

# **DRAFT**

# Community Infrastructure Plan 2024-2041



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## Acknowledgement of Country

The Mayor, Councillors and staff of the City of Cockburn acknowledge the Whadjuk Nyungar people of Beeliar boodja as the traditional custodians of this land. We pay our respect to the Elders, past and present.

# Executive Summary

*To be completed*

# Glossary

<b>Term</b>	<b>Definition</b>
<b><i>Community infrastructure</i></b>	Public buildings and spaces (indoor and outdoor) that accommodate services and activities to support the community and produce health, social, learning and/or wellbeing outcomes.
<b><i>Needs analysis</i></b>	Review of important relevant information to identify problems, gaps or opportunities and offer a preliminary proposed solution.
<b><i>Feasibility study</i></b>	Analysis of the overall costs, impacts and benefits of a proposed need to justify viability and best use of resources.
<b><i>Business case</i></b>	Culmination of a needs analysis and feasibility study, sometimes collated in a shorter more digestible report when seeking partnership or external funding.
<b><i>Master plan</i></b>	Overall plan for a large and complex multi-purpose site which analyses key information to ensure it is buildable and offers opportunities to stage development due to cost constraints.
<b><i>Hierarchy of provision</i></b>	Level of infrastructure provision based on the catchment it serves (regional, district, neighbourhood).
<b><i>Standards of provision</i></b>	Level of infrastructure embellishment linked to the hierarchy of provision ensuring equity and a minimum standard across the community.

***The City of Cockburn acknowledges the assistance of Otium Planning Group in the preparation of this document***

# 1. Introduction

The City of Cockburn Community Infrastructure Plan 2024-2041 (CIP) is the primary document to influence and guide the development of major infrastructure to support the delivery of a variety of community services and activities that enrich our community to make Cockburn the best place to live.

The City of Cockburn (the City) plays a critical role in meeting current and future infrastructure needs for a community estimated to grow to just over 170,000 people when built out by 2041.

Identifying competing current and future needs whilst balancing available resources in a changing environment requires ongoing analysis and review.

The objectives of this plan are to:

- Outline a holistic approach to identify and plan for the equitable provision of future community infrastructure (CI)
- Identify actions that will support and enhance future CI planning, delivery and/or management
- Educate internal and external stakeholders on the holistic approach outlining the processes involved in the CI planning and delivery lifecycle.

## Why is community infrastructure (CI) important?

*Well planned CI can deliver benefits including:*

- *Building a sense of place/identity leading to a desirable place to live and work*
- *A healthy and active community leading to both positive physical and mental health outcomes*
- *Social cohesion and connectedness*
- *Economic growth through employment opportunities and tourism.*



## 1.1 Strategic links

The City of Cockburn Strategic Community Plan 2020–2030 (SCP) sets the City’s direction and lists strategic priorities and aspirations.

The Community Infrastructure Plan directly links to the following objectives within the SCP:

*3.1 Accessible and inclusive community, recreation and cultural services and facilities that enrich our community.*

*3.2 A safe and healthy community that is socially connected.*

### Our Vision

*“Cockburn, the best place to be”*

### Strategic Outcome No. 3 – Community, Lifestyle and Security

*“A vibrant, healthy, safe, inclusive and connected community”*

#### CIP includes the following major infrastructure:

- Libraries
- Arts & Cultural Facilities
- Specialist Community Facilities (e.g. Men’s Shed)
- Community Centres and Halls
- Clubrooms
- Specialist Sporting and Leisure Infrastructure (e.g. Cockburn ARC)
- Sporting Reserves
- Trails
- Specific Recreation and Extreme Sport Infrastructure

CIP does not include civic infrastructure, roads, drainage, footpaths, coastal infrastructure, passive parks and minor isolated infrastructure (e.g. cricket nets, sports lighting, playgrounds).

## 1.2 Using this plan

Planning for major CI requires review and analysis of a significant volume of technical information layered with an understanding of the community's expectations and aspirations.

This plan is separated into four key sections as follows:

### **Section 1: Introduction**

This section includes the relevant historical context and background including how community infrastructure is planned for, delivered and prioritised.

### **Section 2: What influences the planning of community infrastructure**

This section provides a summary of the various inputs used to inform the need analysis for future proposals, their prioritisation and planning for new and upgraded infrastructure.

### **Section 3: Identified improvement actions**

During the plans development, several operational (continuous improvement) actions were identified to improve how community infrastructure is planned for and managed. Five key actions have been identified to undertaken within the next formal review period (likely 2028).

### **Section 4: Future community infrastructure proposals**

This section includes 26 Future major community infrastructure proposals following the analysis of all information in section 2. Further, it includes five specific planning studies that will influence future major and minor infrastructure and/or set the strategic framework for the specific community infrastructure type.

A summary of the need and nexus (rationale) for the 26 major community infrastructure proposals and five specific planning studies is also included in this section.

The CIP also includes ten appendices. The appendices provide further detail and context, provide justification for recommendations made in the plan and ensure transparency.

Appendix Two and Ten should be highlighted that impact decisions regarding the provision for future community infrastructure.

## 1.3 The evolution of the Community Infrastructure Plan

The City of Cockburn commenced planning for major community infrastructure in 2009 when it adopted the *2009 Sport and Recreation Strategic Plan*. This plan provided strategic direction and guidance for the provision of sport and recreation infrastructure across Cockburn.

The plan was revised, and in December 2018 Council adopted the *Community, Sport and Recreation Facilities Plan 2018–2033* (CSRFP).

The CSRFP had a broader scope and included a wider range of community infrastructure. A total of 53 project proposals were listed to a value of \$209 million over the life of the plan.

Since the plan's implementation, eight project proposals have been delivered, another two are under construction at the time of writing and nine have progressed into the project lifecycle and are currently considered as 'active'. While this is positive, the CSRFP did not meet some community expectations on a number of levels including:

### 1. Over committing and under delivering

The CSRFP was too prescriptive by including dates for delivery and estimated (2018) costs for detailed design and construction. Expectations were raised and the City has been unable to deliver due to a range of internal and external factors including, but not limited to:

- Staff availability to deliver capital projects
- Covid-19 pandemic creating uncertainty in the way people live and work
- Significant cost escalation in the construction industry
- Not acknowledging the level of forward planning required and the need for relevant approvals. For example, environmental and heritage approvals may take many years to realise.

### 2. It's in the plan, it's being delivered

The previous Community, Sport and Recreation Facilities Plan led the community to believe that if a proposal was in the plan, it would be delivered as outlined. It did not acknowledge that each individual proposal required its own business case. This includes a specific needs analysis and feasibility assessment as a minimum. These activities enable the City to make informed decisions when evaluating the proposal's viability and benefits to the community. As a result of these processes, CI proposals may be adjusted, not realised or not obtain the required approvals creating the need for alternative solutions.



### 3. Transparency in the prioritisation of each proposal

The community have expressed concern to both staff and Council regarding why certain proposals were planned and delivered while others were not. There are a range of reasons why this occurs. A key aim of this plan will be to develop an open and transparent method to prioritise proposals and inform the community in how proposals are prioritised.

### 4. Rationale behind each proposal

Each proposal has several inputs relating to why it is needed and to justify delivery. The previous plan did not articulate these inputs and layers of technical information required for each proposal. This includes, but is not limited to, industry provision standards, informing strategies and plans, current and future demographics, existing and projected utilisation, condition data, participation trends, catchment areas and being fit-for-purpose (functionality). Provided the data supports the need for the infrastructure, it enables the prioritisation of development to ensure the City focuses on the delivering the right outcomes for the community.

#### Completed Proposals

- Lakelands Hockey and Sporting Facility
- Frankland Park Sporting and Community Facility
- Treeby Community and Sports Centre
- Goodchild Reserve upgrades (Stage one)
- South Lake Pump Track
- Market Garden Swamp Pump Track
- Aubin Grove Skate Park (Radiata Park)
- Wetlands Centre and Wildlife WA.

#### Active Proposals

- Coogee Golf Complex
  - Beale Park Redevelopment
  - Beeliar Reserve and Community Centre Redevelopment
  - Tempest Park Redevelopment
  - Wally Hagan Stadium Redevelopment
  - Aboriginal Cultural and Visitors Centre
  - Davilak Reserve Redevelopment
  - Success Regional Sporting Complex Master Plan
  - Port Coogee Community Space
  - Malabar Park BMX Redevelopment\*
  - Santich Park Upgrades – Stage one\*
- \*Under construction.

See Appendix One for further details.

## 1.4 How this plan is used

The intent of the CIP is to be used by Council, City officers and the community to understand not only the future proposals for major CI, but also the process to adequately plan, prioritise and resource proposals.

Revising this plan is a significant exercise, intended to occur every four years, as community needs and the operating environment continue to evolve. The approach detailed in this plan is designed to be responsive and adaptive to changes during the period between reviews to ensure that the City is focusing on the key priorities and greatest need with available resources.

### What information is used to identify and develop a proposal in the CIP?

*An initial review is undertaken on the following:*

- *External (community) feedback*
- *Current and future demographics*
- *Strategies and plans relating to the Council, town planning or specific industry activities*
- *Industry specific guidelines and standards or provision*
- *Available utilisation data*
- *Condition information*
- *Site and facility functionality*
- *Internal (staff) feedback*

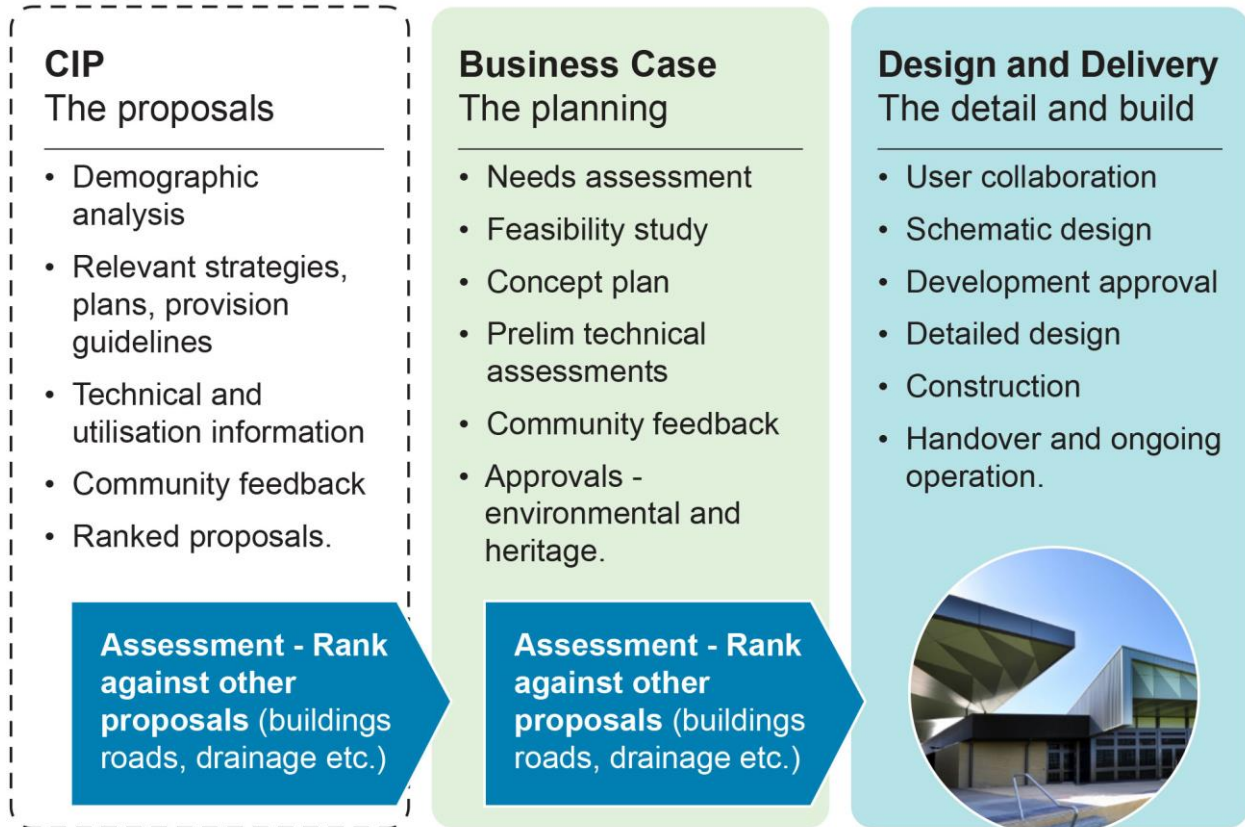
*Once this information is analysed, gaps are identified and proposals are developed that define the 'need and nexus'.*

*These proposals are assessed based on the priority of greatest need across Cockburn.*

## 1.5 How community infrastructure is planned and delivered

Depending on the size, scale and complexity of each proposal, the planning and delivery of CI can take a number of years to complete. Figure one below outlines the three key phases to community infrastructure planning and delivery.

**Figure 1: Key phases to community infrastructure planning and delivery**



## 1.6 How community infrastructure is resourced

The CIP plays an important role in informing the City's Corporate Business Plan, annual service plans and project plans as part of the City's integrated planning and reporting framework.

The community infrastructure plan identifies:

1. Which proposals should be resourced first for planning within a community infrastructure context based on the community's greatest needs
2. Key improvement actions that support the planning and delivery of community infrastructure.

The City's Corporate Business Plan serves as the roadmap for a four-year period, outlining the commitment to deliver on the City's vision and priorities. Resources (human and financial) to progress proposals identified in this plan will be allocated through the Corporate Business Plan. Confirmation a project is progressing will be provided in annual service plans, project plans and the annual budget process.

Initially proposals will commence activities as defined in the business case framework outlined in section 1.8. The level of detail and decision-making process in relation to the framework will depend on the size, scale and/or impact of the proposal. Following the completion of a business case, proposals may move into the design or delivery (construction) phase. Alternatively, proposals may be deferred, reviewed or not proceed due to being unviable or there are other higher priorities emerging.

## 1.7 How proposals are prioritised

The City has finite resources to allocate in the planning of specific proposals. This plan has developed an open and transparent process to assess each proposal ensuring the community's greatest needs are addressed first by using a set of technical criteria based on the inputs identified in section 1.3.

Each technical criterion is given a score out of 10 based on a descriptor found in appendix two.

Importantly, new infrastructure cannot be assessed against the same criteria as a redeveloped/upgraded infrastructure; therefore proposals are weighted appropriately.

This plan also recommends additional documents and future improvement actions to inform future versions of the CIP and enhance community infrastructure provision outcomes. While these have not been assessed against the key criteria, they have been allocated a priority based on greatest need to influence holistic future planning of specific infrastructure types.

### Eight technical criteria

1. *Multi-functional and co-location*
2. *Gap in provision*
3. *Impact*
4. *External funding eligibility*
5. *Current and projected utilisation*
6. *Customer feedback*
7. *Condition\**
8. *Functionality\**

*\*Only assessed for redeveloped/upgraded infrastructure.*

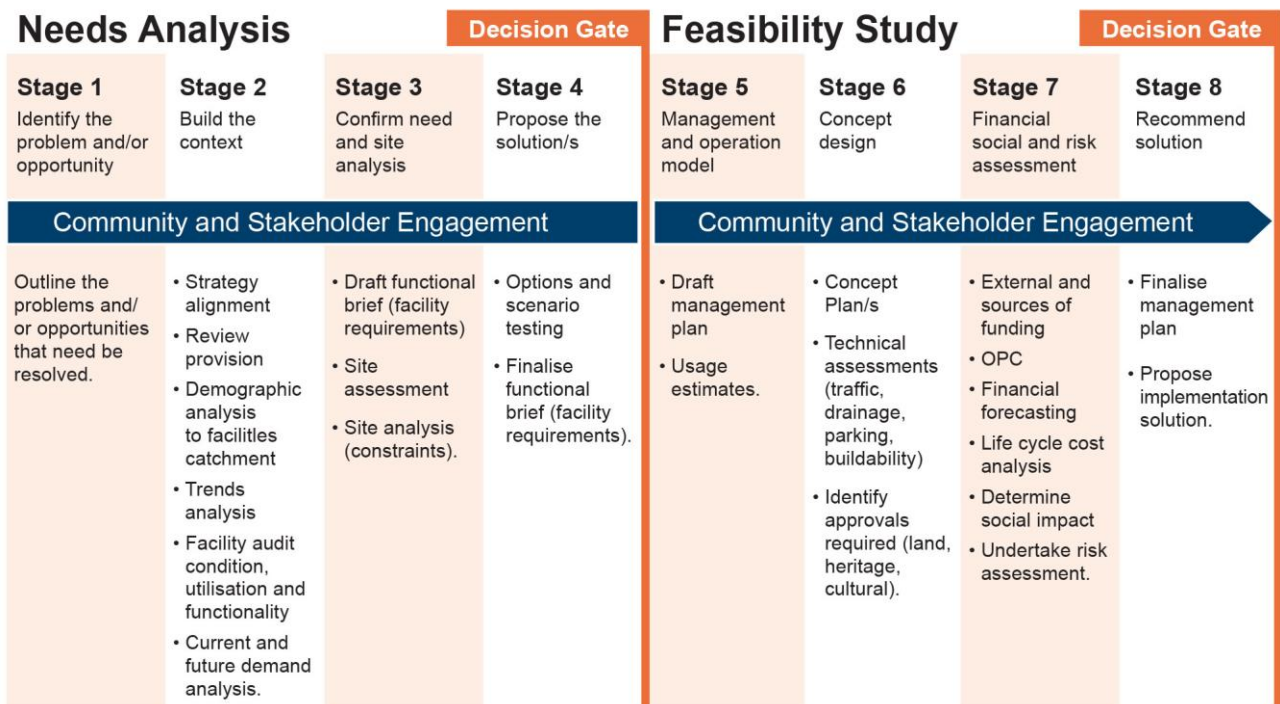
## 1.8 How Business Cases are developed

Business cases for community infrastructure projects have a significant focus on community social and wellbeing outcomes with a portion of the infrastructure delivery and on-going costs subsidised by the City's annual operating budget.

CI business cases generally involve a needs analysis and feasibility study. In each activity, there are several minimum key stages and tasks undertaken to inform decision making. While the preference is that the activities occur in a linear fashion, sometimes they do not. Activities such as technical assessments or approvals identified in latter stages may require further detail and impact the benefit of what can be delivered, requiring earlier activities to be re-assessed (e.g. site location).

Figure 3 below shows the guiding framework to identify the key activities included in a CI business case. The detail and requirement of planning for each activity will be guided by the scale and complexity of the proposal, with an understanding that additional tasks may need to be carried out to justify the overall viability and benefit, particularly to other funding partners.

**Figure 3: Business case framework for community infrastructure planning**





## 2. What influences the planning of community infrastructure

This section provides a summary of the various inputs used to inform the needs analysis for future proposals, their prioritisation and planning for new and upgraded infrastructure.

### 2.1 Guiding principles

The previous CSRFP identified a number of guiding principles to underpin the planning, provision and design of CI across Cockburn. These principles have been reviewed and will be used to guide the planning and delivery of future infrastructure proposals.

#### Multi-functional and co-location

Where practical, infrastructure is flexible for various types of activities with land-use optimised by locating activities and groups together to minimise costs and maximise utilisation.

#### Community engagement

Both users and the wider community are engaged through planning and design stages based on their level of use of the new or upgraded infrastructure.

#### Consistency and equity

A consistent minimum standard of infrastructure provision is applied across the community irrespective of the demographic and users.

#### Upgrade existing

Focus on maximising existing facilities where practical before building new.

#### Accessibility

Infrastructure is accessible through its location to multiple transport options and the catchment they serve with provisions for people with a disability.

#### Responsible provision

Infrastructure is well planned for, delivered and maintained in a socially, economically and environmentally sustainable manner with partnerships explored where practical.

## 2.2 Influencing plans and strategies

Strategies and plans from industry, the State Government and the City of Cockburn have informed this document and are listed below. Importantly, when further planning is undertaken for future proposals, these documents will be reviewed to ensure the most contemporary and integrated approach is undertaken. Appendix three outlines the direct implications of each document. Below is not the exhaustive list of documents and further documents have been reviewed in the development of the CIP.

### City of Cockburn documents

Community, Sport and Recreation Facilities Plan 2018-2033	Western Suburbs Sporting Precinct Study 2018	Arts and Culture Facilities Feasibility Study	Disability Action and Inclusion Plan 2023-2028
Land Management Strategy 2017-2022	Asset Management Strategy 2017-2024	Community Development Strategy 2021-2025	Reconciliation Action Plan 2023-2025
Library Services Strategy 2020-2025	Public Open Space Strategy 2014-2024	Children and Families Strategy 2016-2021	Age Friendly Strategy 2016-2021
Climate Change Strategy 2020-2030	Class asset management plans (various)	Masterplans (various)	Structure plans (various)

### Industry documents




PLAWA Community Facility Guidelines	WHO Age-friendly Communities Framework	Making Space for Culture	State/National sporting facility plans and guides (various)
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### State Government documents

WA Cultural Infrastructure Framework	State Planning Strategy 2050	South Metropolitan Peel Sub-regional Planning Framework	State Planning Policy 3.6
State Infrastructure Strategy 2021	State Sporting Infrastructure Plan	Perth and Peel @ 3.5million	Better Choices: Youth in WA

## 2.3 Our current and future community

Understanding what our current and future community looks like allows us to better plan for community infrastructure and provide the greatest social benefit for the community. Appendix four provides a more detailed overview and analysis.

 <p><b>118,091</b> Residents in 2021 with median age of <b>37</b></p>	 <p><b>173,406</b> Residents by 2041</p>	 <p><b>48,428</b> Dwellings increasing to <b>74,612</b> by 2041</p>
<p><b>27%</b> Four person households with <b>25%</b> two person households</p>	<p><b>\$1,995</b> Median weekly household income</p>	<p><b>\$2,021</b> Median monthly mortgage <b>\$399</b> median weekly rent</p>
<p><b>30%</b> Of people live with a disability</p>	<p><b>1.9%</b> Population are Aboriginal and/or Torres Strait Islander</p>	<p><b>73%</b> Residents own their home with <b>46%</b> under mortgage</p>
<p><b>40%</b> Live with a long-term health condition with <b>8%</b> having a mental health condition</p>	<p><b>95%</b> overall senior (60+) growth rate <b>28%</b> overall youth (0-19) growth rate</p>	<p><b>8%</b> Are disengaged young people</p>

\*Statistics sourced from Australian Bureau of Statistics (2021), REMPLAN and PHIDU.

## 2.4 Suburb spotlight

Understanding the context and characteristics of Cockburn suburbs is important to shape community infrastructure outcomes at a local level. Below is a summary of the key changes across suburbs between 2021 to 2041. Appendix four provides a detailed overview and analysis.

<p><b>Top 3 growth areas by total population</b></p> <p>Coogee/North Coogee Treeby/Banjup North Hamilton Hill</p>	<p><b>Growth areas due to infill and high density</b></p> <p>Hamilton Hill Coolbellup Cockburn Central Success</p>	<p><b>Growth areas due to new development</b></p> <p>Treeby/Banjup North Hammond Park Coogee/North Coogee Cockburn Central</p>
<p><b>Top 4 growth areas for families/children</b></p> <p>Hamilton Hill Treeby/Banjup North Coogee/North Coogee Coolbellup</p>	<p><b>62%</b> Overall increase in lone persons households</p> <p><b>Highest growth areas:</b> Cockburn Central, Coogee/North Coogee, Hamilton Hill.</p>	<p><b>Top 4 growth areas for seniors (60+ yrs)</b></p> <p>Coogee/North Coogee, Hamilton Hill Success Hammond Park</p>
<p><b>260%</b> Increase in youth cohort (15-24years) in <b>Cockburn Central</b> by 2041</p>	<p><b>3.1%</b> <b>Coolbellup</b> Has the highest population of Aboriginal and Torres Strait Islanders</p>	<p><b>7%</b> Overall people without internet access (2016***). Hamilton Hill and Spearwood have highest disconnect</p>
<p><b>SEIFA** Index of Disadvantage</b></p>	<p><b>Lowest</b> Treeby North Coogee Hammond Park</p>	<p><b>Highest</b> Coolbellup Hamilton Hill South Lake</p>

\*Growth Areas align with Statistical Area 2 (SA2) boundaries as per Australian Bureau of Statistics.

\*\* Socio-Economic Index for Areas (SEIFA)

\*\*\* Recent data not available

## 2.5 Current and emerging trends

Significant global and local trends impact the planning and delivery of community infrastructure, the information provided below provides key insights to some of these trends. A detailed review and analysis of emerging trends will be completed for each CI proposal as part of the overall planning process.

### Overarching trends

#### Increasing costs

Cost of living continues to rise at a rate faster than incomes are rising. This puts pressure on discretionary spend for individuals and families and participation less affordable.

Significant increase in construction costs, further increases the need for infrastructure to be prioritised and well planned to ensure ongoing and sustainable benefits

#### Emerging technologies

New technologies are influencing the management, design, and construction of community infrastructure. Expectations are changing in terms of base levels of CI provision and how people participate. Examples include the fit-out in libraries and community centres or the growth in e-sports for both competition and entertainment.

#### Compact living

State Planning policies and re-zoning has led to more compact housing and greater densities and increases the need for accessible, quality infrastructure to support participation and social interaction.

#### Participation is changing

Historically participation has been based on membership, while now it is looked at more broadly from one-off to short term involvement. Spaces need to be flexible and organisers and managers able to adapt to these changes.

Traditional forms of recreation activities are being challenged by other choices such as extreme sports or virtual activities that still provide health and wellbeing outcomes. CI will need to cater for a greater range of activities.

#### Adapting to a changing world

Future infrastructure needs to be able to be flexible and resilient to accommodate current and future challenges, including climate change, technology and artificial intelligence, in the coming decades.

## Local Trends

### Active Public Open Space (Active POS) – more than sport

Provision for Active POS has focused on informal recreation activity and organised training, and competition, for mainstream sports. There is increased demand for additional amenities from other activities such as outdoor events and farmers markets that facilitate mass participation and social interaction.

### Better tools for planning

With greater data available, companies are collecting and supporting its analysis to enable better decision making. New tools available to support the planning of community infrastructure are important to ensure the maximum return on investment with increasing financial challenges.

### Strain on volunteers

Participation using community infrastructure is heavily reliant on volunteers organising and programming activities. Since the Covid-19 pandemic, a study conducted by ANU Centre for Social Research and Methods found volunteering in Australians decreased from 36 per cent (late 2019) to 24.2 per cent (April 2021). Lessening the reliance on volunteers, particularly in roles that don't directly impact participation will need to be considered in the planning and design process.

### Age and dementia friendly environments

Currently 8.4 per cent of people over the age of 65 live with dementia in Australia. With Cockburn's population expected to double in this age group over the next 20 years, providing places and spaces suitable for those ageing in place.

### Rise in female participation

Western Australia has seen a rise in the number of sporting codes implementing professional teams in national competition. This rise has translated to growth in female participation, traditionally dominated by males across codes. This is creating further (positive) infrastructure challenges where changerooms are not fit-for-purpose and driving increased demand for access to fields and ovals.



## 2.6 Guidelines and standards of provision

A set of community and recreation facility standards of provision were adopted by the City of Cockburn in the CSRFP. These standards formally establish a hierarchy and level of provision based on population ratios and high level qualitative guidelines in respect to the design of facilities. Their intent was to ensure consistent, equitable and fair distribution across Cockburn. These standards were developed based on analysis of local government community facility standards and the Parks and Leisure Australia WA (PLAWA) Guidelines for Community Infrastructure for a Cockburn context. Appendix five provides further detail.

In 2020 PLAWA revised their guidelines for community infrastructure. An initial assessment of infrastructure distribution and gaps has been completed against both the 2018 CSRFP and the new PLAWA guidelines in the development of this document. Notable gaps have been identified and are summarised in this infographic with a full analysis provided in appendix six.

Importantly, these guidelines should not be taken as a requirement of provision. Whilst a gap based on population or catchment may be noticeable (based on current and/or future population), further assessment is required to determine if there is an actual need for specific infrastructure. This may include (but not be limited to) assessing trends and participation in the community, utilisation information, community feedback and/or overall spatial distribution to understand accessibility (see appendix seven).

### Gaps in provision

#### Indoor youth spaces

One regional level Youth Centre is located at Cockburn Central, however guidelines suggest access at a local level should also be considered.

#### Seniors centres

Cockburn has two facilities focused on seniors in the western suburbs. Future provision should be considered at a more localised level, particularly in the City's eastern suburbs.

#### Skate parks

There are three regional level skate parks and one district level skatepark in Cockburn. Benchmarks indicate there is a significant gap in district and local level facilities.

#### Outdoor netball courts

There is a projected shortfall in overall local provision of netball courts to support training. Based on guidelines, the gap is up to 12-15 courts by 2041.

#### Tennis courts

There are six publicly available tennis courts within Cockburn. Based on guidelines alone, there is a current shortfall of 31 tennis courts which will grow to 43 by 2041.

#### Arts facilities

Memorial Hall is the only dedicated performing arts space within Cockburn. A regional level arts centre for the current and future population should be investigated, along with further facilities supporting a wider range of arts activities accessible at a local level.

#### Community centres

There is a current under provision of community centres in the western suburbs of Cockburn. Should all CI proposals proceed, there remains a future shortfall in neighbourhood level community centre provision. This is expected to be offset through district facilities and seeking future opportunities to co-locate with future sporting facility proposals.

## 2.7 Active Public Open Space (Active POS)

There are various ways to assess the required provision of Active POS.

A study commissioned by the Department of Local Government, Sport and Cultural Industries (DLGSCI) in 2021 assessed Cockburn's Active POS against various industry benchmarks including those specifically identified in a 2013 study by Curtin University (Active Open Space in a Growing Perth-Peel Region). The table below shows Cockburn's playing surface and urban zones against industry benchmarks:

Benchmark	City of Cockburn (2020)
6.5m <sup>2</sup> playing surface per resident	4.91m <sup>2</sup>
1.4% of the urban zone	1.09% of the urban zone

The study took into consideration future Active POS playing surface provision based on available information and the population forecast of *Perth @ 3.5 million* for Cockburn growing to 149,816 by 2031. This scenario leads to a **5.62m<sup>2</sup>** playing surface per resident.

The study also considered a built-out scenario of pitch provision based on updated forecast estimates for 2041 leading to a 4.85m<sup>2</sup> of pitch surface per resident.

PLAWA *Guidelines for Community Infrastructure* consider Active POS provision through the following benchmarks:

- Population ratio based on hierarchy of space (regional, district or neighbourhood)
- Sport by sport (field type) population guidelines
- Spatial/geographic requirements to ensure equitable access.

Based on these industry benchmarks, Cockburn has a future shortfall in regional and district level Active POS. Ideally this would be offset by additional neighbourhood level Active POS, although the Cockburn is forecast to also have a slight shortfall in this area.

The following table provides a summary of the shortfalls based on benchmark population ratios and sport by sport field types within the PLAWA guidelines. Cockburn has regional level sporting infrastructure, although these aren't considered Active POS. Appendix six provides a detailed analysis.

Infrastructure type	Current provision	Proposed future provision	Provision gap		
			2021	2031	2041
<b>Regional Active POS</b>	0	0	1	1	1
<b>District Active POS</b>	5	6	0-3	0-3	1-5
<b>Neighbourhood Active POS</b>	19	21	No gap	No gap	0-2
<b>AFL oval (senior)</b>	13	15	2-7	3-9	6-13
<b>Diamond sports</b>	8	11	1-3	2-6	4-9
<b>Soccer</b>	19	19	0-6	3-7	6-14
<b>Cricket</b>	13	15	No gap	0-3	2-6

While there is a shortfall of regional and district level Active POS, fortunately the current and future spatial distribution supports even access across the community. Appendix seven refers (catchment maps).

## 2.8 Age, utilisation and condition

The age, utilisation and condition of infrastructure are key indicators and/or factors in the decision making to replace or upgrade infrastructure. Typically, when utilisation is high and starts to limit access or participation, it provides justification to upgrade or deliver new infrastructure.

There is a correlation between older infrastructure, in poorer condition and potentially increasing maintenance costs, not being functional for contemporary needs. Furthermore, older buildings tend to be less sustainable, energy efficient and climate resilient, justifying the need to replace or upgrade the infrastructure. These factors may also contribute to lower levels of utilisation, and due diligence needs to occur to determine a holistic view of demand.

The summary below provides a snapshot of age, condition and utilisation information based on the 73 buildings reviewed in this CIP. Utilisation information from the City's community venues it hires to the community and which does not cover all 73 buildings.

### Condition<sup>1</sup>

- 60% of buildings rated 1 or 2
- 38% of buildings rated 3.

### Age

- 22 buildings less than 20 years old
- 49 buildings less than 40 years old.

### Utilisation

- Average – 21.55%
- Peak Usage – 25.6%
- Active POS – 15 of 26 sporting reserves are booked for more than 25 hours per week<sup>2</sup>.

<sup>1</sup> IPWEA (Institute of Public Works Engineering Australia) Building Condition & Performance Assessment Guidelines (1= Excellent, 2= Good, 3=Moderate, 4=Poor and 5= Very Poor).

<sup>2</sup> Industry benchmark to maintain satisfactory turf condition in winter.

It is difficult to capture all utilisation information for the infrastructure within the scope of this plan. This is due to various parties, including many community and sporting groups, managing the buildings with little capacity, lack of suitable software or systems in place to efficiently provide the data to the City.

In November 2021, the City implemented a software solution to capture utilisation information to better manage use of community venues. The infographic on the previous page summarises the data provided from 14 community centres (with 30 hireable spaces) from 1 January to 30 June 2023. This information provides a high-level indication of utilisation, which is investigated in further detail with the inclusion of occupancy, membership and/or participation data.

*At a high level, the City has well maintained buildings, however due to the their age buildings may require upgrading as they are not of contemporary design thus not being fit for purpose.*

*This may impact utilisation, however during peak times in larger and newer spaces, utilisation increases from 32.5% to 64%.*

*The City is also seeing increasing pressure on its Active POS which will require a combination of management and infrastructure solutions.*

Detailed information is compiled in the asset audit in appendix eight.

## 2.9 Functionality

Infrastructure that is functional for use is a key driver for future investment given it supports maximising utilisation and/or participation that in turn increases social, health and wellbeing outcomes.

As part of the development of this plan, the following activities were completed to identify functionality challenges in Cockburn:

- Desktop audit of all facility and site floor plans
- Engagement with staff on individual facilities
- Engagement with the community (building managers and users).

These challenges, where appropriate, have been documented in the individual CI proposals in section four as they drive the need for upgrade of infrastructure. Full details on each assessed facility can be found in the asset audit in appendix eight. The infographic on this page outlines a summary of the primary functionality challenges the City and its community is facing.

### Common functionality challenges

- Storage – size of spaces and number of spaces available
- Changerooms – suitable for all genders
- Park toilets – access to toilets for the general public using open spaces and sporting groups to minimise need for full facility access.
- Sports lighting – restricts usage through available booking time or constrains to specific areas increasing intensity and therefore wear and tear
- Canteens and kitchens – size for multiple persons and storage.



## 2.10 Community feedback

Community feedback is a vital component to understand needs and priorities. The development of this plan is premised on feedback from:

- A targeted engagement process in early 2023
- Feedback gained during the development of the Community, Sport and Recreation Facilities Plan 2018-2033 (CSRFP)
- Ongoing feedback from the community documented by staff through meetings, discussions and emails following the adoption of the CSRFP
- A defined engagement process following Council's endorsement of this plan in late 2024.

The engagement process conducted in early 2023 involved the following methods:

- Online survey (287 responses)
- Online map (165 comments)
- Online discussion forum (45 comments)
- Meetings with all City of Cockburn reference groups
- Meetings and workshops with special interest groups (e.g. resident associations, sporting codes)
- Individual meetings with groups (31 groups).

The City was available to meet with over 300 active community organisations in Cockburn. Each received correspondence about the engagement process at least three times. Groups who were contacted but were unable to attend were offered the opportunity to provide written feedback.

There was focused engagement targeting specific sports and community organisations' needs which, where appropriate, is incorporated in the section four. Key broad themes have been summarised and provided in the infographic. Importantly some of the feedback is based on active proposals with future outcomes to be determined in due course. Appendix nine includes the Community Engagement Feedback report following the process undertaken in early 2023.

### Most satisfied (with)

1. Libraries
2. Specialist sport facilities (e.g. Cockburn ARC, Wally Hagan)
3. Community halls and buildings
4. Sporting fields and clubrooms.

### **Most important three by type**

1. Specialist sporting facilities (e.g. Cockburn ARC, Wally Hagan)
2. Libraries
3. Sporting fields and clubrooms.

### **Facilities that need improving**

1. Wally Hagan Basketball Stadium and the need for additional courts
2. Atwell Reserve and clubrooms (change facilities, car parking, toilets)
3. Success Regional Sporting Complex (car parking, lighting, change facilities).

### **Most important priority future proposals**

1. Golf course
2. Dedicated arts and culture centre
3. Wally Hagan Basketball Stadium Redevelopment.

*N.B. \*while not a specific facility, bushland control and tree planting featured highly.*

## 2.11 Future expansion areas

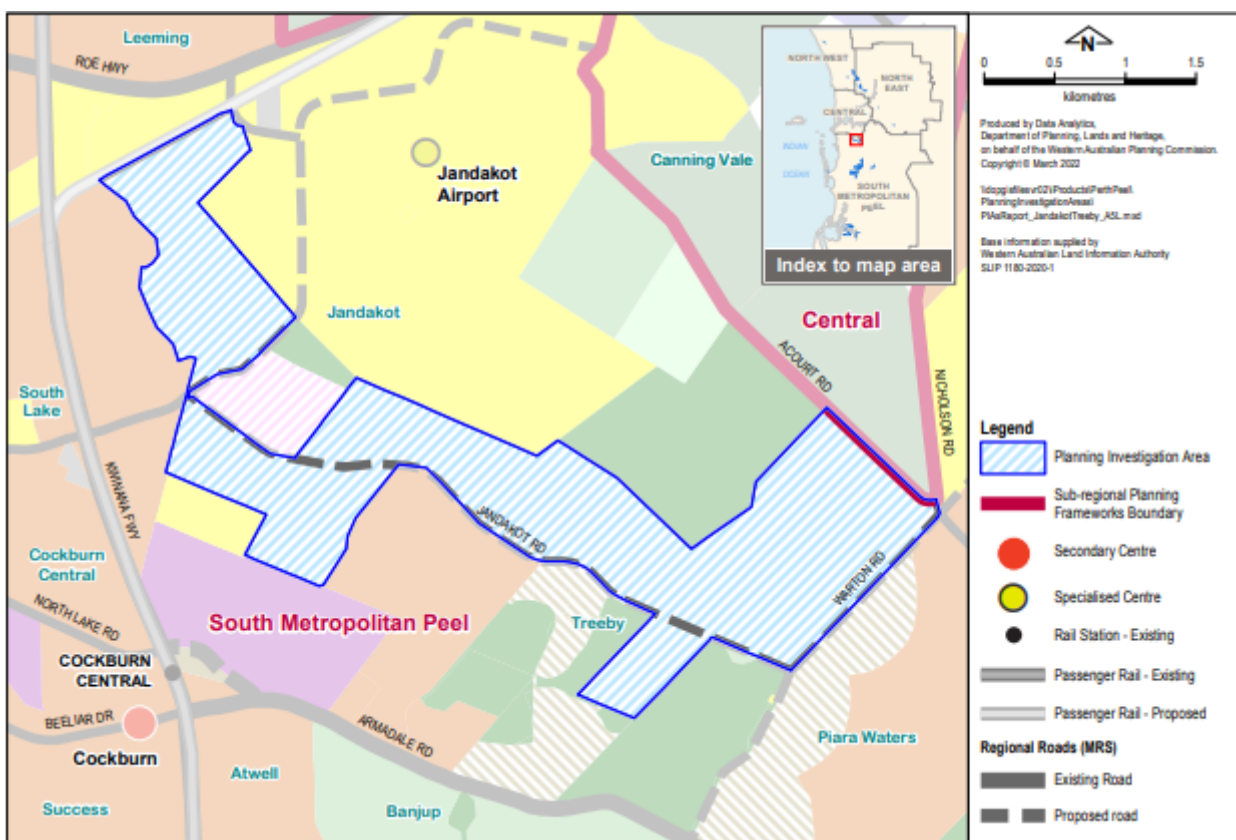
### Jandakot/Treeby Urban Expansion

The Perth and Peel @ 3.5 million Sub-regional Planning Frameworks released in 2018 identified 15 planning investigation areas (PIAs) within the Perth and Peel region. PIAs are sites where further detailed planning is required to determine whether a change to current land use and zoning for more intensive land use is appropriate.

In August 2023, the Minister of Planning made a decision on two PIAs, one of which is in the City of Cockburn. The Jandakot/Treeby PIA has been identified for urban expansion and includes approximately 600 hectares of land.

The area will undergo a structure planning process to identify and respond to the key planning and environmental constraints, while also determining the number of dwellings and future population. This information is critical to determine the future community infrastructure requirements, along with the information in section four.

It should be noted, the CIP does not include any future proposals regarding the future urban expansion of Jandakot/Treeby as detailed information is not available at the time of writing.



## **Roe 8 (West) and Roe 9 Planning Study**

The State Government is considering potential future land use and zoning for the western section of the land corridor originally reserved for the Roe Highway extension.

At the time of writing, the Department of Planning, Lands and Heritage has undertaken a public consultation process on an amendment to the Metropolitan Regional Scheme (MRS) relating to re-zoning Roe Highway Primary Regional Roads Reserve in Hamilton Hill, Coolbellup and Bibra Lake.

The MRS amendment was considered by the Western Australian Planning Commission in January 2024. An outcome has still yet to be determined. In preparation, the City of Cockburn has initiated an amendment to the local planning scheme (TPS3) to reflect the proposed MRS amendment.

Essentially the area will require a local structure plan to be developed which will provide more detailed planning on:

- Environmental/ecological considerations
- Appropriate education, recreation and local commercial areas
- Appropriate mix of residential densities
- Local road linkages.

It should be noted, the proposals in this CIP do not take into account the future demand generated by this area as information is not available at the time of writing. However, the area may provide opportunity for future locations of proposals listed in this plan.

### 3. Identified Improvement actions

During the development of the plan, several items were identified for improvement that influence future community infrastructure provision but fall outside the scope of this plan. Each are listed in the table below and will be undertaken between the implementation of this plan and the next formal review scheduled for 2028.

No.	Improvement action	Additional information	Resources	Responsible directorate
1	Standards of provision– review and continued development.	Ensure a review of the standards and continue to develop, particularly around youth infrastructure and arts and cultural facilities whereby there may be multiple provision across the city to ensure a level of equity.	Operational	Community & Place
2	Review of facility management policies, approach and fees and charges.	The underpinning policies that determine future management of facilities should be reviewed for clarity, equity and alignment to current and future proposed practice. Furthermore, fees and charges should be reviewed which will impact access and utilisation outcomes with a growing population.	Operational	Community & Place
3	Sports floodlighting standards of provision review.	Current policy outlines base level of provision that suits training requirements. As trends change and the increasing pressure on Active POS, further consideration should be made toward installing competition lights at venues where demand is proven.	Operational	Community & Place

4	Aboriginal heritage—investigate the viability of developing a local cultural heritage database.	There are varying knowledge gaps and limited information available to ensure local aboriginal cultural heritage is preserved and recognised. Database information would assist and inform approaches taken by staff in the planning of proposals.	Budget to be determined	Community & Place, Planning & Sustainability
5	Achieving net zero.	Continue to review activities that contribute the City achieving its sustainability aspirations and policy with particular attention around guidelines for standards of provision, and Environmental Sustainable Design (ESD) requirements document.	Operational	Planning & Sustainability, Community & Place



## 4. Future community infrastructure proposals

Following the review of all information, 26 major community infrastructure proposals and five detailed planning studies are outlined in this document to address the community infrastructure requirements of a built-out Cockburn (2041). These proposals are listed below in order of priority with a more detailed summary for each in the following pages.

### Major community infrastructure proposals\*

1. Hamilton Hill Community Centre
2. Coolbellup Community Facilities Master Plan
3. Yangebup Community Centre and Nicholson Reserve Master Plan
4. Community environmental groups storage facility
5. Dalmatinac Park and Lucius Park Master Plan
6. Cockburn Coast oval
7. Cockburn Central Community Facility
8. Lakes Community Centre
9. Spearwood Library
10. Jandakot Hall, Anning Park and Old Jandakot Primary School Master Plan
11. Munster (Lake Coogee) Recreation Facility
12. Memorial Hall upgrades
13. Success Regional Library
14. Treeby East Sport and Clubroom development
15. Harvest Lakes and Harmony Oval Master Plan
16. Cockburn Coast Community Facility
17. Legacy Park Sporting Facility
18. Southwell Community Centre
19. Santich Park upgrades—stage two
20. Prinsep Park
21. Atwell Community Centre upgrades
22. Watson Oval and Edwardes Reserve Master Plan
23. Coogee Community Hall upgrades
24. Aubin Grove Sport and Community Facility upgrades
25. Enright Reserve upgrades
26. Lakelands Reserve Hockey and Sporting Facility upgrades—stage two

\*As at adoption of the CIP

Importantly, this list does not include nine proposals (appendix one) that have not been realised at the date of writing but are considered active proposals. They are resourced with budget and personnel assigned depending on their current phase.

These future community infrastructure proposals are based on:

- Review of the existing outstanding proposals in the CSRFP 2018-2033
- Engagement with the wider community and appropriate technical internal staff

- Analysis of the information identified in section two.

Each proposal has been prioritised and ranked using the process outlined in section 1.7. Further details can be found in Appendix two.

Proposals will be further developed through the business case framework as identified in section 1.8 when allocated through the City's Corporate Business Plan, annual service plans, project plans and budget process.

As trends and community needs change over time, the ranking identified on the following page will be re-scored annually, using the scoring tool and criteria found in appendix two. This review will also enable emerging proposals to be considered between major four-year reviews of the CIP.

There are five future detailed planning studies recommended outside of the 26 community infrastructure proposals. These studies provide significant detail and targeted consultation required to ensure specific community infrastructure is suitably, equitably and sustainably planned. These planning studies have not been assessed against the scoring tool and criteria; rather they have been allocated a priority based on officers' expert understanding of the greatest need and influence on holistic planning of future community infrastructure types.

Summary of community infrastructure planning studies:

1. Arts and culture city wide needs assessment
2. Youth infrastructure plan
3. Seniors city wide needs assessment
4. Trails Master Plan (review)
5. Tennis infrastructure needs assessment.

All proposals are subject to approval processes including development approval, environmental approvals from state or federal authorities, and/or cultural and heritage approvals (e.g. Aboriginal Heritage Act 1972).

## **Proposal 1**

### **Hamilton Hill Community Centre**

The City will undertake a detailed Business Case process (needs analysis, site assessment, concept design and feasibility study) to identify a suitable site and feasibility of the proposal.

## **Preliminary needs assessment**

In 2019, the City granted the Hamilton Hill Community Group a lease to the building at 1 Starling St, Hamilton Hill (former Child Health Clinic). Since that time, the group has hosted at The Hub 6163, a variety of workshops and events within the small spaces that are offered to the wider community, almost daily.

In 2020, the City undertook initial work based on the need identified in the 2018 CSRFP which is current. The process identified a shortfall of community centres in the western suburbs, particularly in Hamilton Hill. That work developed a preliminary functional brief and assessed a number of possible sites but was not able to find one suitable.

The need is still present and a net increase of 8,425 residents in Hamilton Hill is forecast for 2041 further accentuating the need for provision. A review of the existing work should be completed accompanied by a full detailed needs analysis, site assessment review and feasibility given the growth in both young people and older demographics.

Consideration should also be made toward an outside of the norm management model, given the positive results the Hamilton Hill Hub has produced. The SEIFA index (score of 963) is the one of the lowest within Cockburn demonstrating the need to ensure the community has access to affordable community infrastructure and programs, of which the passionate group of volunteers are currently doing as part of the management of the Hamilton Hill Hub. Given the size of Hamilton Hill (geographically and population), consideration should also be given to how this facility will interact with the proposed replacement of the Southwell Community Centre (in the eastern part of Hamilton Hill). It would be expected multiple options on provision and management will be considered, given the site availability constraints and possible co-location opportunities.

### **Planning considerations**

- Opportunity to co-locate
- Accessibility to the community through multiple transport options
- Current success of the The Hub 6163.

## **Existing provision**

The Hub 6163 includes

- Ngoolyark Room (52m<sup>2</sup>)
- Koolbardi Room (16m<sup>2</sup>)
- Bada Mandoo (Outdoor Area) 40m<sup>2</sup>
- Small kitchen and bathroom facilities.



## Proposal 2

### Coolbellup Community Facilities Master Plan

The City will undertake a master plan process for a proposed redevelopment of existing infrastructure on site and community garden.

#### Preliminary needs assessment

Len Packham Clubrooms and Coolbellup Community Hub are considered Neighbourhood Community Centres. Should the functional spaces be considered as one building in their current form, the classification would still remain a Neighbourhood Community Centre. The existing provision addresses the benchmark requirement for the current population, however based on Coolbellup's future population forecast of almost 9,000, this would lead to a slight under provision.

Due to its size, Coolbellup Library is currently considered a local library. In order to meet the forecast future population of Coolbellup and surrounding suburbs such as Hamilton Hill, an upgrade is proposed to a district level which will enable a more diverse range of services to be delivered now found in contemporary libraries.

While the main facilities onsite are in good condition, feedback from the users and officers is they are not fit for purpose. Main deficiencies identified by users include, storage, acoustics of the spaces and the small number of changerooms at Len Packham clubrooms.

Utilisation of the available hireable spaces is considered moderate and could be improved by addressing the functional deficiencies.

The Western Knights Soccer Club currently situated at Len Packham Reserve has undertaken a needs analysis, site assessment and concept plan outlining their requirements to make Len Packham their permanent location for the club. To accommodate the club, a redevelopment and extension of the clubhouse facility would need to be considered to incorporate contemporary changerooms, storage, kitchen/kiosk, shared function space, offices, first aid, meeting rooms and external shaded viewing areas. This would inform any future redevelopment of the precinct.

Coolbellup has the lowest SEIFA index within Cockburn (960.1) which is indicative of the need for specific support services which can be accessed at a relatively low/no cost. Library services and multi-purpose spaces to provide both community support services and a wide range of activities for the community will continue to be a priority.

## Planning considerations

Overall precinct layout and interaction with commercial centre and old Coolbellup Primary School site (90 Coolbellup Avenue).

- Site topography
- Vehicle and pedestrian access, parking, natural environment
- Western Knights (soccer) needs and site assessment report.
- Opportunity to co-locate facilities
- Coolbellup population growth, ageing population, and significant aboriginal population.

## Existing provision

Main areas currently include

- Coolbellup Community Hub (2,511m<sup>2</sup>)
- Children's activity room (132m<sup>2</sup>)
- Outreach and consulting rooms (including Child Health Clinic)
- Library (350m<sup>2</sup>)
- Len Packham Clubrooms (794m<sup>2</sup>)
- Main hall (180m<sup>2</sup>)
- Changerooms (2)
- Coolbellup tennis courts (2)
- Coolbellup Skate Park
- Len Packham Reserve (wo full size soccer pitches and one junior).

## Proposal 3

### Yangebup Community Centre and Nicholson Reserve Master Plan

The City will undertake a master plan of the Nicholson Reserve and Yangebup Community Centre site. It is proposed the master plan will incorporate a needs and feasibility assessment for the following:

- Current sporting and community users
- Co-location of users into one multi-purpose building
- Inclusion of diamond sports.

#### Preliminary needs assessment

Nicholson Reserve is currently underutilised, predominantly used as an overflow field for AFL in winter and for Little Athletics training in summer. The changeroom facilities are part of the community facility, with the clubroom space in a separate building. The changerooms facilities are in a poor condition and do not meet current industry expectations.

Yangebup Community Centre, built in 1986, is a district level facility with good utilisation in the main hall, however the activity area has low utilisation and the children's playground area is in poor condition.

A diamond sports (referenced as a small ball sports) feasibility study was proposed in the 2018 CSRFP with the intent to consider Nicholson Reserve as a primary location for a dedicated diamond sports facility. Since that time, the Braves Baseball Club relocated to Frankland Park following an expression of interest (EOI) process. Two remaining diamond sports sites with clubs are located at Enright Reserve (tee-ball and softball) and Aubin Grove Reserve (tee-ball and softball). There may be opportunities to rationalise provision and identify opportunities to relocate other sports to enable the City to provide a dedicated single viable diamond sports facility, particularly as other sites are more constrained.

There is an opportunity to rationalise the existing buildings and combine them into one facility for better utilisation and obtain better asset management outcomes for the City. There is also a community desire to have a public universal accessible toilet (UAT) onsite which should be investigated further.

Between 2021 and 2041, the total population is forecast to increase by 1,203 people, with a 22per cent increase in lone person households during that time. The age brackets with the highest increase in population is 65-79 (18 per cent) and 79+ (230 per cent). Providing



appropriate and functional facilities for this cohort is vital to reduce social isolation given the expected increase is attributed mainly to people 'ageing in place'.

### **Planning considerations**

- Overall precinct layout and interaction with commercial centre
- Site topography
- Vehicle and pedestrian access, parking, natural environment
- Opportunity to co-locate facilities
- Yangebup population growth and ageing population
- Shared-use reserve provision.

### **Existing provision**

#### Community Centre

- Main hall (200m<sup>2</sup>)
  - Kitchen
- Activity area (74m<sup>2</sup>)
- Lesser hall (83m<sup>2</sup>)
  - Kitchen
- Outdoor play area.

#### Nicholson Reserve

- AFL oval (1)
  - Athletics facilities
  - Clubroom/change room amenities
  - Limited sports floodlighting.
-

## Proposal 4

### Community environmental groups storage facility

The City will undertake a needs analysis and site assessment process which will identify options and opportunities to address the detailed facility needs and desires of the community environmental groups. An options analysis including pre-feasibility is expected to be conducted to understand how to best support the needs of Community Environmental Groups who are actively engaged on City owned, controlled or supported regional parks and urban natural areas.

#### Preliminary needs assessment

The consultation process identified a need expressed by the majority of the city's volunteer environmental groups for:

- Storage
- Workshop space
- Preparation work and complementary bush care activities (growth of native seedlings, plantings etc.)
- Meeting and briefing prior to undertaking bush care operations.

All groups are currently storing equipment in homes or businesses of active volunteers which is over and above the expectation of other groups within the community (e.g. sporting). In addition, there was no common place for minor equipment repairs or other preparatory tasks to support bush care activities. During the consultation process it was found people are members of more than one group/organisation presenting an opportunity to co-locate, share volunteer and equipment resources and undertake activities to improve capacity of volunteers or the wider community through training and education.

One of the key challenges identified was a suitable location given the spread of groups across the Cockburn and being physically located in close to activities. Therefore, the outcomes of the proposed needs analysis, site assessment and options analysis would be:

- Identifying further detailed needs and opportunities
- Understanding the components of a potential facility/facilities
- Identifying the need and viability of one facility or a series of facilities to meet the individual group needs
- How the facility/facilities would be managed
- Consider co-location with existing facilities.

### **Planning considerations**

- Site location to meet the accessibility needs of each group.

### **Existing provision**

Nil.

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## Proposal 5

### Dalmatinac Park and Lucius Park Master Plan

The City will undertake a master plan and business case process to deliver on common objectives and identify future investment priorities of the site. The plan will be inclusive of:

- Spearwood Dalmatinac Sporting and Community Club owned and leased portions
- Dalmatinac Park
- Lucius Park.

#### Preliminary needs assessment

The Spearwood Dalmatinac Sporting and Community Club (SDSCC) was built in 1977 and has undergone various additions and upgrades over the years, primarily funded by members. The main club building is occupied six to seven days per week for a variety of activities across its 1,200 plus members and is the largest hireable space in the City of Cockburn. The club has a number of annexure clubs, including bowls, netball, two soccer clubs, futsal and darts who use the main building and amenities. The club partners with other segments of the community that support reduced social isolation and ageing in place.

Land in the overall site precinct where infrastructure provided for bowls, soccer, netball and futsal is leased to the club. This infrastructure is ageing and is either not fit for purpose, not compliant to current standards or is coming towards the end of its useful life.

The Lucius Park changerooms is managed by the City, and while in satisfactory condition, doesn't meet current expectations and sporting code facility guidelines identified in the Western Suburbs Sporting Precinct Study in 2018.

The preliminary master plan developed by SDSCC has identified the challenges, perceived needs and a variety of improvements on site, some of which will offset the need for the City to develop elsewhere. The main challenge with implementing the SDSCC Master Plan is the significant investment required for upgrades. This is compounded by private land ownership on a portion of the site set up to ensure security of the investment for the community.

It's vital the business case will explore options for the upgrades to the site and future management obligations considering the following strategic objectives of the City's Strategic Community Plan:

- 3.1-Accessible and inclusive community, recreation and cultural services and facilities that enrich our community
- 5.1-Best practice governance, partnerships and value for money in relation to financial sustainability.

### **Planning considerations**

- Overall precinct layout
- Opportunity to co-locate facilities
- Land tenure currently limits the level of investment the City could consider
- Land and facility management currently impacts day to day operations and may be limiting to wider community access
- Initial master plan developed by the Spearwood Dalmatinac Sporting and Community Club.

### **Existing provision**

- Outdoor netball courts (2)
- Outdoor multi-use courts (2)
- Synthetic bowling greens and one unused green area (2)
- Multi-purpose hall (440m<sup>2</sup>)
- Members areas (2) (100m<sup>2</sup> and 50m<sup>2</sup>)
- Indoor sports court (primarily used for football and netball)
- NPL grade soccer pitch with floodlighting and associated spectator seating
- Change rooms accessed off Lucius Reserve (4)
- Lucius Reserve contains two rectangular pitches, one of which benefits from floodlighting.

## Proposal 6

### Cockburn Coast Oval

Undertake an expression of interest process and revised needs analysis to revise the existing design of the oval, develop a detailed floor plan and management plan for the clubroom.

#### Preliminary needs assessment

The suburbs of Coogee and North Coogee are expected to be home for more than 20,000 residents, which incorporates the area defined as 'Cockburn Coast' bound by Port Coogee Marina in the south, the Indian Ocean to the west and Cockburn Road to the east. Cockburn Coast alone is expected to be home to 10,000-12,000 residents.

The Cockburn Coast District Structure Plans and Robb Jetty Local Structure Plan identify the need to provide the Active POS, which is further articulated in the City's Western Suburbs Sporting Precinct Study adopted by Council in 2018. That study also investigated further options to acquire more land to address the predicted shortfall in Active POS based on benchmarking provision. The study concluded that it was unviable to purchase additional land and the City should invest in embellishing other existing spaces nearby in Spearwood and Hamilton Hill (e.g. Beale Park and Davilak Park) to address expected future demand and confirmed the need to invest in the proposed Cockburn Coast Oval.

Following the implementation of the 2018 CSRFP, the City progressed 'stage one' of Cockburn Coast Oval (oval, parking, sports lighting and playground) with the intent to deliver the oval. Following detailed design, the City determined to place the project on hold and combine the two stages which included delivery of the clubroom facility for these reasons:

- Following the impacts of Covid-19, dwelling and population growth has slowed in North Coogee and is less than originally forecasted impacting both the need for delivery and the development contributions collected to fund delivery.
- Inability to confirm overall integration of parking and traffic movements with the future primary school given a level of planning had not been completed by the Department of Education
- Pre-tender estimate exceeded the available stage one budget
- Efficiencies and economies of scale by combining the two stages.

The high-level design of the small clubroom (525m<sup>2</sup>) building may need to be changed / modified in accordance with the end user requirements following an expression of interest process.

### **Planning considerations**

- Development Contribution Plan 13
- Shared use with proposed primary school
- Cockburn Coast District Structure Plan—inclusive of built form codes and public realm guidelines
- Robb Jetty Local Structure Plan.

### **Existing provision**

Nil.

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## Proposal 7

### Cockburn Central Community Facility

The City will undertake a business case process for the development of a district level community facility that provides an area for welfare services and space for wider community meetings and functions.

#### Preliminary needs assessment

Since 1988, Cockburn Care has been operated by the City providing a fee-for-service range of offerings for the elderly and people with a disability. Staff and programs currently operate out of the Jean Willis Centre built in 1993 in Hamilton Hill. In 2022, the service delivered 64,779 hours of service to 445 clients.

Cockburn's population growth and people ageing in place increases the need for service providers to ensure quality of life for people within their community. The current location of Cockburn Care in Success provides geographical challenges impacting service efficiency with growing population in the eastern suburbs.

Furthermore, based on provision benchmarking, Cockburn has an overall shortfall in community centre space. While there is only growth of about 4,000 residents in Cockburn Central between now and 2041, existing nearby similar facilities in Jandakot Hall and Atwell Community Centre are currently the two most well utilised community centres in the city. There is an opportunity to support this lack of provision through multi-purpose spaces that can be accessed by the wider community while also supporting program delivery.

A detailed needs assessment, site assessment and feasibility study are proposed to determine required service offerings, to ensure gaps are covered and/or to avoid duplication. While Cockburn Central provides good central access through various public transport options, the site assessment process should consider the opportunities to combine with the Legacy Park development, existing facilities (Cockburn Youth Centre, Cockburn Integrated Health) or other future proposals identified in Cockburn Central. Further opportunities can also be explored for other externally funded community services facilitated by the City or externally, based on the needs of the growing community.

## Planning considerations

- Cockburn Central West Structure Plan
- Development Contributions Plan No. 13.

## Existing provision

### Jean Willis Centre

- Offices
  - Dining area/activity room (140m<sup>2</sup>)
  - Meeting room (45m<sup>2</sup>)
  - Respite areas.
-

## Proposal 8

### Lakes Community Centre

The City will undertake a needs assessment and feasibility study with a view to dispose of the existing centre and relocate the provision of the Bibra Lake Community Centre with a view to develop a centralised community hub for residents within the catchment of South Lake, Bibra Lake and North Lake. Options to be explored will include but not limited to Meller Park, Hopbush Park and Anning Park.

#### Preliminary needs assessment

Bibra Lake Community Centre was constructed in 1988. The facility has aged with recognised deficiencies including:

- Storage
- Size of meeting/function spaces
- Insufficient parking
- Accessibility (inclusive of no UAT)
- Lack of modern fixtures and fittings expected in newer facilities (e.g. audio visual and kitchen equipment)
- Overall compromised functionality due to the age of the building and limited flexibility of use.

The overall population across the suburbs of Bibra Lake, North Lake and South Lake is expected to experience modest growth between 2021 (13,402 residents) and 2041 (14,197 residents) with a gradual ageing of the community over that time. The cumulative population from a benchmark perspective would justify the need for a district level facility. This aligns with addressing the benchmark shortfall of neighbourhood level community centres.

Bibra Lake currently has a high proportion of seniors/retirees while the age profile of the other suburbs is more consistently spread. Ageing in place is quite evident, re-enforcing the need for accessible facilities to be provided to this community.

The geographic location will be important to minimise the possible accessibility gaps for the main suburbs this proposed facility would service and should be considered along other proposed future facility provision.

## Planning considerations

- Land topography
- Opportunities for co-location
- Vehicle and pedestrian access, parking
- Current local commercial centre interfacing current Bibra Lake Community Centre site.

## Existing provision

Bibra Lake Community Centre constructed in 1988 with a floor area of 514m<sup>2</sup> includes

- Activity room (96m<sup>2</sup>)
  - Storage/kitchen areas
  - Main hall (84m<sup>2</sup>) with associated storage/kitchen areas
  - Courtyard between the two main structures
  - Male and female toilets only (no UAT).
-

## Proposal 9

### Spearwood Library

The City will undertake a detailed needs assessment, site assessment and feasibility study to upgrade Spearwood Library.

#### Preliminary needs assessment

The current library area is located between Cockburn Seniors Centre and the City's Administration Centre. While the library has been modified and updated to reflect contemporary library services, the building is of an older structure having been constructed in 1974. The library is well maintained but lacks profile in its current location and will be impacted by any changes to the buildings and services adjacent.

Current meeting rooms and back offices are limited. The space lacks the diversity of use of contemporary library designs which generally include opportunities for a wider range of programming, technology and informal use. There is also potential alignment with commercial activities, including a café/kiosk or retail and/or City administration activities to increase efficiencies and accessibility to the community.

The most critical consideration for the City is to provide library services in optimum locations where accessibility by a range of transport modes is high and the library is capable of providing for their catchment. Currently Success Library provides the regional level service however is situated closer to Cockburn's eastern suburbs, while Spearwood and Coolbellup currently provide more localised neighbourhood level access.

The proposed redeveloped Spearwood Library would provide the opportunity to expand the service to a district level addressing provision gaps based on benchmarking guidelines. It would service Cockburn's growing western suburbs while accommodating more contemporary design elements to increase the relative functionality and accessibility of a wider range of services.

A review of the current location and other possible site opportunities is required together with a need to identify current service gaps would form part of the needs assessment, site analysis and feasibility study process..

### **Planning considerations**

- Access to suitable car parking
- Alignment to other council services to increase efficiencies
- Future planning for the City Administration Centre site (including former bowls club site)
- Connectivity and relationship with the broader Phoenix Activity Centre.

### **Existing provision**

- Constructed in 1974 with a floor area of 1,364m<sup>2</sup>.
  - Existing multi-functional library including:
    - Central lending area
    - Community room (up to 20 people)
    - Meeting room (three person capacity).
-

## Proposal 10

### Jandakot Hall, Anning Park and Old Jandakot Primary School Master Plan

The City will undertake a needs analysis, site assessment and feasibility study of the site inclusive of Anning Park and Jandakot Hall to determine the future level of investment and co-location opportunities. This proposal will also determine the best use and location of the Old Jandakot Primary School heritage building.

#### Preliminary needs assessment

The Anning Park and Jandakot Hall are considered neighbourhood level facilities located in Cockburn Central. Jandakot Hall, built in 1971, is well utilised due to its size and being maintained in a very good condition, however it does have some functionality issues, particularly a lack of storage for user groups.

Anning Park clubrooms, constructed in 1993, are currently leased to the Cockburn Lakes Amateur Football Club. Cricket clubs use the oval in the summer, however do not have access to amenities unless negotiated with the lease holder. Notably there is a lack of gender diversity in changing room infrastructure.

Old Jandakot Primary School is a heritage-protected place located approximately 650 metres from Anning Park. Originally constructed as a primary school, it consists of two small classrooms and therefore is not fit for purpose and has low utilisation. Consideration should be made to its location to ensure its heritage value is preserved.

The current infrastructure is old but provides a valuable resource. There is an opportunity to consolidate the sporting and community infrastructure to better utilise the area and provide the community with a facility that meets the current and future needs. The 2018 CSRFP identified Anning Park as the location for a permanent district level tennis facility. While this will be investigated as part of the proposed analysis, initial concern is that the site is too constrained to achieve a sustainable outcome.

Cockburn Central will see growth of 4,123 residents (288 per cent increase) between 2021 to 2041. Much of this population is a result of the Cockburn Central North (Muriel Court) Structure Plan, which is immediately north-east of the Anning Park and Jandakot Hall and is expected to derive 2,894 dwellings due to its high-density zoning. This zoning is likely to deliver smaller units and apartments which would support populations requiring access to quality open space and community facilities.



## Planning considerations

- Overall precinct layout
- Site topography
- Access (vehicle and pedestrian) and parking
- Site constraints including drainage swales for North Lake Road and mature trees
- Cultural heritage of Old Jandakot School and Jandakot Hall.
- Opportunity to co-locate facilities
- Cockburn Central population growth
- Development Contribution Plan 13.

## Existing provision

### Jandakot Hall

- Main Hall (203m<sup>2</sup>)
- Kitchen
- Outdoor play area

### Anning Park

- Full size AFL and cricket oval
- Tennis courts (2)
- Sports floodlighting
- Clubroom (604m<sup>2</sup>) including:
  - Change rooms (2)
  - Storage
  - Office and kitchen/canteen

### Old Jandakot Primary School

- Meeting Room 1 (39m<sup>2</sup>)
- Meeting Room 2 (52m<sup>2</sup>)
- Storage

## Proposal 11

### Munster (Lake Coogee) Recreation Facility

The City will undertake a needs analysis, site analysis and feasibility study to inform the new location proposed by Development WA as part of the Australian Marine Park–Technology Precinct Structure Plan.

This premise of the new location includes expanding the South Metropolitan Tafe by utilising the existing land currently known as South Coogee Reserve and developing a new local recreation reserve (3.2ha) closer to the residential area in Lake Coogee.

#### Preliminary needs assessment

The population in Lake Coogee is expected to grow from 4,500 currently to approximately 5,500 people by 2041. While there is existing provision in Lake Coogee with Santich Park, the city's regional and district level active open space shortfall can be offset by neighbourhood level spaces.

South Coogee Reserve is currently used by the Western Border Soccer Club in the winter, while in summer it is used as an overflow cricket ground. Further usage is impacted by:

- Size of the reserve is only suitable for junior cricket and rectangular sports due to its size
- Sports lighting does not meet Australian Standards
- The facility, built in 1971, is not fit-for-purpose from a changeroom or kitchen perspective and there is not a function/meeting space. Further, the building's condition is showing signs of age with most elements rated a condition three and some elements a condition four
- Insufficient supporting infrastructure with no cricket nets and only 25 car parking bays.

The current location in the industrial and education precinct further inhibits non-organised sport access. The proposed relocated site in the Australian Marine Park–Technology Precinct Structure Plan is closer to the nearby growing residential area. The current community is of a medium size, projected to grow by 10 per cent (515 residents) between 2021 to 2041. The analysis will need to determine the level of provision required to provide stakeholders with the appropriate form and functionality to service the user catchment.

## Planning considerations

- Proposed location in current approved structure plan has heritage considerations and is in Kwinana air quality buffer.
- Development Contribution Plan 13 (community infrastructure).

## Existing provision

Provision at South Coogee Reserve includes

- Junior size AFL/cricket oval x 1
  - Changeroom, Storage and kiosk facility (180m<sup>2</sup>)
  - Synthetic cricket wicket
  - Car parking bays (25)
  - Sports lighting (not to Australian Standards).
-

## Proposal 12

### Memorial Hall upgrades

The City will undertake a needs analysis, heritage assessment and feasibility study to identify potential improvements to Memorial Hall. Focus will be on continued use for culture and arts, however also exploring greater use for wider community activities.

#### Preliminary needs assessment

Memorial Hall was originally constructed in 1925 and is a heritage listed place. A restoration, refurbishment and expansion completed in early 2008. At time of writing this plan, it is the only purpose-built performing arts space within Cockburn suitable for small intimate events and performances. The gallery space is the only exhibition space in the city. The facility is suitable for events as the facility is not staffed or regularly open to the public.

The gallery space also performs well for one-off/ad-hoc community meetings and workshops, however, is limited by its fit-out for participating in creative arts and cultural activities.

Memorial Hall is located in a prime visible and accessible location where community centre space, based on benchmarking is under provided, particularly with a growing population. While other options exist with current active proposals and higher priority proposals in this plan (e.g. Hamilton Hill Community Centre), this site could offset some of the shortfall, should spaces have greater flexibility.

Importantly planning for the *Arts and Culture Facility Needs and Site Analysis* is considered a higher priority and should occur prior to Memorial Hall upgrades. Data gathered will be used to inform the detailed needs and opportunities for the future Memorial Hall.

## Planning considerations

- Memorial Hall is a heritage protected place
- Disability access
- Vehicular access and associated car parking
- Planning study proposal-*Arts and Culture Local Facility Needs and Site Analysis*.

## Existing provision

### Memorial Hall

- Theatre space (up to 160 people seated)
  - Green room and dressing rooms
  - Kitchen
  - Gallery space.
-

## Proposal 13

### Success Regional Library

The City will undertake a needs analysis and business case with a view to undertake a major refurbishment to meet contemporary needs and support future population growth

#### Preliminary needs assessment

Current PLAWA Facility Benchmarking Guidelines would indicate Cockburn would be sufficiently serviced by one regional level facility (1:50,000-150,000) at Success and two district level facilities (1:20,000 –50,000) which would include existing locations in Spearwood and Coolbellup.

The Success Regional Library was constructed in 2015, is relatively modern, in a prime location supported by public transport and adjacent to the Cockburn's main shopping precinct, youth services and medical hub. It is however limited in respect of future expansion by its location at Cockburn Central.

While the facility is only 10 years old, it lacks the flexibility of more contemporary library designs. It is likely that a major refurbishment will be necessary to ensure that the facility maintains its status and profile in providing a regional level service. Future expansion should also consider the existing Cockburn Youth Centre and potential co-location of services to increase efficiencies and reduce ongoing asset management and operational costs.

#### Planning considerations

- Co-located with integrated health facility
- Future retail development of Cockburn Gateway Shopping City.

## Existing provision

- Existing multi-functional library including
    - Central lending area
    - Conference room (150 people)
    - Community room/kitchen (up to 50 people)
  - Good universal access and general car parking associated with Cockburn Central retail area.
-



## Proposal 14

### Treeby East Sport and Clubroom development

The City will undertake a needs analysis and feasibility study process to inform the extent of the Treeby East Sport and Clubroom development.

#### Preliminary needs assessment

Treeby is one of the most significant growth areas within Cockburn, experiencing strong growth to 2021 and a current population just over 4,000 people. Current forecasts suggest a built-out scenario of 10,508 people, however accelerated growth is expected between 2024 and 2031 with a forecast 8,663 people. The greater than anticipated immediate growth in this area is likely to require planned community infrastructure to be developed earlier and potentially modified to reflect the emerging population and overall shortfall in Regional and District level Active POS.

It is expected as part of the needs analysis, an expression of interest process will be undertaken. This will enable an equitable opportunity for access and appropriate consideration of current and emerging user group requirements. The process should be based on the growing demographic to understand the detailed extent of provision. The development is likely to be at a neighbourhood level to complement existing development, servicing both the current structure planned area and potentially those recently identified in the State Government's Urban Expansion Area (Jandakot-Treeby) as identified in section 2.11.

### **Planning considerations**

- Lot 705 and 707 Armadale Road, Treeby Local Structure Plan
- Development Contribution Area 15-infrastructure (DCA 15)
- Shared use oval with primary school
- Overall precinct layout
- Site topography
- Vehicle and pedestrian access, parking, natural environment
- Opportunity to co-locate facilities
- Treeby/Treeby east population growth.

### **Existing provision**

Nil.

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## Proposal 15

### Harvest Lakes Community Centre and Harmony Oval Master Plan

The City to undertake detailed consultation and business case process to further develop Harvest Lakes Community Centre and Harmony Oval with emphasis on improving functionality for current and future users and enhancing utilisation for sporting groups.

#### Preliminary needs assessment

Harvest Lakes Community Centre was constructed in 2006 and is in relatively good condition.

There are a number of key user groups of Harvest Lakes Community Centre and the Jandakot Jet's Football Club (junior) are the main winter sporting user of the adjoining Harmony Oval. The Jandakot Jets Junior and Senior AFL clubs combined membership has consistently reached approximately 750-800 members for the last five seasons. Their home ground of Atwell Reserve is currently overused and does not support their existing fixture schedule. The club 'gives-away' home games due to infrastructure provision on nearby reserves (changerooms and sports lighting), namely Harmony Oval, making the site not fit-for-purpose as an alternative satellite venue.

There are a number of key functional issues associated with the community centre and oval including

- Children's activity area has no kitchen facilities
- The main kitchen design enables single use; either sporting or users of the main hall as there is no dedicated kiosk/canteen
- The oval is underutilised due a lack of sports floodlighting which would also support the various community events the oval holds each year
- Limited storage
- Changerooms do not meet contemporary unisex industry expectations.

While the population of Atwell is projected to slightly decline post 2021 to 2041, it is expected the suburb will gradually age in place. This is demonstrated through the forecast average age of residents rising, with the biggest change being a five per cent increase in those that fall in the retirement age (65-79 years). Any future proposal should focus on improving functionality for existing users, ageing demographic and enhancing overall utilisation.

There will be a reduction in the youth demographic, however demand from the Jandakot Jets AFL clubs is expected to continue as the club will draw from the growing suburb of Treeby. Further detail will be presented through the needs assessment and feasibility study the club is currently undertaking, with the support of the consultant, to upgrade facilities at Atwell Reserve, which will help further refine this proposal into the future.

### **Planning considerations**

- Restrictive property boundary for community centre
- Shared-use oval with all of oval in control of the Department of Education (Harvest Lakes Primary School).

### **Existing provision**

- Multi-purpose area (53m<sup>2</sup>)
  - Meeting room (24m<sup>2</sup>)
  - Activity area (76m<sup>2</sup>)
  - Main hall (88m<sup>2</sup>)
  - Kitchen and storage
  - Changing rooms and showers (2)
  - Umpire room.
-

## Proposal 16

### Cockburn Coast Community Facility

The City will undertake a business case process to examine the need and justification for the development of a district level community centre.

The proposed location is approximately 175 metres north of the McTaggart Cove and railway line intersection in close proximity to the 'Main Street' (Jetty Avenue) identified in the Robb Jetty Local Structure Plan.

#### Preliminary needs assessment

The suburbs of Coogee and North Coogee are expected to be home for more than 20,000 residents, which incorporates the area defined as the Cockburn Coast and bound by Port Coogee Marina in the south, the Indian Ocean to the west and Cockburn Road to the east. Cockburn Coast alone is expected to be home to 10,000-12,000 residents.

The community facility has been proposed to service the growth projected within the coastal community. The forecast population is expected to be slightly below the ratio of provision for a district level community centre and the proposed Port Coogee Community Space is approximately 2km away. The lack of alternative neighbourhood level community centres supports the need for a combined facility in accordance with a district level hierarchy.

The SEIFA score for relative disadvantage for Coogee/North Coogee is 1,064/1095 indicating higher levels of affluence and disposable income to pay for, and participate in, community activities. While there is a high number of retirees who have time to attend activities within community centres, all age groups are represented given the large population, reinforcing the need for a district level community centre.

The proposed location, closely located to the main commercial centre and adjoining approximately 2,000m<sup>2</sup> of passive public open space, provides various opportunities for a multi-functional hub. It will also be nearby the proposed public primary school and Cockburn Coast oval development.

### **Planning considerations**

- Cockburn Coast District Structure Plan—inclusive of built form codes and public realm guidelines
- Robb Jetty Local Structure Plan
- Development Contribution Plan 14
- The site identified is approximately 1,000m<sup>2</sup> and planning considerations require multiple storeys to be considered.

### **Existing provision**

Nil.

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## Proposal 17

### Legacy Park Sporting Facility

To undertake a business case process for the development of supporting sporting amenities to the already developed reserve Legacy Park. At a minimum to include changerooms, storage, canteen/kiosk facilities.

#### Preliminary needs assessment

While Legacy Reserve is developed, it is underutilised due to the lack of supporting amenities. Current users are required to cross Legacy Way to utilise toilet facilities inside the Cockburn ARC. Furthermore, there is no storage for key users and they do not have access to canteen/kiosk facilities to support competition.

Benchmark provision suggests neighbourhood level Active POS is likely to be suitable in 2041, however there is a lack of district and regional level facilities. This is demonstrated by significant pressure on Active POS in its eastern suburbs (over the industry standard 25 hours a week in winter), particularly in Atwell and Aubin Grove. While the demographic is likely to change in these suburbs over the next 15-20 years, forecast usage is not expected to decline, particularly with increased population in the suburb of Treeby. Additional supporting amenities on Legacy Park will support relocation/overflow of activities from clubs in Atwell and Aubin Grove which are forecast to maintain membership levels or increase with Cockburn's growth.

The reserve is also used for various key events facilitated by the City as well as external providers. Therefore as part of the business case process, supporting amenities to minimise the 'bumping in' of infrastructure should be considered, along with the overall management model of the site to enable balanced usage of event and sporting activities.

#### Planning considerations

- Cockburn Central West Structure Plan
- Development Contribution Plan 13 (community infrastructure).

#### Existing provision

- Multi-purpose active reserve
- Car parking (currently supporting Cockburn ARC, Bethesda Clinic Cockburn).

## Proposal 18

### Southwell Community Centre

To undertake a detailed needs and feasibility assessment in relation to the development of a multi-functional community facility to replace the Southwell Community Centre.

#### Preliminary needs assessment

The 2018 CSRFP identified the need to replace and upgrade the Southwell Community Centre. The centre sits on land owned by the Housing Authority. The building lacks functionality and does not conform to contemporary community building design standards which provide for a high level of flexibility and multi-group use. In addition, the site only provides 15 car bays and is located 200 metres from Goodchild Reserve.

The population of Hamilton Hill is expected to double in the next 20 years, with 19,572 residents forecast in 2041. The Hamilton Hill Community Centre proposal will need to be progressed in the first instance to determine the possible need and scale required to replace the Southwell Community Centre asset.

Currently, PLAWA Community Facility Guidelines suggest one neighbourhood community centre to 7,500 residents or one district community centre to 15,000–25,000 residents. The previous challenges in identifying a suitable site for the community centre at Hamilton Hill, where access to community space is in high demand, need to be investigated prior to commencing work on a replacement community centre at Southwell.

#### Planning considerations

- Existing Southwell Community Centre is ageing and lacking in contemporary functional design
- Existing sporting pavilion
- Loss of Active POS/impact on current use of Active POS and casual walking/recreational use
- Access and vehicular movement
- Development Contribution Plan 13.



## Existing provision

Southwell Community Centre includes

- Office (19m<sup>2</sup>)
  - Meeting rooms (2) (36m<sup>2</sup> and 38m<sup>2</sup>)
  - Toilets, kitchen and storage
  - Car parking bays (15).
-

## Proposal 19

### Santich Park – stage two

The City will undertake a detailed needs analysis and feasibility study for the future prioritisation of infrastructure improvements for the existing sporting clubrooms and current building leased to the Play Factory Playgroup.

#### Preliminary needs assessment

Santich Park clubrooms were built in 1984 and are used by the South Coogee Football Club and Cockburn Little Athletics Centre.

The City has identified enhancements to Santich Park and the clubrooms in the Western Suburbs Sporting Precinct Study (WSSPS).

The 2018 CSRFP divided the project into two stages to meet immediate demand. Stage one deliverables identified additional sports lighting and car parking which are well underway at the time of writing.

Needs identified in the WSSPS remain unaltered and were supported by consultation undertaken as part of stage one with the clubs utilising the site. The proposed stage two of Santich Park upgrades include but are not limited to:

- Air conditioning (clubroom)
- Floor coverings (clubroom)
- Additional storage (for both football and Little Athletics).

The Play Factory Playgroup utilises the adjacent building and infrastructure which was built in 1985. The current facility meets the group's needs but doesn't meet contemporary design standards. A detailed review of current infrastructure and its fitness for purpose is required at the time of the development of the needs analysis and feasibility study.

### **Planning considerations**

- Current lease arrangement with the Play Factory Playgroup
- Concrete throw circles
- Long jump pits (2)
- Sports floodlighting northern oval (upgrade proposed in FY23/24 for southern oval)
- Play Factory Playgroup (200m<sup>2</sup>).

### **Existing provision**

- Santich Park clubroom
    - Main hall (135m<sup>2</sup>)
    - Kitchen and kiosk
    - Unisex change rooms (refurbishment in 2021) (2)
  - AFL ovals (1 senior and 1 junior) and grass athletics track.
-

## Proposal 20

### Prinsep Park

The Prinsep Park development at the former Glen Iris Golf Course will be reviewed and implemented in accordance with a detailed needs and feasibility study having regard to the outcomes of the current Scheme Amendment and revised structure plan.

#### Preliminary needs assessment

The former Glen Iris Golf Course and the Jandakot Structure Plan have consolidated the zoning of the former golf course landholding into one development zone. This redevelopment is anticipated to create another 550 dwellings with an average occupancy of 2.9 persons, equating to another 1,595 residents.

While the additional population to the Jandakot and Treeby urban expansion area has not been confirmed, based on early forecasts it is estimated the area will take the overall forecast built-out population to approximately 15,000 people. The PLAWA Community Facility Benchmark Guidelines suggest one neighbourhood oval per 5,000 people. Currently there is one neighbourhood level oval in Treeby, with a further oval proposed to be developed in Treeby east. This coupled with pressure from three large clubs who have high utilisation rates at their existing community facilities within a 3.5km radius, provides good opportunity to address Cockburn's shortfall in active open space and provide for other recreation infrastructure opportunities such as a skate park, pump track and/or outdoor court provision.

#### Planning considerations

- Structure plan for residential development of the former Glen Iris Golf Course.

#### Existing provision

Nil.

## Proposal 21

### Atwell Community Centre upgrades

The City will undertake a business case to determine the level of upgrades required of the centre and site.

#### Preliminary needs assessment

The Atwell Community Centre is a standalone building within the main town centre of Atwell and is one of the most utilised community centres in Cockburn.

Atwell Community Centre was constructed in 1996 and is in good condition, however it has several functionality issues, including:

- Main hall has no dedicated kitchen (it does however have a kitchenette)
- The layout of the main kitchen causes usage challenges as it is located between the multi-purpose and children activity area, causing conflict when both rooms are booked
- The size of the children's activity area (36m<sup>2</sup>) is small and does not have the ability to host more than 17 persons due to the size and number of toilets
- Many of the rooms are of similar size, therefore providing for similar function. One of the larger rooms should be investigated to increase the floorspace to over 200m<sup>2</sup> to support users on the eastern side of the Kwinana Freeway
- Insufficient storage for tables and chairs and providing for additional regular user groups
- The design of the facility provides poor sight lines and dark areas, particularly at night. Users have provided feedback that entering and leaving the facility is unsafe at night. CPTED principles should be applied to any future design.

Upon a facility audit, Atwell Community Centre is recognised as not being fit-for-purpose based on an assessment against contemporary design standards. Opportunities exist to implement a more efficient design including centralising toilets, kitchen and storage infrastructure to service the child activity, multi-purpose hall and main hall. Car parking is split between two discrete areas, also serving an adjacent childcare centre which presents minor challenges.

The State Government has announced the potential closure of localised child health clinics and their replacement with a single source facility at Murdoch Medihotel site. This would need to be factored into any potential rationalisation/redevelopment of the current facility.

### **Planning considerations**

- Ageing population requires consideration for safe and open access and egress and age friendly fixtures and fittings
- Child health nurse requirements.

### **Existing provision**

- Main hall (194m<sup>2</sup>)
  - Kitchen
  - Multi-purpose room (134m<sup>2</sup>) with enclosed outdoor play area
  - Children's activity area (36m<sup>2</sup>) with access to enclosed outdoor play area
  - Offices and clinic room for child health nurse (leased to Department of Health) (2).
-

## Proposal 22

### Watson Reserve and Edwardes Park Master Plan

The City will undertake a detailed needs analysis and feasibility study accompanied by a site master plan to inform the prioritisation of future investment to either replace the current facilities or upgrade to meet contemporary design standards and user group needs.

#### Preliminary needs assessment

Watson Oval Clubroom was constructed in 1977. This small clubroom is leased to the Southern Spirit Soccer Club who use the adjacent reserve for its current membership of approximately 60. The building is in relatively good condition despite its age, with some key components (e.g. ceiling) requiring replacement.

Edwardes Park Clubroom was constructed in 1978 and is in fair condition given its age. The reserve is currently used as a training ground for Phoenix Park Little Athletics Club and overflow for cricket in the summer. In winter it is used by various cricket groups for competition and training.

The City identified upgrades to Watson Oval and Edwardes Park in the WSSPS. This included upgrades/replacement to the respective buildings to meet contemporary standards, increase storage, available car parking and floodlighting. Floodlighting stands as the more urgent priority given its coming towards the end of its useful life.

The suburb of Spearwood is forecast to experience some population growth with an additional 3,662 people between 2021 and 2041. While current demand does not warrant urgent investment in infrastructure, it is expected that in the future it will, with population growth from Spearwood and North Coogee, increase pressure on Active POS.

#### Planning considerations

- Area topography—significant difference between two reserves
- Limited parking
- Interface with primary school and surrounding residential lots.

## Existing provision

### Watson Oval

- Clubroom (90m<sup>2</sup>)
- Kitchen
- Changerooms (2)
- Storage
- Soccer pitches (2)
- Playground
- Sports lighting (doesn't meet standards).

### Edwardes Park

- AFL oval and cricket pitch (1)
  - Toilets, kitchen and storage
  - Athletics jump pit
  - Nature playground.
-



## Proposal 23

### Coogee Community Hall upgrades

The City will undertake a detailed needs assessment and feasibility study to determine the extent of upgrades required to meet community requirements.

#### Preliminary needs assessment

Coogee Community Hall is a local community centre that currently serves the existing population of Coogee. The hall was built in 1987.

Whilst the condition of the facility is good, given its age, the main issues identified by user groups and internal stakeholders are:

- Insufficient storage
- Small existing meeting room is too small and due to the layout, is unable to be hired when the main hall is in use
- Heating, ventilation and cooling system requires upgrading.

The facility is located adjacent to Len McTaggart Park which comprises a playground, one soccer goal, one set of AFL goals and two basketball pads. There is an opportunity to add an external park UAT to enhance use of the park.

Utilisation of the main hall is considered moderate and could be improved by addressing the functional deficiencies and provide further amenity for Len McTaggart Park.

#### Planning considerations

- Co-location and overall plan for Len McTaggart Park.

#### Existing provision

## Coogee Community Hall (537m<sup>2</sup>)

- Main hall (220m<sup>2</sup>)
  - Meeting room (23m<sup>2</sup>)
  - Storage
  - Toilets and kitchen.
-

## Proposal 24

### Aubin Grove Sports and Community Facility upgrades

The City will undertake a business case to determine the viability to upgrade the community room to support a wider range of activities.

#### Preliminary needs assessment

Aubin Grove Sports and Community Facility was constructed in 2013 and the building is in very good condition.

The facility is currently utilised by five key regular user groups and is popular for children's birthday parties on weekends. In addition, the reserve and clubrooms are used by Yangebup Ball Club (tee-ball) and Southern Districts Softball in the summer, and Aubin Grove United (soccer) in the winter.

Key challenges identified by the community include:

- Storage
- Size of the community room—not large enough to support a wide range of functions
- Sports lighting limited to part of the reserve.

The population of Aubin Grove is forecast to remain stagnant between 2021 and 2041, however there are capacity challenges being experienced by Aubin Grove United given the limited floodlighting capacity. Furthermore, with the continued growth of women's soccer, coupled with growth in nearby suburb of Wandi (City of Kwinana), it is expected that the reserve and facilities will experience continued pressure which will need to be addressed.

#### Planning considerations

- Adjoining Department of Education property (Aubin Grove Primary School)
- Site topography.

## Existing provision

- Clubroom (112m<sup>2</sup>)
  - Community room (92m<sup>2</sup>) with kitchenette and enclosed outdoor play area
  - Changing rooms and umpire room (2)
  - Partial floodlighting to playing fields.
-

## Proposal 25

### Enright Reserve upgrades

The City will undertake business case process to determine the level of upgrades required at Enright Reserve.

#### Preliminary needs assessment

Enright Reserve Clubroom was built in 1973 and is currently utilised by the Cockburn Cougars Softball Club, who operate year-round, and for overflow cricket in the summer. The reserve has been known to host various community events in previous years as the location is surrounded by residential properties. For its age, the building is in relatively good condition, however is not considered fit-for-purpose.

The site is constrained with overhead powerlines, limited formal parking and sports lighting that does not meet required standards. Main site users, the Cockburn Cougars Softball Club are open to relocation given their desire for upgraded facilities. This is expected to be explored as part of the master plan for Yangebup Community Centre and Nicholson Reserve before the club makes a full commitment.

While the site is constrained, it does provide for Active POS. This is expected to be in high demand as Hamilton Hill has the second highest population growth forecast growing from 11,327 (2021) to 19,752 (2041) and the overall shortfall in Cockburn.

#### Planning considerations

- Overhead power lines
- Mature tree cover
- Existing playground infrastructure and surrounding pathway
- Interaction with Jean Willis Centre across the road.

## Existing provision

- Clubroom (90m<sup>2</sup>) including canteen-kitchen
  - Changerooms (2)
  - Storage and toilets
  - One synthetic cricket wicket
  - Sports lighting (does not meet current standards)
  - Nature Play playground.
-

## Proposal 26

### Lakelands Reserve Hockey and Sporting Facility upgrades – stage two

The City will undertake a business case process for an additional synthetic hockey pitch and two additional changerooms as identified in the Heads of Agreement with the Department of Education, Fremantle-Cockburn Hockey Club and the City of Cockburn.

#### Preliminary needs assessment

The current Lakelands Hockey and Sporting Facility, which opened in 2020, is utilised year-round by Fremantle Cockburn Hockey Club (FCHC) although the predominant use is winter-based activity. Since the move from Stevens Reserve in Fremantle, the club has grown from a membership base of just over 450 to 630. It is likely that with future growth there is the potential to attract higher membership levels as the catchment is district wide (potentially between 5km to 10km) due to a lack of similar provision. The nearest turf pitches are at Morris Buzzacott Reserve in the City of Melville and Lark Hill in Rockingham.

The FCHC have indicated their use of the astroturf field is close to capacity. For the club to cater for future needs, a second astro turf field would be required. Based on Hockey WA sustainability model, the club's viability will be reliant on increasing the membership base further. This will also justify the need to develop a second turf pitch on site which had been identified in the initial planning for the site. Hockey WA have expressed the view that they would not oppose the development of a second turf, should the business case be justified. This business case will also provide opportunity for the City to review additional uses to support more regular use of other sports and the wider community.

#### Planning considerations

- Overall precinct layout and interaction Lakelands Senior High School
- Vehicle and pedestrian access, parking, natural environment.

## Existing provision

### Lakelands Hockey and Sporting Facility

- Clubroom (115m<sup>2</sup>)
- Adjacent community function room with dividable wall (115m<sup>2</sup>)
- Bar, kiosk and commercial kitchen
- Changing rooms, showers, referees and first aid rooms
- Small meeting room
- Public toilets (male/female and UAT)
- Elevated limestone spectator terracing with partial shade over.

### Sports facilities include

- Full size synthetic hockey field (DoE land)
  - Full size grass hockey fields (2)/AFL oval (1)/cricket pitch (1)
  - Cricket net training facility (4 bay).
-



# Planning Study Proposal 1

## Arts and culture city-wide facility needs and site analysis

### To undertake an analysis that includes

- A suburb by suburb understanding of the arts and cultural needs and opportunities aligned to demographics and community aspirations
- Audit existing and planned facilities to identify where arts and cultural activities may be accommodated without recourse to developing additional community infrastructure (i.e. to include all components inclusive of visual arts, performance space, recording space, gallery space, historic recording/records keeping, workshops, makers space and outdoor events)
- Consider the detailed needs for a major performing arts space, initial site assessment, options analysis to meet the needs (inclusive of a pre-feasibility)
- Ensure when future facilities are designed/re-designed they are fit-for-purpose for a range of arts and cultural needs
- Outline future resourcing requirements for programming opportunities to maximise use.

### Preliminary needs assessment

The City's *Arts and Culture Facilities Feasibility Study 2020* identified the City's art and cultural development is constrained due to the lack of access to quality infrastructure. The study recommended the City

- Make provision for cultural needs to be considered for all future community buildings to allow for broader community use including:
  - Secure user group storage
  - Appropriate wet and dry floor activity areas
  - In-built sound and lighting equipment
  - Sound attenuation
- The City undertake activities that form part of a business case process to understand site, specific needs, costs and options for a new/upgraded performing arts centre.

The study also undertook a high-level audit of existing facilities, their availability and suitability to various arts and cultural disciplines. There are limiting factors to enable arts and cultural activities in existing facilities, intended to be multi-purpose in nature, including:

- Specific fixtures and fittings permanently set-up—this may include workspaces, kilns, drying racks, large sinks and troughs, sprung floors, sound systems, sound attenuation or acoustics
- Availability of sufficient storage—similar to sporting clubs, arts and cultural groups require larger storage areas than commonly found in most community centres supporting other community groups
- Management model—the City managed community facilities are generally operated under an hourly rate. Arts activities require additional time to bump in and bump out limiting the feasibility of some spaces due to high usage. Consideration to re-purpose low usage spaces and developing single purpose facilities is required to support arts and culture activities.

The need of a new/upgraded performing arts centre was articulated in the previous CSRFP due to the limitations of the City's current performing arts space at Memorial Hall.

While there is a considered need for a new/upgraded performing arts centre, strong consideration should also be given to develop a more holistic multi-functional arts and cultural hub including but not limited to creative spaces, makerspaces, and gallery/exhibition space. This provides access to infrastructure for a range of performance-based entities; flexible working spaces for artists, educationalists, community groups/societies and cultural groups, especially where suitable locations can't be determined through a detailed review of existing facilities.

The intent of this proposal is to identify key sites where different arts and cultural disciplines can be located or co-located. This will also inform detailed planning of other CI proposals in this document. If arts and cultural disciplines can't be co-located, it will outline the needs for these disciplines in Cockburn supporting the requirement for a dedicated facility. It will also confirm the need and pre-feasibility for a new/upgraded performing arts space.

### **Planning considerations**

- Location
- Appropriate zoning and use of public purpose land
- Potential partnerships with not-for-profit arts and cultural agencies
- Alignment with existing community buildings and avoidance of duplication of provision.

### **Existing provision**

- Memorial Hall
  - Theatre space accommodates up to 160 people seated
  - Green room and dressing rooms
  - Kitchen

- Gallery space
  - Treeby Community and Sport Centre
    - Activity room (64m<sup>2</sup>)
  - Manning Park sound shell
  - Existing multi-purpose community centres which can be hired
  - Various Active POS used for outdoor events, although not purpose built.
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## Planning Study Proposal 2

### Youth infrastructure plan

**The City will undertake an assessment of all current Active POS and community buildings to determine the most appropriate sites and potential opportunities to enhance existing and/or develop appropriate new youth indoor and outdoor infrastructure.**

**The plan will also consider (but is not limited to) standards of provision, catchment/distribution analysis, site analysis for higher value infrastructure, new/emerging infrastructure trends and focused community engagement with young people.**

### Preliminary needs assessment

The City currently provides a range of youth infrastructure, with a regional level youth centre built in 2008 located in next to major shopping centre in Success and ad hoc activities being held in other suburbs where outdoor infrastructure is available. No other buildings across Cockburn specifically provide for youth, which may impact access to services for some of the city's population at a local level. Notably, the City also provides outreach through the Bliss-Co Mobile Youth Service.

Existing infrastructure currently services the youth population of 30,296 (5 to 24 years in 2021) which is forecast to grow to 40,192 by 2041.

Community engagement has also identified the aspiration to support youth better across suburbs, in particular older suburbs such as Coolbellup where the Cooby Youth Space community led organisation has recently emerged.

Current emerging trends in relation to youth provision include

- Greater alignment with activity and social gathering/meeting spaces
- The evolution of a variety of wheeled sports activities
- Physical challenge equipment (ninja parks) and multi-functional activity spaces
- Higher use of park technology
- Access to augmented reality games.

While some progress has been made since the previous 2018 CSRFP for youth infrastructure (e.g. Radiata Park in Aubin Grove, Market Garden Pump Track in Spearwood), further work needs to be completed to reduce the possible identified gaps below in larger infrastructure:

### **Youth centre**

Based on PLAWA Facility Benchmarking Guidelines, it is suggested that a further five district level facilities could be required outside of the existing regional youth centre as the ratio of provision is 1:30,000 residents.

### **Skate park**

While the provision of skate parks is catered for on a regional level, access in some suburbs is difficult, particularly in Hamilton Hill, Yangebup, Success, Hammond Park and Treeby. More local level infrastructure should be considered.

### **Pump track**

The City currently has six pump tracks with another proposed to be developed at Malabar Park. Current PLAWA Facility Benchmarking Guidelines suggest a minimum of one pump track per 10,000 people therefore a gap of seven to eight pump tracks could be required by 2041.

Smaller infrastructure not considered in this plan (3x3 basketball courts) also supports youth be active and connect. Given the emerging trends, potential gaps in provision, localised need to undertake extensive analysis to ensure appropriate provision, access and reduce the sometimes-perceived negative impact on the local community, development of a youth infrastructure plan is proposed. This plan should also consider any future operational (staffing) impacts required to program spaces and/or provide services

### **Existing provision**

Regional youth centre at Success including

- Three activity areas (83m<sup>2</sup>, 88m<sup>2</sup> and 110m<sup>2</sup>)
- Multi-use hall (295m<sup>2</sup>)
- Recording studio
- Commercial kitchen
- Central reception and informal social, recreation and IT areas.
- Staff administration areas
- Small interview rooms
- Office space for external support services.

The City has a range of outdoor recreation infrastructure supporting youth including

- Atwell Skate Park
- Walliabup (Bibra Lake) Skate Park
- Coolbellup Skate Park
- Spearwood Skate Park
- South Lake Pump Track

- South Beach (Barrow Park) Pump Track
- Market Garden Pump Track
- Aubin Grove Skate Park (Radiata Park)
- Yangebup Pump Track
- Treeby Pump Track
- Dixon Reserve Pump Track.

There are also a range of other hard court and social meeting areas which are suitable for youth-based activities across the city's reserves.

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## Planning Study Proposal 3

### Seniors city wide facility needs assessment

To undertake a detailed needs assessment that includes

- Detailed suburb by suburb analysis of the future demographic profile including areas of growth from a greatest need and preferred timing perspective
- Auditing existing and planned facilities to identify where the greatest needs are to ensure future facilities when designed/re-designed are fit-for-purpose
- Pre-feasibility—understanding resourcing requirements to afford programming opportunities to ensure the best possible chance of maximum utilisation.

#### **Preliminary needs assessment**

The City's current facilities dedicated for seniors is primarily located in Cockburn's north western suburbs. While these suburbs are forecast to grow in pre-retirees and retirees in the next 20 years, the suburbs of Beeliar, Hammond Park, Success and Treeby are expected to grow 50 to 100 per cent or more than the existing population, with close to 1,000 or more in each suburb.

As Cockburn continues to grow, ageing in place is prevalent, with forecast increases between 2021 and 2041 in couples with no children (11,865 to 17,816) and lone person (8,895 to 14,453) household profiles. The City intends to continue development of services in other parts of Cockburn.

Currently all spaces within the Cockburn Seniors Centre are at maximum utilisation. In recent years, staff have arranged recreational, health, social and educational activities at satellite sites including Jandakot Hall, all three libraries and the Cockburn ARC.

While Cockburn has a number of facilities within the 23 suburbs, not all are considered fit-for-purpose to host satellite activities due to accessibility issues, their overall size and/or fit-out of the spaces.

Many of Cockburn's newer facilities meet fit-for-purpose and accessibility requirements, however the city has a growing ageing demographic, with particularly large forecast numbers in Hamilton Hill, Spearwood, Atwell and Beeliar over the next 20 years.

### **Planning considerations**

- The City's future role in providing/facilitating satellite services following the development of the active ageing strategy
- Other not for profit and commercial service providers or partners
- Crossover into other community service areas and issues aligned with this service age group (e.g. disability support services)
- Lifelong learning centre outlined in Development Contribution Plan 13.

### **Existing provision**

- Cockburn Seniors Centre (Spearwood) constructed in 1974 with a floor area of 1,575m<sup>2</sup> and includes:
    - Hairdressers and podiatry
    - Large hall space
    - Social meeting areas/games room
    - Kiosk, kitchen and servery
  - Cockburn Senior Citizens Centre (Hamilton Hill) constructed in 1982 with a floor area of 655m<sup>2</sup>
  - Jean Willis Centre (Hamilton Hill) constructed in 1993 with a floor area of 206m<sup>2</sup>.
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## Planning Study Proposal 4

### Trails Master Plan (review)

**The City will review and update the 2013 Trails Master Plan to incorporate the outcome of planning undertaken since 2013 from both industry and work completed by the City at a local level.**

### **Preliminary needs assessment**

The City's 2013 Trails Master Plan is nearing the end of its timeframe and updated to better reflect current planning processes in relation to trails development. In addition it does not align with recent Council decisions, particularly in relation to previously designated projects and planning studies.

A prime example is Manning Park where there are a series of unauthorised tracks and trails throughout the site. There is a need for further studies such as Aboriginal and European heritage assessments to identify issues that may impact any future trail development or closures.

While connectivity across the municipality is generally good there are some trails within the previous plan which have not yet been developed. The Department of Biodiversity Conservation and Attractions (DBCA) and Department of Local Government Sport and Cultural Industries (DLGSCI) have provided a series of guidelines for trails development (published in 2019) which establishes a structured trails development process. This process includes establishing a framework, undertaking site assessments, developing concept plans, further evaluation and community consultation throughout the process, prior to undertaking detailed design, construction and management.

All previous and emerging projects need to be assessed against these new trail development guidelines and where there are deficiencies in the planning process, planned intervention will be required.

## **Planning considerations**

- Aboriginal and European heritage assessments
- Environmental (both rare flora and fauna) regeneration and conservation measures
- Community groups with diverse interests in the land, its functionality and use
- Health and safety issues related to the diversity of use and potential conflict between user groups
- Land clearance
- Controlled access points and required management solutions

## **Existing provision**

Nil.

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## Planning Study Proposal 5

### Tennis infrastructure needs assessment

**The City will undertake a tennis strategy to determine the most appropriate sites and potential opportunities to meet the needs of the sport within Cockburn. The strategy will incorporate variations of hard-court tennis components to include pickle, pop and padel infrastructure to ensure the broader needs of the sport are incorporated and that future business models are adaptable to the widest range of community users.**

### Preliminary needs assessment

The City's Strategic Community Plan aspires to provide a diverse range of recreation opportunities for residents. Currently there is limited tennis court provision in Cockburn. Activity focuses on casual recreation opportunities with minimal opportunities to participate on a formal development pathway. This is primarily due the lack of infrastructure of more than two courts at each site. Tennis West guidelines suggest eight courts at a minimum to facilitate a sustainable club.

The 2018 CSRFP included a proposal to upgrade Anning Park to a six-court facility and relocate the former Cockburn Tennis Club from Davilak Reserve. However, since the adoption of the last plan, the Cockburn Tennis Club ceased operation due to low membership numbers. In addition, further analysis of Anning Park suggests there is insufficient space to accommodate such provision.

Club provision in Cockburn is limited to the Coolbellup Tennis Club who, with access to two courts, have minimal capacity to grow. Further club access is available within surrounding local governments including the City of Fremantle, City of Melville and City of Kwinana.

Nationally and internationally, tennis and aligned ball sports (pickle, pop and padel) have grown in participation within the past decade. In particular padel, which has emerged in Europe, has experienced significant growth with courts developed at Reabold Tennis Club in the Town of Cambridge and Melville Palmyra Tennis Club within the City of Melville. Other clubs looking to diversify are also seeking to develop padel infrastructure. It is likely

that such provision will emerge during the life of this plan and should therefore be considered in relation to potential future investment and partnership opportunities with the commercial sector.

Given the lack of club-based provision and the limited number of tennis courts available for public use in comparison to similar local governments and growth areas, there is a lack of detailed understanding of the required provision and/or latent need. Subsequently, there is a requirement to gain a full understanding of the need and viability of developing club-based infrastructure. This will enable opportunities on the competition pathway, whilst understanding the level of access that can be gained from existing facilities in local primary and high schools. Ausplay data trends suggest that in 2022, 5.8 per cent of adults (equivalent to over 5,000 adults in Cockburn) and 5.5 per cent of children (equivalent to almost 1,000 children in Cockburn) across Australia participate in tennis.

## **Existing provision**

Current tennis court provision includes

- Len Packham Reserve (2)
- Spearwood Dalmatinac Sporting and Community Club (2)
- Anning Park (2)
- Coogee Beach Reserve (2).

Lakelands Senior High School has eight courts and there are various two-court facilities provided at high school and primary schools across Cockburn. Some are publicly accessible and others may be further accessible subject to discussion with the relevant schools and Department of Education.

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