would suggest that 4 Neighbourhood Parks are currently required. While this suggests there is an oversupply of 4 Neighbourhood Park, this unlikely to be the case when taking into account the requirement for a Neighbourhood Park to be provided within a walkable catchment of 800 metres of most dwellings.

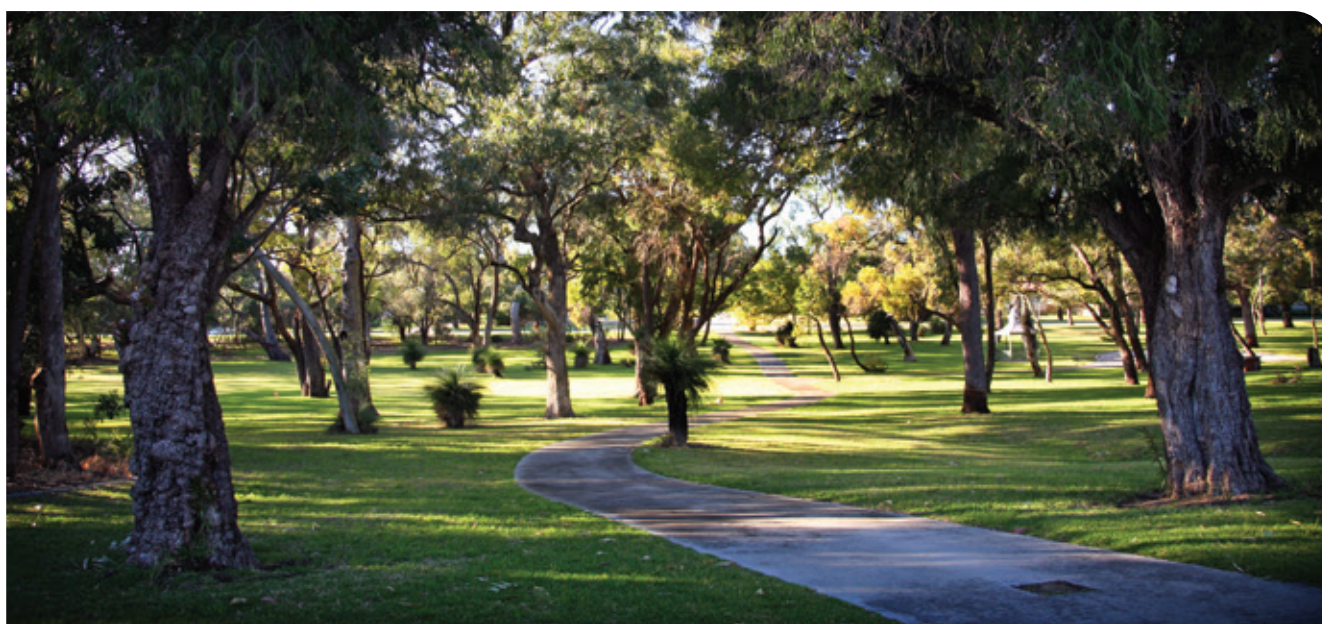
MANDOGALUP

- Mokare Park

WANDI

- Honeywood Park
- Labatt Gardens POS
- Litchfield Gecko Park
- Litchfield Luna Park
- Mornington Park
- Willandra Park
- Honeywood Playing Field POS

With a 2031 population forecast of 13,792, this would indicate that a total of 6 Neighbourhood Parks are required and with a current supply of 8 Neighbourhood Parks this suggests that there is an over supply of 2 Neighbourhood Parks and no further Neighbourhood Parks are required. However, additional Neighbourhood Parks may be required to achieve a Neighbourhood Park within the required walkable 800 metre catchment of most dwellings, and the final number will only be evident at the local structure design stage.



Ridley Park Medina

District B

There are currently 8 Neighbourhood Parks in District B and with a 2021 population estimate of 19,298 and a ratio of 1:2,500 people, this would suggest that 8 Neighbourhood Parks are currently required. While this suggests that no more Neighbourhood Parks are required, this is unlikely to be the case when taking into account the requirement for a Neighbourhood Park to be provided within a walkable catchment of 800 metres of most dwellings.

BERTRAM

- Centennial Park/Cleopatra Park
- Moombaki Park
- Price Parkway

WELLARD (WEST)

- Gemstone Park
- Epidote Vista Road Park
- Bulrush Park

WELLARD (EAST)

- Sunshine Park
- Indigo Bend Park

With a 2031 population forecast of 25,709, this would indicate that a total of 11 Neighbourhood Parks are required and with a current supply of 8 Neighbourhood Parks, this suggests that 3 additional Neighbourhood Parks will be required. However, additional Neighbourhood Parks may be required to achieve a Neighbourhood Park within the required walkable 800 metre catchment of most dwellings, and the final number will only be evident at the local structure design stage.

District C

There are currently 28 Neighbourhood Parks in District C and with a 2021 population estimate of 35,674 and a ratio of 1:2,500 people, this would suggest that 14 Neighbourhood Parks are currently required. While this suggests there is an oversupply of 14 Neighbourhood Parks, this is unlikely to be the case when taking into account the requirement for a Neighbourhood Park to be provided within a walkable catchment of 800 metres of most dwellings.

LEDA

- Djilba Park
- Feilman Park/ should be considered part of Sloan's Reserve
- Sloan's Reserve (currently not classified/ should be district POS)
- Whyatt Green

CALISTA

- Rhodes Park

KWINANA TOWN CENTRE

- Hawkeswood Park

ORELIA

- Sandringham Park
- Varris Way Park

PARMELIA

- Peace Park Dog Park – not providing amenity for all residents
- Chisham Oval
- Skottowe Park
- Quarry Park

MEDINA

- Apex Rotary Park
- Harry McGuigan Park
- Hewison Park

NAVAL BASE

- Challenger Beach – with public toilet – not in walkable distance of residences

WELLARD

- Abingdon Park
- Boyne Park
- Brentford Park
- Coleford Park
- Gemstone Park
- Henley Reserve
- Maldon Park
- Pimlico Gardens
- Rushbrook Park
- Sunrise Park
- Wellard Park
- Heywood Action Park

With a 2036 population forecast of 44,337, this would indicate that 18 Neighbourhood Parks are required and with a current provision of 28 Neighbourhood Parks this suggests that no further Neighbourhood Parks are required. However, additional Neighbourhood Parks in some areas may be required to achieve a Neighbourhood Park within the required walkable 800 metre catchment of most dwellings, and the final number will only be evident at the local structure design stage.

7.1.3 Local Sporting Grounds

Active Sporting Grounds provide opportunities for organised and unorganised sport and recreation activities to occur on outdoor playing fields. These spaces play a critical role in the health and well-being of the community and provide for a variety of sporting pursuits such as cricket, AFL, soccer, rugby, hockey, diamond sports and a range of other sports.

There are three classifications of Local Sporting Grounds in the CIP 2021. These are described below and either a Local Sporting Ground (with Clubroom Building) or a Local Sporting Ground (with Changeroom Facilities) is required per 7,500 – 15,000 people.

A Local Sporting Ground

A Local Sporting Ground includes a multipurpose sports field, with no facility, that has the capacity to cater for a range of changing sporting codes over time, typically used as sports training grounds.

A Local Sporting Ground must also have the capacity to cater for informal physical activity and passive recreation opportunities while the ground is being used for organised sport.

A Local Sporting Ground (with a Large Community Facility)

A Local Sporting Ground (with a Large Community Facility) includes a multipurpose sporting field that has the capacity to cater for a range of changing community activities and sporting codes over time, typically larger clubs and senior sporting clubs.

A Local Sporting Ground (with a Large Community Facility) must also have the capacity to cater for informal physical activity and passive recreation opportunities while the ground is primarily used for organised sports. Additional rooms are provided for the functional use of a multi-purpose facilities with opportunities for Library Services, community development and meeting zones. The purpose and function of the community Facility is to support community use, organised sports, passive recreation and informal physical activity and the following building components are required:

- Changerooms/showers (2)
- Large multipurpose/function space, including bar and meeting space.
- Commercial level kitchen with kiosk
- Umpires changeroom
- First aid room
- General storage space and sports equipment storage
- Internal toilets and public toilets
- Veranda/spectator shaded space
- Multiple meeting and function spaces and rooms for the various community activities and services.

A Local Sporting Ground (with Community Facility)

A Local Sporting Ground (with a Community Facility) includes a multipurpose sporting field that has the capacity to cater for a range of changing community activities and sporting codes over time, typically larger clubs and senior sporting clubs.

A Local Sporting Ground (with Community Facility) must also have the capacity to cater for informal physical activity and passive recreation opportunities while the ground is primarily used for organised sports. The purpose and function of the community Facility is to support community use, organised sports, passive recreation and informal physical activity and the following building components are required:

- Changerooms/showers (2)
- Large multipurpose/function space, including bar and meeting space.
- Commercial level kitchen with kiosk
- Umpires changeroom
- First aid room
- General storage space and sports equipment storage
- Internal toilets and public toilets
- Veranda/spectator shaded space

Local Sports Ground (with Changeroom)

A Local Sporting Ground (with Changeroom) includes a multipurpose sports field that has the capacity to cater for a range of changing sporting codes over time.

A Local Sporting Ground (with Changeroom) must also have the capacity to cater for informal physical activity and passive recreation opportunities while the ground is primarily used for organised sport. The purpose and function of the Changeroom is to support organised sports, passive recreation and informal physical activity and the following building components are required:

- Change area (2)
- Kiosk/kitchenette
- Storage space
- Public toilets
- Veranda/spectator shaded area.

Planning Ratio

1:7,500 – 15,000

Land area required

- 7.7 hectares – Local Sporting Ground (with Large Community Facility)
- 7.2 hectares – Local Sporting Ground (with Community Facility)
- 4.6 hectares – Local Sporting Ground (with Changeroom)
- 4.6 hectares – Local Sporting Ground

Building area required

- 1,300m² – Local Sporting Ground (with Large Community Facility)
- 650m² – Local Sporting Ground (with Community Facility)
- 180m² – Local Sporting Ground (with Changeroom)

Current Supply

District A

- Honeywood Sporting Ground (with Community Facility) – to be built in 2022

District B

- Bertram Oval (with Changeroom)

District C

- Wellard Oval (with Community Facility)
- Medina Oval (with changerooms)
- Rhodes Park (with kiosk and public toilets)
- Chisham Oval (with public toilets)

Current Need and Future Demand

District A

DCA 8 MANDOGALUP

There are currently no Local Sporting Grounds in DCA 8 Mandogalup and based on the 2021 population estimate of 2,633, and a planning ratio of 1:7,500 – 15,000 there is no current need for a Local Sporting Ground in this DCA.

With a 2031 population forecast of 5,265 and a planning ratio of 1:7,500 – 15,000 it would seem that there is no need for a Local Sporting Ground in this DCA. However, because of the geographic location of this DCA and the Kwinana Freeway and Spectacles Wetlands creating barriers and preventing easy access to other playing fields, there will be a need for one Local Sporting Ground (with Changeroom) in the DCA.

DCA 9 WANDI ANKETELL NORTH

There is currently one Local Sporting Ground located in DCA 9 Wandl/Anketell (Honeywood Sporting Ground), with the facility to be provided in 2022. With a 2021 population estimate of 6,566 and a planning ratio of 1:7,500 – 15,000 this is considered adequate to meet current need.

With a 2031 population estimate of 8,527 in DCA 9 Wandl/Anketell North and a planning ratio of 1:7,500 – 15,000, this would indicate that two Local Sporting Grounds are required. However, while the initial CIP 2015 included a District Sports Ground to serve both District A and B, to be located in District B (DCA 10 Casuarina/Anketell South), it became apparent in finalising the CIP 2015 that it was not possible to secure the large site area required and hence this District Sports Ground was removed from the final CIP 2015.

To compensate for the loss of this District Sporting Ground, a strategy was adopted in the CIP 2015 to seek to address this by achieving additional Local Sporting Grounds via joint provision and use with the Education Department. Hence, in addition to the second local Sports Ground to be provided (with Changeroom), the CIP 2015 also included a third Local Sporting Ground (with Changeroom) in DCA 9, to be provided at the planned High School Site in this DCA.

Because of the drivers behind this review of CIP 2018 and change in population ratios, it is now considered that the provision of three Local Sporting Grounds, one with Community Facility, one with Changeroom and one with no facility building is adequate for this DCA.

District B

DCA 10 CASUARINA/ANKETELL SOUTH

There are currently no Local Sporting Grounds in DCA 10 Casuarina/Anketell South and based on the 2021 population estimate of 2,865 and a planning ratio of 1:7,500 – 15,000, there is no current need for a Local Sports Ground in this DCA.

With a 2031 population forecast of 7,530 in this DCA and a planning ratio of 1:7,500 – 15,000, one Local Sports Ground is required. CIP 2018 made provision for this to be a Local Sporting Ground (With Small Facility Building), with this to be provided via joint use and provision with the proposed Primary School site in this DCA.

However, while the initial CIP 2015 included a District Sporting Ground to serve both District A and B, to be located in DCA 10 Casuarina/Anketell South, it became apparent in finalising the CIP 2015 that it was not possible to secure the large site area required and hence this District Sports Ground was removed from the final CIP 2015.

To compensate for the loss of this District Sporting Ground, a strategy was adopted in the CIP 2015 to seek to address this by acquiring additional Local Sporting Grounds via joint provision and use with the Education Department. This strategy was further progressed in the CIP 2018 which proposed to achieve an additional Local Sporting Ground (with Community Facility) in DCA 10 via joint provision at the proposed High School Site in the centre of DCA 10.

Because of the drivers behind this review of CIP 2018 it is now proposed to provide one Local Sporting Ground (with Community Facility) via joint provision with the Education Department at the proposed High School Site in the centre of the DCA, and one Local Sporting Ground with no facility building at the proposed Primary School Site.

DCA 11 WELLARD EAST

There are currently no Local Sporting Grounds in DCA 11 Wellard East and based on the 2021 population estimate of 3,372 and a planning ratio of 1:7,500 – 15,000 there is no current need for a Local Sporting Ground in this DCA.

With a 2031 population forecast of 3,372 in DCA 11 and a planning ratio of 1:7,000 – 15,000 there is no need for a Local Sporting Ground in this DCA. CIP 2009 did allocate a Local Sporting Ground to DCA 11, however, with a reduction in the population forecast since the CIP 2009 and land constraint issues identified in the CIP 2015, this was removed and remained unchanged in the CIP 2018.

DCA 12 WELLARD WEST

There is currently one Local Sporting Ground located in DCA 12 Wellard West (McWhirter Oval) a Large Community Facility component to be provided in 2026. With a 2018 population estimate of 7,266 in DCA 12 and a planning ratio of 1:7,500 – 15,000 this will be adequate to meet current need.

With a 2031 population forecast of 8,354 and a planning ratio of 1:7,500 – 15,000 there is no need to provide any further Local Sporting Grounds in this DCA.

DCA 13 BERTRAM

There is currently one Local Sporting Ground located in DCA 13 Bertram, with a Changeroom provided in 2018/19. With a 2021 population estimate of 5,795 in DCA 13 and a planning ratio of 1:7,500 – 15,000, this is adequate to meet current need.

With a 2031 population forecast of 6,453 in DCA 13 Bertram and a planning ratio of 1:7,500 – 15,000 there is no need to provide any further Local Sporting Grounds.

District C

DCA 14 WELLARD/LEDA

There is currently one Local Sporting Ground (with Community Facility) located in DCA 14 Wellard/Leda and with a 2021 population estimate of 16,539 in DCA 14 and a planning ratio of 1:7,500 -15,000 this is considered to be just adequate. The existing clubroom was not of sufficient size to meet community need and an extension to this building, increasing storage capacity, occurred in 2018/19.

With a 2036 population forecast of 21,018 in DCA 14 Wellard/Leda and a planning ratio of 1:7,500 – 15,00 the opportunity to provide one additional Local Sporting Ground (with Changeroom) in conjunction with the Education Department at the proposed Primary School Site should be actively explored. If a shared use agreement for the playing fields and provision of a Small Facility Building cannot be achieved at this site, an undersupply of sporting infrastructure in DCA 14 Wellard/Leda will result.

DCA 15 MEDINA/ORELIA/PARMELIA/CALISTA

There are currently three Local Sporting Grounds in DCA 15 Medina/Orelia/Parmelia/Calista, Medina Oval with changerrooms and public toilets, Rhodes Park with a kiosk and public toilets, and Chisham Oval with toilets. With a 2021 population estimate of 18,135 in DCA 15 and a planning ratio of 1:7,500 – 15,000 this is considered to be adequate to meet current demand, particularly given the existence of the District and Whole of LGA level sporting grounds in this DCA.

With a 2036 population estimate of 23,319 in DCA 15 Medina/Orelia/Parmelia/Calista and a planning ratio of 1:7,500 – 15,000, current supply is adequate, no additional Local Sporting Grounds are required.

Note: The parcel of land on which Chisham Oval is located is partly owned by the State Government Department of Communities (Housing) and could be subject to redevelopment at some time in the future. Should this occur current supply would still remain adequate. Master planning to meet future community needs will be required for the Medina precinct to determine redevelopment requirements.

7.1.4 Local Community Centre

A Local Community Centre consists of a multipurpose community hub that provides social, recreational, cultural and learning activities, programs and services focused on developing the capacity of individuals, families and the collective needs of the immediate local area.

Multiple uses and activities can be accommodated at any one time with flexible spaces enabling programs and activities to vary over time as the needs of the community changes.

A Local Community Centre caters for all age groups and provides the opportunity to bring the local community together, build relationships, local identity and community spirit.

Planning Ratio

1:7,500 – 15,000

Land area required

0.5 hectares – Local Community Centre

Building area required

650m² – Local Community Centre

Current Supply

District A

- Nil

District B

Bertram Community Centre

District C

- Frank Konecny Family Centre
- Medina Hall – with public toilets
- John Wellard Community Centre

District D

- Wandi Community Centre
- Casuarina Wellard Community Centre

Current Need and Future Demand

District A

DCA 8 MANDOGALUP

There are currently no Community Centres in DCA 8 Mandogalup and based on the 2021 population estimate of 2,633 and a planning ratio of 1:7,500 – 15,000, there is no current need for a Local Community Centre in this DCA.

With a 2031 population forecast of 5,265 and a planning ratio of 1:7,500 - 15,000, there will be no need for such a facility in this DCA.

DCA 9 WANDI – ANKETELL NORTH

There are currently no Local Community Centres in DCA 9 Wandi/Anketell and based on the 2021 population estimate of 6,566 and a planning ratio of 1:7,500 - 15,000, there is no current need for a Local Community Centre in this DCA.

With a 2031 population forecast of 8,527 in DCA 9 Wandi/Anketell North and a planning ratio of 1:7,500 – 15,000, one Local Community Centre would be required. However, with a combined District A and B population of 39,501 and a planning ratio of 1:25,000 – 75,000 one District Community Centre will be required to service both District A and B. By locating this District Community Centre in DCA 9 Wandi/Anketell North, it removes the requirement to provide for the Local Centre.

District B

DCA 10 CASUARINA/ANKETELL SOUTH

There are currently no Local Community Centre in DCA 10 Anketell South and based on the 2021 population estimate of 2,865 and a planning ratio of 1:7,500 - 15,000 there is no current need for a Local Community Centre in this DCA.

With a 2031 population forecast of 7,530 and a planning ratio of 1:7,500 - 15,000, one Local Community Facility will be required. This will be catered for by combining a multi-purpose community facility and sports ground to provide the functionality of a community centre space.

DCA 11 WELLARD EAST

There are currently no Local Community Facilities in DCA 11 Wellard East and based on the 2021 population estimate of 3,372 and a planning ratio of 1:7,500 - 15,000 there is no current need for a Local Community Facility in this DCA.

With a 2031 population forecast of 3,372 in DCA 11 and a planning ratio of 1:7,500 - 15,000, there is no requirement for a Community Centre in this DCA. Such a facility was allocated in the CIP 2009, however, with a reduction in the population forecast since the CIP 2009 and land constraint issues identified in the CIP 2015, this was removed. This remained unchanged in the CIP 2018.

DCA 12 WELLARD WEST

There are currently no Local Community Facilities in DCA 12 Wellard West and based on the 2021 population estimate of 7,266 and a planning ratio of 1:7,500 - 15,000, there will shortly be a need for a Local Community Facility in this DCA. A Local Community Centre is to be provided in 2026 co-located with the Local Sporting Ground.

With a 2031 population forecast of 8,354 and a planning ratio of 1:7,500 - 15,000, there is no need to provide any further Local Multi-purpose Community Facilities in this DCA.

Although a facility is not required in DCA12 the residents moving into this community will require accessible infrastructure. The proximity and ease of transport options to the District Community Centre in DCA13 provide an easily accessible option for residents.

DCA 13 BERTRAM

There is currently one District Community Centre located in DCA 13 Bertram and with a 2021 population estimate of 5,795 in DCA 13 and a planning ratio of 1:7,500 - 15,000, this is adequate to meet current need. Due to the size and nature of this community centre it also provides access to services and facility use by residents in DCA12.

With a 2031 population forecast of 6,453 in DCA 13 Bertram and a planning ratio of 1:7,500 - 15,000, there is no need to provide any further Local Community Facilities.

District C

DCA 14 WELLARD/LEDA

There is currently one Local Community Centre located in DCA 14 Wellard/Leda and with a 2021 population estimate of 16,539 and a planning ratio of 1:7,500 - 15,000, this is considered just adequate to meet current needs.

With a 2036 population forecast of 21,018 in DCA 14, this could indicate a second Local Community Centre will be required to meet future demand. However, given the existing John Wellard Community Centre exceeds the built area requirements for a Local Community Centre by almost double, this is considered to be adequate to meet current and future needs of the population.

DCA 15 MEDINA/ORELIA/PARMELIA/CALISTA

There are currently two Local Community facilities in DCA 15 Medina/Orelia/Parmelia/Calista and with a 2021 population estimate of 18,135 and a planning ratio of 1:7,500 - 15,000, this is adequate to meet current demand.

With a 2036 population forecast of 23,319 in DCA 15 Medina/Orelia/Parmelia/Calista and a planning ratio of 1:7,500 - 15,000, no further Local Community Centres will be required.



William Bertram Community Centre

7.2 District Community Infrastructure

7.2.1 District Sporting Ground

A District Sporting Ground and Clubroom includes multipurpose sports fields that have the capacity to cater for different sports simultaneously. District Sporting Grounds typically cater for large clubs and higher order competition levels where a number of sports pitches are required, and they serve the needs of a number of local and neighbourhood areas.

A District Sporting Ground must also have the capacity to cater for passive recreation opportunities and informal opportunities for physical activity and fitness while the ground is being used for organised sports.

While a District Sporting Ground should ideally be co-located with District Hard Courts, because the land in District A and B is constrained, there are inherent difficulties in assembling sufficient land to accommodate both. Hence, District Sporting Grounds and District Hard Courts have been separated and follow a similar dispersed model as in District C.

Planning Ratio

1:25,000 – 75,000 people

Land area required

15 hectares

Building area required

1,000m²

Current Supply

District A

- Nil

District B

- Nil

District C

- Orelia Oval - with Clubroom
- Kwinana Tennis Club – Calista
- Kwinana Bowling Club – Medina
- Thomas/Kelly Oval - Medina
- Derbal Field BMX Club – Medina

Current Need and Future Demand

District A

There are currently no District Sporting Grounds in District A and based on the 2021 population estimate of 9,199 and a planning ratio of 1:25,000 – 75,000, there is no current need for a District Sporting Ground.

With a 2031 population forecast of 13,792 and a planning ratio of 1:25,000 – 75,000, this will not justify the need for a District Sporting Ground in District A. However, this population makes a significant contribution toward the demand for district level sporting fields and while the initial CIP 2015 proposed that this demand be met

by a District Sports Ground in District B, to serve both District A and B, the required site area was not able to be acquired, due to land constraint issues in District B.

District B

There are currently no District Sporting Grounds in District B and based on the 2021 population estimate of 19,298 and a planning ratio of 1:25,000 – 75,000, there is no current need for a District Sporting Ground.

With a 2031 population forecast of 25,709 and a planning ratio of 1:25,000 – 75,000, there is justification for a District Sporting Ground in District B, which was shown in the initial CIP 2015 and removed in the final CIP 2015 as the required site area was not able to be acquired, due to land constraint issues in District B.

The strategy to address, in part, the loss of district level sporting fields is to increase the provision of Local Sporting Grounds via joint provision and use arrangements with the Department of Education. To that end, one additional Local Sports Ground (with Community Facility) was shown in the CIP 2015 in DCA 9 Wandi/Anketell North and in the CIP 2018 a further Local Sports Ground (with Small Facility Building) was planned to be provided at the proposed Primary School site in DCA 10 Casuarina/Anketell South.

However, with no further opportunities to increase the number of Local Sports Grounds identified in the CIP 2018, as the review of active open space indicates, there will be a gap of 11.6 hectares in sporting grounds in District B. Further, without district level sporting fields to serve the combined District A and B 2031 population of 39,501, and the provision of local level sporting fields only, the formation of larger clubs requiring a number of sporting pitches typically associated with District Sporting Grounds, will be limited.

The alternative for larger clubs with several hundred members is to train and play across a number of Local Sporting Grounds. This option is often not financially viable or sustainable as this requires additional resources such as volunteers, coaches and equipment, and can also be inconvenient if parents have to transport children of different age groups to a number of locations.

No further opportunities to address the provision of a District Sporting Ground to serve District A and B were identified in the CIP 2018, however, there may be an opportunity in the future to address this via the Mandogalup IP47, if this area is earmarked for urban development.

District C

There is currently no single site District Sporting Ground in District C, with facilities being dispersed throughout the District. With a 2021 population estimate of 35,674 and a planning ratio of 1:25,000 – 75,000, Orelia Oval together with Thomas/Kelly Oval is sufficient to meet the needs of this population.

With a 2036 population forecast of 44,337 no further District Sporting Grounds are required, however, Thomas/Kelly Oval does need the addition of another set of 4 change rooms, additional storage for club use and an upgrade to the older clubroom in order to meet future community need.

7.2.2 District Hard Courts

District Hard Courts and Clubroom provide 10 netball/basketball courts and 10 tennis courts to cater for tennis, netball and basketball at a competitive and social level for juniors and seniors. They must also cater for public access and use.

Planning Ratio

1:25,000 – 75,000 people

Land area required

3 hectares

Building area required

650m²

Current Supply

District A

- Nil

District B

- Nil

District C

- 4 Netball Courts, 1 Multi-purpose Court – Thomas Oval
- 8 Tennis Courts – Corner of Walgreen and Gilmore Avenue
- 2 Multipurpose Indoor Courts – Kwinana Recquatic
- 1 Multi-purpose Indoor Court – Zone Youth Space
- 2 multi-purpose Indoor Court – Share use with Gilmore College
- 3 Lawn Bowl Rinks – Medina Oval

Current Need and Future Demand

District A

There are currently no District Hard Courts in District A and based on the 2021 population estimate of 9,199 and a planning ratio of 1:25,000 – 75,000, there is no current need for a District Hard Courts facility.

With a 2031 population forecast of 13,792 and a planning ratio of 1:25,000 – 75,000, this will not justify the need for District Hard Courts in District A. However, this population makes a significant contribution toward the demand for District Hard Courts and this demand will be addressed by the provision of District Hard Courts to be located in District B (DCA 10 Casuarina/Anketell South), to serve both District A and B with a combined 2031 population forecast of 39,501.

District B

There are currently no District Hard Courts in District B and based on the 2021 population estimate of 19,298 and a planning ratio of 1:25,000 – 75,000, there is no current need for District Hard Courts.

With a 2031 population forecast of 25,709 and a planning ratio of 1:25,000 – 75,000, this will justify the need for District Hard Courts in District B and this demand will be addressed by the provision of District Hard Courts to be located in District B (DCA 10 Casuarina/Anketell South),

to serve both District A and B with a combined 2031 population forecast of 39,501.

District C

There are currently a number of hard courts in different locations within District C and with a 2021 population estimate of 35,674 and a planning ratio of 1:25,000 – 75,000, it would appear a District Hard Court facility is required. However, with the provision of the existing hard courts in Calista this facility is not considered a current priority, particularly given the 8 tennis courts at the Kwinana Tennis Club, Calista were upgraded in 2017.

With a 2036 population forecast of 44,337 and considering there are a number of benefits in collocating hard courts (such as the provision of a shared clubroom, rather than separate clubrooms and facilities for netball, basketball and tennis courts throughout District C), at some time in the future, when the existing hard courts have reached the end of their economic life, consideration should be given to re-locating these to the Medina Oval site. This would involve the construction of a multipurpose facility to accommodate sporting groups and community groups currently located on this site, the relocation of the tennis club from Calista Oval to the Medina Oval location, and the reconfiguration of the current playing field on the site to create multi-sport playing options, with a timeframe of 10 to 15 years applying to this.

7.2.3 District Community Centre

A District Community Centre consists of a multipurpose community hub that provides for the higher order social, recreational, cultural and learning activities, programs and services generated from a number of surrounding local areas.

A District Multi-purpose Community Centre also provides the base for the delivery of district level community services such as child health centres. Office accommodation for community/government organisations can also be included, and space for the provision of outreach services and programs.

Planning Ratio

1:25,000 – 75,000 people

Land area required

1.0 hectare

Building area required

2,000m² Multi-purpose District Facility

Current Supply

District A

- Nil

District B

- Nil

District C

- Nil

Current Need and Future Demand

District A

There is currently no District Community Centres in District A and based on the 2021 population estimate of 9,199 and a planning ratio of 1:25,000 – 25,000, there is no current need for a District Multi-purpose Community Facility.

With a 2031 population forecast of 13,792 and a planning ratio of 1:25,000 – 75,000, this will not justify the need for a District Multi-purpose Community Centre in District A. However, this population makes a significant contribution toward the demand for a District Multi-purpose Community Facility and this demand will be addressed by the provision of such a facility to service both District A and B, and to be located in in DCA 9 Wandii/Anketell North. This Facility will form a community hub, co-located with the commercial/retail activity centre on Anketell Road.

District B

With a 2021 population estimate of 19,298 and a planning ratio of 1:25,000 – 75,000, there is no current need for a District Community Centre in District B.

With a 2031 population forecast of 25,709 and a planning ratio of 1:25,000 – 75,000, this will justify the need for a District Community Centre this will be provided in DCA 9 Wandii/Anketell North, to service both District and A and B with a 2036 joint population of 39,501.

District C

There is currently no District Community Centre in District C and while based on the 2021 population estimate of 35,674, this would indicate that a District Community Centre is required. With the provision of the Whole of LGA Library and Community Resource Centre located in District C, this is not required.

With a 2036 population forecast of 44,337 and given the above, there will remain no requirement for a District Community Centre in District C.

7.2.4 District Youth Centre

A District Youth Centre provides a multipurpose community hub that caters for children and young people by providing facilities, programs and services that support their social, educational, recreational and developmental needs and wellbeing.

A District Youth Centre caters for both indoor and outdoor activities and provides a base for youth services.

Youth workers can also provide outreach programs and activities for young people at Local Community Centres.

Planning Ratio

1:25,000 – 75,000 people

Land area required

1.0 hectares

Building area required

1,830m²

Current Supply and Future Demand

District A

- Nil

District B

- Nil

District C

- The Zone Youth Space

Current Need and Future Demand

District A

There is currently no District Youth Centre in District A and based on the 2021 population estimate of 9,199 and a planning ratio of 1:25,000 – 75,000, there is no current need for a District Youth Centre.



'Zone' District Youth Centre – District C

With a 2031 population forecast of 13,792, this is below the population threshold of 25,000 that would normally generate the need for a Youth Centre. While the CIP 2009, 2015 and 2018 made provision for a dedicated District A Youth Centre, it is considered that the provision of the District Community Centre planned to service District A and B, to be located in DCA 9 Wandi/Anketell North will be suitable to offer outreach services, programmes and activities to meet the needs of young people and children of the District.

District B

There is currently no District Youth Centre in District B and based on the 2021 population estimate of 19,298 and a planning ratio of 1:25,000 - 75,000 there is no current need for a District Youth Centre.

With a 2031 population forecast of 25,709 and a planning ratio of 1:25,000 - 75,000, this will justify the need for a Youth Centre in District B. While the CIP 2009, 2015 and 2018 made provision for a dedicated District B Youth Centre, it is considered that the provision of the District Community Centre planned to service District A and B, to be located in DCA 9 Wandi/Anketell North will be suitable to offer outreach services, programmes and activities to meet the needs of young people and children of District B, together with the planned Large Community Facility that is planned for District B.

District C

With a 2021 population estimate of 35,674, this generates the need for a District Youth Centre, which has been completed and is located in the City Centre in DCA 15 Medina/Orelia/Parmelia/Calista/Town Centre. With a 2036 population of 44,337, no further Youth Centre is planned.

7.2.5 District Branch Library

District Branch Libraries provide a centre for learning, knowledge and access to information and ideas with a wide range of reference, fiction, non-fiction, children, young adult, large print, special genre and specialist collections. They also provide public access to information and communication technology resources.

District Branch Libraries can also provide outreach services and programs in other community facilities and to the wider community, such as 'books on wheels'.

District Branch Libraries are an essential component of the public library system and structure within large LGAs and are supported by the central functions performed by a Whole of LGA level library, which in the case of the City of Kwinana is the Library in the Darius Wells Library and Resource Centre.

Planning Ratio

1:25,000 – 75,000 people

Land area required

1.0 hectares (based on two storey building)

Building area required

2,400m²



Darius Wells Library

Current Supply and Future Demand

District A

With a 2031 population estimate of 13,792, this is below the planning ratio of 1:25,000 – 75,000 for a District Branch Library. However, while the 2031 population forecast for District B at 25,709 is also below the population threshold of 35,000 for a District Branch Library, the combined population of District A and District B at 39,501 does generate the need for a District Branch Library. Given the ever-evolving role of libraries, the rapid shift to digital resources and the trend toward clustered community hubs, it is proposed that digital resources and new technologies be included in the District Community Centre planned to service both District A and B, to be located in District A, DCA 9 Wandi/Anketell North, co-located with the Wand District Centre.

District B

See above

District C

Given the Darius Wells Library, as the central whole of LGA library is located in District C, there is no current or future need for a District Branch Library in District C.

7.2.6 District Recreation Centre

A District Recreation Centre provides a multipurpose indoor space for a wide variety of competitive and social sports including basketball, netball, volleyball, badminton, indoor soccer, hockey and bowls.

A District Recreation Centre also caters for a range of fitness, health and recreational activities and can also provide space for community and cultural events. It can also provide outreach services and programs at other community facilities.

Planning Ratio

1:25,000 – 75,000 people

Land area required

1.6 hectares

Building area required

5,000m²

Current Supply and Future Demand

District A

With a 2031 population estimate of 13,792, this is below planning ratio of 1:25,000 – 75,000 for a District Recreation Centre. However, the 2031 population forecast for District B is 25,709 and combined with the population of District A, totalling 39,501, this does generate the need for a District Recreation Centre to serve both districts. This will be located in District A, DCA 9 Wandi/Anketell North and the intent is that this Centre will be situated near the Wand District Centre.

District B

See above

District C

With a 2036 population of 44,337, the population of District C requires the provision of Recreation Centre. However, this is addressed by the current provision of the Kwinana Recquatic Centre which a Recreation Centre and Aquatic Facility.

7.3 Whole of LGA Infrastructure

Whole of LGA community infrastructure includes destination parks, sporting grounds, libraries, community centres, recreation and aquatic facilities and art and cultural centres and caters for the needs of all Districts.

7.3.1 Destination Park – Kwinana Adventure Park

A Destination Park is a multifaceted, large scale park with major attractions that provide unique opportunities for play, adventure, physical activity, passive recreation, enjoyment and relaxation for all age groups and abilities.

A Destination Park has the capacity in scale and features to serve all Districts and also provides a venue for major community and cultural events.

Planning Ratio

1:75,000+

Land area required

5.0 hectares.

Current Supply and Future Demand

There is currently one Destination Park located at Calista Oval. It offers the Kwinana Adventure Park, the Edge Skate Park and a large grassed area suitable for concerts and outdoor events. It is located in the City Centre. It is soon to have a children's safety bicycle track added to it, and other attractions are currently being investigated. With a 2036 population forecast for all Districts of 85,158 and a planning ratio of 1:75,000+, this is adequate to meet the current and future needs of the City of Kwinana.

7.3.2 Destination Foreshore Park – Wells Park Kwinana Beach Foreshore

A Destination Foreshore Park provides the infrastructure for supporting the use of the beach, swimming and other water activities, such as canoeing and fishing. It also provides the opportunity for play, adventure, physical activity, passive recreation, enjoyment and relaxation for all age groups and abilities.

A Destination Foreshore Park has the capacity in scale and features to serve all Districts and also provides a venue for major community and cultural events.

Planning Ratio

1:75,000+

Land area required

5.0 hectares.

Current Supply and Future Demand

There is currently one designated Destination Foreshore Park, Wells Park Kwinana Beach Foreshore, however upgrade works are required with respect to preserving the remnants of the wreck of the SS Kwinana and removal of the existing boat launching facility.

With a 2036 population forecast of 85,158 for all Districts and a planning ratio of 1:75,000+, this is Foreshore Park is considered adequate to meet the current and future needs of the City of Kwinana, once upgraded.

Note: future development of the current park is considerably constrained due to the location of the foreshore park in the Kwinana Industrial Area buffer zone. Impacts resulting from the future development of the outer harbour should also be considered.

7.3.3 Darius Wells Library and Community Resource Centre

The Darius Wells Library and Community Resource Centre is a Whole of LGA facility with an integrated range of components that form a Community Hub accommodating a wide range of services and programs.

This centre encompasses a Whole of LGA Library and a Multi-purpose Community Facility and caters for the broad range of universal services required across all population groups. It may also accommodate targeted or specialist services and programs.

The Darius Wells Library and Community Resource Centre also accommodates regional level community organisations and visiting government services and programs. It can be expected to provide outreach services or programs to District Multi-purpose Community Facilities.

Planning Ratio

1:75,000+

Land area required

Not applicable (existing)

Current Supply and Future Demand

The Darius Wells Library and Community Resource Centre was completed in 2012 and is located in the Kwinana City Centre. With a 2036 population forecast of 85,158 for all Districts and a planning ratio of 1:75,000+, this is adequate to meet the current and future needs of the City of Kwinana.



Darius Wells Library and Resource Centre

7.3.4 Whole of LGA Recreation and Aquatic Centre

A Whole of LGA Recreation and Aquatic Centre is a multipurpose, high standard recreation, sporting and leisure facility that serves the population across all Districts. It caters for all ages and abilities.

A Whole of LGA Recreation and Aquatic Centre typically includes a 25m heated pool, leisure pool, hydrotherapy pool, spa, indoor courts, fully equipped gym, activity rooms, crèche, meeting and office space, kitchen, function room and café.

A Whole of LGA Recreation and Aquatic Centre caters for a diverse range of programs and activities such as swimming, water aerobics, hydrotherapy, indoor sports, exercise and fitness and may also provide specialist programs, such as pre-natal fitness.

Planning Ratio

1:75,000+

Land area required

Not applicable (existing)

Current Supply and Future Demand

The Whole of LGA Recreation and Aquatic Centre (known as the Recquatic) was built some years ago and the aquatic side of the centre was upgraded in 2016 to reflect a regional level facility. Further upgrade works will be required to the dry side in the near future.

With an expected 2036 population of 85,158, no further Whole of LGA Recreation and Aquatic Centres will be required. Specialised gymnasium and swim centres have now emerged within the City to cater for more specific needs in this area, however even if the population was greater, it would be difficult to justify the City providing another facility of this nature.

7.3.5 Whole of LGA Arts and Cultural Centre

A Whole of LGA Arts Centre is a multipurpose community facility catering for the creative, visual and performing arts interests and skill development needs that arise from the population. It may include theatre, drama, dance, visual arts and music.

A Whole of LGA Arts Centre typically includes a theatre with 200 - 400 seating capacity, smaller studio theatre, dance and rehearsal spaces, activity rooms, meeting rooms, function room, kitchen and bar area and outdoor performance areas.

A Whole of LGA Arts Centre caters for live theatre and performances, major concerts and events and also provides a diverse range of arts and cultural activities and programs across all age groups and abilities.

Planning Ratio

1:75,000+

Land area required

Not applicable (existing)

Current Supply and Future Demand

With an expected 2036 population of 85,158 no further Whole of LGA Arts and Cultural Centre will be required. However, a major refurbishment of the existing centre will be required in the next five years.

Community Infrastructure Plan 2031

The following Community Infrastructure Plan provides a summary of the community infrastructure requirements emerging from the above Supply and Demand Analysis across each District and should be considered with Figure 60 which provides spatial instruction as to the proposed locations of the facilities (where possible). In some instances, the final location of facilities will not be determined until the local structure planning and subdivision stage. For others, the locations shown on Figure 60 are indicative and require further detailed consideration.

8.1 District A

District A is located in the northern area of the City of Kwinana, on both the east and west side of the Kwinana Freeway. The area is largely semi-rural at present and includes those areas of Mandogalup, Wandi and Anketell that are within the Urban Growth Boundary. District A is made up of two Development Contribution Areas:

DCA 8	Mandogalup
DCA 9	Wandi/Anketell North

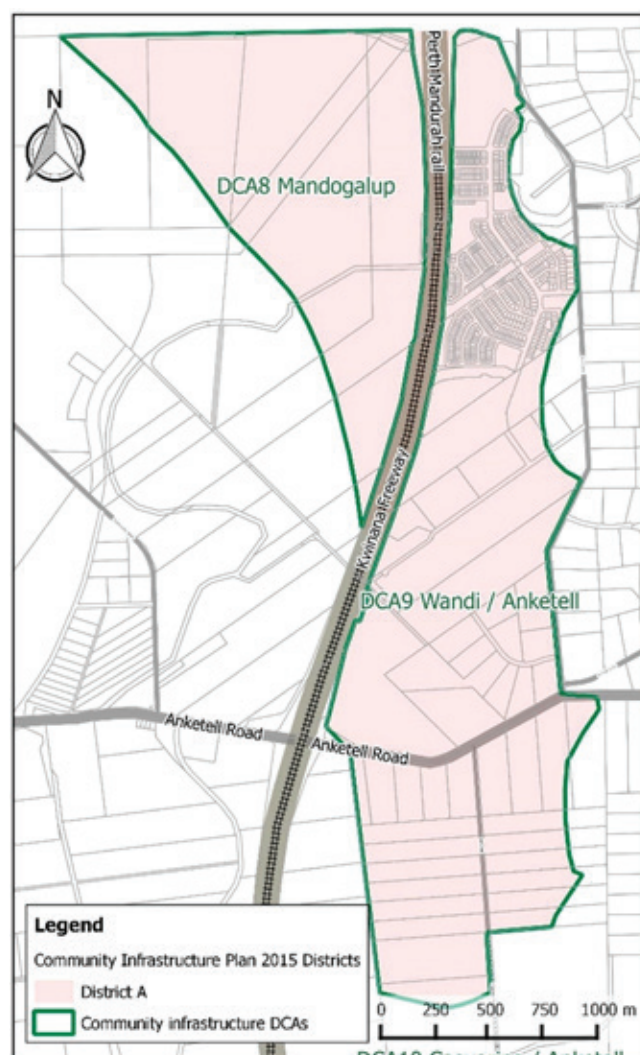


Figure 6 District A

8.1.1 Population

District A has an estimated 2021 population of 9,199 and is currently projected to grow to 13,792 people by 2031 and will make up approximately 19% of the City of Kwinana's population at this time. Most of the existing population in District A is located in DCA 9 Wand/ Anketell North, which will continue to grow in the future. While the DCA 8 Mandogalup existing population is small, this will also grow in the future.

The Jandakot District Structure Plan and Eastern Residential Intensification Concept plan envisaged a future population within Mandogalup of up to 6,000 people. DCA 8 Mandogalup will accommodate a 2031 population of 5,265 based on the existing MRS Urban zoned land.

City Officers are cognisant of particular areas, such as Mandogalup, that have been identified as having the potential for future Urban growth. In early 2018, the City received a request from the Western Australian Planning Commission (WAPC) to provide comments on a proposal under the Metropolitan Region Scheme (MRS) to lift urban deferment from 59 hectares (ha) of land within the Mandogalup area. Further in the context of Mandogalup, in early 2018 the State Government and WAPC released two key strategic documents that set out a future planning framework – an Improvement Plan and a Sub-Regional Planning Framework. The Improvement Plan, once prepared, will have the effect of taking planning control from the City and placing it under the control of the WAPC. The WAPC's intent for the Improvement Plan area is to consider a number of land use scenarios including industrial and residential. The Sub-Regional Planning Framework has identified a significant part of Mandogalup as Industrial Investigation with areas outside of this being suitable for Urban land uses.

Within the scope of this Community Infrastructure Plan however, such areas have not been included in the community needs assessment and will not be included until such time as rezoning occurs, specifically in the context of future residential land, and there is more certainty in this regard.

While District A has a 2031 population of 13,792, which is lower than the District population catchment of 25,000 to 75,000 defined in the Community Infrastructure Hierarchy, there is a strong rationale for recognising this area as a District, particularly given the additional population arising from the lifting of urban deferment.

Further, District A borders with the City of Cockburn and the growth suburbs of Aubin Grove and Hammond Park, each with a 2031 population forecast of 8,995 and 9,052 respectively. A sizable part of this population will be closer to the District Centre proposed in District A, than Cockburn Central in the City of Cockburn. The City of Kwinana is already servicing these areas, with demand for community facilities coming from both Aubin Grove and Hammond Park.

The following tables provide a summary based on the Supply and Demand Analysis and outline the existing and proposed Local, District and Whole of LGA community infrastructure required to meet the needs of District A. This is followed by Table 12, which identifies these requirements and provides a timeline for provision.

Table 7 District A - Population Projections

District A	2011		New		Ultimate	
	Population	Dwellings	Population	Dwellings	Population	Dwellings
DCA8 Mandogalup*	0	0	5,265	1,950	5,265	1,950
DCA9 Wandii/Anketell North	68	25	8,459	3,133	8,527	3,158
Total	68	25	13,724	5,083	13,792	5,108

2012- 2021	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
DCA8 Mandogalup*	0	0	0	0	0	473	1,013	1,553	2,093	2,633
DCA9 Wandii/Anketell North	579	1,459	1,885	3,092	3,559	4,120	4,439	5,027	5,616	6,566
Total	579	1,459	1,885	3,092	3,559	4,593	5,452	6,580	7,709	9,199
2022 - 2031	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
DCA8 Mandogalup*	3,173	3,618	4,064	4,506	4,747	4,919	5,092	5,265	5,265	5,265
DCA9 Wandii/Anketell North	7,252	7,571	7,889	8,208	8,527	8,527	8,527	8,527	8,527	8,527
Total	10,425	11,189	11,953	12,714	13,274	13,446	13,619	13,792	13,792	13,792

Based on revised lot yields 2016

* Potential of additional population arising from the lifting of urban deferment

8.1.2 Local and Neighbourhood Community Infrastructure

Local and Neighbourhood	Built Community Infrastructure	Proposed Community Infrastructure
Local Parks	10	To be determined at LSP design stage
Neighbourhood Parks	8	To be determined at LSP design stage
Local Community Centres	Nil	Nil
Local Sports Grounds (with changerooms)	Nil	1 Local Sporting Ground (With Changeroom) in DCA 8 Mandogalup and 1. in DCA 9 Wandii/Anketell North, with one of these to be provided via joint use with the proposed Primary School
Local Sports Grounds	Nil	1 Local Sports Ground
Local Sports Grounds (With Community Facility)	1 Local Sporting Ground in DCA 9 Wandii/Anketell North (Honeywood)	Community Facility component to be built - Local Sporting Ground in DCA 9 Wandii/Anketell North (Honeywood)

8.1.3 District Community Infrastructure

District	Built Community Infrastructure	Proposed Community Infrastructure
District Community Centre	Nil	District Multi-purpose Community Facility to be shared between District A and B, located in DCA 9 Wandii/Anketell North
District Youth Centre	Nil	No dedicated Youth Centre – youth outreach and programmes to be delivered from the District Multi-purpose Community Facility shared between District A and B located in DCA 9 Wandii/Anketell North.
District Sporting Ground	Nil	Nil
District Hard Courts	Nil	District Hard Courts in DCA 10 Casuarina/Anketell South to serve District A and B
District Library	Nil	No dedicated Branch Library – outreach, digital resources and new technologies to be delivered from the District Multi-purpose Community Facility shared between District A and B located in DCA 9 Wandii/Anketell North.
District Recreation Centre	Nil	District Recreation Centre in DCA 9 Wandii/Anketell North to serve District A and B

8.1.4 Whole of LGA Community Infrastructure

Whole of LGA	Built Community Infrastructure	Proposed Community Infrastructure
Destination Park	Calista Oval - Kwinana Adventure Park/Edge Skate Park	Nil
Beach Foreshore Park	Wells Park Kwinana Beach Foreshore	Upgrade required
Whole of LGA Library and Community Centre	Darius Wells Library and Community Resource Centre	Nil
Recreation and Aquatic Centre	Recquatic	Upgrade required
Arts and Cultural Centre	Koorliny Arts centre	Upgrade required
Works Depot	Kwinana Works Depot	Upgrade required
Animal Shelter	Kwinana Animal Shelter	New
Civic Administration Building	Kwinana Civic Administration Centre	Upgrade required

8.2 District B

District B is located in the south east area of the City of Kwinana, on both the east and west side of the Kwinana Freeway. The area is partly semi-rural at present and includes Wellard West and those areas of Casuarina/Anketell and Wellard East that are within the Urban Growth Boundary, and Bertram, which is almost at full development. District B is made up of four Development Contribution Areas:

DCA 10	Casuarina/Anketell South
DCA 11	Wellard East
DCA 12	Wellard West
DCA 13	Bertram

8.2.1 Population

District B estimated 2021 population is 19,298. This is set to grow to 25,709 people by 2031 and will make up approximately 35% of the City of Kwinana's population by this time. DCA 13 Bertram and DCA 12 Wellard West equally accommodate the majority of the existing population in District B. While the population in DCA 12 Wellard West will continue to grow, DCA 13 Bertram is nearly at full development.

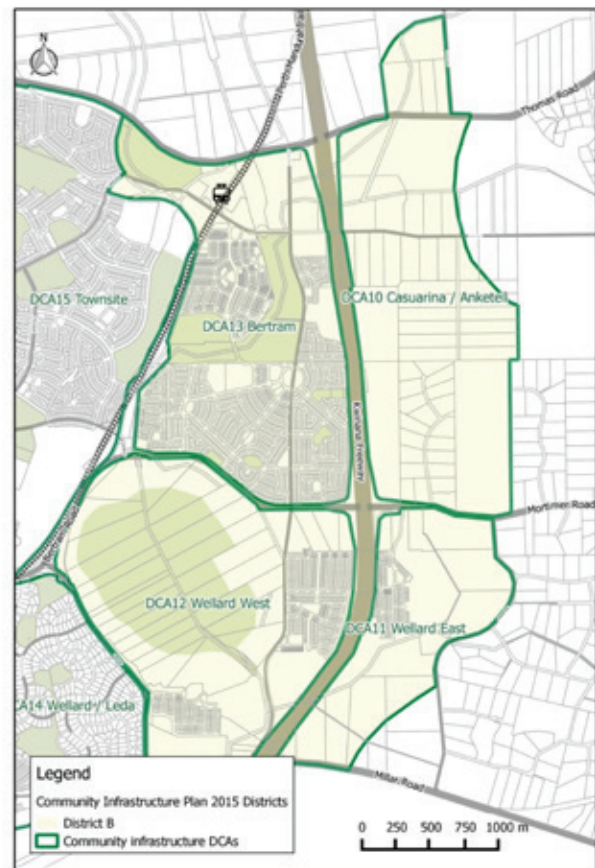


Figure 7 District B

Table 8 District B - Population Projections

District B	2011		New		Ultimate	
	Population	Dwellings	Population	Dwellings	Population	Dwellings
DCA10 Casuarina/Anketell South	0	0	7,530	2,420	7,530	2,420
DCA11 Wellard East	0	0	3,372	1,249	3,372	1,249
DCA12 Wellard West	232	86	8,122	3,008	8,354	3,094
DCA 13 Bertram	4,401	1,630	2,052	760	6,453	2,390
Total	4,633	1,716	21,076	7,437	25,709	9,153

2012- 2021	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
DCA10 Casuarina/Anketell South	0	0	0	0	0	127	869	1,550	2,271	2,865
DCA11 Wellard East	0	59	50	1,501	1,955	2,430	2,986	3,224	3,372	3,372
DCA12 Wellard West	1,022	1,384	1,661	2,970	3,507	4,066	5,033	6,064	6,774	7,266
DCA 13 Bertram	4,533	4,533	4,560	4,828	4,842	5,014	5,187	5,498	5,646	5,795
Total	5,555	5,977	6,721	9,299	10,304	11,637	14,075	16,336	18,063	19,298
2022 – 2031	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
DCA10 Casuarina/Anketell South	3,332	3,799	4,266	4,733	5,200	5,667	6,138	6,602	7,069	7,530
DCA11 Wellard East	3,372	3,372	3,372	3,372	3,372	3,372	3,372	3,372	3,372	3,372
DCA12 Wellard West	7,436	7,436	7,436	7,582	7,727	7,873	8,035	8,195	8,354	8,354
DCA 13 Bertram	5,943	6,092	6,240	6,399	6,413	6,426	6,440	6,453	6,453	6,453
Total	20,083	20,699	21,314	22,086	22,712	23,338	23,981	24,622	25,248	25,709

Based on revised lot yields 2016

* Potential of additional population arising from the lifting of urban deferment

By 2031, DCA 12 Wellard West is expected to have the greatest population within the district of 8,354, followed by DCA 10 Casuarina/Anketell South with 7,530 and DCA 13 Bertram with 6,453. DCA 11 Wellard East will have the smallest population at 3,372, with the south eastern portion of this DCA currently restricted from residential development due to the land being within an amenity buffer surrounding a livestock holding facility on Telephone Lane within the City of Rockingham. The effective quarantining of this land has reduced the

projected population for DCA11 Wellard East from earlier projections of 3,964 to 3,372.

The following tables provide a summary based on the Supply and Demand Analysis and outline the existing and proposed Local, District and Whole of LGA community infrastructure required to meet the needs of District B. This is followed by Table 14 which identifies these requirements and provides a timeline for provision.

8.2.2 Local and Neighbourhood Community Infrastructure

Local and Neighbourhood	Built Community Infrastructure	Proposed Community Infrastructure
Local Parks	23	To be determined at LSP design stage
Neighbourhood Parks	8	To be determined at LSP design stage
Local Community Centres	1 Local Community Centre in DCA 13 Bertram	Nil
Local Sports Ground	Nil	1 Local Sporting Ground (No building) to be co-located with primary school
Local Sports Ground (with facility)	Nil	Nil
Local Sports Grounds (with Community Facility)	Nil	1 Local Sporting Ground (With Large Community Facility) in DCA 10 Casuarina/Anketell South, to be co-located with proposed High School site Clubroom component to be built with co-located Local Multi-purpose Community Facility as above.
	1 Local Sporting Ground in DCA 12 Wellard West (McWhirter Oval)	1 Local Multi-purpose Community Facility in DCA 12 Wellard West to be co-located with the Clubroom and co-located multi-purpose community facility associated with Local Sports Ground in DCA 12 Wellard West Local Sports Ground (McWhirter Oval)
Local Sports Grounds (With Changeroom)	1 Local Sporting Ground (With Changeroom) located in DCA 13 Bertram	Nil

8.2.3 District Community Infrastructure

District	Built Community Infrastructure	Proposed Community Infrastructure
District Community Centre	Nil	District Multi-purpose Community Facility to be shared between District A and B, located in DCA 9 Wandii/Anketell North
District Youth Centre	Nil	Nil – youth outreach and programs to be delivered from the District Multi-purpose Community Facility shared between District A and B located in DCA 9 Wandii/Anketell North.
District Sporting Ground	Nil	Nil
District Hard Courts	Nil	District Hard Courts in DCA 10 Casuarina/Anketell South to serve District A and B
District Library	Nil	Nil – outreach, digital resources and new technologies to be delivered from the District Multi-purpose Community Facility shared between District A and B located in DCA 9 Wandii/Anketell North.
District Recreation Centre	Nil	District Recreation Centre in DCA 9 Wandii/Anketell North to serve District A and B

8.2.4 Whole of LGA Community Infrastructure

Whole of LGA	Built Community Infrastructure	Proposed Community Infrastructure
Destination Park	Calista Oval - Kwinana Adventure Park, Edge Skate Park	Nil
Destination Beach Foreshore Park	Wells Park Kwinana Beach Foreshore	Upgrade required
Whole of LGA Library and Community Centre	Darius Wells Library and Community Resource Centre	Nil
Recreation and Aquatic Centre	Recquatic	Upgrade required
Arts and Cultural Centre	Koorliny Arts centre	Upgrade required
Works Depot	Kwinana Works Depot	Upgrade required
Animal Shelter	Kwinana Animal Shelter	New
Civic Administration Building	Kwinana Civic Administration Centre	Upgrade required

8.3 District C

District C encompasses the City Centre and the established urban areas of Kwinana, namely, Leda, Medina, Orelia, Parmelia and Calista and also the new residential development of Wellard. District C is made up of two Development Contribution Areas:

DCA 14	Wellard Leda
DCA 15	Medina/Orelia/Parmelia/Calista/Town Centre

8.3.1 Population

District C estimated 2021 population is 34,674. This is set to grow to 44,337 people by 2036 and will make up approximately 52% of the City of Kwinana's population at this time. The population growth of District C will occur as a result of both urban infill and new residential development.

Just over 50% of the existing population in District C is in DCA 15 Medina/Orelia/Parmelia/Calista and this will remain the case, increasing to 23,319 by 2036, largely as a result of urban infill.

The population of DCA 14 Wellard Leda will continue to grow to an estimated 21,018 by 2036, mainly as a result of new urban development.

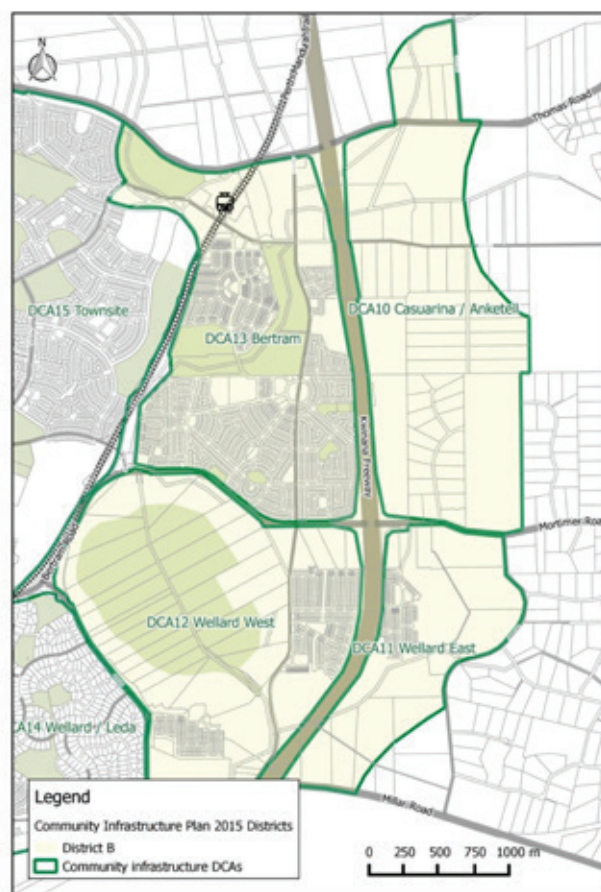


Figure 8 District C

Table 8 District B - Population Projections

District C	2011			New				Ultimate		
	Population		Dwellings	Population		Dwellings	Population		Dwellings	
DCA14 Wellard Leda	5,982		2,188	15,036		5,712	21,018		7,900	
DCA15 Medina/Orelia/Parmelia/ Calista	15,483		6,500	7,836		3,203	23,319		9,703	
Total	21,465		8,688	22,872		8,915	44,337		17,603	

2012- 2021	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
DCA14 Wellard Leda	6,231	6,920	7,882	8,216	11,396	12,563	13,727	14,953	15,764	16,539
DCA15Medina/Orelia/Parmelia/ Calista	15,507	15,743	15,917	16,531	15,711	16,025	16,447	16,882	17,446	18,135
Total	21,738	22,663	23,799	24,747	27,107	28,588	30,174	31,835	33,210	34,674
2022 – 2031	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
DCA14 Wellard Leda	17,360	18,107	18,829	19,407	19,881	20,188	20,409	20,674	20,936	21,063
DCA15Medina/Orelia/Parmelia/ Calista	18,761	19,619	20,287	20,872	21,271	21,622	21,922	22,158	22,388	22,621
Total	36,121	37,726	39,116	40,279	41,503	41,810	42,331	42,832	43,324	43,684

2032 - 2036	2032	2033	2034	2035	2036
DCA14 Wellard Leda	21,099	21,083	21,073	21,041	21,018
DCA15 Medina/Orelia/Parmelia/ Calista	22,848	23,021	23,124	23,227	23,319
Total	43,947	44,104	44,197	44,268	44,337

Based on revised lot yields 2016 and forecast.id projections March 2018

The following tables provide a summary based on the Supply and Demand Analysis and outline the existing and proposed Local, District and Whole of LGA community infrastructure required to meet the needs of District C. This is followed by Table 16, which identifies these requirements and provides a timeline for provision.

8.3.2 Local and Neighbourhood Community Infrastructure

Local and Neighbourhood	Built Community Infrastructure	Proposed Community Infrastructure
Local Parks	58	To be determined at LSP design stage
Neighbourhood Parks	28	To be determined at LSP design stage
Local Community Centres	2 Local Community Centres in DCA 15 Medina/Orelia/Parmelia/Calista (Frank Konecny Family Centre and Medina Hall) 1 Local Community Centre in DCA 14 Wellard Leda (John Wellard Community Centre – large)	Nil
Local Sports Grounds (With Community Facility)	1 Local Sporting Ground (With Community Facility) in DCA 14 Wellard Leda (Wellard Oval)	Nil
Local Sports Grounds (With changeroom)	Rhodes Park - with kiosk, public toilets Chisham Oval - with public toilets Medina Oval – with public toilets, changerooms	1 Local Sporting Ground (with changeroom) in DCA 14 Wellard/Leda

8.3.3 District Community Infrastructure

District	Built Community Infrastructure	Proposed Community Infrastructure
District Community Centre	Nil	Nil
District Youth Centre	The Zone Youth Centre	Nil
District Sporting Ground	Orelia Oval Thomas Kelly Oval Medina Oval	Medina Oval upgrade, possible relocation/ co-location of existing hard courts in District C Upgrade to Thomas Oval Facilities
District Hard Courts	At various locations in District C	See above

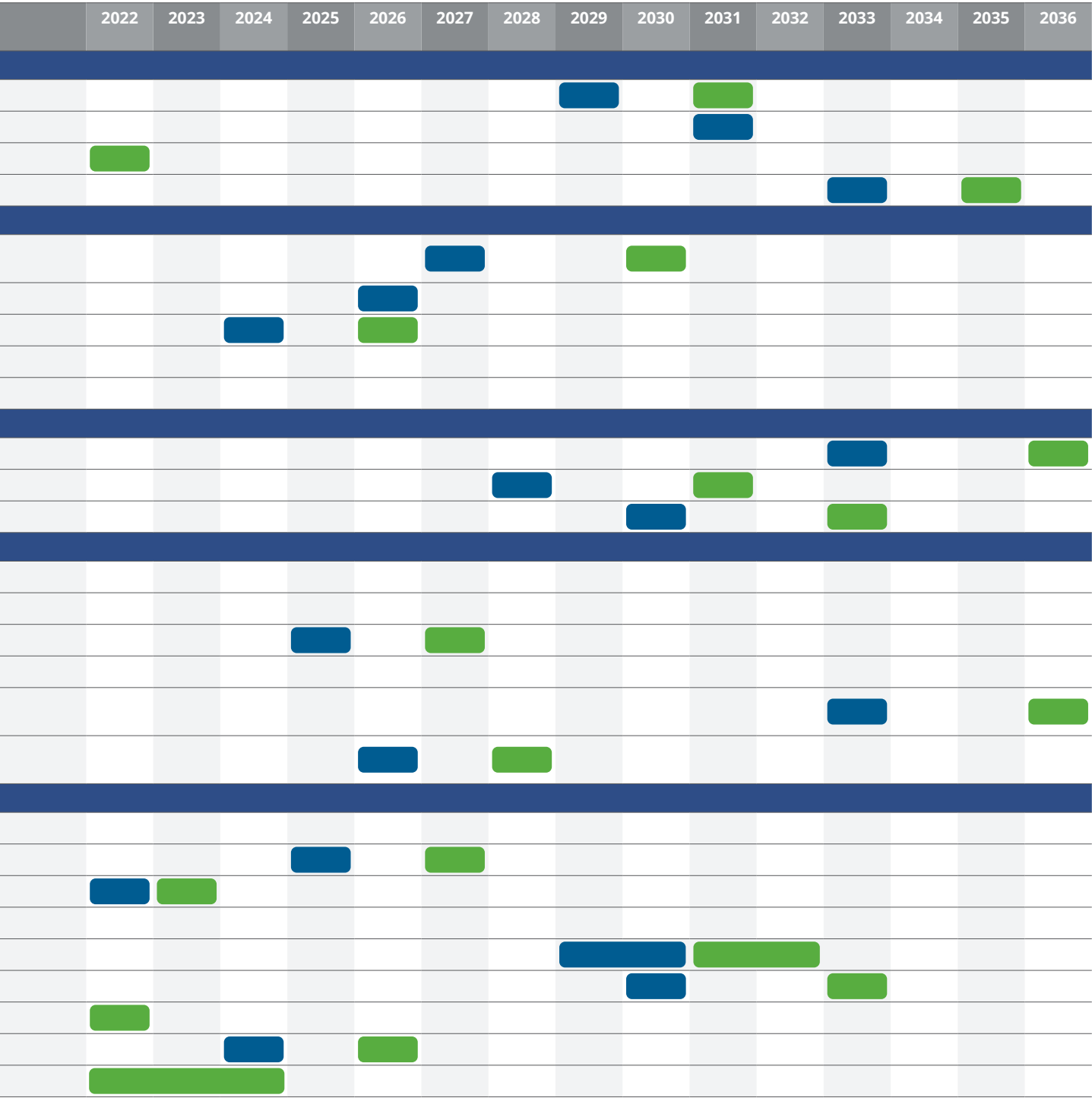
8.3.4 Whole of LGA Community Infrastructure

Whole of LGA	Built Community Infrastructure	Proposed Community Infrastructure
Destination Park	Calista Oval - Kwinana Adventure Park, Edge Skate Park	Nil
Destination Beach Foreshore Park	Wells Park Kwinana Beach Foreshore	Upgrade required
Whole of LGA Library and Community Centre	Darius Wells Library and Community Resource Centre	Nil
Recreation and Aquatic Centre	Recquatic	Upgrade required
Arts and Cultural Centre	Koorliny Arts Centre	Upgrade required
Works Depot	Kwinana Works Depot	Upgrade required
Animal Shelter	Kwinana Animal Shelter	New
Civic Administration Building	Kwinana Civic Administration Centre	Upgrade required

Table 10 Community Infrastructure Plan and Timeline

Facility No		DCA	2016	2017	2018	2019	2020	2021
District A								
1	Local Sports Ground (with Changeroom)	8						
2	Local Sports Ground (timeline subject to DoE advice)	9						
3	Local Sports Ground (Community Facility) - Wandi PS	9						
4	Local Sports Ground (with Changeroom) - Treeby Rd	9						
District B								
5	Local Sports Ground (Large Community Facility) - Mortimer Road / High School	10						
7	Local Sports Ground (timeline subject to DoE advice)	10						
8	Local Sports Ground (with Large Community Facility)	12						
9	Local Multi-purpose Facility - Bertram	13						
10	Local Sports Ground (with Changeroom) - Bertram	13						
District A and B								
11	District Community Centre	9						
12	District Recreation Centre	9						
13	District Hard Courts	10						
District C								
14	Community Centre - (Large Scale)	14						
15	Local Sports Ground (with Pavilion Extension)	14						
16	Local Sports Ground (with Changeroom)	14						
17	District Youth Centre - Zone	15						
18	District Sports Ground Precinct Redevelopment - Medina Oval	15						
19	District Sporting Ground Extension - Thomas Oval/ Kelly Park	15						
Whole of LGA								
20	Destination Park - Kwinana Adventure Park							
21	Destination Foreshore Park - Wells Park							
22	Destination Trail - Kwinana Loop Trail							
23	Library and Community Resource Centre - Darius Wells							
24	Recreation and Aquatic Facility - Recquatic							
25	Arts and Cultural Facility - Koorliny							
26	Works Depot							
27	Animal Shelter							
28	Civic Administration Centre							

KEY  Planning  Construction  Facilities built prior to 2021



8.4 District D

The 2015 review of the CIP resulted in the introduction of District D for the primarily rural areas east of the Kwinana Freeway with the purpose of including this District in future reviews of the CIP, when this area is rezoned for urban development. When this occurs, the future projected population of District D and the community infrastructure requirements will be determined and included in the CIP. Given this, District D is not currently part of the Developer Contribution Plans and as such, no items of community infrastructure are proposed in the CIP 2021.

8.4.1 Local and Neighbourhood Community Infrastructure

Local and Neighbourhood	Built Community Infrastructure	Proposed Community Infrastructure
Local Parks		Nil
Neighbourhood Parks		Nil
Local Community Centres	Casuarina Wellard Community Centre – community hall	Nil
Local Community Centres (Large Scale)	Wandi Community Centre – community hall, community clubrooms, woodworking facilities, sports hall, community rooms.	Nil
Local Sports Grounds (With Clubroom)	Magenup Equestrian Centre	Nil
Local Sports Grounds (With Small Facility Building)	Wandi Oval – part of Wandi Community Centre Complex, including hardcourts	Nil

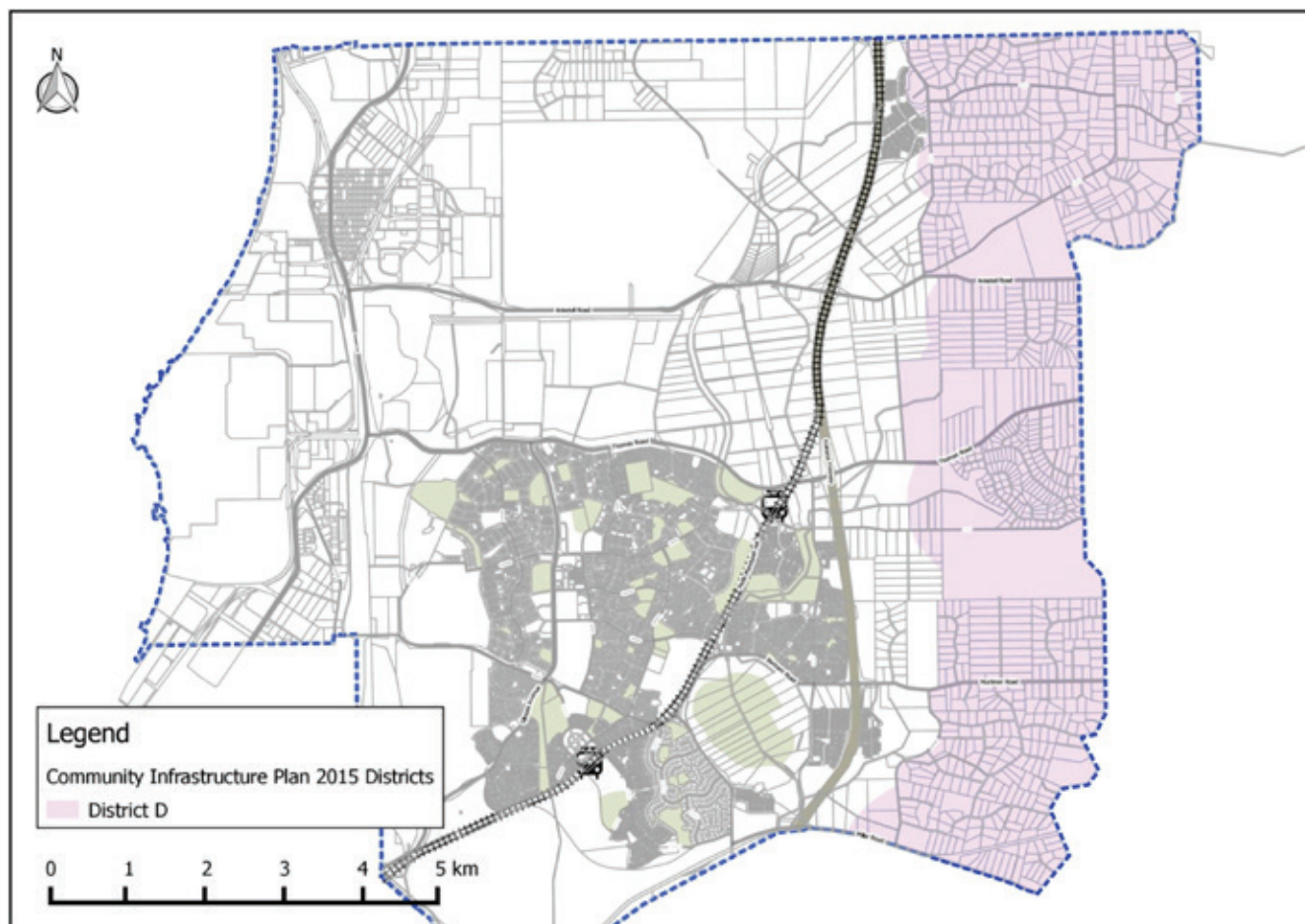


Figure 9 District D

8.4.2 District Community Infrastructure

District	Built Community Infrastructure	Proposed Community Infrastructure
District Community Centre	Nil	Nil
District Youth Centre	Nil	Nil
District Sporting Ground	Nil	Nil
District Hard Courts	Nil	Nil

8.4.3 Whole of LGA Community Infrastructure

Whole of LGA	Built Community Infrastructure	Proposed Community Infrastructure
Destination Park	Kwinana Adventure Park	Nil
Destination Beach Foreshore Park	Wells Park Kwinana Beach Foreshore	Upgrade required
Whole of LGA Library and Community Centre	Darius Wells Library and Community Resource Centre	Nil
Recreation and Aquatic Centre	Recquatic	Upgrade required
Arts and Cultural Centre	Koorliny Arts Centre	Upgrade required
Works Depot	Kwinana Works Depot	Upgrade required
Animal Shelter	Kwinana Animal Shelter	New
Civic Administration Building	Kwinana Civic Administration Centre	Upgrade required



Figure 10 Community Infrastructure Plan 2021





Figure 11 Community Infrastructure Plan 2018



Appendix 1:

From CIP 2009 to CIP 2021

The City of Kwinana is experiencing rapid population growth that is set to continue for at least the next twenty years, with the most recent population forecasts indicating that in 2036 the City's population is forecast to reach 85,158. Based on the forecast.id 2021 estimated residential population of 51,746, this represents an increase of 33,412, or a 64.57% increase in population.

Most of these new residents will come to live in the newly created urban areas either side of the Perth - Mandurah rail line and Kwinana Freeway. To a much lesser extent, some of this growth will be attributed to infill development. By growth percentage, the City of Kwinana remains the fastest growing local government area in Perth's south-west metropolitan area and with a projected 2020 -21 growth rate of 4.3%, it is the second fastest growing area in Western Australia.

An essential role of local government is to provide community facilities for its residents and this Community Infrastructure Plan (CIP) sets out the City's priorities to provide such community infrastructure until 2036. While much of the community infrastructure in this Plan will be funded partially or wholly through development contributions, this Plan also includes a number of community facilities that the City will provide with its own funding, or via grants.

This has been done to give the City the capacity to consider and plan all community infrastructure items required to meet the needs of the projected 2036 population, regardless of how they are to be funded.

The Community Infrastructure Plan (CIP) was first prepared by the then Town of Kwinana in 2009 with the CIP supported by an amendment to the City's Town Planning Scheme (Amendment No 115) which introduced developer contributions for certain community infrastructure (sometimes referred to as 'soft infrastructure'), with the period of 2011 to 2031 applying to the CIP. This scheme amendment was gazetted in 2012 and has been in operation since, with the City progressively developing community facilities in accordance with the CIP.

The methodology used to develop the CIP 2009 and to determine community infrastructure requirements was endorsed by the Western Australian Planning Commission (WAPC) which considered it against its State Planning Policy 3.6 Development Contributions for Infrastructure (SPP No.3.6).

In 2015 and 2018, the CIP was reviewed as there have been planning decisions made by the WAPC and other factors which affected the extent and distribution of the population across the City. Since the adoption of the CIP 2009, there have also been changing trends in the design and the way community facilities are provided, with both of these factors leading to changes in the number of community facilities and the land and building size area required.

To ensure a consistent methodology and a high level of independent advice, the City has used Community Perspectives, a specialist community planning consultancy to prepare the original CIP 2009 and to undertake the subsequent 2015 and 2018 reviews and preparation of the CIP 2015 and CIP 2018, with the outcomes and amendments summarised below.

CIP 2009 Review - 2015

The 2015 review of the CIP 2009 resulted in a number of changes to infrastructure requirements, largely as a result of changes to the expected dwelling yields brought about by planning decisions made by the WAPC affecting the likely size and distribution of population across the City, and to a lesser extent, changes to the Community Infrastructure Planning Standards. These factors and CIP 2015 changes to the CIP 2009 are summarised below.

Changes to the Community Infrastructure Planning Standards

The CIP 2015 involved a review of the 2009 Community Infrastructure Planning Standards, given that the design and size of community facilities and the land area required varies over time with changing trends in provision. The changes are outlined below:

- The site area required for Local Community Centres was amended from 0.3 hectares to 0.5 hectares to reflect the trend toward multipurpose 'community centre hubs' which require a larger building and associated facilities and hence a larger site area.
- The site area required for Local Sporting Grounds (with Pavilion) was amended from 4.0 hectares to 7.2 hectares based on a template concept plan prepared by the City of Kwinana aimed at 'future proofing' local sports grounds to cater for a number of changing sports over time. The increase in site area also reflected the need for clubroom facilities to increase in size to cater for the demand for additional spaces, such as a first aid room, umpire changerooms, office space, changeroom facilities to cater for both male and female teams, and more adequate parking provisions. The increase in the site area required also reflected the growing demand for sporting grounds to more adequately cater for informal physical activity, with pathways for walking, running and cycling, outdoor gym exercise, active play spaces, as well as informal sporting opportunities and passive recreation.
- While the 2009 CIP planning standards made provision for Local Sports Grounds (without Pavilion) at 3.0 hectares, this classification was amended in the CIP 2015 to either a Local Sports Ground (with Facility A Building) consisting of toilets and shade, or a Local Sports Ground (with Facility B Building) consisting of toilets, small kiosk/kitchenette, storage and shade. This occurred as a result of the increasing use of sports grounds for informal physical activity and growing demand from sports clubs and casual users for some form of facility building on sporting grounds, particularly public toilets. The size of the site was increased to 4.6 hectares because of this.
- The 2009 CIP classified parks as 'semi developed' and 'developed' based on the City of Kwinana parks hierarchy at the time, which was amended to Neighbourhood and Local in the CIP 2015, with neighbourhood parks being the smaller of the two.

Timing of Infrastructure Items

Amendment 115 and the CIP 2009 made provision for infrastructure requirements to be provided when the respective DCA or District reached 50% of the anticipated 2031 population on the basis that the early provision of community infrastructure provides many benefits in terms of developing a strong sense of community, and addressing the early needs of residents, given new land release areas are typically some distance from existing community infrastructure and often lack public transport.

However, the 2015 review of the CIP 2009 found that this timeframe was not being achieved, largely because of insufficient funds in developer contribution accounts at the time of 50% of development, requiring the City to pre-fund half of the CIP items through borrowings, which proved to be beyond the financial capacity of the City.

Hence, the CIP 2015 revised the trigger point for provision from 50% of the predicted 2031 population, to 75% to enable the City to collect a greater proportion of the funds from developers and to reduce borrowing costs and liabilities. While this resulted in facilities being delivered to the community at a later stage of development, this change was considered necessary given the City's desire to deliver the community infrastructure facilities in a realistic and fiscally responsible and sustainable manner.

Introduction of District D

The 2015 review of the CIP 2009 resulted in the introduction of a new district, District D for the primarily rural areas east of the Kwinana Freeway, with the purpose of including this District in future reviews of the CIP when the future projected population, and hence community infrastructure requirements, can be determined. Given this, District D is not currently part of the Developer Contribution Plans and as such, no items of community infrastructure were proposed in the CIP 2015.

Non Developer Contribution Items

To provide a total picture of community infrastructure requirements, the 2015 review of the CIP 2009 resulted in the inclusion of the following infrastructure items.

- Animal Shelter
- Works Depot – Upgrade (Timing and costs are still to be confirmed by Council. The project is still at concept stage.)
- Arts and Cultural Centre - Upgrade
- Civic Administration Centre - Upgrade.

District A

District A	CIP 2009		CIP 2015		Change	
	Population	Dwellings	Population	Dwellings	Population	Dwellings
DCA8 Mandogalup	13,331	4,761	3,780	1,400	-9,551	-3,361
DCA9 Wandii/Anketell North	7,392	2,640	8,349	3,093	957	453
Total	20,723	7,401	12,129	4,493	-8,594	-2,908

Review of Dwelling Yields

Based on forecast.id data and after consultation with developers, a review of dwelling yields was undertaken as part of the CIP 2015 review. The review considered the proposed future timing of new land releases and any changes in planning decisions made by the WAPC. This resulted in revised population projections for each DCA for the CIP 2015, shown in the following tables for District A, B and C, together with the changes in community infrastructure requirements resulting from the 2015 review.

DCA 8 MANDOGALUP

- The 2009 CIP made provision for two Local Community Centres in DCA 8 Mandogalup, with an ultimate population of 13,331 expected in this area and using a planning ratio of one Local Community Centre per 5,000 people. With a revised population projection of 3,780, the CIP 2015 reduced this provision from two to one Local Community Centre for this area.
- With a then anticipated 2031 population of 20,723 in District A and a planning ratio of one District Sports Ground per 25,000 people, the 2009 CIP made provision for one District Sports Ground to be located in DCA 8 Mandogalup to serve District A. However, with the 2031 population of District A revised down to 12,129, this requirement was removed in the CIP 2015.

DCA 9 WANDII/ANKETELL NORTH

- The 2009 CIP made provision for one Local Community Centre for DCA 9 Wandii/Anketell with a then anticipated 2031 population of 7,392. This was amended in the CIP 2015 to a Local Community Centre (Large Scale) given the expected 2031 population increase in DCA 9 to 8,349.
- The CIP 2009 also made provision for two Local Sports Grounds, one with a pavilion and one without a pavilion. With the 2015 review of the CIP reclassifying Local Sports Ground (without a Pavilion) to either a Local Sports Ground (with a Facility A Building) or a Local Sports Ground (with Facility B Building), the one required Local Sports Ground (without a Pavilion) in the south of DCA 9 was reclassified to a Local Sports Ground (with Facility A Building).
- The CIP 2015 also identified the requirement for one additional Local Sports Ground to be provided at the proposed High School site in the centre of DCA 9. This was required as a result of the removal of the District Sports Ground originally shown in the 2009 CIP to serve District B and is discussed further on the next page under 'DCA 10 Casuarina/Anketell South'.

- The District Community Centre to serve District A and to be located in DCA 9 as shown in the CIP 2009 was removed in the CIP 2015 as a result of the 2031 population of District A being revised down from 20,723 to 12,129 in 2015. While this population makes

a sizable contribution to the demand for a district level community centre, with the Local Community Centre (Large Scale) to be provided with the District Library in the District Town Centre, this will form a district level community hub.

District B

District B	CIP 2009		CIP 2015		Change	
	Population	Dwellings	Population	Dwellings	Population	Dwellings
DCA10 Casuarina/Anketell South	7,557	2,699	6,534	2,420	-1,023	-279
DCA11 Wellard East	4,110	1,468	3,318	1,229	-792	-239
DCA12 Wellard West	3,080	1,100	8,043	2,979	4,963	1,879
DCA 13 Bertram	8,036	2,870	6,564	2,431	-1,472	-439
Total	22,783	8,137	24,459	9,059	1,676	922

DCA 10 CASUARINA/ANKETELL SOUTH

- The CIP 2009 made provision for one Local Sports Ground (without a Pavilion) in DCA 10 and in line with the 2015 reclassification of Local Sporting Grounds, this sporting ground was reclassified to a Local Sporting Ground (with Facility B Building) in the CIP 2015.
- In DCA 10 the CIP 2009 also made provision for a District Sports Ground to serve the population of District B, with a then 2031 population projection of 22,783, which was revised up to 24,459 in 2015.
- During the review of the CIP 2015, concept plans were prepared to refine the site area required for this District Sports Ground, to include sports fields and netball, basketball and tennis courts and it was determined that a total site area of 18 hectares was required, 15 hectares for district level sports grounds and 3 hectares for district level hard courts. With the removal of District Sports Ground in District A, due to the significant reduction in the projected 2031 population, it was proposed that the District Sporting Ground in District B would serve both District B and A, with a combined 2031 population of 36,588.
- While efforts were made during the 2015 review to identify and secure this 18 hectare site within existing/future Local Structure Plans via the 10% Public Open Space provisions, this was not achievable. Alternative options of purchasing this site on the open market were also investigated and deemed financially prohibitive given the estimated purchase cost of \$11 million. Options to separate the land and cost components of the district level sports fields and the district level hard courts were also investigated and while achieving the 15 hectare sports field component remained unachievable, securing the 3 hectare site for the District Hard Courts was possible and hence included in the CIP 2015.
- With the loss of the district level sports fields, the CIP 2015 proposed to address this by increasing the provision of Local Sports Grounds via joint provision and use arrangements on school sites with the Department of Education. The additional Local Sports Ground in DCA 9 Wandii/Anketell referred to previously is a result of this.

DCA 11 WELLARD EAST

- The 2009 CIP required a Local Sports Ground (with Pavilion) and one Local Community Centre, both with a planning ratio of one per 5,000 people and a then estimated 2031 population of 4,110. However, due to land constraint issues, the 2015 review of the CIP revised the estimated 2031 population down to 3,381. Further, the site identified for the Local Sports Ground also had contamination issues and was not of an adequate size. Considering these factors, the CIP 2015 removed the requirement for the Local Sports Ground. With the reduced population and the close proximity of the District Community Centre for District B, to be provided in DCA 10 Casuarina/Anketell South, the 2009 requirement for a Local Community Centre in DCA 11 Wellard East was also removed from the CIP 2015.

DCA 12 WELLARD WEST

- In the 2009 CIP the estimated 2031 population of DCA 12 Wellard West was 3,080 and while this falls under the planning ratio of 1:5,000 for a Local Sports Ground and Local Community Centre, a Local Sports Ground (with Pavilion) was identified, given the pavilion building would have some capacity to cater for activities normally associated with a Local Community Centre.
- With the 2015 review of the CIP 2009 and the rezoning of Rural land to Urban/Urban Deferred, a significant increase of dwelling yields occurred and hence the 2031 population for DCA 12 Wellard West was revised upward to 8,043, an increase of 4,963. With a revised population of 8,043 this would require the provision of both a Local Community Centre and Local Sports Ground. However, the 2015 review found that there was no suitable land or site within the Wellard West Local Structure Plan for both facilities and hence the CIP 2015 determined that the next best option was a combined clubroom and community centre at the Local Sporting Ground to be provided adjacent to the Wellard Primary School site.

DCA 13 BERTRAM

- The 2009 CIP required a Local Sports Ground (without a Pavilion) and a Local Community Centre in DCA 13 with a then 2031 population of 8,036, revised down to 6,564 in the 2015 CIP review. While both of these community facilities have since been built,

in line with the 2015 review and reclassification of Local Sports Grounds (without a Pavilion) to either a Facility A or B building, this Local Sports Ground was reclassified to a Local Sports Ground (With Facility A Building) in the CIP 2015.

District C

District C	CIP 2009		CIP 2015		Change	
	Population	Dwellings	Population	Dwellings	Population	Dwellings
DCA14 Wellard Leda	13,521	4,829	11,436	4,183	-2,085	-646
DCA15 Medina/Orelia/Parmelia/Calista	22,728	8,117	20,564	8,640	-2,164	523
Total	36,249	12,946	32,000	12,823	-4,249	-123

DCA 14 WELLARD LEDA

- The 2009 CIP required two Local Community Centres and two Local Sports Grounds, one with a pavilion and the other without a pavilion based on the then 2031 population of 13,521 and the planning ratio of one per 5,000 people for both Local Sports Grounds and Local Community Centres.
- While at the time of the CIP 2009, the 2031 population forecast for DCA 14 Wellard Leda was 13,521, this was revised down to 11,436 in the CIP 2015 and the requirement for two Local Sports Grounds remained with the Local Sports Ground (with Pavilion) built by the time of the 2015 review of the CIP. However, it was apparent that the pavilion/clubroom was of an inadequate size to cater for existing sporting uses and clubs and hence, the CIP 2015 included an upgrade to the existing clubroom facilities to address this.
- With the review of the 2015 CIP reclassifying Local Sports Grounds, the second required Local Sports Ground was reclassified to a Local Sports Ground (with a Facility A Building).
- While the CIP 2009 required two Local Community Centres in DCA 14 Wellard Leda for the then 2031 population estimate of 13,521, by the time of the 2015 review one of these Local Community Centres (John Wellard Community Centre) had been built. Given this centre considerably exceeded the built area requirements for a Local Community Centre, the CIP 2015 removed the requirement for the second Local Community Centre on the basis that with the size and facilities available at the John Wellard Community Centre, this centre should be adequate to meet the needs of the 2015 revised 2031 population of 11,436 for DCA 14.

of one District Sport Ground per 25,000 and a then 2031 population projection of 36,249. However, further work undertaken as part of the 2015 review found that with more detailed planning and upgrades to Orelia Oval, this sports ground had the capacity to function as district level sports fields, but could not accommodate the other district level sporting facilities, such as hard courts and the associated facilities.

- With hard courts provided at various locations within District C and reaching the end of their economic life in the next 10 to 20 years, the CIP 2015 proposed that the required district level hard court facilities be provided via a redeveloped multipurpose shared facility at Medina Oval.
- With the Thomas Oval site being the designated Sub-Regional Sporting Ground to meet the regional sporting needs of the total population of the City of Kwinana, the CIP 2015 further highlighted that while Thomas Oval had the capacity to function as a Sub-Regional Sporting Ground, major improvements and upgrades to the existing clubrooms, buildings and facilities were required, including upgraded and new lighting across the site.

CIP 2015 Review - 2018

The review of the CIP 2015 was undertaken in 2018 and also involved a review of all existing Local Structure Plans, with a summary of the outcomes and amendments to the CIP 2015 provided below and reflected in the CIP 2018.

Community Infrastructure Hierarchy

While the 2015 CIP hierarchy for parks involved 'neighbourhood' and 'local' parks, with local parks being the larger of the two, the 2018 review resulted in a change to the parks hierarchy to reflect neighbourhood parks as the larger of the two, in line with the City of Kwinana's revised parks classifications. This has resulted in parks previously named in the CIP 2015 as Neighbourhood Parks being renamed as Local Parks, and Local Parks being renamed as Neighbourhood Parks.

DCA 15 MEDINA/ORELIA/PARMELIA/CALISTA

- The 2015 CIP resulted in a review of existing sporting grounds within DCA 15 Medina/Orelia/Parmelia/Calista, which included the district level sporting facilities that are required to meet the needs of the population of District C, as well as the subregional sporting facilities that are required to meet the needs of the whole LGA, all of which are located in DCA 15.
- The CIP 2009 identified Orelia Oval as the District Sporting Ground for District C with a planning ratio

Community Infrastructure Planning Standards

The 2018 review of the Community Infrastructure Planning Standards resulted in a simplification of the three classifications for Local Sports Grounds contained in the CIP 2015, being a Local Sports Ground (with Pavilion), a Local Sports Ground (with Facility A Building) and a Local Sports Ground (with Facility B Building). This occurred as a result of the detailed planning and consultation work undertaken in 2017 for the Facility A Building for Bertram Oval indicating that the scope of a Facility A Building did not adequately meet the needs of the sporting clubs using the oval. The larger 'Facility B Building' was subsequently provided for the Bertram Oval.

With this considered to also be a likely outcome for future Facility A Buildings, both Local Sports Grounds with Facility A and B Buildings were reclassified to a Local Sports Ground (with Small Facility Building) in the CIP 2018, components of the building being a kiosk/kitchenette, storage rooms, small meeting room, change space, public toilets and shaded veranda space. For Local Sports Grounds (with a Pavilion), the term pavilion was changed to 'clubroom' to reflect the more commonly used term.

The 2018 review of the Community Infrastructure Planning Standards also involved the development of Planning and Design Guidelines for each community infrastructure item. The aim of introducing these guidelines was to ensure appropriate land and site areas were allocated by developers within local structure plans, and to guide the more detailed site and building/facility requirements to ensure consistency with the hierarchy for community infrastructure provision across the City. The revised Community Infrastructure Planning Standards were provided in an appendix to CIP 2018.

With the increase in the site area required for Local Sports Ground in the CIP 2015, there had been feedback received from developers indicating that the area required was excessive. As a result of this, the required site area for sporting grounds and active open space allocated in the CIP 2015 was reviewed for the CIP 2018.

This review was based on the guidelines for active open space (playing fields) from the 2013 study undertaken by the Curtin University's Centre for Sport and Recreation and Department of Urban and Regional Planning on the planning and provision of Active Open Space (Playing Fields) in Perth and the Peel region. These guidelines indicated that 6.5m² of active open space (playing surface only) per resident was required, to be at least doubled to allow for supporting infrastructure.

Based on these guidelines and on the requirement of either 7.2 hectares for a Local Sports Ground (with Clubroom) or 4.6 hectares for a Local Sports Ground (with Small Facility Building) per 5,000 residents, there would be an undersupply of 9.8 hectares in sports fields in District B, or an under supply of 6.8 hectares if the provision of the 3.0 hectare site for the District Hard Courts was taken into account. Using the same guidelines, District A was assessed as having an oversupply of 3.1 hectares, taking this apparent oversupply into consideration, a deficit would still remain. Hence, this indicated that the requirement for either a 7.2 hectare site for a Local Sports Ground (with Clubroom) or a 4.6 hectare site for a Local Sports Ground

(with Small Facility Building) per 5,000 residents should not be regarded as excessive. This review of active open space is further detailed in Section 6.3.

The other change to the Community Infrastructure Planning Standards in the CIP 2015 related to the District Library to serve District A and B which was based on the then planning standards utilised by the State Library Service of 1:25 books per person and 34m² per 1,000 people and resulted in the proposed library requiring a built area of 1,790m². However, this planning standard was revised by the State Library Service to reflect the major changes that have occurred in the role and design of public libraries and resulted in a built area of 2,388m² being required for this District Library.

Timing of infrastructure items

The CIP 2015 revised the trigger point for provision from 50% of the estimated 2031 population, to 75% to enable the City to collect a greater proportion of the funds from developers for community infrastructure items, and to reduce loan requirements. This change was effective to some extent, however, an unqualified trigger point of this nature was still considered to be problematic given that, for example, all local level infrastructure items in a DCA would be required in the same year, as would all district level infrastructure items. While the 75% trigger point allowed the City to collect a greater proportion of funds from developers, the staff resources required to simultaneously plan, construct and achieve the operation of a large number of facilities at the same time could also prove to be beyond the City's staff resources.

To address this, the 2018 review involved the development of a more complex set of criteria to determine the timing for planning and providing community infrastructure items. The criteria takes into account a number of factors beyond a population point, such as the proximity and capacity of any existing facilities. This resulted in revised timing for the planning and provision of infrastructure, which became more evenly distributed across the years and was also integrated with the City's Long Term Financial Plan.

Community Profile

While the CIP 2009 was based on the 2006 ABS Census and the CIP 2015 on the 2011 ABS Census, with 2016 ABS Census results becoming available in 2017, the CIP 2018 community profile was updated based on the 2016 ABS Census results. The data and analysis was also considerably expanded to include the 2006, 2011 and 2016 ABS Censuses, as well as suburb level data to give a more in-depth understanding of the City of Kwinana's community profile and how the population had changed over a ten year period. In addition, the 2018 review identified the implications for community infrastructure provision for each demographic characteristic.

Besides the most significant change from the 2006 and 2016 Census being an increase in the City of Kwinana's population from 23,207 to 38,906, there had been a major shift in the proportion of residents living in the older and newer suburbs. For example, in 2006 the population in the older suburbs accounted for 71% of the City's population, reducing to 48% in 2016, with the proportion of residents in the newer suburbs increasing from 29% in 2006 to 52% in 2016. The other significant changes from 2006 to 2016 are highlighted below.

- The number of people in the younger age groups increased considerably, effectively reflecting the younger age profile of the newer suburbs, with the more established suburbs generally having an older age profile.
- There had been a significant decrease in the proportion of people of English and Australian ancestry and a considerable increase in the proportion of people of Filipino, Indian and Chinese ancestry, particularly in the newer suburbs.
- The unemployment rate across the City of Kwinana had increased considerably from 5.8% in 2006 to 10.8% in 2016, particularly since 2011, and was well above the unemployment rate of 7.8% for Western Australia (total) at the time. The only suburbs with a lower unemployment rate than Western Australia (total) were Wandi, Mandogalup, Anketell, and Casuarina.
- The level of educational attainment had increased considerably with the proportion of residents with a Bachelor or Higher Degree increasing from 5.0% in 2006 to 14.3% in 2016, with the newer suburbs generally having higher levels of education. However, almost all suburbs had lower levels of educational attainment compared to Western Australia (total).
- The proportion of 'Technicians and Trades Workers', 'Labourers' and 'Machinery Operators and Drivers' had decreased but still remained much higher than Western Australia (total). While the number of 'Professionals' and 'Managers' had increased, compared to Western Australia (total) the proportion of residents in these occupations remained much lower than for Western Australia (total).
- The proportion of households with higher incomes had increased by 5.5% since 2006, while the proportion of households with low incomes had decreased by 6.2%. However, in comparison with Western Australia (total), the City of Kwinana still had a much higher proportion of lower income households, particularly in the older suburbs.

Review of Dwelling Yields

Using forecast.id data and after consultation with developers, a review of dwelling yields was undertaken in late 2016 by the City of Kwinana. The review considered the proposed future timing of new land releases and changes in planning decisions made by the WAPC. This resulted in revised population projections for each DCA for the CIP 2018, shown in the following tables for District A, B and C, together with the changes in community infrastructure requirements resulting from the 2018 review.

District A

District A	CIP 2015		CIP 2018		Change	
	Population	Dwellings	Population	Dwellings	Population	Dwellings
DCA8 Mandogalup	3,780	1,400	5,265	1,950	1,485	550
DCA9 Wandi/Anketell North	8,349	3,093	8,527	3,158	178	65
Total	12,129	4,493	13,792	5,108	1,663	615

DCA 8 MANDOGALUP

- The CIP 2015 made provision for one Local Community Centre and one Local Sporting Ground and while the revised dwelling yields undertaken as part of the 2018 review resulted in the population of DCA 8 Mandogalup being revised upward from 3,780 to 5,265, this was not sufficient to warrant any additional community infrastructure.
- With the 2018 review of the CIP 2015 resulting in an amendment to the CIP 2015 Community Infrastructure Planning Standards with respect to the classification of Local Sporting Grounds, the Local Sporting Ground for DCA 8 was reclassified accordingly to a Local Sports Grounds (with Small Facility Building) in the CIP 2018.

DCA 9 WANDI/ANKETELL NORTH

- The CIP 2015 made provision for one Local Community Centre (Large Scale), one Local Sporting Ground (with Pavilion), one Local Sporting Ground (with Facility Building A) and one Local Sporting Ground (with Facility Building B). Given the 2018 revised population projections indicated a minor increase in DCA 9 of 178 people, there were no changes to these requirements in the CIP 2018, other than the reclassification of both the Local Sporting Grounds with a Facility Building A and B to Local Sporting Grounds (with Small Facility Building) and the one Local Sporting Ground (with Pavilion) to a Local Sporting Ground (with Clubroom).
- The CIP 2015 also made provision for a District Youth Centre to be located in DCA 9 to serve District A with a then population projection of 12,129 and while the 2018 review revised the population forecast for District A upward to 13,792, the provision of one District Youth Centre remained sufficient.
- The CIP 2015 also made provision for a District Library and District Recreation Centre to be located in DCA 9 to serve both District A and B. While the combined population projection for District A and B was been revised up from 36,588 in the CIP 2015 to 39,501, there was no change to this requirement in the CIP 2018.

District B

District B	CIP 2015		CIP 2018		Change	
	Population	Dwellings	Population	Dwellings	Population	Dwellings
DCA10 Casuarina/Anketell South	6,534	2,420	7,530	2,420	996	0
DCA11 Wellard East	3,318	1,229	3,372	1,249	54	20
DCA12 Wellard West	8,043	2,979	8,354	3,094	311	115
DCA 13 Bertram	6,564	2,431	6,453	2,390	-111	-41
Total	24,459	9,059	25,709	9,153	1,250	94

DCA 10 CASUARINA/ANKETELL SOUTH

- The CIP 2015 made provision for one Local Community Centre and one Local Sporting Ground (with Facility B Building) and while the 2018 review resulted in the population projections for DCA 10 being revised up from 6,534 to 7,530, this did not change these requirements, other than the reclassification of the Local Sporting Ground (with Facility B Building) to a Local Sports Ground (with Small Facility Building).
- However, with the removal of the District Sporting Ground in the CIP 2015 which was located in DCA 10 to serve both District B and A and the strategy contained in the CIP 2015 to seek to address this gap by increasing the provision of Local Sporting Grounds via joint provision and use arrangements at schools with the Department of Education, one additional Local Sports Ground (with Clubroom) was included in the CIP 2018 to be provided at the proposed High School site in DCA 10. The need for this additional Local Sports Ground was further demonstrated by the undersupply of sporting grounds for District B identified in the 2018 review.
- The CIP 2015 requirement for a District Recreation Centre and District Hard Courts to be located in DCA 10 to serve both District A and B remained unchanged, as was the need for the District Community Centre and District Youth Centre to be located in DCA 10 to serve District B.

DCA 11 WELLARD EAST

- With only a marginal increase in the 2031 population projections for DCA 11 from 3,318 in CIP 2015 to 3,372 in 2018 and with the land constraint issues persisting, there was no change in infrastructure requirements for DCA 11 in CIP 2018.

DCA 12 WELLARD WEST

- The CIP 2015 made provision for a Local Sports Ground with a combined clubroom/community centre and with only a small increase in the 2018 revised population projections of 311 people, no further community infrastructure items were required in the CIP 2018.

DCA 13 BERTRAM

- The CIP 2015 required one Local Community Centre and one Local Sporting Ground (with Facility A Building) in DCA 13 with a then 2031 population estimate of 6,564, revised down to 6,453 in the 2018 review. With the Local Community Centre and Local Sports Ground component already provided, and taking into account the revised 2018 population projections, there was no change to these requirements, other than reclassifying the Local Sporting Ground to a Local Sporting Ground (with Small Facility Building).

District C

District C	CIP 2015		CIP 2018		Change	
	Population	Dwellings	Population	Dwellings	Population	Dwellings
DCA14 Wellard Leda	11,436	4,183	12,558	4,651	1,122	468
DCA15 Medina/Orelia/Parmelia/Calista	20,564	8,640	22,442	9,351	1,878	711
Total	32,000	12,823	35,000	14,002	3,000	1,179

DCA 14 WELLARD LEDA

- The CIP 2015 made provision for one Local Community Centre (Large Scale), one Local Sports Ground (with Pavilion) which have already been built and one Local Sports Ground (with Facility A Building). While the 2018 population projections for 2031 were revised upward from 11,436 to 12,558, this was not sufficient to warrant any additional community infrastructure in this DCA.
- In line with the reclassification of facility buildings on Local Sporting Grounds, the Local Sporting Ground (with Facility A Building) was amended in the CIP 2018 to a Local Sports Ground (with Small Facility Building).

DCA 15 MEDINA/ORELIA/PARMELIA/CALISTA

- With the 2031 population projections for DCA 15 revised up from 20,564 in the CIP 2015 to 22,442 in 2018 review, this was not sufficient to require any further community infrastructure in this DCA.
- All district level community infrastructure items for District C are located in DCA 15 and while the CIP 2015 population projections for District C were revised upward from 32,000 to 35,000, this did not justify any further district level infrastructure.

CIP 2018 Review – 2021

Driven by a number of factors including the impact of CIP 2018 on the City's Long Term Financial Plan, the review that was undertaken of State Planning Policy 3.6 resulting in a maximum \$5,000 developer contribution levy per dwelling amongst other changes, as well as the direction from the Minister for Planning to the City to modify Local Planning Scheme No. 2 Amendment 145, as follows:

- "The City of Kwinana is required to review its Community Infrastructure Plan and Cost Apportionment Schedule with particular focus on the cost and scope of individual infrastructure items, having regard to the principles of State Planning Policy 3.6. The Community Infrastructure Plan shall provide definitions and scope for each item proposed and details of these are to be included within the scheme text.*
- Further to point a. above, the City shall ensure that the cost contribution for DCA's 8, 9, 10, 12, 13 and 14 are reviewed and aligned with SPP3.6 (policy gazetted 30 April 2021).*
- The City is to provide additional rationale for the inclusion of the new sub-regional item: Thomas Oval / Kelly Park extension/upgrade or consider its removal if it is unable to be justified against SPP 3.6.*
- The City is to remove the public art (1%) component contained within individual infrastructure items and review the contingencies/overheads for each infrastructure item.*

e. Administration costs are to be consistent with SPP3.6 (based on estimated hours of work rather than as a percentage).

f. Clarity and transparency of information presented in the cost schedules. The City is to provide a complete Cost Apportionment Schedule and should explicitly state the dollar contribution liable to each precinct."

a review of CIP 2018 has been undertaken, taking into consideration the principles underpinning the revised State Planning Policy 3.6.

The starting point of the review of CIP 2018 was a review of the Community Infrastructure Planning Standards underpinning the provision schedule, and a review of population projections as per forecast.id estimates for the City of Kwinana.

State Planning Policy 3.6 now explicitly states that developer contributions are to be used for the provision of local and district level community infrastructure and provides for population catchments as follows:

Local/ Neighbourhood	5,000 – 15,000 residents
District	25,000 – 75,000 residents
Regional	75,000 + residents.

Accordingly for CIP 2021 the Community Infrastructure Planning Standards have been amended to reflect the above population catchments, resulting in the following provision ratio changes:

Provision Ratio	CIP 2018	CIP 2021
Multifunctional Branch Library	1:35,000	1:25,000 – 75,000
Local Community Centre	1:5,000	1:7,500 – 15,000
District Community Centre	1:25,000	1:25,000 – 75,000
District Youth Centre	1:25,000	1:25,000 – 75,000
Indoor Rec Centre – Dry	1:25,000	1:25,000 – 75,000
Local Sports Pavilion	1:5,000	1:7,500 – 15,000
District Sports Pavilion	1:25,000	1:25,000 – 75,000
District Hard Courts	1:25,000	1:25,000 – 75,000

In addition, terminology has been reviewed to ensure the nature of each facility is reflective of the facilities provided. These changes include:

2018	2021	Justification
Small Community Facility	Changeroom	The small facility definition has always been a changeroom, kiosk and verandah area. The name community facility creates an expectation by the public that this will include meeting spaces. The change manages community expectation.
Sports Pavilion	Community Facility	The name change demonstrates the multi-purpose functionality of the facility.

This has resulted in the following changes to the provision of community infrastructure:

DCA 8 MANDOGALUP

CIP 2018	CIP 2021
1 x Local Community Centre	Delete
1 x Local Sporting Ground with Small Facility Building, shared use with Primary School	1 x Local Sporting Ground with Changeroom, shared use with Primary School

DCA 9 WANDI/ANKETELL NORTH

CIP 2018	CIP 2021
1 x Local Community Centre large scale	Delete
1 x Local Sporting Ground with Clubroom, shared use with Primary School	1 x Local Sporting Ground with Community Facility, shared use with Primary School
1 x Local Sporting Ground with Small Facility Building, shared use with Primary School	1 x Local Sporting Ground with Changeroom, shared use with Primary School
1 x Local Sporting Ground with Small Facility Building, shared use with High School	1 x Local Sporting Ground with No Facility Building, shared use with High School
1 x District A Library	1 x District Multi-purpose Community Facility

DCA 10 CASUARINA/ANKETELL SOUTH

CIP 2018	CIP 2021
1 x Local Community Centre	Delete
1 x Local Sporting Ground with Small Facility Building, joint use with Primary School	1 x Local Sporting Ground with No Facility Building, joint use with Primary School
1 x District Sporting Ground with Clubrooms, shared use with High School	1 x Local Sporting Ground with large community facility, shared use with High School
1 x District B Community Centre	Delete
1 x District B Youth Centre	Delete

DCA 11 WELLARD EAST

CIP 2018	CIP 2021
No community infrastructure	No community infrastructure

DCA 12 WELLARD WEST

CIP 2018	CIP 2021
1 x Local Sporting Ground with combined Clubrooms/Community Centre	1 x Local Sporting Ground with combined multi-purpose Community Facility.

DCA 13 BERTRAM

CIP 2018	CIP 2021
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1 x Local Community Centre (existing)	1 x Local Community Centre (existing)
1 x Local Sporting Ground with Small Facility Building (existing), shared with Primary School	1 x Local Sporting Ground with changeroom (existing), shared with Primary School

DISTRICT A AND B SHARED

CIP 2018	CIP 2021
District A and B Shared	Delete
1 x Local Sporting Ground with Small Facility Building, joint use with Primary School	1 x Local Sporting Ground with No Facility Building, joint use with Primary School
1 x District Sporting Ground with Clubrooms, shared use with High School	1 x Local Sporting Ground with large community facility, shared use with High School

DCA 14 WELLARD/LEDA

CIP 2018	CIP 2021
1 x Local Community Centre large scale (existing)	1 x Local Community Centre large scale (existing)
1 x Local Sporting Ground with Clubrooms (existing)	1 x Local Sporting Ground with Clubrooms (existing)
1 x Local Sporting Ground with Small Facility Building, shared with Primary School	1 x Local Sporting Ground with Small Facility Building, shared with Primary School

DCA 15 MEDINA/ORELIA/CALISTA/PARMELIA/KWINANA TOWN CENTRE

CIP 2018	CIP 2021
2 x Local Community Centres (Frank Konecny Community Centre & Medina Hall, existing)	2 x Local Community Centres (Frank Konecny Community Centre & Medina Hall, existing)
3 x Local Sporting Grounds with various amenity buildings (existing)	3 x Local Sporting Grounds with various amenity buildings (existing)
Medina Oval redevelopment	Medina Oval redevelopment

DISTRICT C

CIP 2018	CIP 2021
1 x District Youth Centre (existing)	1 x District Youth Centre (existing)
District Sporting Grounds (existing, Orelia Oval, Thomas/Kelly Oval)	District Sporting Grounds (existing, Orelia Oval, Thomas/Kelly Oval)
District Hardcourts at various locations	District Hardcourts at various locations

WHOLE OF LGA FACILITIES

CIP 2018	CIP 2021
Destination Park - Kwinana Adventure Park & Edge Skate Park	Destination Park - Kwinana Adventure Park & Edge Skate Park
Destination Foreshore Park - Wells Park Kwinana Beach	Destination Foreshore Park - Wells Park Kwinana Beach
Darius Wells Library and Community Resource Centre	Darius Wells Library and Community Resource Centre
Recquatic - Upgrade	Recquatic - Upgrade
Koorliny Art Centre - Upgrade	Koorliny Art Centre - Upgrade
Kwinana Loop Trail - Upgrade and extend	Kwinana Loop Trail - Upgrade and extend
Works Depot	Works Depot
Animal Care Facility	Animal Care Facility
Civic Administration Centre	Civic Administration Centre

Additionally, the document has been updated, the community profile and trend analysis has been altered with the deletion of demographic trend data that will be updated with the results of the 2021 Census data in due course and inclusion of leisure and recreation trend commentary.

Appendix 2:

Community Infrastructure Planning Standards

	Purpose and function
Parks	
Local Park	Local Parks provide the opportunity for recreation, relaxation and social interaction for the immediate surrounding local area and assist in preserving local biodiversity and in retaining/creating the open space network.
Neighbourhood Park	<p>Neighbourhood Parks provide a well designed play space with equipment and natural play opportunities that provide both active and passive opportunities to assist children and young people develop their physical, cognitive and social skills.</p> <p>Neighbourhood Parks provide the opportunity for recreation, relaxation and a focal point for community interaction for all age groups and may provide for off-leash dog exercise and socialisation.</p> <p>Neighbourhood Parks provide the opportunity for residents to connect with nature and assist in preserving local biodiversity and in retaining/creating the open space network.</p>
Destination Park	<p>A Destination Park is a multifaceted, large scale park with major attractions that provide unique opportunities for play, adventure, physical activity, passive recreation, enjoyment and relaxation for all age groups and abilities.</p> <p>A Destination Park has the capacity in scale and features to serve all Districts and also provides a venue for major community and cultural events.</p>
Destination Foreshore Park	<p>A Destination Foreshore Park provides the infrastructure for supporting the use of the beach, swimming and other water activities, such as canoeing and fishing.</p> <p>A Destination Foreshore Park provides the opportunity for play, adventure, physical activity, passive recreation, enjoyment and relaxation for all age groups and abilities.</p> <p>A Destination Foreshore Park has the capacity in scale and features to serve all Districts and also provides a venue for major community and cultural events.</p>

Planning and design guidelines	Ratio	Site area
<ul style="list-style-type: none"> • Within 400 metre walkable catchment/5 minute walk of most dwellings. • Minimum of 75% of park perimeter to have street frontage. • Minimum depth of 20 metres with minimum flat turfed area of 1,000m² to facilitate 'kick and play'. • Basic level of play equipment such as swing set, slide, and monkey bars, with playspaces catering for all age groups provided on Neighbourhood Parks. • Shaded bench seating. • Natural shaded areas by retaining existing trees/planting new trees. • Quiet space with shade and bench seating. • Security lighting where park forms pedestrian access way. • Pathways onto park and linking components. • Passive surveillance across the site. • Connected to footpath/cycle network. 	1:1,200	0.5 ha
<ul style="list-style-type: none"> • Within a 800 metre walkable catchment/10 minute walk of most dwellings • Minimum of 75% of park perimeter to have street frontage. • Minimum depth of 50 metres with minimum flat turfed area of 2,000m² to facilitate 'kick and play' and fitness classes. • Shaded playspace capable of catering for: <ul style="list-style-type: none"> ▪ 0-3 yr olds ▪ 3-5 yr olds ▪ 5-7 yr olds ▪ 8-12 yr olds ▪ 12+ year olds • Shaded bench seating with view to playspace. • Natural shaded areas by retaining existing trees/planting new trees. • Artificial shade provided over playspace until new trees grow. • Quiet space with natural shade and bench seating. • Picnic table/seating, BBQ, drinking fountain. • Passive surveillance and lighting across the site. • Car bays (5-10) • Pathways onto park and linking components. • Passive surveillance across the site. • Connected to footpath/cycle network. 	1:2500	1.0ha
<ul style="list-style-type: none"> • Within a 10km radius of most dwellings. • Contains a number of major elements such as an adventure playground and skatepark, with a collection of smaller elements throughout the park, including high energy active and passive play spaces, including water, sensory, nature elements and spaces for quite relaxation and reflection. • Shaded seating with view to all playspaces and park aspects. • Shaded courtyard space with kitchenette, BBQs and seating for parties and gatherings. • Flat turfed area of minimum 1.0 hectare to facilitate 'kick and play', casual sports and fitness classes. • Toilets and changerooms/showers. • Natural shaded areas by retaining existing trees/planting new trees. • Artificial shade provided where required. • Quiet spaces with shade and seating. • Picnic tables/seating/shade shelters, BBQs, drinking fountains. • Walking/running/cycle pathway around the perimeter of the site and may including fitness/gym equipment/stations. • Spaces and support infrastructure for major events. • Car bays (150) • Pathways onto park and linking components. • Passive surveillance and lighting across the site. • Connected to footpath/cycle and public transport network. 	1:75,000+	5.0 ha
<ul style="list-style-type: none"> • Accessible and safe beach area. • Contains a number of major elements such as a playspace/playground, high energy active spaces and passive spaces for quite relaxation and reflection. • Shaded seating with view to all park aspects and the beach/ocean. • Shaded courtyard space and BBQs. • Flat turfed area of minimum 1.0 hectare to facilitate 'kick and play', casual sports and fitness classes. • Toilets and changerooms/showers. • Natural shaded areas by retaining existing trees/planting new trees. • Artificial shade provided where required. • Quiet spaces with shade and seating. • Picnic tables/seating/shade shelters, BBQs, drinking fountains. • Walking/running/cycle pathway around the perimeter of the site and may include fitness/gym equipment/stations. • Spaces and support infrastructure for major events. • Car bays (150). • Pathways onto park and linking components. • Passive surveillance and lighting across the site. • Connected to footpath/cycle and public transport network. 	1:75,000+	5.0 ha

	Purpose and function
Sporting grounds	
Local Sporting Ground with No Facility Building	<p>A Local Sports Ground with No Facility Building provides a multipurpose sports field that has the capacity to cater for a range of changing sporting codes over time, typically smaller clubs and mostly junior sports, with some senior sports training.</p> <p>A Local Sports Ground must also have the capacity to cater for passive recreation opportunities and informal opportunities for physical activity and fitness, while the ground is being used for organised sports.</p>
Local Sporting Ground with Changeroom	<p>A Local Sports Ground with a Changeroom provides a multipurpose sports field that has the capacity to cater for a range of changing sporting codes over time, typically smaller clubs, junior sports and senior sports training grounds.</p> <p>A Local Sports Ground must also have the capacity to cater for passive recreation opportunities and informal opportunities for physical activity and fitness, while the ground is being used for organised sports.</p> <p>The purpose and function of the Changeroom is to support organised sports, passive recreation and informal physical activity.</p>
Local Sporting Ground with Community Facility	<p>A Local Sports Ground with a Community Facility provides a multipurpose sports field that has the capacity to cater for a range of changing sporting codes over time, typically larger clubs and senior sporting clubs</p> <p>A Local Sports Ground must also have the capacity to cater for passive recreation opportunities and informal opportunities for physical activity and fitness, while the ground is being used for organised sports.</p> <p>The purpose and function of the Community Facility is to support junior and senior organised sports, passive recreation and informal physical activity.</p>
District Sporting Ground with Community Facility	<p>A District Sports Ground and Community Facility provides multipurpose sports fields that have the capacity to cater for different sports simultaneously and typically cater for large clubs and higher competition levels where a number of sports pitches are required</p> <p>A District Sports Ground must also have the capacity to cater for passive recreation opportunities and informal opportunities for physical activity and fitness, while the ground is being used for organised sports.</p> <p>The purpose and function of the Community Facility is to support a number of sporting codes and uses at the same time, as well as passive recreation and informal physical activity.</p>

Planning and design guidelines	Ratio	Site area
<ul style="list-style-type: none"> • Within 2km catchment from most dwellings. • Minimum sports field component of 4.2 hectares (200m x 210m). • Minimum of 75% perimeter to have street frontage.. • Walking/running/cycle pathways around the perimeter of the site. • Picnic table/seating/shade shelter, BBQ, drinking fountain, fitness/gym stations. • Playspace to be included. • Passive surveillance and lighting across the site. • Car bays (30) • Pathways onto sports ground and linking components. • Connected to footpath/cycle and public transport network. 	1:7,500 - 15,000	4.6ha
<ul style="list-style-type: none"> • Within 2km catchment from most dwellings. • Minimum sports field component of 4.2 hectares (200m x 210m). • Training level lighting to sports field. • Minimum of 75% perimeter to have street frontage. • Changeroom building required in the order of 180m² to include: <ul style="list-style-type: none"> ▪ Change area (2) ▪ Small meeting space ▪ Kiosk/kitchenette ▪ Public toilets ▪ Storage space ▪ Veranda/spectator shaded area. • Walking/running/cycle pathways around the perimeter of the site. • Picnic table/seating/shade shelter, BBQ, drinking fountain, fitness/gym stations. • Playspace to be included. • Passive surveillance and lighting across the site. • Car bays (30) • Pathways onto sports ground and linking components. • Connected to footpath/cycle and public transport network. 	1: 7,500 - 15,000	4.6ha
<ul style="list-style-type: none"> • Within 2km catchment from most dwellings. • Population 7,500+ must include sports ground with clubroom building. • Minimum site dimension of 275m x 265m. • Minimum sports field component of 4.2 hectares (200m x 210m). • Training level lighting to sports field. • Minimum of 75% perimeter to have street frontage. • Community Facility building required in the order of 650m².to include: <ul style="list-style-type: none"> ▪ Changerooms/showers (2) ▪ Umpires changeroom ▪ Large multipurpose/ function space, bar and meeting room ▪ First aid room ▪ Commercial level kitchen with kiosk ▪ General storage space and sports equipment storage ▪ Internal toilets and public toilets ▪ Veranda/spectator shaded space. • Walking/running/cycle pathways around the perimeter of the site. • Picnic table/seating/shade shelter, BBQ, drinking fountain, fitness/gym stations. • Playspace to be included. • Passive surveillance and lighting across the site. • Car bays (60), capacity for overflow parking on the site • Pathways onto sports ground and linking components. • Connected to footpath/cycle and public transport network. 	1:7,500 - 15,000	7.2ha
<ul style="list-style-type: none"> • Within a 4km catchment of most dwellings. • Minimum of 75% perimeter to have street frontage. • Minimum sports field component of 4.2 hectares (200m x 210m) x 2 • Training level lighting to sports field. • Community facility building required in the order of 1,000m².to include: <ul style="list-style-type: none"> ▪ Changerooms/showers (4) ▪ Commercial level kitchen with kiosk ▪ General storage space and sports equipment storage ▪ Large multipurpose/ function space, ▪ Umpires changeroom ▪ Internal toilets and public toilets ▪ Meeting rooms and office spaces ▪ First aid room ▪ Veranda/spectator shaded space. • Walking/running/cycle pathways around the perimeter of the site. • Picnic table/seating/shade shelters, BBQs, drinking fountain, fitness/gym stations. • Playspaces to be included. • Natural shaded areas by retaining existing trees/planting new trees. • Artificial shade provided over playspace until new trees grow. • Passive surveillance and lighting across the site. • Car bays (120), capacity for overflow parking on the site. • Pathways onto sports ground and linking components. • Connected to footpath/cycle and public transport network. 	1:25,000 – 75,000	15.0 ha

	Purpose and function
District Hard Courts and Clubroom	<p>District Hard Courts and Clubroom provides a range of hardcourts to cater for tennis, netball and basketball at a competitive and social level for juniors and seniors and serves the needs of a number of local/neighbourhood areas.</p> <p>District Hard Courts must cater for public access and use.</p> <p>The purpose and function of the Clubroom is to support junior and senior organised sports, passive recreation and informal physical activity.</p>
Whole of LGA Sporting Ground	<p>A Whole of LGA Sports Ground is a large scale sporting ground with a number of precincts that cater for a wide range of sports and accommodates a high standard of sport for the respective codes played in the LGA catchment and accommodates 'A' grade teams/clubs, league and pennant level sport.</p> <p>A Whole of LGA Sports Ground must also have the capacity to cater for informal physical activity and passive recreation opportunities, while the ground is being used for organised sports.</p> <p>The purpose and function of the Clubroom(s) is to support a number of sporting codes and uses at the same time, as well as passive recreation and informal physical activity.</p> <p>Whole of LGA Sporting Grounds can also serve as a venue for large community, cultural or entertainment and exhibition events.</p>
Recreation and aquatic centres	
District Recreation Centre	<p>A District Recreation Centre provide a multipurpose indoor space for a wide variety of competitive and social sports including basketball, netball, volleyball, badminton, indoor soccer, hockey and bowls.</p> <p>A District Recreation Centre also caters for a range of fitness, health and recreational activities and can also provide space for community and cultural events.</p> <p>A Recreation Centre can also provide outreach services and programs at other community facilities</p>
Whole of LGA Recreation and Aquatic Centre - Recquatic	<p>A Whole of LGA Recreation and Aquatic Centre is a multipurpose recreation, sporting and leisure facility. It provides a multipurpose active and passive recreation and aquatic facility.</p> <p>The Recreation Centre component provides a multipurpose indoor space for a wide variety of competitive and social sports including basketball, netball, indoor soccer and volleyball.</p>

Planning and design guidelines	Ratio	Site area
<ul style="list-style-type: none"> • Within a 4km catchment of most dwellings. • Minimum of 75% perimeter to have street frontage. • 10 netball/basketball courts. • 10 tennis courts. • Clubroom building required in the order of 650 m², to include: <ul style="list-style-type: none"> ▪ Changerooms/showers (4) ▪ Large multipurpose/function space, bar and meeting room ▪ Commercial level kitchen with kiosk ▪ Umpires changeroom ▪ First aid room ▪ General storage space and sports equipment storage ▪ Internal toilets and public toilets ▪ Veranda/spectator shaded space • Walking/running/cycle pathways around the perimeter of the site. • Picnic table/seating/shade shelter, BBQ, drinking fountain • Playspace to be included. • Passive surveillance and lighting across the site. • Car bays (120), capacity for overflow parking on the site. • Pathways onto site and linking components. • Connected by footpath/cycle and public transport network. 	1:25,000 – 75,000	3.0 ha
<ul style="list-style-type: none"> • Within a 110km catchment of most dwellings. • Minimum of 75% perimeter to have street frontage. • Minimum sports field component of 4.2 hectares (200m x 210m) x 4 • Training level lighting to sports fields, at a minimum. • Main Clubroom building required in the order of 1,000m².to include: <ul style="list-style-type: none"> ▪ Changerooms/showers (4) ▪ Large multipurpose/function space, bar ▪ Meeting rooms and office spaces ▪ Commercial level kitchen with kiosk ▪ Gym room ▪ Umpires changeroom ▪ First aid room ▪ General storage space and sports equipment storage ▪ Internal toilets and public toilets • Two minor combined clubrooms and change rooms. • Veranda/spectator shaded spaces. • Walking/running/cycle pathways around the perimeter of the site. • Picnic table/seating/shade shelter, BBQs, drinking fountain, fitness/gym stations. • Playspaces to be included. • 350 – 400 car bays • May include tennis, netball or lawn bowls. • Passive surveillance and lighting across the site. • Connected by footpath/cycle and public transport network. 	1:75,000+	22.0ha
<ul style="list-style-type: none"> • Within a 4km catchment of most dwellings. • Minimum building size of 5,000m² to include: <ul style="list-style-type: none"> ▪ 4 multi marked indoor courts ▪ Fully Equipped Gymnasium ▪ Group Fitness and Training Room ▪ Changerooms ▪ Function/meeting rooms ▪ Crèche ▪ Café, lounge area ▪ Office accommodation • 160 car bays • Connected by footpath/cycle and public transport network. 	1:25,000 – 75,000	1.6ha
<ul style="list-style-type: none"> • Already constructed. 	1:75,000+	

Purpose and function	
Multi-purpose community facilities and spaces	
Local Community Centre	<p>A Local Community Centre provides a multipurpose community hub that provides social, recreational, cultural and learning activities, programs and services focused on developing the capacity of individuals, families and collective needs of the immediate local/ neighbourhood area.</p> <p>A Local Community Centre caters for all age groups and provides the opportunity to bring the local community together, build relationships, local identity and community spirit.</p>
Local Community Facility –Large Scale	<p>Local Community Facility– Large Scale provides a multipurpose community hub that provides social, recreational, cultural and learning activities, programs and services focused on developing the capacity of individuals, families and collective needs of the immediate local/neighbourhood area.</p> <p>A Local Community Facility – Large Scale caters for all age groups and provides the opportunity to bring the local community together, build relationships, local identity and community spirit.</p> <p>A Local Community Facility – Large Scale can be considered where the population exceeds 15,000 but is not expected to reach 25,000.</p>
District Multi-purpose Community Facility	<p>A District Multi-purpose Community Facility provides a multipurpose community hub that provides for the higher order social, recreational and cultural activities, programs and services. It is also a facility for learning, knowledge and access to information and ideas, it provides public access to information and communication technology and serves a number of surrounding local areas.</p> <p>A District Multi-purpose Community Facility also provides the base for the delivery of district level community services such as child health centres and office space for community/ government organisations.</p> <p>A District Multi-purpose Community Facility can also provide outreach services and programs at other community facilities.</p>
Whole of LGA Library and Multi-Purpose Community Facility	<p>A Whole of LGA Library and Multi-Purpose Community Facility is a major community facility with an integrated range of components that forms a community hub, accommodating a wide range of services and programs.</p> <p>A Whole of LGA Library and Multi-Purpose Community Facility encompasses a regional library, multi-purpose community facility which includes meeting rooms, training/seminar rooms, large function space, kitchen, specialist activity areas and office space for community service organisations and government agencies.</p> <p>A Whole of LGA Library and Multi-purpose Community Facility caters for the broad range of universal services and may also accommodate targeted or specialist services and programs and provide outreach services or programs to District Multi-purpose Community Facilities.</p>
Whole of LGA Arts and Cultural Centre	<p>A Whole of LGA Arts and Cultural Centre is a multipurpose large scale community facility with the capacity to cater for all forms of the performing arts and serve the needs of all Districts within the LGA.</p> <p>A performing arts and cultural centre also provides rehearsal and teaching space and can accommodate a wide range of arts, cultural activities and community events</p>

Planning and design guidelines	Ratio	Site area
<ul style="list-style-type: none"> • Within 2km catchment from most dwellings. • Minimum site area of 0.5 hectares • Building size required of 650m² to include: • Main hall/function area (min 100 persons) <ul style="list-style-type: none"> ▪ Activity rooms (wet and dry) ▪ Meeting rooms, office space ▪ Crèche ▪ Commercial level kitchen ▪ Storage spaces • Courtyard • Connected playspace. • Minimum of 60 car bays. • Passive surveillance across the site. • Connected by footpath/cycle and public transport network. 	1:7,500 - 15,000	0.5 ha
<ul style="list-style-type: none"> • Already constructed. 	1: 15,000 – 25,000	0.7 ha
<ul style="list-style-type: none"> • Within 4km catchment of most dwellings. • Minimum site area of 1.0 hectare. • Building size required of 1,200m² – 2,000m² to include: <ul style="list-style-type: none"> ▪ Main hall/function area (min 250 persons) ▪ Stage, change/dressing rooms ▪ Activity rooms (wet and dry) ▪ Meeting rooms ▪ Office spaces for services ▪ Training rooms ▪ Digital hub ▪ Crèche ▪ Café and lounge area ▪ Commercial level kitchen ▪ Storage spaces ▪ Child Health Centre ▪ Courtyard and BBQ area • Connected playspace. • Minimum of 150 car bays. • Passive surveillance across the site. • Connected by footpath/cycle and public transport network 	1: 25,000 – 75,000	1.0ha
<ul style="list-style-type: none"> • Already constructed 	1:75,000+	
<ul style="list-style-type: none"> • Already constructed. 	1:75,000+	

Appendix 3:

Community Infrastructure Capital Expenditure Schedule

District	DCA	Infrastructure Item	2020	2021	2022	2023	2024	
A	8 Mandogalup	Local Sporting Ground with Changeroom						
A	9 Wandi-Anketell	Local Sporting Ground with Community Facility			\$3,618,075			
A	9 Wandi-Anketell North	Local Sporting Ground with Changeroom						
A	9 Anketell North	Local Sporting Ground with No Facility Building						
B	10 Casuarina-Anketell South	Local Sporting Ground with No Facility Building						
B	10 Casuarina-Anketell South	Local Sporting Ground with Large Community Facility						
B	12 Wellard West	Local Sporting Ground with Large Community Facility						
A & B	9 Wandi/Anketell North	District Dry Recreation Centre						
A & B	9 Wandi/Anketell North	District Multi-purpose Community Facility						
A & B	10 Casuarina-Anketell South	District Hard Courts						
C	14 Wellard - Leda	Local Sporting Ground with Changeroom						
C	14-Wellard -Leda	Local Sporting Ground with Pavilion Extension						
Other	15 Medina/Parmelia/Calista/ Kwinana TC	District Sporting Ground - Medina Oval Extension/Upgrade						
C	15 Medina/Parmelia/Calista/ Kwinana TC	District Sporting Facility - Thomas Oval Extension/Upgrade						
Other	Whole of LGA	Wells Park Kwinana Beach Foreshore Upgrade - TBA						
Other	Whole of LGA	Kwinana Loop Trail				\$350,000		
Other	Whole of LGA	Arts and Cultural Centre Upgrade						
Other	Whole of LGA	Recquatic Centre Upgrade						
Other	Whole of LGA	Animal Shelter						
Other	Whole of LGA	Operations Depot			\$550,000			
Other	Whole of LGA	Civic Administration Building			50,000	\$51,000	\$51,000	
Total					\$4218075	\$401,000	\$51,000	

2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
						\$737,976					
										\$737,976	
					\$4,895,392						
	\$4,895,391										
						\$11,428,715					
											\$8,234,585
								\$7,675,266			
		\$955,142.									
			\$153,510								
											\$9,165,905
			\$1,843,460								
		\$2,902,250									
									\$1,000,000		
						\$176,000	\$4,183,000	\$4,267,000			
	\$500,000										
\$0	\$4,395,391	\$3,857,392	\$1,996,970	\$0	\$4,895,392	\$12,342,691	\$4,183,000	\$11,942,266	\$1,000,000	\$737,976	\$17,400,490

Appendix 4:

Community Needs Assessment Overview

1 Introduction

As highlighted in Section 5, the City of Kwinana has undertaken a wide range of community research and planning studies and strategies which address the current and future need for community facilities, amenities and services. This underpins the Community Infrastructure Plan and a summary of key studies, strategies and outcomes follows.

2 Strategic Community Infrastructure Study

A detailed Strategic Community Infrastructure Study was undertaken to identify the needs and priorities for community services and facilities in the then Town of Kwinana in 2004 and a summary of key findings are outlined below.

Demographic Findings

Growth in population particularly in new housing estates will increase the demand for new community services, programs and facilities and will also increase the demand on existing services, many of which are already stretched.

Kwinana is largely made up of young families with a high number of children and young people. This highlights the need to provide family friendly communities with parks, recreation opportunities, child care, community centres and family support programs. With the high number of lone parent families in Kwinana, programs are required to address the increased levels of disadvantage and social isolation confronting these families.

Education levels are low in Kwinana, at the same time economic and industrial restructuring has resulted in the requirement for higher education and training levels in many industries. There is the need to increase access to education and training opportunities to uplift the skill and knowledge base of Kwinana and also a need to improve local employment opportunities and local economic development.

The high unemployment rate and low incomes in Kwinana suggest that poverty is likely to be an ongoing issue, together with the associated issues of poorer health and education levels, social isolation and decline in quality of life. Material and financial aid and life skills programs are essential, together with a greater focus on community health and education programs.

Community Facility Audit

The assessment of community facilities undertaken concluded that much of the City of Kwinana's existing community facilities are ageing and in a poor state of repair. Most of the infrastructure was put into place in the early stages of development of the town and no longer meets community need or expectations. The demand for the provision of contemporary infrastructure is rapidly growing in older areas.

While community and cultural facilities built more recently, such as the Kwinana Community Arts Centre and Frank Konecny Community Centre were found

to be in better condition, both were showing signs of 'wear and tear' and are dated. The substantial upgrade required to existing facilities, with the increasing demand for new facilities was identified as a significant challenge the City of Kwinana will need to address.

Community Needs and Priorities

The strategic Community Infrastructure Study identified the following community services and facility priorities for the City of Kwinana.

Community and Cultural Facilities

- Youth Activity Centre
- New Library
- Lotteries House
- Community arts village
- Artists incubator/studio space
- Gallery space
- Music and video studio

Children, Young People and Families

- Child care
- Respite care
- Early intervention family support
- Youth crisis accommodation

Community and Cultural Development

- Increase local events, passive and cultural events
- Develop community spirit and capacity
- Volunteer development
- Early planning and provision in new housing estates
- Basic life skills development
- Art school

Seniors

- Public and community transport
- Capacity of seniors to be independent
- Recreation and leisure opportunities
- Traffic and public infrastructure – footpaths, bus shelters, seating, lighting

Community and Public Health

- Improved infant health service
- Expand community health programs - Men's health and drugs/ alcohol
- Health education

Mental Health Services

- Shortage of community support services
- Under resourced and huge waiting lists
- Lack of emergency after hours services
- Drug and alcohol counselling service

Material and Financial Support

- Material aid shortages - food parcels, financial aid, furniture/household goods
- Community food kitchens
- Poverty programs

Public Infrastructure

- Landscaping parks
- Improving footpaths and lighting
- Enhancing public spaces

Transport and Access

- Poor footpaths and cycleways
- Poor public transport services
- Inadequate inter suburb and regional linkages
- Community transport - seniors, young people, families, people with disabilities
- Lack of access to regional services and government services

Essential Services

- Improve ambulance service
- Expand police service
- Returning and retaining government offices in Kwinana

Consultation with both service and facility providers identified a lack of office space, meeting, seminar and workshop facilities and counselling rooms and developing some type 'Lotteries House' facility was identified as high priority by the Community Infrastructure Study.

With the size of the library, 334 square metres short in meeting the current needs of the community, the Community Infrastructure Study identified the development of a new library within the town centre as a high priority.

The Community Infrastructure Study also identified the need to consider a 'regional level' community centre within the future redevelopment of the town centre, as well as incorporating the new library into this development.

While a redevelopment of the Kwinana Community Arts Centre (now Koorliny Arts Centre) was not considered a priority it was noted that the need to expand this facility would occur with the anticipated growth of the population.

3 Community Infrastructure Study - Jandakot Structure Plan

The City of Kwinana, over a number of years, prepared its Draft District Structure Plan (Eastern Residential Intensification Concept 'ERIC'), which provides a further refinement to achieving urbanisation within the City of Kwinana, east and west of the Kwinana Freeway. ERIC has been derived from the Jandakot Structure Plan, which as a broader District Structure Plan provides a framework for future land use and development either side of the Kwinana Freeway.

In developing this Structure Plan, a Community Infrastructure Study was undertaken in 2004 to identify the types of community facilities likely to be needed, location criteria and approximate land requirement for each of the facilities. The study not only included local government community facilities,

but also State government and private sector facilities, thereby encompassing the wide range of community infrastructure likely to be required by the 45,000 people anticipated to live in the structure plan area.

While the need for community facilities is largely influenced by the demographic and socio-economic characteristics of an area, where a community is yet to be established the use of planning standards is essential to determine 'indicative' requirements to ensure the necessary land area is set aside for community purposes, in the right locations in relation to other land uses, in the early planning stages.

The Community Infrastructure Study involved the development of a comprehensive set of Community Planning Standards with wide consultation with government agencies and the private sector. By profiling the likely age structure and applying these Community Planning Standards, indicative requirements for the following community facilities were identified.

- Schools and tertiary education
- Child care centres
- Youth centres
- Community centres
- Libraries
- Emergency and supported accommodation
- Hospitals
- Community health centres
- Child health centres
- Residential aged care
- Home and community care
- Parks
- Sports grounds
- Recreation and aquatic centres
- Cultural facilities and venues
- Police stations
- Ambulance stations

4 Kwinana Youth Facility Feasibility Study

This 2008 study involved a detailed assessment of the feasibility and need for a youth facility in the City of Kwinana and was conducted with extensive community consultation. Over 180 young people and children, as well as many relevant government and non-government agencies were involved.

The Kwinana Youth Facility Feasibility Study also involved a review of previous reports, a demographic analysis and an audit of the current services, programs and facilities available for young people. An overview of the resulting needs assessment is provided below.

- Service provision for young people in the City of Kwinana area is fragmented and inadequate, with young people having to face numerous challenges in order to access appropriate services.
- Many of the urgently required youth agencies such as drug and alcohol counselling and support, mental health care and supported accommodation services

are based in Rockingham or Fremantle and are therefore not meeting the needs of young people in the City of Kwinana. This also proves difficult when trying to establish clear case plans and facilitate communication between agencies.

- The 'Kwinana Youth Needs Search Conference' (held in 1985) was the first to identify and document a number of significant issues for young people and the lack of facilities for unstructured, non-sporting recreational opportunities for young people. While improvements to services and facilities have occurred since this time, the size of the youth population has increased considerably and as the demographic analysis revealed, the population of young people is set to grow significantly, as new residential development occurs.
- The gaps in services and facilities for young people and the lack of recreational opportunities have also been demonstrated in a number of reports.
 - Report on Young People's Needs/Services in the Kwinana Region
 - Youth Services Planning Workshop and Budget Report
 - Kwinana Recreation and Leisure Centre CSRRF Feasibility Study
 - It's About Time and It's About Space: A Youth Centre for the Town of Kwinana
 - Town of Kwinana Youth Activity Centre: Development of Project Specifications.
- In the Kwinana Recreation and Leisure Centre Feasibility Study community members expressed strong support for a youth centre in the City of Kwinana. This study involved the distribution of questionnaires to randomly selected households consisting of questions relevant to community needs. Respondents to the questionnaire rated a youth centre as the "...second most needed social or recreation facility for Kwinana." The study also suggested that "...office space and a purpose built youth facility (with external entry) be a major consideration in any proposed redevelopment plan of the recreation centre."
- The 'Kwinana at the Crossroads Conference' held in 2006 also identified the lack of facilities and resources for children and young people and a lack of office space for services as an important issue, and the fact that child and mental health services are only available in Rockingham and Fremantle was a particular concern. The provision of a youth space, the promotion of a more positive image of young people and the need to increase service coordination and integration were key recommendations of the conference.
- Service statistics clearly demonstrate two prominent issues, firstly disengagement with formal education, employment, or training and secondly, the need for increased positive social interaction. Approximately 80% of young people referred regularly requested recreational and social activities, as well as appropriate mentoring and role modelling.
- These issues are consistently being observed by professionals within the education system, with a large number of children and young people considered to be educationally 'at risk' due to behavioural, social, emotional or family factors. Department of Education and Training unpublished

data on suspension and exclusion from school for behaviour difficulties, critical incidents, such as school related violence and the retention levels into post-compulsory schooling all indicate the City of Kwinana is a high need area for improving services, programs and facilities for children and young people.

- To work effectively with young people, it is becoming increasingly evident that young people best connect with services at a space that is safe, secure and youth friendly.
- Often when young people are 'socialising' with peers, they do not feel comfortable disclosing to youth workers. It is therefore more appropriate to provide a forum for social, recreational and informal interaction between support services and young people in order to facilitate change. This is where the need for a youth facility that incorporates intensive case management and early intervention with informal mentoring and support opportunities.
- The principle of intervening earlier rather than later in the lives of young people is the key to engaging with them to prevent them from 'slipping through the cracks', increasing the likelihood of them becoming functional members of society.
- The need and desire for a specific youth facility with co-located services has been long awaited in Kwinana. Numerous reports stated above discuss very similar themes such as growing populations and lower socio-economic issues, the fragmented state of current service provision to young people in Kwinana and the pro-longed desire/need for a youth space in the community.

With a well-established need, feasibility and business case, the City of Kwinana has proceeded with the development of a regional level Youth Centre, located adjacent to the Recquatic and this has now been completed. The Youth Centre provides a purpose built centre incorporating multi-purpose activity/meeting rooms, recreation/leisure spaces and education/training facilities. It is a key focal point for young people to access a range of support services and activities, individual/group counselling, local information, and education/training opportunities.

Having services under one roof is particularly important for young people who are dealing with multiple issues involving multiple agencies. Equally vital is the increased communication amongst service providers, resulting in greater levels of collaboration and dialogue between the various services, thus facilitating new ways of working together and service delivery that maximizes benefits to young people. The key benefits of the Youth Centre are summarised below:

- Increased communication, liaison and planning between youth service providers.
- Increased opportunity for young people to access support in a coordinated manner.
- Improved learning outcomes for young people and associated improved outcomes accessing training and employment opportunities.
- Improved relationships and co-operation between service providers and young people.
- A safe and culturally appropriate space for young people to engage with peers and service providers.

- Additional office space to attract sessional youth workers into Kwinana.
- A space that young people can go to knowing that they will be safe, and engage in recreation, leisure and informal social activities.
- A place where young people feel a sense of ownership and where the community can see the positive aspects of youth culture.
- A place to build social capital and community networks.

5 Community Resource and Knowledge Centre Feasibility Study

This study involved a detailed assessment of the need for a new public library, regional community centre and office space for community service organisations. Extensive community consultation occurred throughout the study which involved over 500 local residents, including children, young people, families, seniors and Indigenous residents.

All relevant government and non-government agency were also actively involved in identifying the need and components required. The study also involved a literature review, demographic analysis, community facility audit and an overview of the resulting needs assessment is provided below.

Public Library and Information

The study highlighted that the Kwinana Library is one of the most well used libraries in Western Australia, with almost half of the population of Kwinana having library membership. However, the study also concluded that the floor area and facilities within the library were well below acceptable standards.

The major physical limitations identified with the current library related to space, layout and stock. With regard to space the study found that the library did not meet the minimum guidelines for library space, falling short by 248 square metres to service the population at that time.

Resource and Community Centre

The study also concluded that Kwinana is one of the most disadvantaged communities in Western Australia and this was confirmed by the 2007 Catholic and Jesuit Social Services Report *Dropping off the Edge* - the distribution of disadvantage in Australia.

The study identified that if the entrenched social disadvantage being experienced by many Kwinana residents is going to change, then a wide range of community support services need to be provided locally. In order to do this, appropriate infrastructure needs to be provided from which a range of direct service and capacity building activities can operate.

For their part, religious and charitable not-for-profit agencies have long recognised the compelling need for real support for sections of the Kwinana community. However, there has also long been a shortage of premises to accommodate these agencies and their operations.

In addition, there is an acute shortage of community facilities and spaces and with education and employment levels significantly lower than State averages, training facilities are also an identified need in the area.

This highlights the importance of the community facilities, services and programs a Community Resource and Knowledge Centre can provide, incorporating a 'one stop' shop for services, activities and resources.

At the 'Kwinana at the Crossroads' conference hosted by the City of Kwinana in 2006, community members were asked to review the level and standard of community service provision in five key areas, identify gaps and make recommendations for improvements and the following gaps were some of those identified.

- Lack of facilities and resources for 8 -12 year olds and young people
- Need for more information about services and programs
- Lack of communication between schools and services
- Child and mental health services only available in Rockingham and Fremantle
- Inappropriate and shortage of office space
- No community centre facilities or programming
- Ageing community infrastructure
- Lack of transport and no local services

The provision of a community resource and community centre, and library and information centre was also recommended by government and non-government service providers in the 2006/2007 'Community Action Plan' report developed by the City of Kwinana.

The 'Community Action Plan' identified similar gaps in service provision in the City of Kwinana, such as drug and alcohol, outreach and crisis services, child and adolescent mental health services and office space for health provision and agencies. A key recommendation of this report was for the provision of adequate and appropriate space and facilities for agencies, centrally located, accessible and co-located.

The Community Resource and Knowledge Centre Feasibility Study confirmed this and provided solid evidence to support the many anecdotal reports of a real shortage of suitable community purpose accommodation in the City of Kwinana. Thirteen organisations expressed an interest in being accommodated in the building, indicating an initial demand for 1,200 square metres of leasable space, excluding common areas.

Having established a clear need, feasibility and business case, the City of Kwinana progressed this project and the Community Resource and Knowledge Centre has now been built. The centre will serve the current and future population and it is envisaged that the Town Square and Community Resource and Knowledge Centre will work in harmony with each other.

Key benefits of the facility will include:

- Increased communication, liaison and planning between service providers.
- Increased opportunity for residents to access support in a coordinated manner.

- Improved learning outcomes for young people and the general community and associated improved outcomes accessing training and employment opportunities.
- A place that people can go to knowing that they will be safe, and engage in a wide variety of recreation, leisure and informal social activities.
- A place where people can engage in life long learning opportunities and expand their horizons.
- A place to build social capital, community capacity and community networks, and develop a sense of community.

6 Parks for People: Public Open Space Upgrade Strategy

The Public Open Space Upgrade Strategy was prepared in 2013 and is the next step in formalising a Local Parks and Playground Strategy, based upon the recommendations from the Kwinana Parks Project Final Report, July 2008 and the Draft Parks and Playground Strategy 2009-2012. The Public Open Space Upgrade Strategy is a strategic approach to the upgrade of existing parks and aims to:

- Draw on current research to develop an informed strategy on the design and standard of public open space.
- Align with the standards set by the City of Kwinana Public Open Space & Streetscape Development Guidelines 2013, which are currently being reviewed.
- Establish the current standard of existing parks and changes required to bring them to the set standard.

The strategy draws on new research and establishes a new classification for public open space, a design approach, guidelines for provision and amenities and a process for determining the priorities for public open space improvements. The following key findings from the research and needs assessment process are outlined below.

Importance of Play

Parks and open space play an integral role in the development of children. Through play children learn important social skills, rules and etiquette, coordination and motor skills, problem solving and decision making. Providing play spaces that are inclusive and varied stimulate the imagination, encourage creativity and exploration and enhance children's learning outcomes.

Research supports this and demonstrates the importance of play environments, with almost 25% of Australian children overweight or obese. One particular study has shown that children between the ages of 3-13 years are spending an astounding 27% of their time watching television, compared to only 1% outdoors.

However, play is not just for children and it is just as important for teenagers and adults. Parks and public open spaces provide the perfect opportunity for social interaction, physical activity, social inclusion and community engagement. They are essential for a healthy and connected community.

In order to provide exciting play opportunities for children and adults, parks and open space need to provide opportunities for inclusion across all abilities and age levels, be inviting and safe environments and encourage interaction with nature, animals and pets.

Nature and Play

Further to this, more and more studies are showing the importance green spaces are having with respect to mental health benefits, as well as the importance of interaction with nature in the development of children. Research is indicating that playing in a natural environment:

- Stimulates the immune system resulting in being sick less often
- Increases physical activity levels and lowers likelihood of being overweight
- Improves language and collaboration skills
- Reduces Attention Deficit Disorder
- Reduces bullying behaviour.

While 14% of children are diagnosed with a mental health disorder and 11% with ADHD, research is demonstrating that contact with nature can have huge mental health benefits and that contact with nature decreases stress, decreases anger and improves attention. It has also been shown that adults who went walking in a natural environment had lower blood pressure than those who went walking in an urban setting. Not only does nature have a positive effect on mental health but studies have also shown that playing in a natural setting, versus urban landscapes, improves children's development of motor skills, coordination, balance and social skills.

With increasing urbanisation, parks will increasingly become some children's only chance to come into contact with nature and it is therefore important that 'nature focused' parks exist throughout the parks and public open space system. This means that traditional lines between structured playgrounds and the surrounding natural environment need to be blurred. Children should be encouraged to get dirty, play with sticks and sand and parents need to let them.

Inclusion and Access to Public Open Space

Play spaces should provide a diverse range of interactive, creative and physical challenges and encourage play across all age brackets, integrated play between age groups, people with disabilities and people from various cultures.

Parks should be linked to the neighbourhood via perimeter pathways that link all internal facilities and must comply with the Disability Access and Inclusion Plan, as well as legislation, by providing access to the play space and interaction with some elements within the play space. Although not all areas will necessarily be accessible by all levels of abilities, this will allow children of all ages and abilities to interact within the same space and feel included in play.

Open grassed areas or "kick about space" provide the opportunity for activities to develop spontaneously. They are important areas that must be considered which allow for meeting, socialising and informal ball games.

Informal play areas also provide important opportunities for imaginative and creative play. These areas should include natural areas containing creative elements for play and stimulating activities. These elements could include water, sand, rocks, pebbles, grass, bark, logs, mounds, shrubs and trees.

Pets in Parks

Pet friendly parks should be accessible to all residents to encourage positive interactions with their pets and community, social interaction and active recreation. Pet friendly parks include designated dog exercise areas but are not limited to these spaces. They should include the following features:

- Dog litter bags and bins
- Pathways
- Signage encouraging responsible pet ownership.
- Dog agility equipment
- Water fountains for both pets and owners.

With 16 approved dog exercise parks across Kwinana, to improve accessibility and encourage a responsible pet ownership community it is recommended that there is at least one dog exercise area in each suburb.

The Public Open Space Upgrade Strategy has informed the standards and hierarchy developed for the Community Infrastructure Plan and the framework for providing passive and active public open space.

7 Parks and Playground Strategy

In 2008, a Parks and Playground Strategy was prepared based on a comprehensive review of public open space, parks and the facilities and equipment available. The review involved consultation with user groups, community groups and a survey to gauge resident's perceptions about the current standard of parks and facilities and priorities for improvements.

Key principles for public open space planning were also identified and a five year action plan was prepared which identified the priorities for improvements and development of parks and public open space. The action plan has been reviewed on a regular basis since then.

An overview of the needs and issues identified by the strategy are outlined below.

- Local Parks are one of the most basic provisions of social open space that the City of Kwinana can make and are the simple, but important connectors of many communities. In some places, they are the only open space available to local residents without access to cars.
- Local Parks provide the most common leisure opportunities for local residents. Leisure may be in play or informal games, exercise, social interaction, or quiet reflection. Local Parks often support a range of age groups so leisure opportunities should be available for a variety of ages that is appropriate to the community profile of the local area. Where this cannot be provided on one local park, an adjacent park should provide appropriate alternative opportunities.
- Local parks are a major contributor to play and creative opportunities for local children. Play is not limited to the equipment provided but will also be encouraged by the provision of grassed surfaces, interesting landform and natural elements and the retention of trees in the park.
- Amenity should be available through tree planting and seats. In some parks shade will be provided by trees and, in some, by shelters.
- As the age profile of the local area changes this range of leisure opportunities provided by local parks may also change to serve the local residents.
- The conservation of special areas raises the issue of the competition between conservation and sport and recreation in public open space. On one side there is an increasing concern for the environment from individuals or groups seeking to protect and conserve natural areas. On the other side there is an increasing number seeking to utilise or develop natural areas for a range of activities.
- Whilst the City seeks to establish a balance between conservation and use, it is acknowledged that in some instances these different objectives cannot be reconciled, for example trail bike riding in sensitive bushland areas. This issue highlights the need for appropriate classification and management of spaces.
- There are also competing uses among recreational and sporting activities that can be difficult to resolve. For example, a number of different sports codes or clubs wanting to use a reserve simultaneously, which can result in overuse, impacts on ground condition and amenity or exclusion of some groups. There may also be competing uses relating to different functions of a space that may conflict with each other, such as quiet reflection, dog exercise and organised sport.
- This issue must be addressed on a number of levels, firstly through ensuring the adequate provision of public open space — both in total area and in different types of opportunities to meet a range of diverse community needs. Secondly, this issue can be addressed through the design of open spaces, through a planned approach to public open space zones and location and siting of facilities. Given that uses can change over time as a result of emerging community needs, trends, issues and demographics, the need to design spaces for flexibility and variety of use is important (multi-use spaces), although there also needs to be due consideration and understanding of the key needs of a range of users. For example, the dimensions of playing fields for different sports are relatively fixed to meet training and match play requirements.
- Public Open Space also serves different catchments of the population. An increase in the catchments may correlate to an increase in environmental significance, in the size of the site or the quality of the development on the site. Overuse and damage often occurs when a site with a local level of size or development standard attracts a district or regional catchment.

8 Community Wellbeing Study

In 2016, and conducted every two years thereafter, the City of Kwinana undertook a Community Wellbeing Study to better understand and meet community and wellbeing needs. This involved survey invitations to 2,000 randomly selected households and 2,000 randomly selected residents.

The results of the 2020 Community and Wellbeing Scorecard that are relevant to the provision of community infrastructure and the services, programs and opportunities provided by community facilities are provided below.

Quality of Life

- 59% of respondents described their quality of life as 'thriving', meaning that wellbeing is strong, consistent and progressing.
- 41% of respondents described their quality of life as 'struggling', meaning that wellbeing is moderate or inconsistent.
- Less than 1% described their wellbeing as 'suffering', meaning that wellbeing is at high risk.

Community spirit

- 49% of respondents agreed that there is a strong sense of community spirit in their local area.
- 17% of respondents disagreed that there is a strong sense of community spirit in their local area.

Sense of belonging

- 53% of respondents agreed that they have a sense of belong in their local community.
- 20% of respondents disagreed that they have a sense of belonging in their local community.

Participate in educational activities

- While 35% of respondents agreed there were good education, training and life long learning opportunities available to them, 25% did not.

Sufficient training to get a job

- 93% of respondents indicated that they have sufficient education or training to get a job.
- 7% of respondents indicated that they did not have sufficient education or training to get a job.

Level of burden caring for family members with a disability, long term illness or pain

- While 83% of respondents are not caring for a family member with a disability, long-term illness or pain, 17% of respondents are.
- Of those respondents caring for a family member with a disability, long term illness or pain, 27% described this as a fairly big burden and 30% described this as a big or very big burden.

General health

- 34% of respondents described their general health as excellent or very good and 44% described their general health as good.
- 20% of respondents described their general health as fair or poor.

Physical activity

- 36% of respondents are active or very active, with 40% moderately active.
- 24% of respondents are not very active or not at all active.

Access to public transport

- 56% of respondents describe their access to public transport as good or excellent, with 39% indicating it is okay.
- 16% of respondents describe their access to public transport as poor or terrible.

Safety and security

- 27% of respondents describe safety and security as good or excellent, with 29% indicating it is okay.
- 44% of respondents describe safety and security as poor or terrible.

9 Social Strategy

In 2020/2021 significant engagement was undertaken with the community in order to develop a Social Strategy for the City of Kwinana, with the objectives of the Strategy being to:

- Identify current and emerging social issues, community priorities and articulate strategies to respond to current or projected needs and aspirations;
- Leverage established relationships and maintain ongoing consultation with the community to facilitate their participation and engagement in future planning and program delivery; and
- Develop an integrated social planning framework for planning, implementing and reporting on socially focused initiatives.

Residents indicated that in addition to supporting the draft Social Strategy themes of:

- A physically and mentally healthy and active community;
- Equitable and inclusive social connection and engagement with community life;
- Information, learning and development opportunities enhance individual and community capacity;
- Challenges to wellbeing are supported by a caring community;
- Safe enjoyment of community life; and
- Vibrancy and creativity thrive and our unique identity and achievements are celebrated

They also wanted the City to continue with:

- Providing and enhancing community spaces including parks and infrastructure that enables people to meet and connect;
- Maintaining and celebrating our identity of a green natural environment and encourage the use and enjoyment of these green spaces;
- Delivering and supporting place activations and community events;
- Supporting community and organisations with capacity building staff, grants and other supports;

- Delivering key community centres and their programs including the Recquatic, Darius Wells Library and Resource Centre and Zone Youth Space.

And to also focus on the following outcomes:

- Further inclusive efforts that promote tolerance, the celebration of diversity and coming together in harmony;
- Enhanced collaboration to build meaningful relationships and work together in partnership;
- Improving education and employment outcomes;
- Promotion of social connection and networks within the community;
- Promotion of healthy and active lifestyles; and
- Help to achieve a safe and secure community.





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