

CP04-06/24 Wanneroo Recreation Centre Sports Hub - Consultation Outcomes

File Ref:	40791V002 – 24/159723
Responsible Officer:	Acting Director Community & Place
Attachments:	1
Previous Items:	CP01-07/23 - Wanneroo Recreation Centre (Sports Hub) - Concept Design for Community Engagement - Ordinary Council - 18 Jul 2023 6:00pm

Issue

To consider the outcomes of community engagement for the proposed concept design of the Wanneroo Sports Hub, and future options for Wanneroo Recreation Centre Upgrades.

Background

The Wanneroo Recreation Centre Precinct Master Plan (Master Plan) was developed in 2020 to take a pro-active approach to identifying opportunities to enhance and improve the Wanneroo Recreation Centre and surrounding area. In considering recommendations of the Master Plan, Council Members determined that there was a need for additional investigations to be undertaken into the Wanneroo Recreation Centre specifically (rather than the wider precinct) to consider the needs and requirements of the groups who use the facilities and address the demand for additional indoor sports courts in the Wanneroo region.

Following these investigations, several options were developed and considered by Council Members based on the provision of two separate facilities – a Sports Hub and Community Hub. This approach was preferred as the redevelopment of the existing Wanneroo Recreation Centre would not be able to accommodate all user group requirements due to footprint limitations at the site and challenges with constructing multiple levels. It was considered that the Sports Hub and Community Hub would complement each other and that their co-location within the existing Wanneroo Recreation Centre Precinct would accommodate all user group requirements and enable existing users to maintain a presence at their current location.

It was proposed that the development of a Sports Hub and Community Hub be undertaken as separate projects as follows:

- Development of the Sports Hub to accommodate some of the existing users of the Wanneroo Recreation Centre and surrounding precinct; and
- Redevelopment of the existing Wanneroo Recreation Centre as a Community Hub at a later point, dependant on available funding.

At its meeting in July 2023, Council considered the proposed Wanneroo Recreation Centre Sports Hub Concept Design (DCP01-07/23) and resolved the following:

- “1. *ENDORSES (Attachment 1) as the guiding concept design for the Wanneroo Recreation Centre Sports Hub at Scenic Park and the project progressing to community consultation based on this concept; and*
2. *NOTES the City’s current advocacy plan to seek further funding for the Wanneroo Recreation Centre Upgrades project.”*

This report presents the outcomes of the community consultation on the Sports Hub as per item 1 of Council’s resolution.

Detail

Administration undertook community engagement on the proposed concept design for the Sports Hub between November 2023 and January 2024. Details on the approach to the community engagement are outlined in the consultation section of this report, with detail on the results of the engagement outlined below.

Survey Response and Use of Existing Facilities

The City received 59 responses to the online survey. Of these respondents, 85% identified as living within the City of Wanneroo and 68% identified as an existing user of the Wanneroo Recreation Centre.

Existing users indicated that their current usage levels of the Wanneroo Recreation Centre are as follows:

Attendance	% of Responses
Occasionally	38%
Weekly	39%
Monthly	16%
Quarterly	7%
Yearly	0%

Respondents were asked which specific areas they utilise within the existing Wanneroo Recreation Centre. The results indicate that the highest areas of use are the Sports Court and the Activity Rooms as follows:

Feature	% of Responses
Sports Court	43%
Activity Rooms	43%
Other:	14%
<ul style="list-style-type: none"> • After School Care Program • Pétanque Pitch 	

Feedback on draft Sports Hub Concept Plan

Feedback on the draft Concept Design shows that the majority (80%) of respondents support the development of the new Sports Hub at Scenic Park. Respondents who oppose the development include local residents and property owners who reside adjacent to the existing facility, and current users of the pétanque pitch.

A summary of the comments received as part of the survey and Administration's response to those comments is outlined below:

Comment	Administration Response
It's almost impossible to get a team registered in the existing local stadiums. Finding a training venue is even more difficult. Extra courts allow more kids to register and play a hugely growing sport.	Multiple respondents provided feedback of a similar nature. The Sports Hub offers two additional indoor sports courts.
Looks fantastic, it's great that money is being spent to upgrade City facilities. I feel it's a worthwhile investment for our	This feedback was also popular, with respondents highlighting the age of the existing facility and the need for upgrades

Comment	Administration Response
community.	in the area.
As a longtime rate payer and considering the probable effect on our lifestyle we are strongly against any further development south of the existing centre.	This has been noted.
It's time for an upgrade, but why not build down by the large boxing shed. Think of the poor people who live opposite this hub and the constant traffic and noise.	The area referred to is Lake Joondalup Pavilion, which is located within Lake Joondalup Park (a Neighbourhood Active Reserve). The pavilion is divided into two spaces, with the eastern side being home to the Wanneroo Scout Association and the western side fully leased by the Wanneroo Boxing Club. The reserve also supports junior football training, junior cricket, and soccer training. Parking is an issue in this location as the reserve shares parking bays with Rotary Park. Aboriginal and cultural heritage restrictions also exist in this location which may restrict any potential development options.
The positioning of the buildings to the south and west of the Pétanque Pitch will block the natural breezeway of the westerly sea breezes which are important to the health and comfort of players using the pitch. A view to the forest is far more important to residents using the above area than it would be to a Calisthenics class. Accessible access to the pétanque must be retained.	Several Pétanque players provided detailed feedback on the concept design and the proposed location. Alternative locations were considered when developing the draft Concept Design but did not align with the broader Master Plan. The intention is not to enclose the existing pétanque pitch and it will remain an outdoor facility which can take advantage of westerly breezes. The exact location of the building will be determined in the detailed design phase, whilst retaining accessible access to the existing pétanque pitch and picnic shelter.
I don't approve of the concept design. Turtle activity/nesting sites have been observed nearby the footprint of the plans. Minimise the impacts on sensitive wetlands and reduce development here. Instead renovate the existing facility (demolish and rebuild) and progress the boardwalk project.	This comment has been noted. Other site options have previously been investigated. As this site is already cleared and developed as playing fields, it was considered to have the least impact on any potential activity/nesting sites nearby.
Consider the environmental and geotechnical conditions and the proximity of Lake Joondalup. Consider locating the Sports Hub on the carpark north of the existing WRC, closer to Rotary Park. The provisions within the building could service both facilities. Also, the pétanque pitch could relocate north closer to Rotary Park.	All necessary environmental and geotechnical investigations will be undertaken with the results reflected in the detail design stage. Earlier investigations into the existing Wanneroo Recreation Centre identified issues with expanding the footprint into the existing carpark without the removal of many established trees. Relocating the pétanque pitch was not

Comment	Administration Response
	included within the scope of the project.
You have other projects that are costing too much money, so you're stripping back on design and providing something cheaper. Put the money towards building Alkimos Pool the way the community want. Don't scrimp on facilities because you want to build on a flood plain.	This has been noted. The need for, and scope of this project is not considered to have an impact on the progression of the Alkimos Aquatic and Recreation Centre project. Council will need to consider future budget allocations for this project.

Aboriginal Heritage and Consultation

Given the location of the Wanneroo Recreation Centre site and the fact that it lies adjacent to Lake Joondalup and associated wetlands, Administration considered it important to consult with Aboriginal Knowledge Holders about the proposed concept design, including those who previously provided feedback as part of the original Master Plan completed in 2020.

Esandra Colbung is an Aboriginal Elder who lives within the City of Wanneroo. She is very familiar with the Wanneroo Recreation Centre site and is well informed of the demand for additional facilities in the area. Administration met with Ms Colbung at an on-site meeting on Saturday, 2 March 2024, to discuss the proposed concept design for the Sports Hub and complete a walkthrough of the Wanneroo Recreation Centre Precinct.

Upon review of the design, Ms Colbung advised the following:

- She is happy with the concept design for the Wanneroo Sports Hub and believes the community will benefit from the facility;
- Including basketball courts within the Sports Hub is very important for the community. It provides a good place to start when introducing the sport to local youth groups, particularly those experiencing challenges at school/home;
- It is important to protect the wetlands and maintain a 50m buffer from Lake Joondalup; and
- She wishes to remain informed of any further updates regarding the Wanneroo Recreation Centre Precinct Upgrades project and welcomes any future engagement opportunities regarding City projects in the local area.

It is anticipated that once a preferred concept design has been identified for the Community Hub, additional community consultation will be undertaken, and Administration will request further feedback from Ms Colbung.

Consultation

Consultation was undertaken in accordance with the City's Community Engagement Policy, by way of:

- The City's Website – Project information was made available on the City's Your Say Community Engagement Page, including the concept design and community survey;
- Community Survey - A simple survey was developed to capture the level of support for the project and collect feedback and demographic information. The survey was open between 17 November 2023 and 8 January 2024, and was targeted at the primary users of Wanneroo Recreation Centre and the surrounding facilities (inclusive of the Scouts, Boxing, Calisthenics and Pétanque Clubs).
- Direct Mailout – letters seeking feedback on the project were mailed to landowners within an 800m radius of the proposed site.

- On-site signage - Signage was installed at strategic locations in and around the Wanneroo Recreation Centre with a QR code directing people to the survey.
- Social Media - a link to the City's Your Say Page and shared on the City's social media platforms.
- Consultation with Aboriginal Knowledge Holders for Lake Joondalup – The survey and concept design were sent to Aboriginal Elders and Knowledge Holders currently registered with the Department of Planning, Lands and Heritage (DPLH), including the Knowledge Holders who previously provided feedback as part of the Master Plan completed in 2020. An on-site meeting was held on Saturday, 2 March 2024 to discuss the project and seek feedback.

Comment

The existing Wanneroo Recreation Centre was built in 1971 and the survey results indicate that the existing levels of facility provision within the Centre do not meet the needs of the existing user groups or the local community, with the lack of indoor sports courts in the local area considered to be a contributing factor in preventing children registering and taking part in sporting activities.

The draft Sport Hub Concept Plan was supported by the majority (80%) of the respondents. There was minimal feedback (positive or negative) from the respondents regarding the proposed design of the Sports Hub and no requests were received to make any further alterations to the concept plan. Comments against the proposal primarily focused on the location of the building and suggested alternatives, however, previous investigations have already explored and discounted other site options within the Wanneroo Recreation Centre Precinct and surrounding areas. It is inevitable that any development of this nature would impact residents and property owners in close proximity to the site and every endeavour would be made to minimise this impact including retaining as much of the view to the lake as possible.

The State Government made a 2021 election commitment of \$5M for the redevelopment of Wanneroo Recreation Centre and in-principle supports the Sports Hub concept for Scenic Park. Further detail on project scope is needed to inform the development of the funding agreement between the City and the State Government.

Due to funding constraints, when this matter was previously reported to Council it was suggested the Sports Hub facility be constructed in two stages, with the first stage completed with existing funding, and the second stage to follow once additional funding was secured. While this approach would allow the project to commence with available funding, it would cost approximately \$1.3M more than if the Sports Hub were constructed in a single stage. Given the majority support for the Sports Hub facility and the demonstrated need for additional indoor court space within the Wanneroo area, Council may wish to consider delivering the Sports Hub in a single stage. The pros and cons of each option are outlined below:

- Option 1 – Staged delivery of the Sports Hub

DETAIL	COST	PRO'S	CON'S
Sports Hub - Stage 1 (2x sports courts and supporting amenities.)	Total cost = \$18.4M • Stage 1 = \$8.3M. • Stage 2 = \$10.1M (incl additional cost of \$1.3M for staged delivery)	• Stage 1 can be delivered within the existing budget.	• Incurs an additional cost to stage the Sports Hub construction. • Additional funding would be required to commence Stage 2.
Sports Hub - Stage 2			

<i>(Construct: Boxing, Calisthenics, meeting rooms, kitchen, and additional storage)</i>			<ul style="list-style-type: none"> • Longer disruption for user groups and the community. • Increased risk of further cost escalations. • Would not fully meet community needs due to delay between stage 1 and stage 2.
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- Option 2 – Full delivery of the Sports Hub

DETAIL	COST	PRO'S	CON'S
Construct Sports Hub and supporting amenities in full.	\$17.1M	<ul style="list-style-type: none"> • Would deliver the Sports Hub in one stage and minimise disruption to local residents. • Would minimise risk of further cost escalation. • Would better meet the needs and expectations of the user groups and the community. 	<ul style="list-style-type: none"> • Additional funding required to commence stage 1. • Should advocacy for external funding not be successful, the remaining funding shortfall for the Sports Hub would need to be funded in full by the City.

There is currently \$8.3M included in the City's Long Term Financial Plan for this project, including the \$5M State Government election commitment for which the City does not yet have an agreement.

Presently, only Option 1 can be progressed with the funding currently available, noting that it would deliver only part of the Sports Hub. Additional funding would be required to complete Stage 2.

Option 2 presents a viable option to mitigate further cost escalations and would better meet user group and community expectations. Although additional funding is required for this option, as this is also the case for the staged approach, Option 2 is considered to be the preferred option to progress the Sports Hub project.

With the information currently available, it is considered appropriate for Council to consider progressing the project to the next phase of design. With respect to the current funding shortfalls, the Wanneroo Recreation Centre Upgrade project is currently included as one of the City's 2025 Top Advocacy Priorities with total project costs of \$35M (which includes both the Sports Hub and Community Hub). Should Council decide to progress the Sports Hub project, updated cost estimates would be obtained through the process of detailed design, which would inform future advocacy and applications for external funding. Ultimately, should the City be unable to secure additional external funding, there is a risk that the City may need to meet the existing shortfall. If that were the case, Council would have the option to decide not to proceed with the project at that stage.

In considering the options outlined above, it should be noted that they do not address the redevelopment of the existing Wanneroo Recreation Centre as a Community Hub. Although

the development of the Sports Hub will provide much needed amenity in this location and address existing demand for indoor sports court facilities in the Wanneroo district, the proposed redevelopment of the existing Wanneroo Recreation Centre would still be required to accommodate all user group requirements in this Precinct and enable existing users to maintain a presence at their current location.

Although a number of design options for the Community Hub have been explored through the process of developing the design for the Sports Hub, further work is still required to develop a feasible concept. Should Council decide to proceed with the Sports Hub project, it is recommended that planning work for the Community Hub recommence as a separate project, with a view to finalising a draft concept and associated cost estimate for Council's consideration as soon as practicable, to minimise the delay between the Sports Hub and Community Hub projects.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

1 ~ An inclusive and accessible City with places and spaces that embrace all

1.3 - Facilities and activities for all

Risk Appetite Statement

In pursuit of strategic objective goal 1, we will accept a Medium level of risk. The recent pandemic has challenged our previous event delivery, place activation and community connection processes, and the City accepts that meeting community expectations in a more restrictive environment needs flexibility and innovation if community connection is to develop and grow in contrast to social and individual isolation.

Risk Management Consideration

Risk Title	Risk Rating
ST-G09 Long Term Financial Plan	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Medium
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

Policy Implications

Nil

Financial Implications

The estimated cost of constructing the Sports Hub is \$17.1M including project costs such as external services, builder's preliminaries, professional fees and contingencies. This is based on a cost estimate obtained in June 2023. An additional cost of approximately \$1.3M would be incurred if the construction of the Sports Hub were to be staged. Although there may be

some cost increases since this time, this estimate is considered appropriate at this stage, noting that further estimates would be obtained through the process of detailed design.

The project is currently listed in the City's Capital Works Budget and Long-Term Financial Plan as shown in the table below. This reflects the need to seek additional funds for the full construction of the Sports Hub. It should be noted that this listing reflects the staged approach to the construction of the Sports Hub proposed when the concept plan was previously reported to Council in July 2023. Should Council decided to progress the project in a single stage, then this listing would need to be updated:

Year	Detail	Municipal Funds	Grants	Reserve	Total
2024/25	Detailed design	-	-	\$50,000	\$50,000
2025/26	Construction – Sport Hub Stage 1.	\$200,000	\$5,000,000	\$3,050,000	\$8,250,000
2026/27	Construction – Sports Hub Stage 2.	-	\$10,100,000	-	\$10,100,000
Total		\$200,000	\$15,100,000	\$3,100,000	\$18,400,000

The listing outlined above does not include the funding required for the redevelopment of the existing Wanneroo Recreation Centre as a Community Hub.

The City is not currently in a position meet the total cost of the development in its current form and would need to source external funding. Accordingly, the project is included under the 'Liveability' theme of the City's endorsed 2025 Top Advocacy Projects as follows:

Project	Advocacy "Ask"
Wanneroo Recreation Centre and Precinct Development / Upgrade	State and Federal Government funding of approximately \$35M to redevelop and/or upgrade the Wanneroo Recreation Centre precinct.

The \$35M project cost includes the cost to upgrade the existing Wanneroo Recreation Centre as a Community Hub, which was previously estimated in 2021 at \$18.7M. Should Council decide to progress planning for this aspect of the project, an updated cost estimate would be provided at the time of Council's consideration of a concept design, which would be used to update the City's advocacy "Ask".

Given the community-focused nature of the facilities within the Wanneroo Recreation Centre Precinct, there are also likely to be grant funding opportunities for this project. Subject to the outcome of any grant application or advocacy efforts, there may also be additional contributions to the project that can be drawn from the City's Reserve accounts, if deemed appropriate and consistent with the purpose of the Reserve. This would need to be further investigated as the design process progresses.

Voting Requirements

Simple Majority

Moved Cr Herridge, Seconded Cr Parker

That Council:-

1. NOTES the outcome of the Wanneroo Recreation Centre Sports Hub community engagement process;
2. ENDORSES the Wanneroo Recreation Centre Sports Hub Concept Design included at Attachment 1;
3. AUTHORISES the Chief Executive Officer to progress the Wanneroo Recreation Centre Sports Hub project to the next phase of design and SUPPORTS the progression of the project on the basis of undertaking it in a single construction stage;
4. REQUESTS Administration progress planning for the redevelopment of the existing Wanneroo Recreation Centre as a Community Hub; and
5. NOTES the City's advocacy approach to seek State and Federal Government funding of approximately \$35M funding for the development of both the Sports Hub and Community Hub.

Motion to Amend**Moved Cr Smith, Seconded Cr Miles**

That new recommendations 6 and 7 be added.

6. ***APPROVES the formation of a project working group for the Wanneroo Recreation Centre Upgrade (Sports Hub and Community Hub) project; and***
7. ***REQUESTS a report to be presented to a future the next Council meeting to adopt the project working group Terms of Reference.***

**CARRIED
13/0**

For the motion: Mayor Aitken, Cr Coetzee, Cr Figg, Cr Herridge, Cr Miles, Cr Moore, Cr Nguyen, Cr Parker, Cr Rowe, Cr Seif, Cr Bedworth, Cr Huntley and Cr Smith

Against the motion: Nil

Substantive Motion as Amended

That Council:-

1. **NOTES the outcome of the Wanneroo Recreation Centre Sports Hub community engagement process;**
2. **ENDORSES the Wanneroo Recreation Centre Sports Hub Concept Design included at Attachment 1;**
3. **AUTHORISES the Chief Executive Officer to progress the Wanneroo Recreation Centre Sports Hub project to the next phase of design and SUPPORTS the progression of the project on the basis of undertaking it in a single construction stage;**
4. **REQUESTS Administration progress planning for the redevelopment of the existing Wanneroo Recreation Centre as a Community Hub; and**

5. **NOTES** the City's advocacy approach to seek State and Federal Government funding of approximately \$35M funding for the development of both the Sports Hub and Community Hub.
6. **APPROVES** the formation of a project working group for the Wanneroo Recreation Centre Upgrade (Sports Hub and Community Hub) project; and
7. **REQUESTS** a report to be presented to the next Council meeting to adopt the project working group Terms of Reference.

The substantive motion as amended was put and

CARRIED UNANIMOUSLY

For the motion: Mayor Aitken, Cr Bedworth, Cr Coetzee, Cr Figg, Cr Herridge, Cr Huntley, Cr Miles, Cr Moore, Cr Nguyen, Cr Parker Cr Rowe, Cr Seif, and Cr Smith

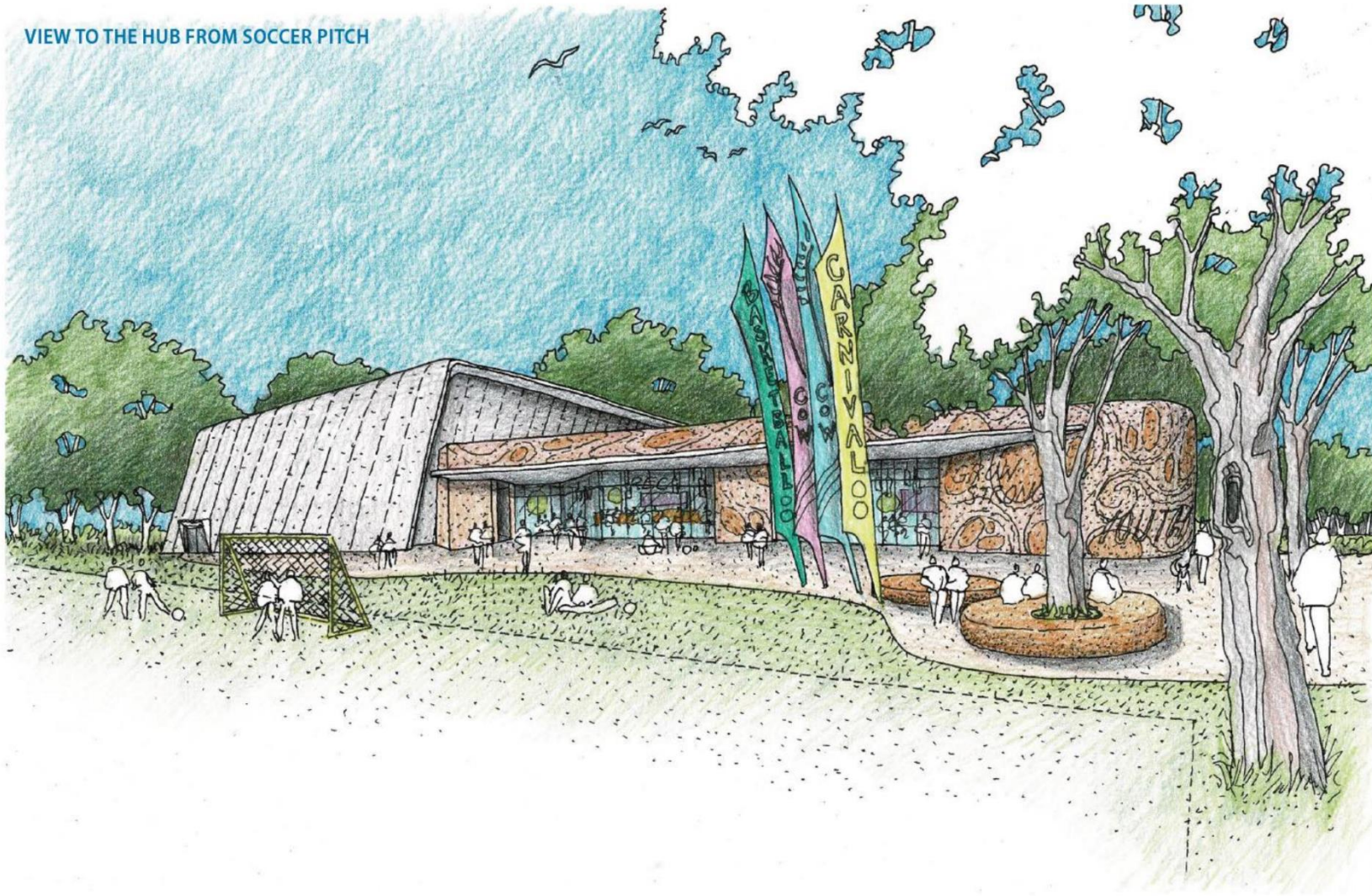
Against the motion: Nil

Attachments:

1. [Attachment 1 - Sports Hub Scenic Park - Concept Design](#) 23/160226



VIEW TO THE HUB FROM SOCCER PITCH



FLOOR PLAN

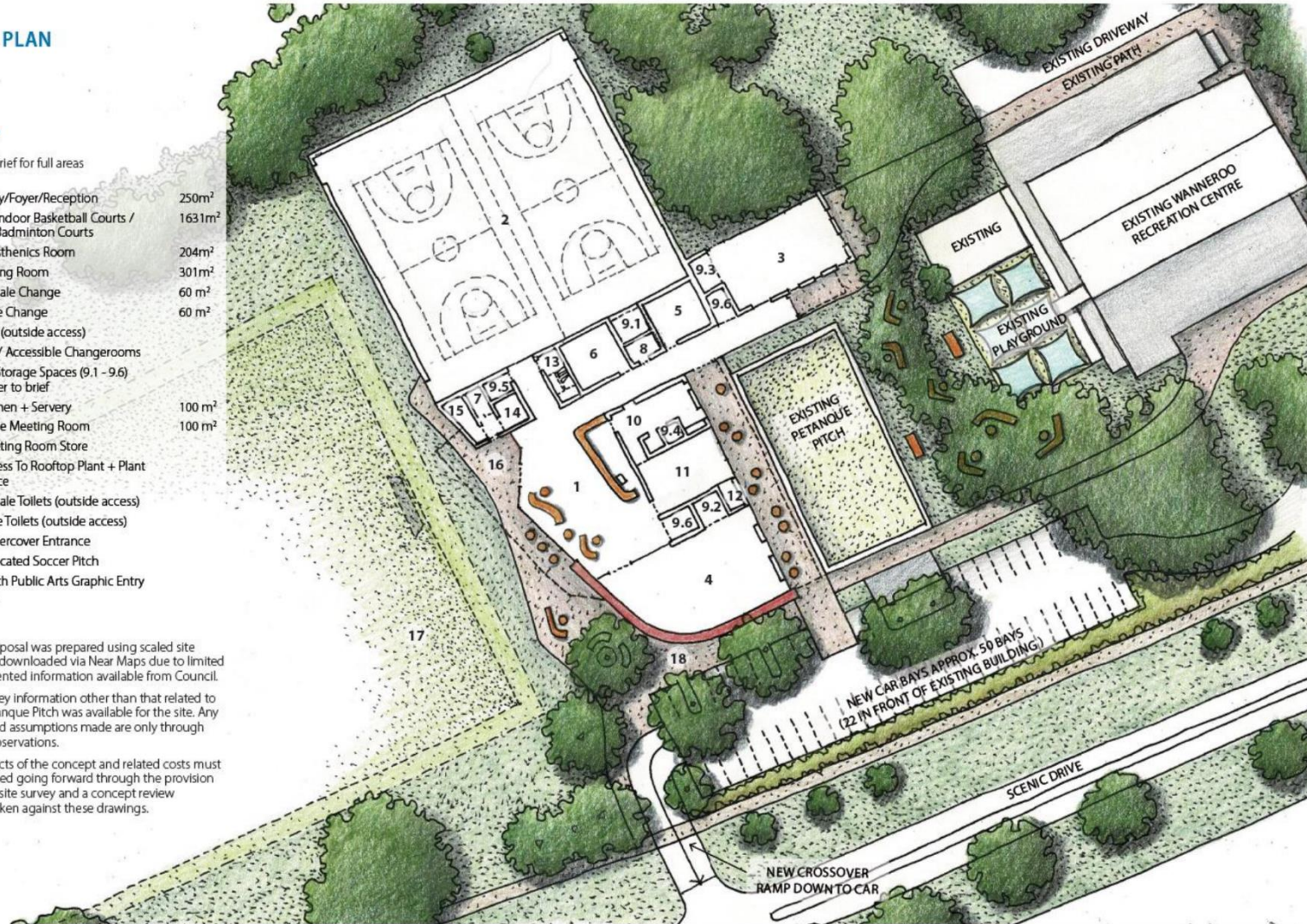
LEGEND

*Refer to Brief for full areas

1	Entry/Foyer/Reception	250m ²
2	2 x Indoor Basketball Courts / 8 x Badminton Courts	1631m ²
3	Calisthenics Room	204m ²
4	Boxing Room	301m ²
5	Female Change	60 m ²
6	Male Change	60 m ²
7	UAT (outside access)	
8	UAT/ Accessible Changerooms	
9	7 x Storage Spaces (9.1 - 9.6) - refer to brief	
10	Kitchen + Servery	100 m ²
11	Large Meeting Room	100 m ²
12	Meeting Room Store	
13	Access To Rooftop Plant + Plant Space	
14	Female Toilets (outside access)	
15	Male Toilets (outside access)	
16	Undercover Entrance	
17	Relocated Soccer Pitch	
18	Youth Public Arts Graphic Entry Wall	

NOTE:

- This proposal was prepared using scaled site images downloaded via Near Maps due to limited documented information available from Council.
- No survey information other than that related to the Petanque Pitch was available for the site. Any informed assumptions made are only through basic observations.
- All aspects of the concept and related costs must be verified going forward through the provision of a full site survey and a concept review undertaken against these drawings.



SITE PLAN

LEGEND

- 1 New Wanneroo Recreation Sports Hub
- 1a Entry Canopy
- 1b Sports Hall (Higher Roof)
- 1c Roof Top Plant
- 1d Youth Public Art Graphic Entry Wall
- 2 Relocated Soccer Pitch
- 3 New Crossover Ramp Down To New Parking Areas
- 4 New parking areas connected back to existing crossover (72 bays)
- 5 Existing Petanque Pitch
- 6 Existing Playground + External Spaces
- 7 Existing Recreation Centre Building
- 8 Existing Car Park
- 9 Existing Car Park Entrance

NOTE:

- Solar panels to be installed on the Sports Hall roof.
- This proposal was prepared using scaled site images downloaded via Near Maps due to limited documented information available from Council.
- No survey information other than that related to the Petanque Pitch was available for the site. Any informed assumptions made are only through basic observations.
- All aspects of the concept and related costs must be verified going forward through the provision of a full site survey and a concept review undertaken against these drawings.

