



**CITY OF
MANDURAH**

Community Infrastructure Plan

April 2025



Record of Adoption

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Schedule of Modifications

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Acknowledgement of Country

The City of Mandurah would like to acknowledge the Bindjareb people – the traditional custodians of this land - and pay respect to all Elders, past and present. We wish to acknowledge and respect their continuing culture and the contribution they make to the life of this city and the region.



1. Introduction

Background

Participation in sport, recreation, the arts and cultural activities is increasing, and the City of Mandurah's population is forecast to increase from 100,000 in 2024 to 120,000 by 2036.

The City of Mandurah's Community Infrastructure Plan (the Plan) provides an evidence-based framework to assist Council in making decisions about the level of provision of community facilities throughout Mandurah over the next 20 years.

The Plan focusses on major community facilities such as community centres, libraries, sporting and recreational facilities. These are the primary community infrastructure requirements that help facilitate community participation, connection and a healthy lifestyle.

This Plan seeks to integrate planning for community infrastructure which has been split across various plans and strategies.

Critically, the plan seeks to ensure that all facilities and buildings managed by the City of Mandurah are considered available for the whole community, regardless of their original function and historic forms of tenure as the City needs to ensure maximum optimisation of existing facilities in preference for the construction of new purpose built facilities.

This approach strives to consolidate and plan for multi-use facilities whilst maintaining the efficiency of assets and being transparent and accountable in relation to the City's investment in facilities.

Critically, the Plan outlines key priorities for regional, district and neighbourhood level facilities and activities. Localised facilities within local and neighbourhood parks are beyond the scope of the recommendations of the Plan.

Scope

The Community Infrastructure Plan ('the Plan') consolidates and prioritises community facility needs to ensure there is a consolidated reference for community infrastructure projects.

The City of Mandurah's community infrastructure planning was previously guided by multiple strategies and plans, including:

- Social Infrastructure Plan 2013-2043 (Reviewed 2016)
- Mandurah Active Recreation Strategy 2015 – 2025
- Skate and BMX Strategy 2012-2022
- Arts and Culture Strategy 2023 – 2038

To avoid segregated planning for community infrastructure through these various plans, a review, update and consolidation of the existing strategies and plans was identified in the Corporate Business Plan 2023-2027.

The review process was to ensure future community investment priorities recognised current needs, emerging trends and responded to the City of Mandurah's successful implementation of key strategic infrastructure outcomes. The Plan's development process has sought to ensure a strong integration with other City initiatives, strategies and plans to ensure that the future investment can be appropriately justified and prioritised.

The Plan considers new, renewal, upgrade, and disposal requirements for the following infrastructure:



Active recreation spaces

Sporting ovals, outdoor recreation and outdoor and indoor court spaces



Community buildings

Clubrooms, halls, libraries, community centres and cultural infrastructure (galleries, arts and museums)



Wheeled sports

Skate, BMX and pump track facilities

The plan specifically does not consider new, renewal and upgrades for trails, public open space and playgrounds, minor facility upgrades, private and commercial sector provision, community services provided outside of the remit of local government, public art and City of Mandurah administrative functions.

The City acknowledges that not-for-profit and some commercial facilities such as golf courses, schools, churches and lifestyle and retirement villages, play a role to deliver community infrastructure and are considered in the analysis and should be encouraged, however the outcomes of the Plan predominately relate to City-owned or managed facilities.

The Plan seeks to provide a high level plan based on existing facilities, benchmarking and demand. There may be examples where existing facilities are recognised but are not fit-for-purpose.

Whilst referenced as existing facilities, a more detailed analysis of facilities needs to be addressed through ongoing asset management and more detailed Master Plan analysis for key sites. This Master Plan approach will seek to ensure that spaces and buildings are multi functional.

It is also noted that the City of Mandurah does not have a Development Contribution Plan. These plans determine contributions from subdivision and development and require a Community Infrastructure Plan to be prepared.

The Plan is still an evidence-based framework to guide funding requests, however in the absence of a Development Contributions Plan, this Plan does not necessarily need to align with State Planning Policy 3.6: Infrastructure Contributions.

Role and function of the plan

The purpose of this Plan is to consider new, renewal, upgrade and disposal requirements for community infrastructure, within the remit of the Plan to:

- consolidate existing strategic planning documents into one clear guiding document.
- provide a plan that provides a framework to support and prioritise decision making and aid in advocacy by the City of Mandurah.
- align outcomes with the Council's Strategic Community Plan.
- inform and maximise capital investment and support the development of complex funding submissions.
- assist in prioritisation and implementation of projects and inform resource allocation.
- ensure that appropriate needs assessments are undertaken and that gaps in service delivery have a plan to be addressed.
- ensure that Community Infrastructure Planning relates to and reflects the planning outcomes of Mandurah's Local Planning Strategy and that the Plan is used as a supporting document that is to be read in conjunction with the Local Planning Strategy.

Plan focus area

The Strategy covers the City of Mandurah's Local Government Area which has an area of 173.5 square kilometres and extends from Madora Bay and Lakelands in the north to Herron and Lake Clifton in the south.

Mandurah's Local Government Area is approximately 50km long, yet only 8km wide at its widest point which provides for significant challenges and opportunities in planning and managing community infrastructure. In preparing the plan, reference has been made to the Local Planning Strategy that seeks to:

- **Consolidate Areas for Future Development**

The Mandurah Strategic Centre Area being a regionally significant redevelopment area for education, retail, employment, transport, infrastructure investment and social infrastructure; existing and new suburban development need to respect the key issues of density targets, the provision of population growth for the region, ensuring that a continuation of suburban sprawl is avoided through urban design and environmental management; and restricting development outcomes adjacent to environmentally sensitive areas.

- **Consolidation of an Activity Centres Hierarchy**

The Mandurah City Centre and balance of the Mandurah Central Area shall strive to achieve 'primary centre' status for Perth and Peel; the District Centres of Lakelands, Halls Head and Falcon are mixed use, main street-based centres, respecting their role in the hierarchy that does not overshadow the Mandurah City Centre; and that the urban form, road and public transport networks, provision of social infrastructure and land use mix needs to reflect this centre and urban form hierarchy.

The Plan area is depicted within Plan 1 however as reflected in the Local Planning Strategy, will focus on the urban areas of Mandurah.

The Plan area has been divided into planning 'districts' that are areas where service provision hierarchy based on geographic catchments has been developed and includes:

Mandurah North

Lakelands, Madora Bay, San Remo, Meadow Springs

Mandurah Central

Mandurah, Silver Sands and Dudley Park (north)

Mandurah East

Parklands, Greenfields, Coodanup and Dudley Park (south)

Mandurah Island

Halls Head, Erskine, Falcon and Wannanup

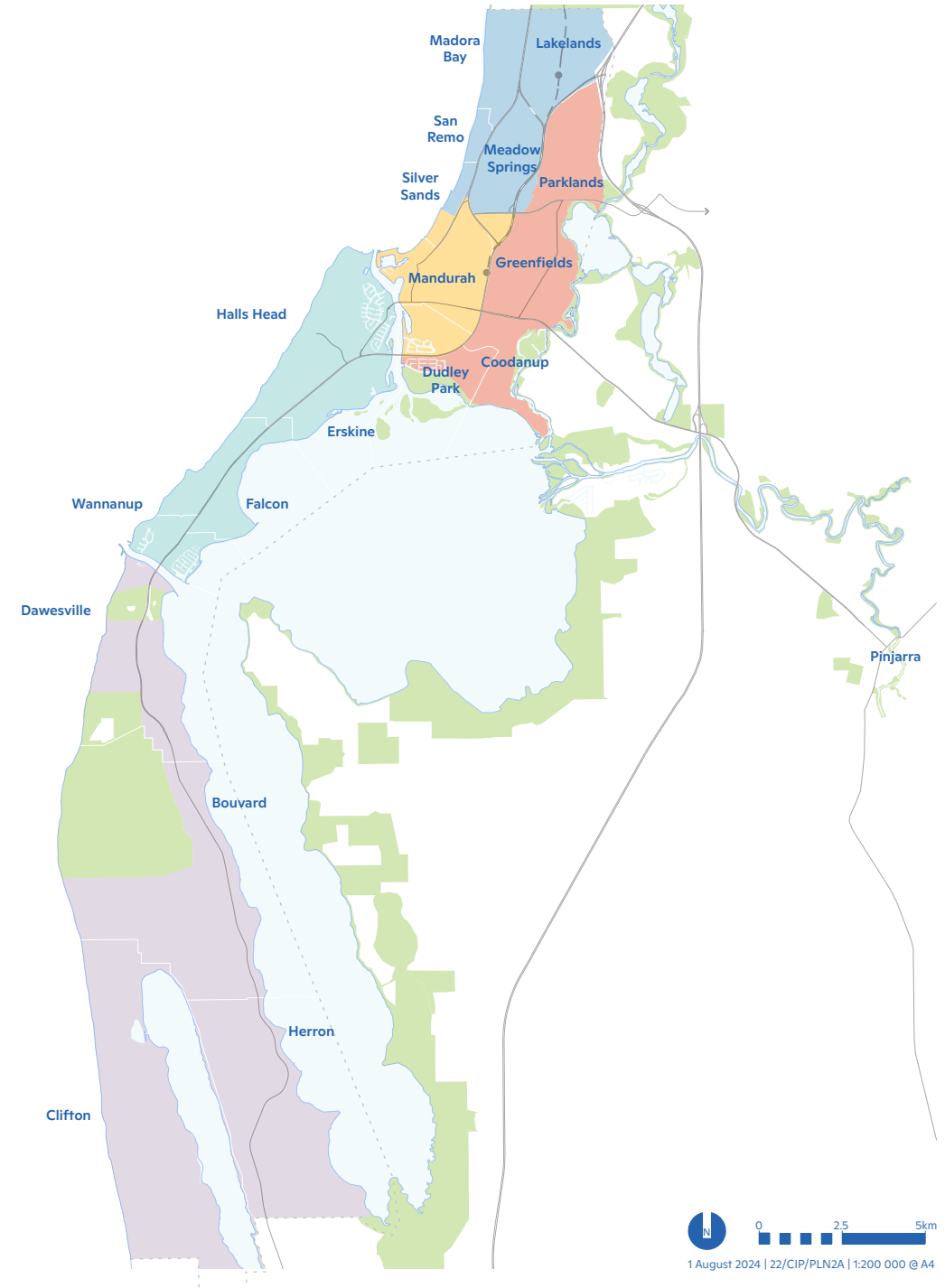
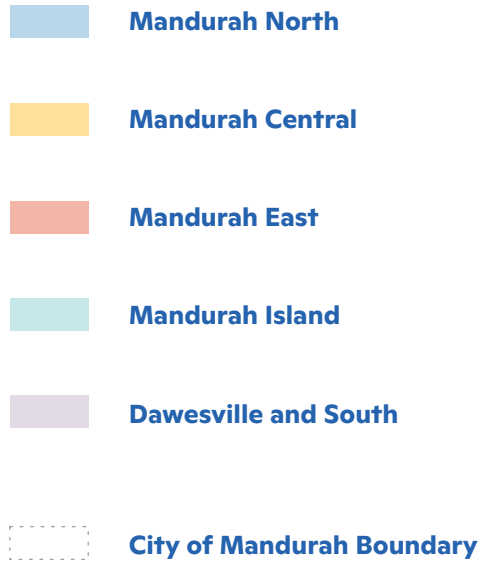
Dawesville and South

Dawesville, Bouvard, Clifton and Herron

It should be noted that these district areas are different to the place planning areas developed within the Place Enrichment Strategy.

The separated geographic and spatial layout of the Plan is consistent with the remaining elements of the Local Planning Strategy.

Plan 1 Study Area and Districts



2. Strategic direction

Function

The Plan outlines a high-level function for community infrastructure under the key categories of:



Active recreation spaces

Sporting ovals, outdoor recreation and outdoor and indoor court spaces

Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training. Sport spaces are designed to accommodate playing surface and infrastructure requirements of specific or general sporting activity. Players and spectators attend with the express purpose of engaging in organised sporting activity, training or competition or watching the game. Most sport spaces can also be accessed by community members for informal sport and recreation.



Community buildings

Clubrooms, halls, libraries, community centres and cultural infrastructure (galleries, arts and museums)

Provision of primarily built form, enclosed spaces where a collection of like-minded members of the community gather to learn, meet, share experiences, seek support from each other or professionals.



Wheeled sports

Skate, BMX and pump track facilities

Provision of formal for skating, bikes and other wheeled recreational vehicles that require a strategic planned approach to their delivery.

Hierarchy

The Plan outlines the following high level hierarchy of facility:



These categories are based on a number of key factors such as:

- The number of facilities within Mandurah and the Region based on population ratios and catchment.
- Facility provision across a geographic area.
- Level of existing, planned and potential infrastructure delivery within a sub-regional context.
- The level of accessibility to the facility.
- The location and design of the facility.
- The level and range of activities that may be currently or potentially provided at a facility.

Plan 2 Strategic Hierachy and Function

Active Recreation Spaces

*Sporting Ovals; Outdoor Recreation;
Outdoor and Indoor Court Spaces;*

-  **Regional**
-  **District**
-  **Neighbourhood**

Community Buildings

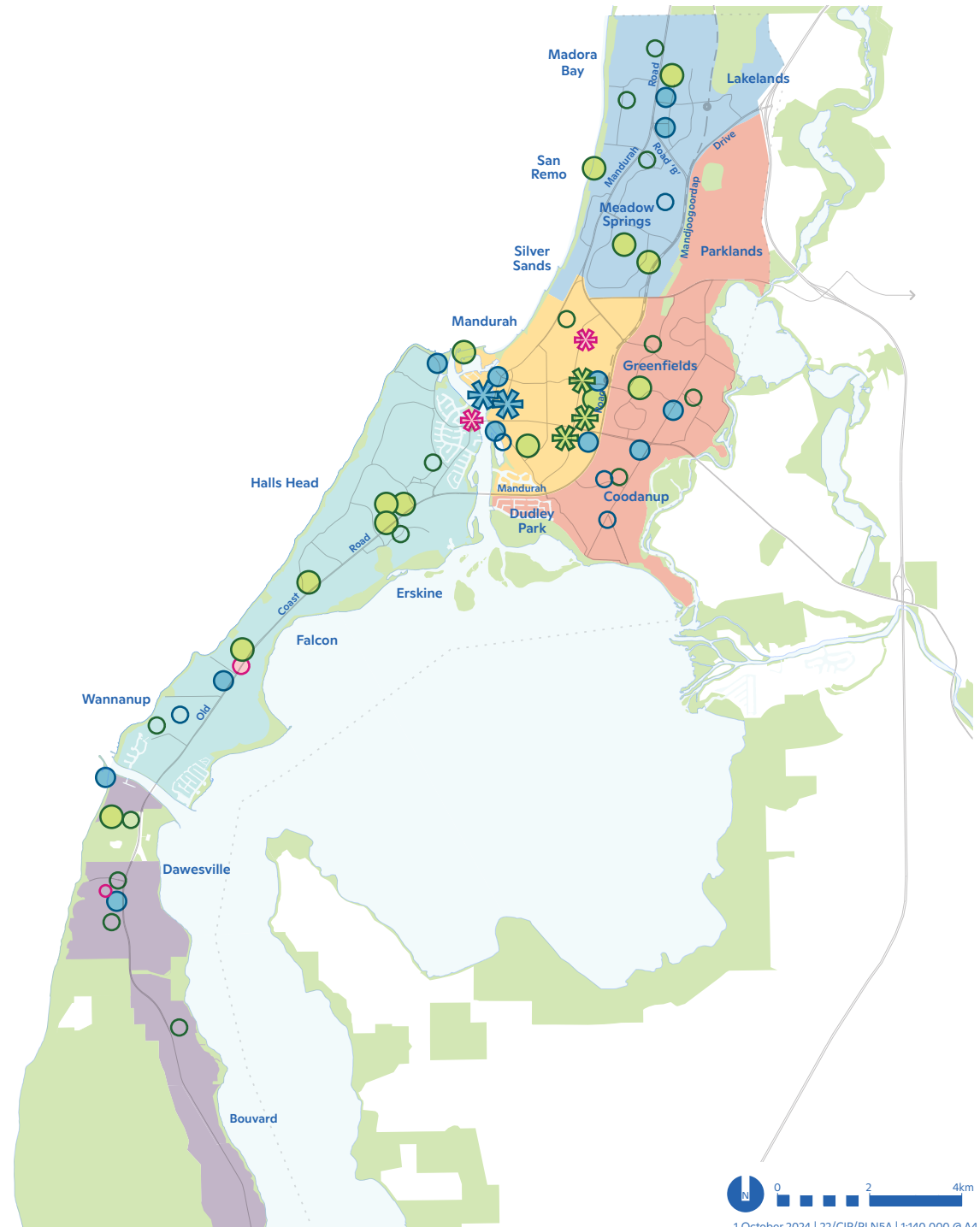
*Clubrooms, Halls, Libraries, Health, Community Centres
and Cultural Infrastructure (Galleries, Arts and Museums)*

-  **Regional**
-  **District**
-  **Neighbourhood**

Wheeled Sports

Skate, BMX and Pump Track Facilities

-  **Regional**
-  **District**
-  **Neighbourhood**





Guiding principles

Future development of new or upgraded community infrastructure will be subject to the following key themes and principles:



Evidence base and community engagement

Priorities for investment will be supported by a robust evidence base, a series of assessment processes (including a clear understanding of the demand of the use) and underpinned by a comprehensive community engagement process.



Maximise use

Wherever possible, the use of existing facilities managed by the City of Mandurah will be prioritised; and at the time of existing leases for community infrastructure are expiring that consideration should be given to the management of the facility being transferred to the City; or terms are included that maximise community facility use being added to tenure agreements.



Multi-use facilities

Ensure there is a coordinated network of facilities that provide for a range of diverse user groups with a high level of spatial flexibility. Single user group facilities, in all but exceptional circumstances will be discouraged or not supported.



Effective and efficient management of assets

Ensure each community facility asset is managed and maintained under an agreed renewal program to maintain high quality facilities.



Safety and security

To ensure that access and the design of new and refurbished community facilities are safe, secure and have high levels of passive surveillance.



Equality and accessibility

Ensure all people within Mandurah have, as far as practicable, equal access to community facilities and associated infrastructure. To increase social connectivity and provide a positive social impact.



Environmentally responsible

To ensure that community facilities are environmentally sustainable and reduce, wherever possible, their carbon footprint and provide good levels of connectivity to public transport and pedestrian and cycle networks.



Financially viable

Each community facility, existing and new, is managed in a cost effective and viable manner, within agreed subsidy levels aligned to the City of Mandurah's budget and financial plans.

Key outcomes for future facility provision

Future development of new or upgraded community infrastructure is based on these key outcomes for facility provision:



Limited additional requirements for active ovals for competitions

In the short to medium term, there is limited new facility development required to run competition-based outdoor sport, however there is a need to provide additional training opportunities at existing and proposed ovals with small scale supporting facilities to assist in ground management and season creep between winter and summer sports.



Master planning approach to existing facilities

There is a need to progressively prepare Master Plans for key active recreation spaces and key community assets to ensure the use of ovals and buildings are managed, upgraded and maximised to improve community access and use and take a flexible approach to sporting layouts.



Netball facility and additional indoor courts

There is a need to progress a new Netball facility in Mandurah and further development of indoor courts at the Mandurah Aquatic and Recreation Facility to provide for court based sports



Planning for new and upgraded library and learning facilities

There is a need to undertake further planning and design for a new or upgraded Central Library; to plan for the future operating model Mandurah North (Lakelands); and explore opportunities in Mandurah East if the Central Library relocates to the City Centre.



Skate and BMX facilities

There is a need to undertake further plans, concepts and engagement for skate / BMX facilities within Mandurah North and Dawesville together with considerations of small scale facilities to be located within local parks and active reserves.



Shared use agreements

There is an acknowledgement that Shared Use Agreements with the Department of Education have made a significant contribution to the delivery of sports spaces, and it is important that these Agreements continue to be maintained and enhanced.



Land and infrastructure constraints

There is an acknowledgement that Mandurah does not have adequate land for all community organisations to operate independently within their own space and the City cannot sustainably maintain, renew and fund new single use stand-alone facilities for each group.



Previous commitments to be reconsidered

There is an acknowledgement that previously identified active recreation projects at Red Road (Parklands) and Caddadup Reserve (Dawesville) should not be progressed and a planned facility at Calypso Reserve should be deferred for the foreseeable future.

Priority projects and key recommendations

Based on the development of the function and hierarchy of facilities, existing and future needs, guiding principles and existing facility review, a range of priority project and key recommendations have been developed.

Primarily, these recommendations are based on the context of the location, the age of a facility, any previous planning that has been undertaken and seek to provide certainty over priorities for delivery and priorities for a specific location.

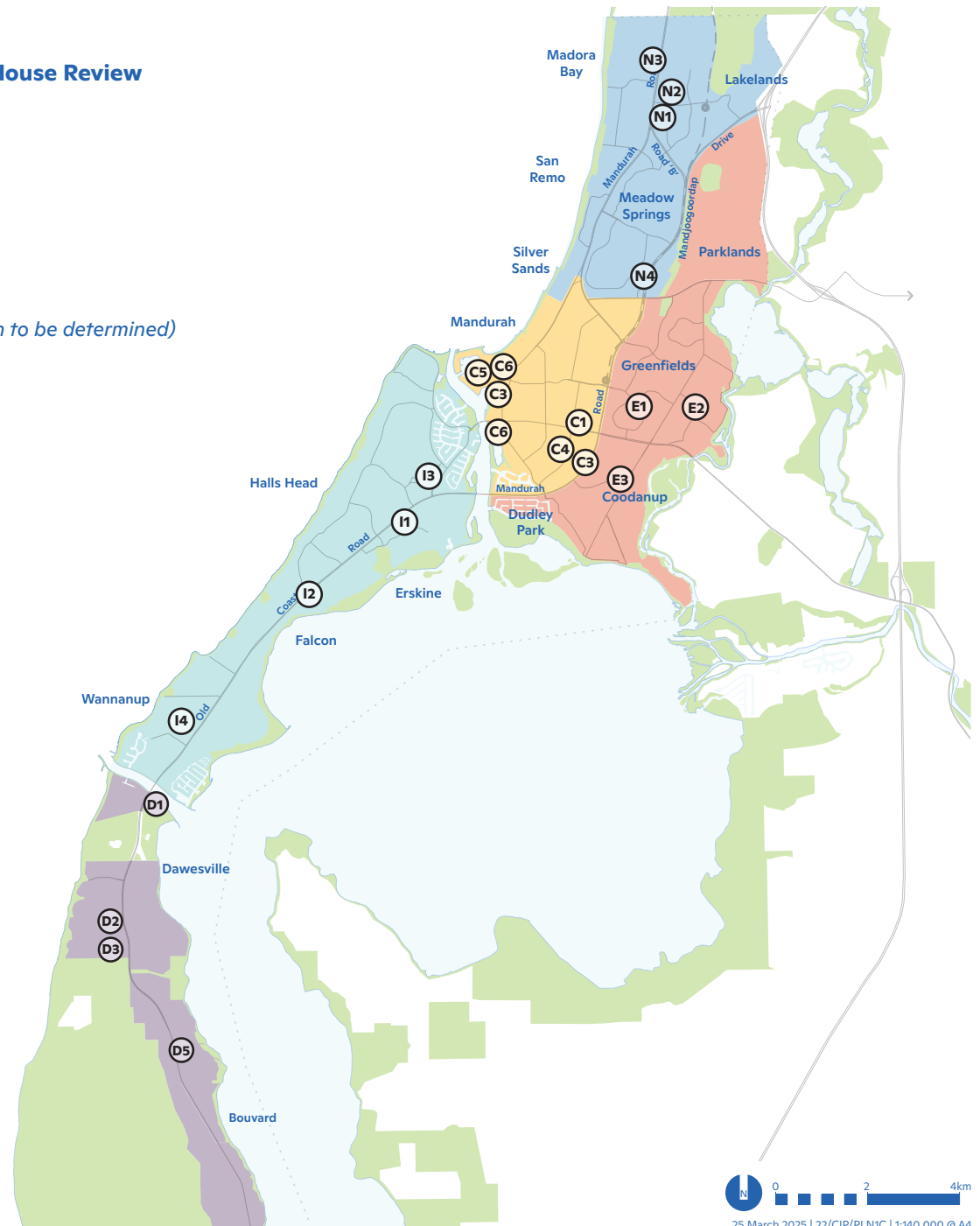
The Priority Projects have been presented in the following tables, firstly in a geographically-district based approach that provides an overview of project, the key outcomes and the approach to be taken for each recommendation. This is followed by a summary table that outlines each project as snapshot clearly outlining the high, medium and long term priorities.

These tables are to be read in conjunction with the existing facilities summary in Section 4 that outlines key operational matters for existing facilities or those previously planned for each District.



Plan 3 Summary of Recommendations

- (N1) Lakelands Community Centre and Library / Lakelands Community House Review**
- (N2) Lakelands Youth Park (Skate / BMX)**
- (N3) Madora Bay Oval**
- (N4) Meadow Springs Sports Facility Master Plan**
- (C1) Rushton Park Master Plan**
- (C2) Mandurah Netball and Multi-Purpose Hard Courts Complex** *(location to be determined)*
- (C3) Central Mandurah Library & Learning Centre**
- (C4) Mandurah Aquatic and Recreation Centre Master Plan**
- (C5) Mandurah Performing Arts Centre**
- (C6) City Centre: Civic Precinct and Heritage Precinct**
- (E1) Bortolo Reserve / Greenfields Community Centre Master Plan**
- (E2) Fowler Reserve Master Plan**
- (E3) Coodanup College Sports Facility**
- (E4) Mandurah East Library and Learning Centre** *(need to be determined)*
- (I1) Peelwood Reserve Master Plan**
- (I2) Merlin Reserve Master Plan**
- (I3) Glencoe Reserve Master Plan**
- (I4) Falcon Men's Shed**
- (D1) Port Bouvard Recreation and Sporting Club / Southern Esuary Hall Site Master Plan**
- (D2) Dawesville Community Centre**
- (D3) Dawesville High School Site Shared Use Oval**
- (D4) Dawesville Youth Park (Skate / BMX)** *(location to be determined)*
- (D5) Dawesville South Primary School Shared Use Oval**



Mandurah North priority projects

Project / Initiative	Priority / Timeframe	Funding /Resource
N1: Lakelands Community Centre and Library / Lakelands Community House Undertake a business case to examine the ongoing options for the provision of the Lakelands Community Centre and Library facility. This will examine options to continue leasing space within the Lakelands Shopping Centre or construct a new purpose-built facility across the road on City owned land on Seppings Parade. The Business Case shall also investigate funding, design, and management models together with confirming the ongoing future of Lakelands Community House and its potential sale. If sold, all proceeds are required to go towards a new community facility.	High/Medium Within 1-4 years (to provide certainty for the future delivery model of the facility and other property assets)	Existing Operations (Note: Capital commitments will be subject to the outcomes of the Business Case and Project Plan)
N2: Lakelands Youth Park (Skate) Progress design, and funding for the development of a skate park facility at Lakelands Park. This should also consider whether an additional smaller local facility within the southern parts of Meadow Springs is required.	High/Medium Within 1-4 years	Existing Operations (Note: Capital commitments subject to outcomes of further planning)
N3: Madora Bay Oval Complete the Madora Bay Oval project by adding a building to provide for toilets and storage on the southern end of the site and potential lighting to enable further use for community sport as an overflow to Lakelands Park for games and training.	Medium / Low Within 5-7 years (unless community demand for use of the oval increases)	Capital (new)
N4: Meadow Springs Sports Facility Master Plan Undertake a revised Master Plan for the facility to ensure efficient shared use of the current built infrastructure and ovals for both summer and winter sporting activities together with supporting infrastructure is being achieved, including peak parking for winter sports.	Low Within 8-10 years (as part of a programmed delivery of Master Plans)	Existing Operations (Note: New Capital subject to outcomes of further planning)

Plan 4 Mandurah North District Priority Projects

Priority Projects and Key Recommendations

- (N1)**  **Lakelands / Mandurah North Community Centre and Library**
- (N2)**  **Lakelands Youth Park (Skate / BMX)**
- (N3)**  **Madora Bay Oval**
- (N4)**  **Meadow Springs Sports Facility Master Plan**

Existing Facilities and Context

-  **Active Recreation Space**
Senior Oval / Junior Oval / Outdoor Recreation
-  **Community Building**
Clubrooms / Hall / Library / Community Centre / Indoor Recreation
-  **Existing Schools**
High School / Primary School (Public and Private)
-  **Proposed Schools** (Public and Private)
-  **Skate Park / Pump Track / BMX**
-  **Activity Centres**
(District, Neighbourhood, Local)
-  **City of Mandurah Boundary**



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Mandurah Central priority projects







Project / Initiative	Priority / Timeframe	Funding /Resource
C1: Rushton Park Master Plan Prepare and implement a Master Plan for the regional level facility to improve the functionality and efficiency of the precinct together with meeting the needs of current and potential user groups and the local community, including community shed opportunities, with the aim to consider how state competitions can be accommodated with community sporting use, groups and events.	High In progress	Existing Operations (Note: New Capital subject to outcomes of the Master Plan and future business cases)
C2: Mandurah Netball and Multi-Purpose Hard Courts Complex Progress the site identification, design, planning, funding and construction of a new Mandurah Netball and Multi-Purpose Hard Court Complex.	High Within 1-2 years	Existing Operations (Note: New Capital subject to outcomes of Business Plan and funding submissions)
C3: Central Mandurah Library and Learning Centre As identified within the City Centre Master Plan, the development of a Central Mandurah Library and Learning Centre provides opportunities to service the surrounding neighbourhoods and the wider community. There is a need to develop an infrastructure analysis and business case to demonstrate the need and demand and consider concept design to seek further advocacy and funding opportunities. The resulting outcomes will also need to review and Master Plan the existing Mandurah Library Site and associated community infrastructure.	High In progress	Existing Operations (Note: New Capital subject to outcomes of the Master Plan and future business cases)
C4: Mandurah Aquatic and Recreation Centre (MARC) Prepare a new Master Plan for the site is integrate additional indoor courts for basketball, netball, volleyball and badminton together with group fitness space with the existing buildings and surrounding areas, including access, parking, path networks and landscaping opportunities.	High Within 1-4 years	Existing Operations (Note: New Capital subject to outcomes of the Master Plan and future business cases)
C5: Mandurah Performing Arts Centre (ManPAC) Undertake a business case and funding strategy for an upgrade to the Mandurah Performing Arts Centre that include concept designs. The Mandurah Performing Arts Centre is over 25 years old and whilst a successful centre, its form and function should be reviewed in the context of its regional importance.	High In progress	Existing Operations (Note: New Capital subject to outcomes of the Master Plan and future business cases)

Project / Initiative	Priority / Timeframe	Funding /Resource
<p>C6: City Centre: Civic Precinct and Heritage Precinct</p> <p>The Civic Precinct of the City Centre Master Plan identifies opportunities for new community infrastructure such as town hall, complimentary art and cultural space. The City Centre Master Plan identifies the need to undertake a Business Case to determine the preferred long-term location for key Community Infrastructure within the Civic Precinct, including the City's Administration and Council Chambers, Mandurah Seniors Centre, Mandurah Museum and Art Gallery, music rehearsal and performance spaces, creative industries, town hall, cultural centre, studio spaces, exhibition and gallery facilities. The review should focus on the current facilities located within the Civic and Heritage Precincts and be considerate of the planning process for the proposed Central Mandurah Library and Learning Facility and current asset management requirements. At the completion of the Business Case, further detailed planning for the Civic Precinct to guide the future provision of Community Infrastructure within the City Centre will be required.</p>	<p>Medium</p> <p>Within 3-5 years</p>	<p>Existing Operations</p> <p>(Note: New Capital subject to outcomes of further planning)</p>



Plan 5 Mandurah Central District Priority Projects

Priority Projects and Key Recommendations

- C1**  **Rushton Park Master Plan**
- C2**  **Mandurah Netball and Multi-Purpose Hard Courts Complex**
(Location to be Determined)
- C3**  **Central Mandurah Library & Learning Centre and Library Site Master Plan**
- C4**  **Mandurah Aquatic and Recreation Centre Master Plan**
- C5**  **Mandurah Performing Arts Centre Upgrade**
- C6**  **City Centre: Civic Precinct and Heritage Precinct Detailed Concept Plans**

Existing Facilities and Context

-  **Active Recreation Space**
Senior Oval / Junior Oval / Outdoor Recreation
-  **Community Building**
Clubrooms / Hall / Library / Community Centre / Indoor Recreation
-  **Existing Schools**
High School / Primary School (Public and Private)
-  **Proposed Schools** (Public ND Private)
-  **Skate Park / Pump Track / BMX**
-  **Activity Centres**
(District, Neighbourhood, Local)
-  **City of Mandurah Boundary**





Key Moves

Council Chambers

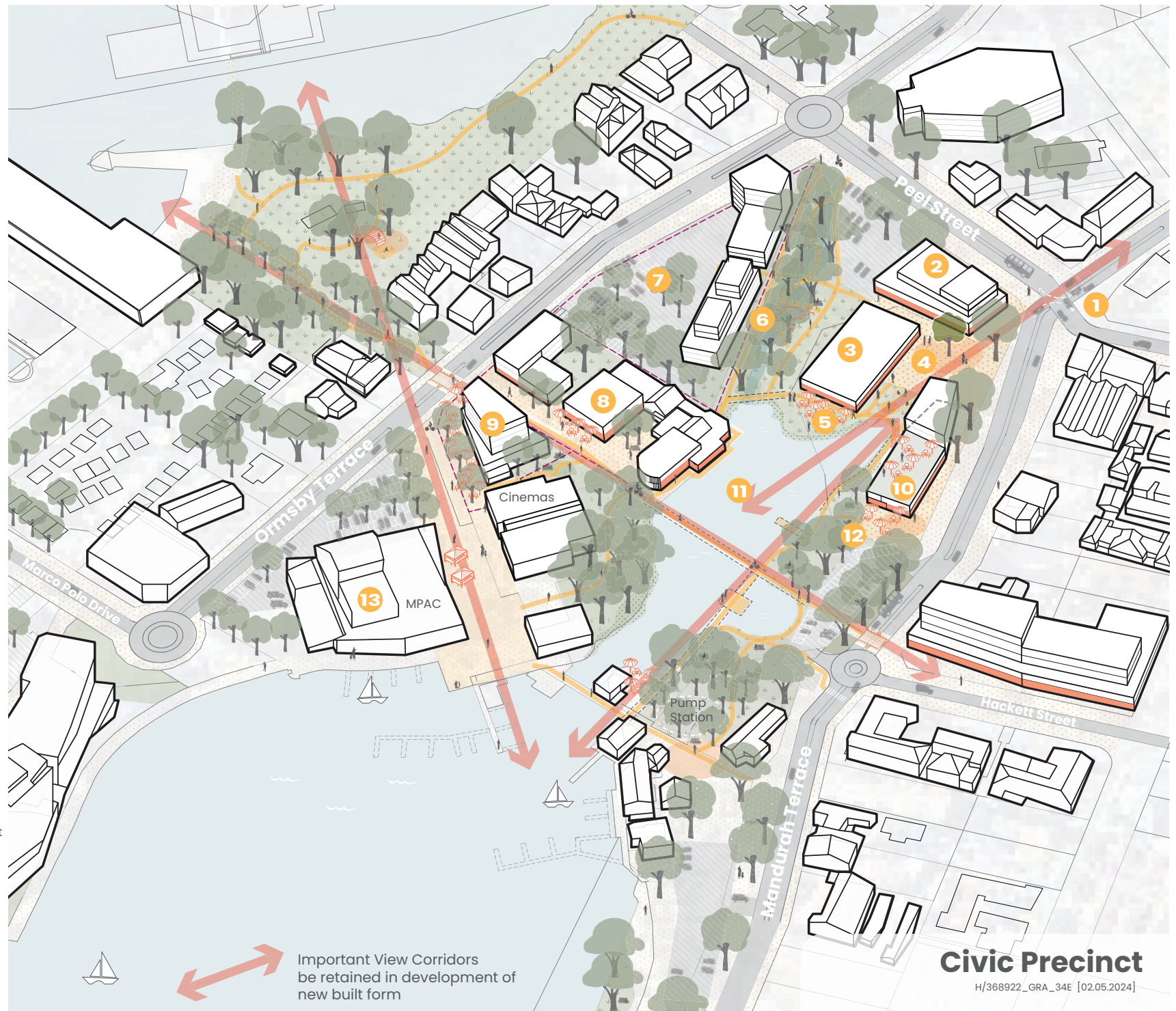
- 1 Upgraded Intersection: Monitor intersection treatment and scale to suit urban form required for an entry to the City Centre and Marina Precinct
- 2 New Civic Administration / Council Chambers
- 3 Existing Civic Administration building retained or adapted for other community purposes such as education, art studios, not for profit office space
- 4 Waterfront Civic Space
- 5 New waterfront green with active edge

Muddy Creek

- 6 Retained and enhanced Muddy Creek/ low-key nature trails
- 7 New site created for Tourist Hotel Resort and/or Mixed Use Commercial Site; short term at-grade parking

Admin Bay

- 8 New community buildings as a potential town hall, complimentary art and cultural space replacing existing Contemporary Art Space and interacting with existing Seniors Centre
- 9 New Food and Beverage or Commercial site to create stronger edge
- 10 New landmark community / education building with two frontages as a potential Library and Learning Centre on regional level
- 11 Reshaped and more natural edge to Admin Bay to implement improved Water Sensitive Urban Design Outcomes and new pedestrian linkages
- 12 Enhanced waterfront parkland and new active plaza space
- 13 Seek further upgrades to the Performing Arts Centre to ensure that it continues its regional level functionality



Important View Corridors
be retained in development of
new built form

Civic Precinct

H/368922_GRA_34E [02.05.2024]

Key Moves

Pinjarra Road

- 1 Underground power and introduce street trees
- 2 Introduction of median and upgraded footpaths
- 3 Explore options for pedestrian crossing

Museum and Cultural Centre

- 4 Museum building expansion and landmark built form. Final use to be determined.
- 5 Cafe and cultural hub activation of Darymple Park
- 6 Upgrade of Darymple Park

Mandurah Terrace

- 7 Consider options to reduce entry speed and introduce greening
- 8 Realignment of carriageway to expand cycle/pedestrian space
- 9 Dedicated cycle and pedestrian paths

Foreshore

- 10 Leverage existing jetty infrastructure. Maintain fishing on jetty
- 11 Explore additional jetty location for water-based transport and activities
- 12 Improved lighting under bridge



Heritage Precinct

H/368922_GRA_31G [02.05.2024]

Mandurah East priority projects

Project / Initiative	Priority / Timeframe	Funding /Resource
E1: Bortolo Reserve / Greenfields Community Centre Master Plan Prepare and implement a Master Plan for the district level facility to review existing usage and plan for refurbishments and improvements to existing facilities (including the Bortolo Pavilion, changerooms and Greenfields Community Centre, ovals, surrounding bushland and infrastructure.	Medium Within 2-5 years (as part of a programmed delivery of Master Plans)	Existing Operations (Note: New Capital subject to outcomes of further planning)
E2: Fowler Reserve Master Plan Prepare a Master Plan with the objective to improve activation and use of the shared use reserve as an overflow to the training space for existing user groups in the district which forms part of a Shared Use oval with the Riverside Primary School in Greenfields. The Plan is to explore the need for public toilets, storage and lighting.	Low (as part of a programmed delivery of Master Plans)	Existing Operations (Note: New Capital subject to outcomes of further planning)
E3: Coodanup College Sports Facility Prepare a Master Plan to explore opportunities for a shared use facility and community sport at Coodanup College. The investigations shall include provision for a community building, clubrooms and changerooms, and increased oval and playing spaces for future training and competition.	Medium (as part of a programmed delivery of Master Plans)	Existing Operations (Note: New Capital subject to outcomes of further planning)
E4: Mandurah East Library and Learning Centre Subject to the outcomes of the Central Mandurah Library and Learning Centre Needs Analysis and Business Case, monitor need to deliver services in the Mandurah East district if a new Central Library is located in the City Centre.	Medium Within 2-5 years	Existing Operations (Note: New Capital subject to outcomes of further planning)



 Bortolo Park, Greenfields

Plan 8 Mandurah East District Priority Projects

Priority Projects and Key Recommendations

- E1



Bortolo Reserve Master Plan
- E2



Fowler Reserve Master Plan
- E3



Coodanup College Sports Facility
- E4




Mandurah East Library and Learning Centre
Need and Final Location to be Determined

Existing Facilities and Context

- 


Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation
- 

Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation
- 

Existing Schools
High School / Primary School (Public and Private)
- 

Proposed Schools (Public and Private)
- 

Skate Park / Pump Track / BMX
- 

Activity Centres
(District, Neighbourhood, Local)
- 

City of Mandurah Boundary



Mandurah Island priority projects


Project / Initiative	Priority / Timeframe	Funding /Resource
I1: Peelwood Reserve Master Plan Prepare and implement a Master Plan for the district level facility to guide the future development of community infrastructure of the site. Consider pedestrian and vehicle access in and around the reserve, access to public toilets, playgrounds, sporting clubs infrastructure needs and the potential for broad community use of existing facilities. The Master Plan will review the condition and upgrade to the playing fields, storage and training facilities, lighting, access and usage of the Halls Head Recreation Centre, outdoor courts, and hockey stadium. Consideration will be given to expand the usage of the current clubrooms building which is recognised as being an under-utilised asset in an area with minimal accessible facilities..	High/Medium Within 2-5 years (as part of a programmed delivery of Master Plans)	Existing Operations (Note: Capital Committed in LTFP; and new Capital subject to outcomes of further planning)
I2: Merlin Reserve Master Plan Approve and implement the Merlin Reserve Master Plan which includes improved path and access connections, sports lighting, storage, vegetation planting, renew changeroom facilities and reviewing opportunities for summer use.	Medium In progress	Capital committed in LTFP (Note: New Capital subject to outcomes of further planning)
I3: Glencoe Reserve Master Plan Prepare a Master Plan with the objective to improve activation and use of the shared use reserve as an overflow to the training space for existing user groups in the district in conjunction with landscape and public open space upgrades.	High Within 1-4 years (as part of a programmed delivery of Master Plans)	Existing Operations Capital committed in LTFP; and New Capital subject to outcomes of further planning
I4: Falcon Men's Shed Subject to receiving sufficient external funding, support the construction of a new building for the Men's Shed on the Linville Street Reserve, Falcon.	High (in progress)	External Capital




Peelwood Reserve

Plan 9 Mandurah Island District Priority Projects

Priority Projects and Key Recommendations

- I1  Peelwood Reserve Master Plan
- I2  Merlin Reserve Master Plan
- I3  Glencoe Reserve Master Plan
- I4  Falcon Men's Shed

Existing Facilities and Context

-  **Active Recreation Space**
Senior Oval / Junior Oval / Outdoor Recreation
-  **Community Building**
Clubrooms / Hall / Library / Community Centre / Indoor Recreation
-  **Existing Schools**
High School / Primary School (Public and Private)
-  **Proposed Schools** (Public and Private)
-  **Skate Park / Pump Track / BMX**
-  **Activity Centres**
(District, Neighbourhood, Local)
-  **City of Mandurah Boundary**



Dawesville and Mandurah South priority projects

Project / Initiative	Priority / Timeframe	Funding /Resource
D1: Port Bouvard Recreation and Sporting Club Site / Southern Estuary Hall Undertake a Master Plan for the site to review long term future for the layout and siting of community and sporting infrastructure on the site, including building footprint and layout, address topographically challenges, parking and access and to include use the Southern Estuary Hall site after its decommissioning.	Low	Existing Operations (New capital subject to outcomes of further planning)
D2: Dawesville Community Centre Ensure that use of the centre is maximised. The Plan primarily recognises that the design is completed, funding secured and construction is commencing and will be operational in July 2025.	High (in progress)	Capital and Existing Operations
D3: Dawesville High School Ensure that when the design and development of a high school in this location is progressed by the Department of Education, that a shared-use senior sporting oval is provided.	Medium (subject to further planning undertaken by Dept of Education)	Existing Operations
D4: Dawesville Youth Park Investigate suitable locations for a neighbourhood level youth space within Dawesville. The identified site should be central, accessible and with high level of visibility.	Medium (2-5 Years)	Existing Operations Capital Committed in LTFP
D5: Dawesville South Primary School / Shared Use Facility Ensure that the opportunity for a shared use senior sporting oval is provided on the Dawesville South Primary School site should the Department of Education progress the design and planning for the site.	Low (when structure plan is reviewed for the precinct)	Existing Operations



Plan 10 Dawesville and South District Priority Projects

Priority Projects and Key Recommendations

- D1



Port Bouvard Recreation and Sporting Club / Southern Estuary Hall Site Master Plan
- D2



Dawesville Community Centre
- D3



Dawesville High School Site Shared Use Oval
- D4



Dawesville Youth Park (Skate / BMX)
Final Location and Scale to be Reviewed
- D5




Dawesville South Primary School Shared Use Oval

Existing Facilities and Context

- 

Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation
- 

Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation
- 

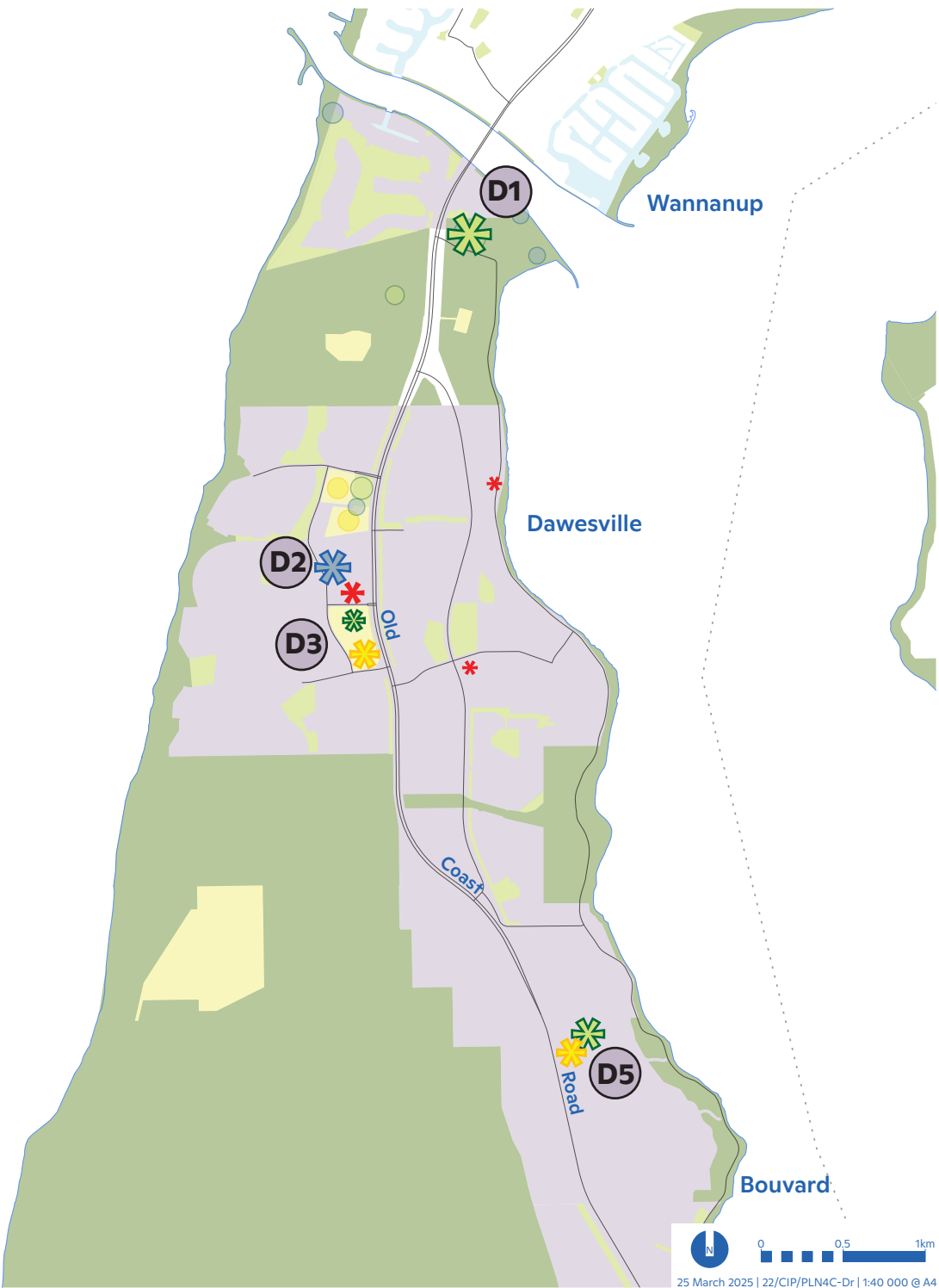
Existing Schools
High School / Primary School (Public and Private)
- 

Proposed Schools (Public and Private)
- 

Skate Park / Pump Track / BMX
- 

Activity Centres
(District, Neighbourhood, Local)
- 

City of Mandurah Boundary



City management and all areas priority projects

Project / Initiative	Priority / Timeframe	Funding /Resource
A1: Review of Fees and Charges Conduct a review of the City's fees and charges for the use of all community facilities to establish the current level of subsidy provided and to establish a transparent and equitable structure.	High Within 1-2 years	Existing Operations
A2: Bookings management system, data collection and Communication Plan Update the bookings management system for community facilities with a focus on customer outcomes and provide for the collection and reporting of facility data. This is to be supported by a Communications Plan to drive increased access and use of existing City owned and managed facilities for community organisation.	High In progress	Existing Operations
A3: Seniors and Youth Services review Undertake a review of the services delivery model for Seniors and Youth, which may include, but not limited to examining opportunities to work in partnership with other service providers. This should encompass access to facilities and whether the provision of one centralised centre meets youth and seniors in greatest need or whether it would be more efficient to decentralise provision to increase service accessibility.	High Within 1-2 years	Existing Operations
A4: Oval Lighting Plan Prepare a Lighting Strategy that establishes agreed lighting standards for training and competition and undertake analysis at Active Reserves within each Master Plan to determine current and future lighting provision; and plan for systematic upgrades to maximise their use.	Medium Within 3-5 years	Existing Operations
A5: Explore increased use of not-for-profit and private facilities and ensure facilities planning consider neighbouring Local Government Areas Encourage the community use and hire of facilities that are owned and operated by not-for-profit associations or private groups such as schools, lifestyle villages, churches and private art studios and investigate any current barriers as to how the City of Mandurah may assist through education, training and incentives. Further, all facilities planning should continue to ensure facilities within the City of Mandurah complement and do not duplicate existing and potential facilities within the City of Rockingham and Shire of Murray.	Ongoing To be undertaken as opportunities arise	Existing Operations



Summary of actions

High Priority Within 1-4 years

- N1** Lakelands Community Centre and Library Delivery Model Review
- N2** New Lakelands Youth Park

- C1** Rushton Park Master Plan
- C2** Mandurah Netball and Multi-Purpose Hard Courts Complex
- C3** New Central Mandurah Library and Learning Hub
- C4** Mandurah Aquatic and Recreation Centre Master Plan
- C5** Mandurah Performing Arts Centre Upgrade

- I1** Peelwood Reserve Master Plan
- I4** Falcon Men's Shed Upgrade

- D2** Dawesville Community Centre Opening

- A1** Review of Fees and Charges
- A2** New Bookings Management Systems
- A3** Undertake a Seniors and Youth Service and Facility Review

Medium Priority Within 5-7 years

- C6** Civic and Heritage Precinct Concept Planning

- E1** Bortolo Reserve and Greenfields Community Centre Master Plan
- E3** Coodanup College Oval Upgrade
- E4** New Mandurah East Library and Learning Centre

- I2** Merlin Reserve Master Plan
- I3** Glencoe Reserve Master Plan

- D3** New Dawesville High School Facilities
- D4** New Dawesville Youth Park

- A4** Sports Lighting Strategy

Low Priority 8-10 years or as opportunities arise

- N3** Madora Bay Oval Facilities Upgrade
- N4** Meadow Springs Sports Facility Master Plan

- E2** Fowler Reserve Master Plan

- D1** Port Bouvard Recreation and Sporting Club / Southern Estuary Hall Site Planning
- D5** Dawesville South Primary School Facilities

- A5** Not-For-Profit and Private Facilities Access

- Mandurah North
- Mandurah Central
- Mandurah East
- Mandurah Island
- Dawesville and South
- All areas

3. Needs analysis

Population growth by district

Estimated and high-level population growth for each district is outlined in Table 1, with 2021 being the most recent Census year for base data.

Table 1 Population growth by district

District	2021 population	2036 population	Growth
Mandurah North	20,000	30,000	10,000
Mandurah Central	13,000	20,000	7,000
Mandurah East	19,000	23,000	4,000
Mandurah Island	31,000	35,000	4,000
Dawesville and South	7,000	12,000	5,000
Totals	90,000	120,000	30,000



30,000

Population growth to 2036



Under working age

17.6%

2021

↑19.1%

2036



Retirement age

25%

2021

↑26.8%

2036



Working age

57.4%

2021

↓54.1%

2036

Mandurah population profile



100,000

Mandurah’s population in 2024

growth of approximately 2.6% annually,
which is significantly above the Metropolitan
Perth Growth Rate

45



median age

higher demand for seniors services, low cost
accessible infrastructure, programs and
services higher demand for indoor provision
for activities

36.5%



Mandurah households
with children

44.6%

WA average

43.7%

Australian average

1.8



children per household*

reduced level of investment in family facilities
and services compared to seniors; reduced
demand for sporting club infrastructure with
an ageing population

** consistent across Mandurah, WA and
Australian Averages*

2.4



people per household*

average number of people per household
in Mandurah

2.5

WA average

17.4%



high-income households

potential demand to access low-cost events,
festivals, arts and cultural activities which
can be a focal point for local community
activity

25.6%

WA average

24.3%

Australian average

54%



people with no long-term
health conditions

demonstrates a high demand for access to
health service provision

61.2%

WA average

60.2%

Australian average

959



SEIFA index

1011

WA average

1020

Greater Perth

Impacts to Community Infrastructure Plan:

- a higher dependence on either state / federal support services for families and seniors.
- reduced household income levels of disposable income within the resident population
- accessibility to social infrastructure at an affordable cost becomes more critical.



Alignment to Existing Plans and Strategies

The Plan is aligned to a series of City of Mandurah strategies, plans and supporting policies together with State Government and other industry bodies that provide important reference documentation that assist in guiding community infrastructure within Mandurah. A precis of these documents is provided in Appendix 1.

The City of Mandurah sets the future direction through the Integrated Planning and Reporting Framework, which consists of the Strategic Community Plan, Corporate Business Plan and Long Term Financial Plan amongst others.

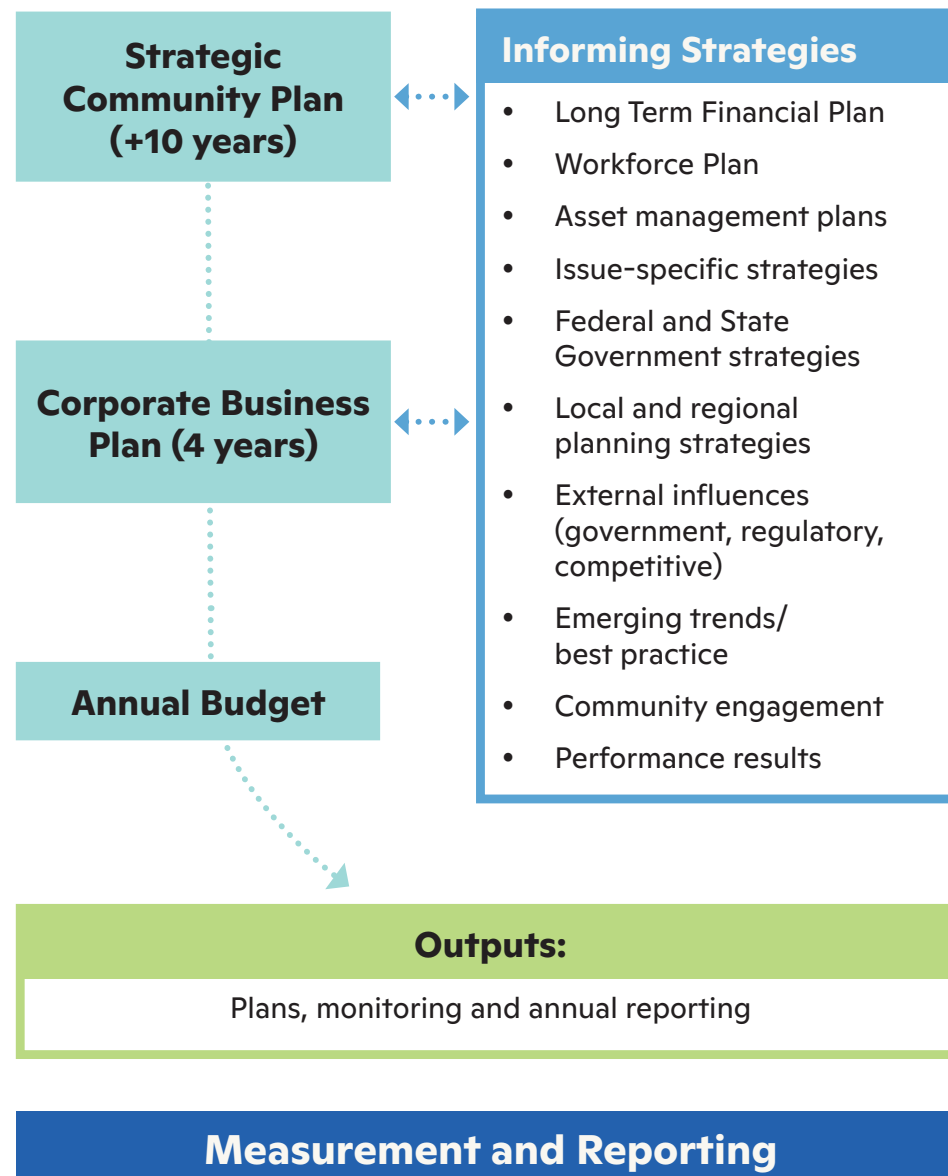
This Plan is an informing document which supports the delivery of the Strategic Community Plan in conjunction with the Local Planning Strategy which sets vision and direction for the City of Mandurah from a land use planning perspective.

The consideration for community facilities will be an ongoing review of their need, current and projected use, and efficiencies.



Integrated Planning and Reporting Framework

Community Engagement



Current facility provision

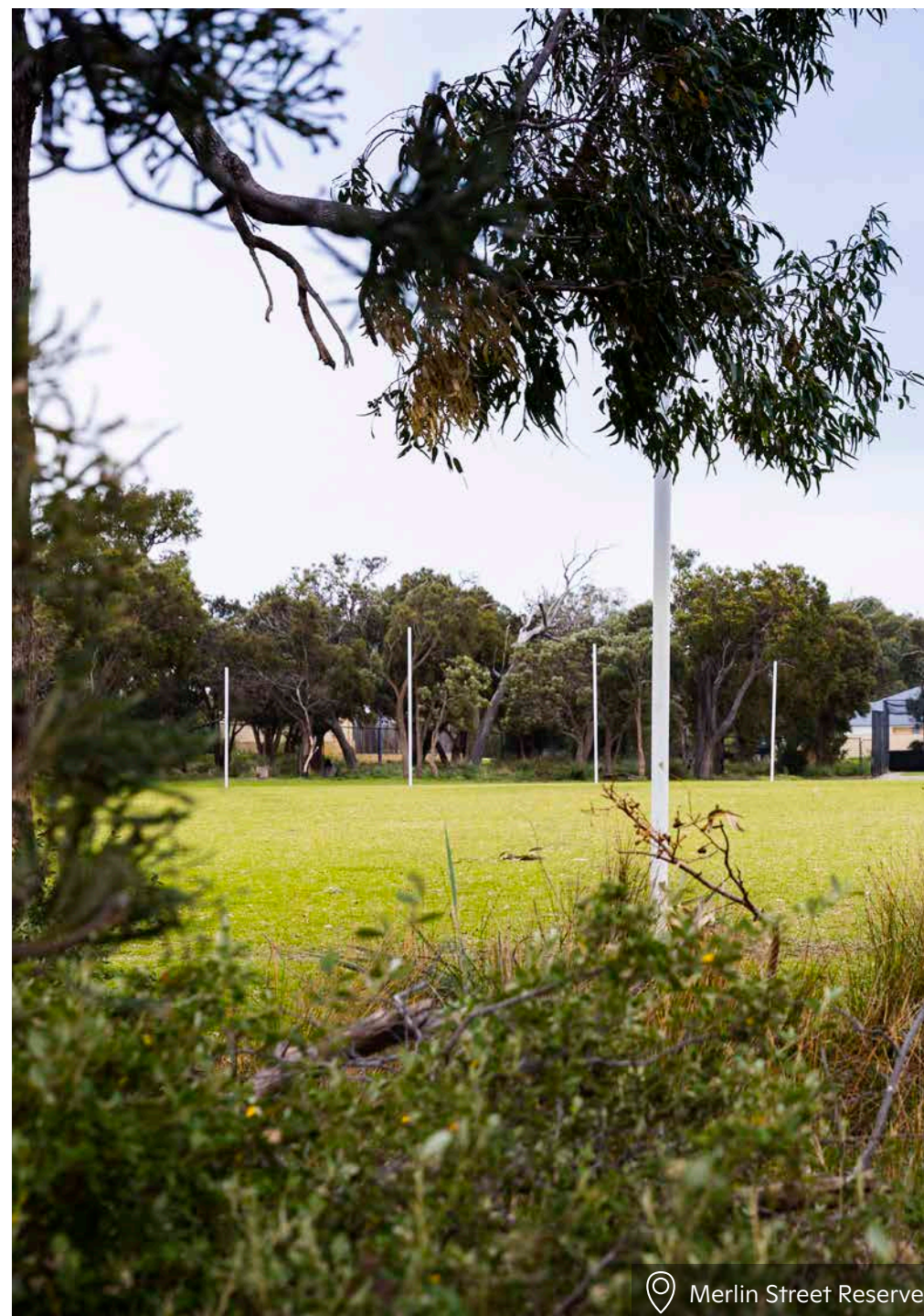
There is a range of existing community infrastructure within Mandurah that is:

- managed directly by the City of Mandurah
- leased by an incorporated community or sporting club and/or
- provided by an external party such as a State Government agency, non-for-profit entity, or in limited cases a commercial entity.

All existing facilities are outlined in Section 4.

Within the active recreation space, Shared Use Agreements make a significant contribution to the delivery of sports spaces, primarily because of suburban development and the challenges of delivering ovals at a neighbourhood and district level within the planning framework. The shared use agreements have proved successful to assist in the delivery of need for oval space, often by using adjoining City managed public open space to ensure appropriate spaces are available and that supporting infrastructure can be provided. Equally, it has assisted in the delivery of several active spaces for schools, where school site configuration is constrained.

It is important that these Shared Use Agreements are maintained and even enhanced over time. Management arrangements with schools may change over time, but the retention of these ovals for active sport remains critically to Mandurah.



Merlin Street Reserve

Establishing Need and Future Requirements

The future needs of the community to inform the subsequent recommendations have been developed having regard to a range of factors.

These include:

City of Mandurah Standards of Provision

Developed as part of the benchmarking analysis and consultation process

Parks and Leisure Australia Western Australia (PLAWA) Community Facility Guidelines

Benchmarking against other Local Government areas

Assessing selected sport playing pitch, court and green requirements

These Guidelines are population driven and seek to provide an indication of what should be provided within a given locality. Population based benchmarks set out the number of people that would trigger consideration for provision of an asset and standardises this to address community needs consistently across different areas.

It is important to note, however, that benchmarking alone fails to consider useability of specific assets and the suitability of the spaces to meet community needs (i.e. accessibility, condition of buildings, and sole user facilities versus open for the wider public).

Secondly, benchmarking does not consider the differences in the way our current and future communities are likely to live. What people need and how they access and seek to use community infrastructure will change over time. For example, the needs of high-density communities are different to communities living in low-density, suburban houses.

As such, in seeking to inform this Plan the benchmarking is used as the basis for which population projections may be tested. This information is then balanced against what is currently provided, identified gaps, emerging trends, and the welcoming of community led needs identification and projects.

This layering of information, and careful and transparent assessment against weighted principals provides the framework for recommendations towards future investment in community infrastructure.

Benchmarking considerations

The below table outlines how many of each facility the city should have at the 2021, 2031 and 2036 population levels.

Key:

(R) regional level facility

(D) district level facility

(N) neighbourhood level facility

PLA WA indicative requirement and Mandurah forecast population

Community infrastructure	2021 90,000	2031 114,000	2036 120,000	Existing provision
Community buildings				
Multi-functional library	1 (R) 2-5 (D)	1 (R) 2-6 (D)	1 (R) 2-6 (D)	Mandurah Library (district); Falcon Library (district); Lakelands (neighbourhood)
District community centre, halls and meeting spaces	4-6	5-8	5-8	Mandurah Family Community Centre; Winjan (externally provided); Halls Head Parade Community and Sports Facility Dawesville Community Centre Sports Reserves Clubrooms (5)
Neighbourhood and local community centre, halls and meeting spaces	9	15	16	16 neighbourhood and local community centres and halls.
Youth Centre	3-5	4-6	4-6	Billy Dower; Dawesville Community Facility (under construction)
Seniors Centre	3-5	4-6	4-6	Mandurah Seniors and Community Centre Leslie Street Seniors Social Centre Existing retirement/ lifestyle villages and bowling clubs
Community and Performing Arts	0-1 (R) 1-2 (D)	0-1 (R) 1-2 (D)	0-1 (R) 1-2 (D)	Mandurah Performing Arts Centre
Arts and Cultural Centre	1-2	1-2	1-2	Contemporary Art Spaces Mandurah (CASM)

PLA WA indicative requirement and Mandurah forecast population

Community infrastructure	2021 90,000	2031 114,000	2036 120,000	Existing provision
Wheeled sports				
Skate park	2-4 (R) 4-9 (D) 9-18 (N)	1 (R) 2-5 (D) 11-22 (N)	2-5 (R) 5-12 (D) 12 -24 (N)	Falcon Skate Facility (neighbourhood); Mandurah Skate Park (regional); Small scale informal facilities exist in a numerous local parks
BMX dirt track facility	9-18	11-22	12-24	Falcon Reserve; Duverney Park; Milgar Reserve; Lavender Reserve.
BMX facility (formal bitumen track)	1-2	1-2	1-2	
Active recreation spaces				
Sports ovals Broken down into individual sports:	18-23	23-29	24-30	
Australian Football	11-15	14-19	15-20	17 Australian Football ovals;
Rugby Union/League	Local Need	Local Need	Local Need	5 rugby union/league pitches;
Diamond sports	7-9	8-11	8-12	3 Diamond Sports Fields
Soccer	13-18	17-24	18-25	12 senior and 13 junior Soccer pitches;
Cricket ovals	9-11	11-14	12-15	12 Cricket Ovals (including two turf);
Athletics (grass and synthetic)	0 (R) 2 (D)	0-1 (R) 2-3 (D)	0-1 (R) 2-3 (D)	Grass Track at Bortolo
Hockey Pitches (grass and synthetic)	Local Need	Local Need	Local Need	Mandurah Hockey Stadium (Halls Head)
Netball courts	11-18	14-23	15-24	10 Thomson Street (outdoor); 6 MARC; 2 Halls Head
Basketball courts (indoor and outdoor)	23-30	28-38	30-40	6 MARC; 2 Halls Head Numerous Outdoor Courts at School Sites

PLA WA indicative requirement and Mandurah forecast population

Community infrastructure	2021 90,000	2031 114,000	2036 120,000	Existing provision
Lawn Bowls	2-3	2-3	2-3	Mandurah Bowling Club Dudley Park Bowling Club Halls Head Bowling and Recreation Club Port Bouvard Sport and Recreation Club Numerous Private Facilities in Retirement Villages
Squash	Local Need	Local Need	Local Need	Squash infrastructure exists at the MARC (3 courts)
Tennis (multi surface courts and grass)	3-6 (D) 1-3(R)	4-8 (D) 2-4(R)	4-8(D) 2-4(R)	South Mandurah Tennis Club (12 courts) Mandurah Tennis Club (12 courts)
Aquatic facilities (indoor and outdoor)	0-1 (R) 1 (D) 3 (N)	0-1 (R) 1 (D) 4 (N)	1 (R) 1-2 (D) 4 (N)	MARC (3 Pools) Two Commercial Operators (Lakelands and Erskine) Retirement Village Provision
Indoor Sport and Recreation Centre (dry)	1-2 (R) 2-3 (D)	1-2 (R) 1 (D)	1-2 (R) 2-4 (D)	The MARC and Halls Head Community Recreation Centre together with existing school provision has the potential to meet this requirement.: There is a recognised deficit for indoor court provision as noted with the Netball and Basketball considerations.
Aerobics/Fitness/ Gym (Local Government)	Local Need	Local Need	Local Need	Provision at the MARC fulfills the local government requirement with the commercial market providing alternative opportunities.



Glencoe Reserve, Halls Head

Oval, rectangular pitch and court generation rates

Generation rates consider the following:

Ausplay participation rates for children generally provided as a percentage participation of children 0-14 across nominated sporting activities.

Ausplay participation rates for adults aged from over 15. This is largely generated by competitive club participation, training and social participation

An assessment of the likely numbers of participants, based on each sports participation rate

An assessment of the likely teams to be generated per sport based on competitive numbers including a calculation for squad reserves

A calculation of the midweek training requirements (including use of half sized ovals and rectangular pitch to accommodate all club-based activities). These vary according to the sport

A calculation of the weekend (home and away) oval and rectangular pitch requirement.

A calculation of the capacity of each oval and rectangular pitch to ensure that the team requirements can be adequately met.

In undertaking an oval, rectangular pitch and court assessment, it is recognised there is no one accurate mechanism which will predict the capacity of these facilities. As a result, these statistics must be balanced against other benchmarks. The oval and rectangular pitch provision is determined through a Team Generation Rate process (for junior and senior provision) having regard to the current population and projected population based on recognised industry participation rates. The analysis was undertaken on the main sports where participation data through Ausplay can be reasonably relied upon. It should however be noted that this data can vary significantly year on year.

The overall approach follows a high level assessment in accordance with recommended parameters which are contained within two research documents – Playing Pitch Strategy Guidelines (Sport England 2017) and Sports Field Strategy Guidelines produced by the Council for Sport and Recreation New Zealand (SPARC). The latter document is more appropriate in a Western Australian context.

Where accurate published participation rates can be obtained from State Sporting Associations, these should be used, but as stated in previous sections, there is currently significant concern that these are not accurate, nor consistently collected and, in addition, do not consider additional non-affiliated use in those sports where social competition / recreational play is facilitated by others.

The analysis is based on equality of access and a good quality consistent playing surface servicing all sports, however this may not always be the case.

Children (ages 0 - 14)

Sport	Participation Rates (Ausplay)	Projected Participation				Court / Pitch Demand				Existing Supply
		2021	2026	2031	2036	2021	2026	2031	2036	
Basketball	12.4%	2,047	2,466	2,704	3,058	14	17	19	22	8 (Indoor)
Australian Football	11.5%	1,899	2,288	2,508	2,837	9	11	12	14	17
Soccer	9.7%	1,595	1,922	2,107	2,383	16	19	21	24	13
Netball	6.2%	1,024	1,234	1,353	1,530	10	12	13	14	10
Tennis	5.6%	917	1,105	1,211	1,370	9	11	12	13	22
Cricket	4.2%	688	829	909	1,028	6	7	8	9	12
Hockey	1.9%	308	371	407	460	1	1	1	1	1

Adults (ages 15 - 54)

Sport	Participation Rates (Ausplay)	Projected Participation				Court / Pitch Demand				Existing Supply
		2021	2026	2031	2036	2021	2026	2031	2036	
Basketball	3.0%	2,308	2,572	2,766	2,933	16	18	19	20	8 (Indoor)
Australian Football	2.3%	1,770	1,972	2,121	2,249	8	9	9	10	17
Soccer	4.5%	3,462	3,859	4,149	4,400	22	24	26	27	13
Netball	2.9%	2,231	2,487	2,674	2,836	17	18	20	21	10
Tennis	3.6%	2,770	3,087	3,319	3,520	26	29	31	33	22
Cricket	2.0%	1,539	1,715	1,844	1,956	9	10	11	12	12
Hockey	0.9%	692	772	830	880	2	2	3	3	1

Junior pitch and court generation assessment

- Junior demand can often be accommodated on senior oval, rectangular pitch or court space, often taking place prior to seniors activity in the weekday evenings or early Saturday mornings.
- A high level of participation in basketball is a key driver related to the need to access facilities (being almost double that of netball).
- The level of indoor and outdoor court access will necessitate more judicious use of available court infrastructure on school sites (both indoor and outdoor court provision). The demand for court space will be offset by school use agreements / access to school sports hall and multi-marked outdoor court provision.
- The demand for oval / rectangular space is high but in the ages 0-14 the games are generally played on small side pitches and would be accommodated on primary school ovals where conflicting time use may occur.
- Based on access to current court, oval and rectangular pitch provision, it is likely that junior level provision could be accommodated, for the most part within existing infrastructure.



Senior pitch and court generation assessment

The outputs from the senior pitch and court generation assessment data indicate:

- Senior level provision is a general guide for facility demand.
- A high level of participation in soccer highlights a potential significant under-provision of rectangular pitches across Mandurah and based on existing provision, there are less than half of the projected demand. This is likely to require ongoing assessment related to league and club demand and will require a review of existing oval usage when undertaking Master Plans.
- Netball outcomes highlight the need to plan for additional facilities to manage the demand for indoor and outdoor court provision together with exploring management models for competition delivery.
- Currently two tennis clubs provide 24 courts with other courts provided within park sites and at schools. The demand for investment in additional courts is unlikely to be required based on this analysis.
- The current level of Australian Football oval (17) and cricket ovals (12) is on the margins of meeting need based on this assessment. Greater pressure will be evident in providing suitable oval space to meet the needs of clubs in servicing Mandurah's future growth.
- The provision of one synthetic hockey turf and associated grass pitches will continue to meet the demand for hockey. The greatest challenge is maintaining the clubs viability and ensuring that sufficient resources are put aside to replace the synthetic turf.
- Research undertaken by Basketball WA indicates a need for 1 indoor court for every 6,250 residents in Western Australia. This figure is based on previous research that an indoor court can cater for between 300-350 players before being over-programmed and the AusPlay research that indicates that on average across Australia 5.5% (children and adults) of the population regularly play basketball.

- As such, for every 25,000 people there is a conservative estimate that 1375 will participate in basketball and 4 courts will be needed. Taking this projection forward it is estimated that 19.2 courts will be required by 2036 to cater for basketball demand within Mandurah (based on the 2021 population this would equate to 15 courts currently). This assessment is consistent with the court demand identified through the senior court generation assessment.



Recreational participation

The top 24 recreational activities according to the Ausplay data (October 2023) based on participation numbers highlights the highest participation activities and provides an indication of the numbers likely to participate. While these are national participation rates statistics, it is to be noted that the following activities and their relevance to the City of Mandurah are important:

- Walking has the highest participation rate and emphasises the importance of providing opportunities for residents to walk safely and securely with connection between green space, foreshore, and sporting facilities. Recreational walking is unlikely to be monitored effectively but nevertheless is critical to improving physical and mental health and wellbeing. It is to be noted that bushwalking is captured separately and is a relatively high participatory activity which should be provided for (emphasising the importance of connected trail networks).
- Fitness, Gym, swimming, and users of indoor court space such as basketball, netball, volleyball, badminton, account for almost 12% participation rate, comparable with cycling. This emphasises the importance of investing in and maintaining dedicated wet and

dry infrastructure at the MARC and indoor court infrastructure at Halls Head.

- Outdoor sport and recreation activities highlight cycling and jogging / running as having relatively high levels of participation. These activities can be undertaken without the need for formalised club based / active reserve settings. When combined with mountain biking cycling accounts for a 15% participation rate for adults.
- Virtual based physical activity is emerging as a relatively high participation rate comparable to the higher outdoor sports participation / playing field / oval activities (such as football / soccer, golf and tennis) which require large, dedicated playing surfaces. This is an emerging trend which has become more prevalent within the last decade.
- Many of the other activity areas require flexible access to space (i.e. yoga – generally indoor or outdoor quiet space, Pilates – indoor space with dedicated equipment storage, dancing – flexible indoor space, preferably with sprung flooring) while others are aligned to accessing natural outdoor water or landscape features.





Summary of assessment

It is not possible for one assessment process to determine the extent of investment in infrastructure. It merely provides an indication of where gaps currently exist or where future demand is likely to place undue pressure on limited infrastructure.

The future development and expansion of the MARC and investment in Halls Head Recreation Centre will be required to, as a minimum sustain the current accessibility and expand access to indoor court space. This would need to be supplemented by investment in outdoor court space and the development of further Shared Use Agreements at strategic school locations.

The importance of collecting reliable data on use, memberships and throughput of facilities is essential. It is also important that resources are provided to analyse this data to ensure any anomalies are identified, appropriate planning can be put in place to address.

A Seniors review should be undertaken with a view to working in partnership with other service providers. This should encompass access to facilities and whether the provision of one centralised centre meets seniors in greatest need or whether it would be more efficient to decentralise provision to increase service accessibility.

Library provision based on the assessment against benchmarking standards is likely to meet current and future needs. This however does not offset the need to undertake a full-service review to determine the most appropriate level of service to meet the needs of North Mandurah and potential redevelopment of a central Library within the City Centre.

Winter oval provision is likely to be the area in greatest demand due to the range of winter sports that seek to gain access to such infrastructure (and the capacity of grass oval / rectangular pitch provision is reduced due to more adverse weather condition).

The provision of community centres throughout Mandurah appears to be reasonable and the main focus in the future should be on modernisation and upgrade to more contemporary design standards and increasing flexibility / use.

The demand assessments for sport and club-based activities are easier to assess based on nationally published participation data.

These however do vary from year to year and therefore should be viewed as providing a reasonable guide.

Based on the assessment undertaken there are key pressure points for future investment in court space to provide for the projected growth in basketball and netball.

The demand for additional water aquatic space is unlikely to be justified during the life of the Plan.



4. District planning areas

Existing, planned and recommended facility provision

This section provides an audit of existing community facilities by each District Planning area together with a summary of key issues and demographics for each district and key City-wide Operational Systems and Process Outcomes.

Importantly, the tables provided for each District outline a link to planned and proposed infrastructure identified in previous planning documents with a reference to the documents, and a link to the priority projects and recommendations outlined in Section 2.

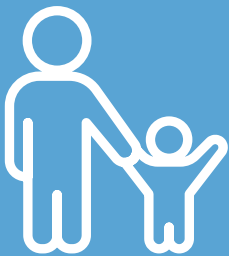
Facilities referenced in these tables are largely owned and managed by the City of Mandurah. Externally run and managed facilities are only referenced in these tables where there are opportunities for the general public to assess or book facilities.



Mandurah North

Suburbs:	Population:		
Lakelands	20,000	30,000	10,000
Madora Bay	2021	2036	growth
San Remo			
Meadow Springs			

Key Demographic Statistics



Under working age	
27%	23%
2021	2036



Retirement age	
17%	22%
2021	2036



Working age	
56%	55%
2021	2036



Components of population change and implications

Projections growth will be underpinned by both new residential development and the growth in young family units which is 40% of the total growth anticipated within the Mandurah to 2036.

Madora Bay is currently above the Greater Perth comparative Index of Relative Socio-economic Disadvantage. San Remo is just below the Greater Perth Index while Meadow Springs and Lakelands are marginally below the Australian average.

The focus for Madora Bay will be on enhancing existing or developing new community infrastructure to support new family units while San Remo, Meadow Springs will be on improving the efficiencies and relevance of existing community infrastructure.

The key issue for Lakelands is to maximise current facilities and develop an appropriate level of infrastructure which will meet the needs of family units emerging and ageing in place. The future direction of the library and community centre is a critical component for this area as will be the continued investment in efficiencies related to shared use sporting reserves.

Plan 11 Mandurah North District Facility Overview

- Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation
-
- Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation
-
- Schools
High School / Primary School (Public and Private)
-
- Skate Park / Pump Track / BMX
- ***
- Activity Centres
(District, Neighbourhood, Local)
- *
- Lifestyle / Retirement Villages with Private Facilities
-
- City of Mandurah Boundary

No	Name
1	Madora Bay Oval and Pump Track
2	Lakelands Park
3	McLennan Park Pump Track
4	Charlie & Dorothy Coote Reserve
5	Madora Bay (Ron Christian) Hall
6	Lakelands Library and Community Centre
7	Lakelands Community House
8	Lakelands Community Garden
9	Mandurah Baptist College
10	Oakwood Primary School
11	Mandurah Surf Life Saving Club
12	Suncrest Meander Park
13	Quarry Adventure Park
14	Meadow Springs Sports Facility
15	Meadow Springs Golf and Country Club

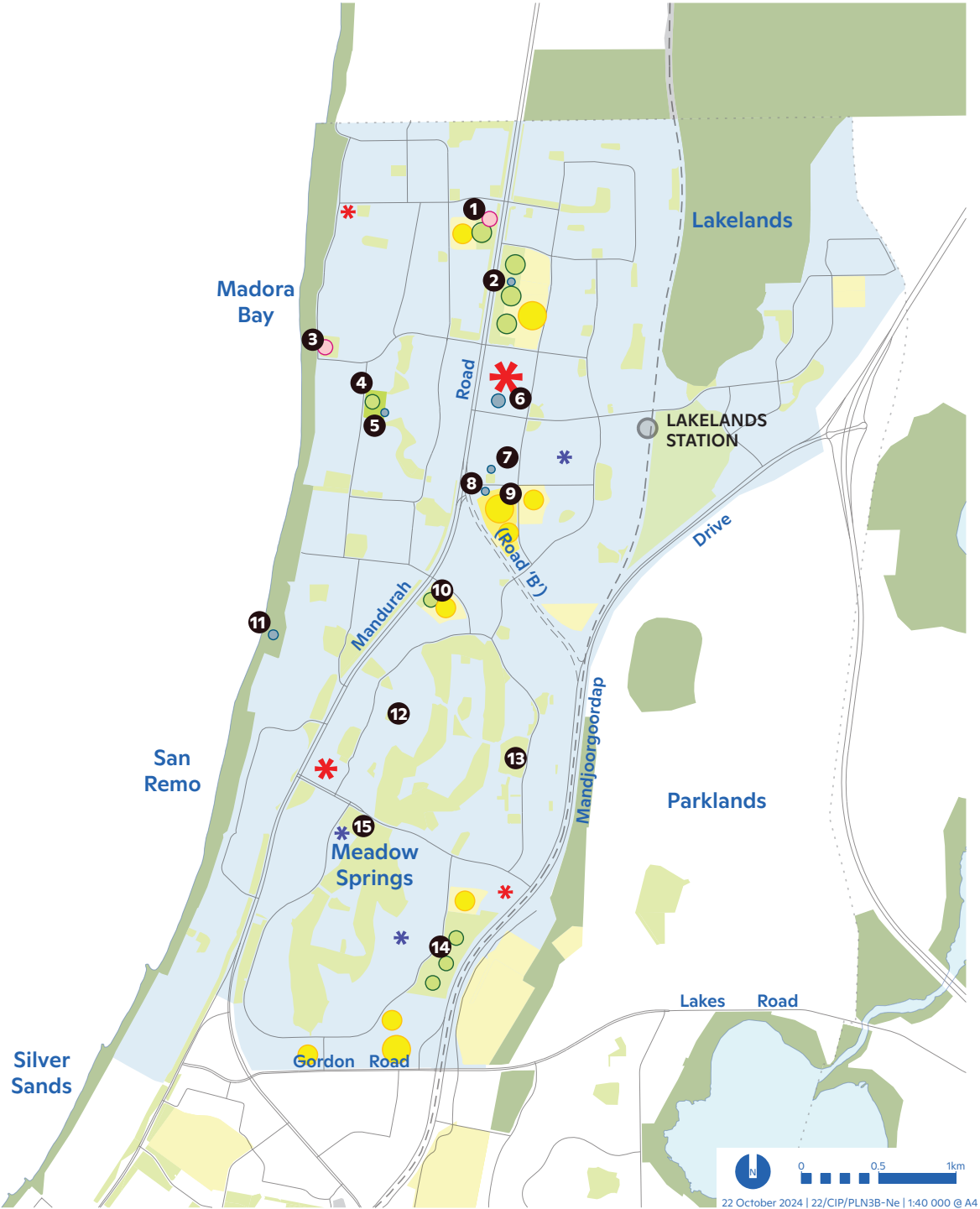


Table 2 **Mandurah North facility overview**

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
1.	Madora Bay Oval and Pump Track Priority Project N3	Neighbourhood: Sport and Recreation (Shared Use Agreement)	Use of local open space provision adjoining a school site has provided for a senior oval together with a playground (southern end) and pump track (northern end). Future considerations for public toilets and storage are required to enable further use for community sport as an overflow to Lakelands Park for northern based club for games and training.
2.	Lakelands Park Skate and BMX Strategy Priority Project N2	District: Sport and Recreation (Shared Use Agreement)	Provides for three full sized ovals and clubrooms together with oval spaces for Coastal Lakes College and a future primary school in Lakelands North (which will be subject to a future Shared Use Agreement). Oval spaces have been designed to be flexible for multiple sports with cricket, diamond sports (baseball and softball) and Australian football current primary users with the North Mandurah Football Club and Peel Diamond Sport as the home clubs. As a new asset, master planning will be required to ensure that its planned outcomes are continuing to be delivered during the life of the Plan. Ovals have a lighting level up to 150 LUX with LED lamps. The City's Skate and BMX Strategy made a recommendation for a new district skate and BMX facility to service Mandurah's northern suburbs as one of Mandurah's major growth corridors. Following this, Council endorsed a follow-up Skate and BMX Feasibility study for a district facility in the southwest corner of Lakelands Park. The space is restricted in area and will require external funding.
3.	McLennan Park Pump Track	Local: Sport and Recreation	Good footpath connections through to surrounding foreshore and residential neighbourhood to pump track (relatively modern design and flexible) and playground / informal park / BBQ social gathering area.
4.	Charlie and Dorothy Coote Reserve	Neighbourhood: Sport and Recreation	Single rectangular pitch space with 2 hard courts, cricket net, playground, and associated pavilion, primarily use for soccer training and pre-season use. Use of site needs to be monitored on an ongoing basis to ensure it remains fit for purpose. The oval has a lighting level of 50 LUX via halogen lamps.

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
5.	Madora Bay (Ron Christian) Hall	Local: Community Centre	<p>Located adjacent to Charlie and Dorothy Coote Reserve, it is ageing facility however centrally located within the Madora Bay suburb.</p> <p>The current hall is under-utilised and a review of its functionality and capability of increased use by the local community needs to be undertaken. Options exist to rationalise and / or relocate the infrastructure within a purpose-built community hub. This however should only be considered if the long-term viability is compromised by the current design and functional capability.</p>
6.	Lakelands Library and Community Centre Social Infrastructure Plan Priority Project N1	District: Community Centre	<p>Currently a multi-purpose community centre with meeting spaces and a library, provided via a lease within an external shopfront at the existing shopping centre.</p> <p>A detailed assessment of the community needs to service Lakelands together with the surrounding suburbs to ensure the long-term development options for the library is required. Options to provide alternative outreach services are to be explored and aligned to capacity capability of existing community facilities. This should be undertaken in conjunction with the Property Strategy, including the Lakelands Community House, to determine whether to continue to lease shop space or build a new facility.</p>
7.	Lakelands Community House	Local: Community Centre	<p>Detached building designed as a house to be used as short-term community space with the first stages of development in Lakelands. Has several existing tenants (including the Department of Health). Together with Site 7, a project plan to consider the long-term community services model in Lakelands will be required (as was the sites original intention).</p>
8.	Lakelands Community Garden	Local: Community (Community Garden)	<p>Small scale neighbourhood garden, located in space allocated for future road connections., with limited facilities.</p>
9.	Mandurah Baptist College	District: Community (Cultural Infrastructure) (Externally Provided)	<p>Existing performing arts space that has been made for commercial and community use. Exploring general use, access and management has opportunities to ensure shared community outcomes can be realised.</p>

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
10.	Oakwood Primary School	Local: Sport and Recreation (Shared Use Agreement)	Junior sized oval provided on public open space adjoining the school. No facilities such as toilets etc provided. Currently used for informal soccer and overflow junior cricket oval. Subject to ongoing monitoring of continued use for community sport with newer facilities in Mandurah North District.
11.	Mandurah Surf Life Saving Club	District: Sport and Recreation	Existing facility located at Eros Reserve constructed in 2013 following extensive analysis of potential locations.
12.	Suncrest Meander Park	Local: Sport and Recreation	A single court tennis facility with adjacent playground and small local park. Future investment in single tennis courts / multi-use games areas needs to be determined on an as needs basis and subject to ongoing review.
13.	Quarry Adventure Park	Neighbourhood: Community (Cultural Infrastructure)	Existing neighbourhood park that includes an outdoor amphitheatre that has seating capacity of up to 1200 people.
14.	Meadow Springs Sports Facility Priority Project N4	District: Sport and Recreation	<p>The Facility provides for 2 ovals (including one turf wicket) and a dedicated rectangular pitch with pavilion adjacent to Meadow Springs Primary School. Mandurah Cricket Club and Mandurah Pirates Rugby Club are the key clubs at the Facility. The rectangular pitch has lighting levels to 200 LUX and the southern ovals have 100LUX.</p> <p>Ongoing monitoring and review the usage of the current built infrastructure and ovals for both summer and winter sporting activities together with supporting infrastructure should be undertaken. It is recognised that the sporting facility at Meadow Springs has a low level of use which impacts on the viability of clubs use of the site. Exploring additional shared use opportunities should be undertaken through a Master Plan for the site.</p>
15.	Meadow Springs Golf and Country Club	District: Sport and Recreation	Privately owned golf course, however, includes function facilities that are available and accessible for community groups and organisations for hire.

Mandurah Central

Suburbs:

Mandurah
Silver Sands
Dudley Park (north)

Population:

13,000	20,000	7,000
2021	2036	growth

Key Demographic Statistics



Under working age

15%	16%
2021	2036



Retirement age

30%	32%
2021	2036



Working age

55%	52%
2021	2036

Components of population change and implications

A gradually increasing natural population base to 2036 and steadily increasing inward migration. Projected growth will be underpinned by both new residential development and a steady growth in young family units.

Silver Sands is just lower than the Greater Perth comparative Index of Relative Socio-economic Disadvantage. Dudley Park however lies below the City of Mandurah average and Mandurah is within the bottom 4% of relative socio-economically disadvantaged suburbs.

The focus for Dudley Park, Silver Sands and Mandurah will be on improving the efficiencies and relevance of existing community infrastructure.

Plan 11 Mandurah Central District Facility Overview

- Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation
- Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation
- Schools
High School / Primary School (Public and Private)
- Skate Park / Pump Track / BMX
- ***

Activity Centres
(District, Neighbourhood, Local)
- *

Lifestyle / Retirement Villages with Private Facilities

No	Name
1	John Tonkin College: Tindale Campus
2	Mandurah Lions Club and Hall
3	Milgar Reserve BMX Track
4	Mandurah Offshore Fishing and Sailing Club
5	Seniors and Community Centre
6	Mandurah Performing Arts Centre (ManPAC)
7	Contemporary Art Spaces (CASM)
8	Sutton Street Hall
9	Mandurah Museum
10	Leslie Street Seniors Social Centre
11	Dudley Park Bowling Club
12	Common Ground <i>(proposed project)</i>
13	Mandurah Bowling and Community Centre
14	Peel Health Hub
15	Mandurah Indoor Sportz
16	Mandurah Croquet Club
17	Mandurah Tennis Club
18	Rushton Park North
19	Billy Dower Youth Centre
20	Rushton Park Main
21	Thomson Street Netball
22	Mandurah Aquatic and Recreation Centre
23	Mandurah Library
24	Lotteries House
25	Arts and Crafts Society / Tuart Avenue Building
26	Mandurah Family and Community Centre
27	Dudley Park Child and Parent Centre
28	Children and Family Centre <i>(proposed project - location not defined)</i>
29	Central Community Men's Shed <i>(proposed project - location not defined)</i>

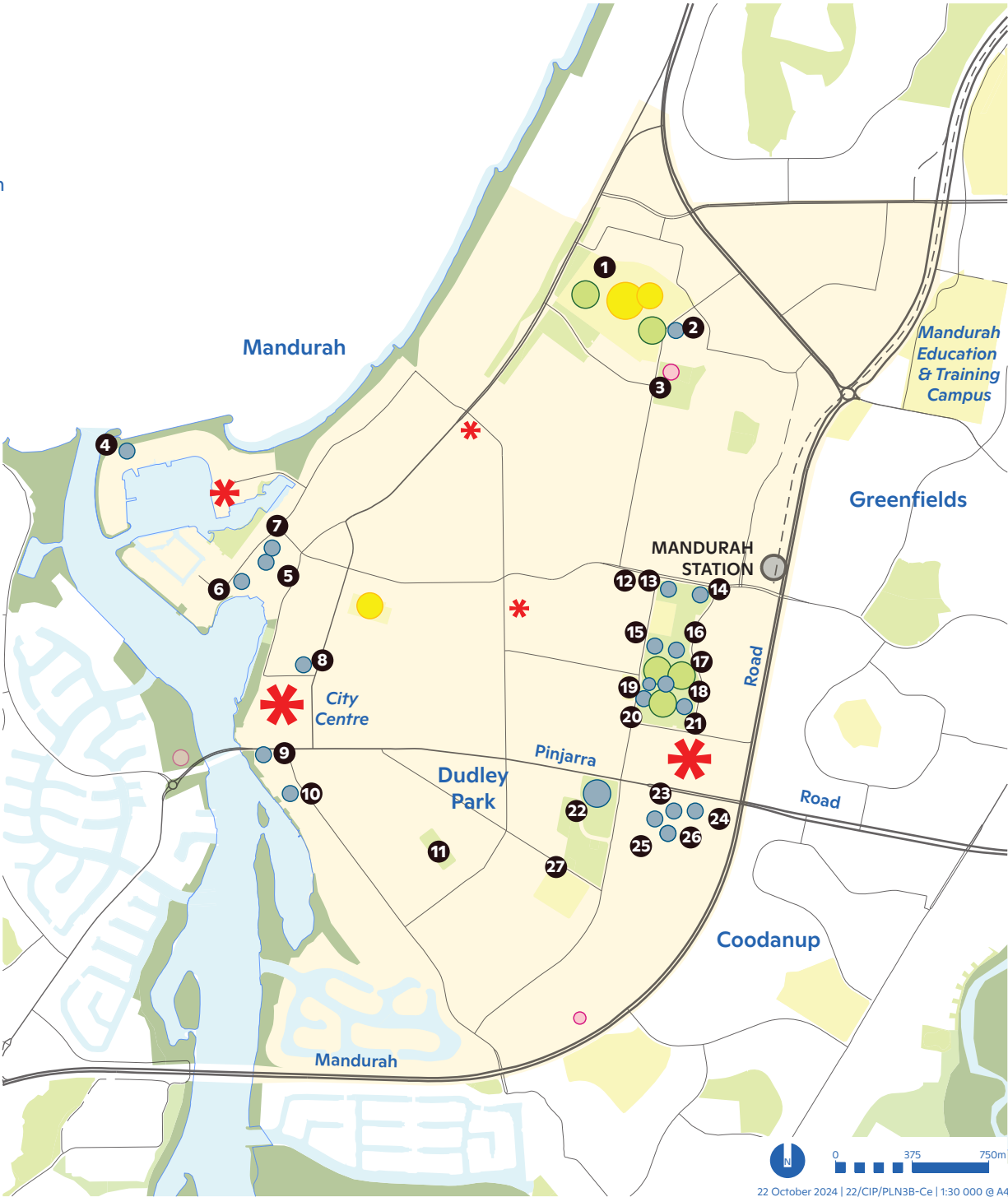


Table 3 Mandurah Central facility overview

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
1.	John Tonkin College: Tindale Campus	Neighbourhood: Sport and Recreation (Externally Provided with Shared Use Agreements (in-part))	<p>Site managed by Department of Education which currently provides 3 school ovals that are subject to Shared Use Agreement and use for overflow of existing sports ovals, hard courts and a Men's Shed. Current ovals provide potential overflow for training and competition having previously been the home of North Mandurah Junior Football Club.</p> <p>The City will continue to review the potential opportunities to offset an under provision of oval and hard-court space at the time that the Department of Education consider facility upgrades at the site.</p>
2.	Mandurah Lions Club and Hall Skate and BMX Strategy Priority Project N2	Neighbourhood: Community Centre	<p>City owned building leased to the Lions Club of Mandurah is subject to review in the context of the future of the City's Operations Centre noting that this site is owned in freehold by the City of Mandurah.</p>
3.	Milgar Reserve BMX Track	Regional: BMX Track	<p>The reserve provides a range of playground infrastructure with the BMX track to the north which incorporates shaded spectator areas and small clubhouse building.</p> <p>The track is constructed of a mixture of asphalt and composite materials to ensure it can withstand harsh weather conditions. It is the only dedicated competitive BMX track in the region and the ongoing management and maintenance of the infrastructure is important.</p>
4.	Mandurah Offshore Fishing and Sailing Club	District: Sport and Recreation	<p>Provides for water-based activities club within the Peel Region. A 220 bay floating marina system which includes a 200m Collector Jetty, four launching ramps with wash down bays and over 30 hardstand bays. Clubhouse with function space and bar operated by the club. Existing lease which will be subject to review pending a future renewal.</p>

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
5.	Seniors and Community Centre Priority Project C6	Regional: Seniors	<p>Each of these facilities are located within the Civic Precinct.</p> <p>In respect to the Seniors and Community Centre, the City's commitment to the community, senior service provision should be maintained. This however may not need a dedicated centre which cannot provide for other community users. A review of the current service and compatibility with other groups should be considered, including the service alignment with the Leslie Street Centre.</p> <p>For the ManPAC, it is recognised that the current building has limited storage, no climate controls. A future redevelopment should consider all of these aspects to both increase efficiency and diversity of the service provided.</p> <p>The proposed development principles are part of the City Centre Master Plan, but not yet to be fully detailed and appropriate level of funding determine and secured. The utilisation of the land for each activity needs to consider whether it is essential to be provided within proximity to City Centre (and the value of the land). The focal point will be on arts, culture, and civic functions.</p> <p>The development options will need to explore the implications of maintaining a high level of service provision throughout the phased / staged development.</p>
6.	Mandurah Performing Arts Centre (ManPAC) Priority Project C5	Regional: Culture and Arts	
7.	Contemporary Art Spaces Mandurah (CASM) Priority Project C6	District: Arts	
8.	Sutton Street Hall	Local: Community Centre	<p>Originally a Methodist church built in 1940 and acquired by the City in 1990's. Previous commitments have been to provide for community use rather than demolish. Peel Multicultural Group has a licence until October 2025 due to the necessity to vacate their previous location, however, City's preference is for casual hire only to maintain flexibility for potential development interest.</p> <p>Current plan is to retain site for city growth opportunities, where development for an identified purpose will assist in the future economic development of the City Centre with potential public parking to remain on site. Over time, the need to relocate the Hall and user groups to a more suitable location with colocation opportunities is to be explored.</p>


No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
9.	Mandurah Museum Priority Project C6	District: Museum	<p>Located to the south of Pinjarra Road adjacent to Mandurah Bridge (eastern side). The building has historic significance for Mandurah and investment in its retention and development of a heritage precinct incorporating the boat shed and Halls Cottage will be subject to securing additional grant assistance. This is supported in the City Centre Master Plan with the need to undertake further concept planning for this precinct.</p> <p>There has been previous consideration of developing a heritage precinct to incorporate the boat shed and Halls Cottage. There is a need to consider the longer-term investment in the site and support the current community volunteer base who undertake the most forward-facing customer services.</p>
10.	Leslie Street Seniors Social Centre	Neighbourhood: Community Centre (Externally Provided)	<p>Also known as Leslie Street Sport and Social Centre for over 50's. The building is old and incorporates extensive grassed area to the rear. Not within the control of the City but as an alternative service provider off-sets the need for additional seniors provision to be funded through the City.</p> <p>This needs to be considered as part of a holistic review of seniors provision to include Mandurah Seniors and Community Centre and the level of service investment commitment provided by the City to offset known service gaps.</p>
11.	Dudley Park Bowling Club	District: Sport and Recreation	<p>Clubhouse building with large function space and provision of 4 synthetic bowling lawns with spectator / player shade.</p> <p>Leased to the Club until 2035 when it will be subject to review and future renewal.</p>
12.	Common Ground Planned Facility	Regional: Community Service	<p>Planned to be located at 81-87 Allnutt Street, Common Ground proposes to comprise 50 self-contained apartments to support homelessness but importantly, will provide on-site provision for commercial space as service support services that may otherwise look to City provided facilities to operate in.</p>
13.	Mandurah Bowling and Community Centre	Regional: Sport and Recreation	<p>The Mandurah Bowling and Recreation Club is part of a leased and community facility (with the lease until 2042).</p> <p>The Mandurah Bowling Club is a relatively new fixed asset, which includes enclosed bowling greens and its ongoing maintenance and usage should be monitored.</p>

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
14.	Peel Health Hub	District: Community Health (Externally Provided)	The Peel Health Hub is a fixed development on the northern part of the Rushton Park precinct. Provides a 'community' health function not provided elsewhere. It is privately owned but zoning of the site is restricted to community uses.
15.	Mandurah Community Shed Priority Project C1	District: Sport and Recreation / Community	The site forms part of the Rushton Park Master Plan area that will ascertain future priorities for future use and investment.
16.	Mandurah Croquet Club Priority Project C1	District: Sport and Recreation	Both clubs have aging facilities with tennis having 12 courts in total, and need to be further explored including the potential to co-locate croquet and tennis to provide for a more efficient use of the oval and sports space should be considered within the Rushton Park Master Plan.
17.	Mandurah Tennis Club Priority Project C1	District: Sport and Recreation	
18.	Rushton Park North Priority Project C1	District: Sport and Recreation	Rushton North has two sub-senior sized ovals, changerooms and clubrooms for community clubs being Mandurah Junior Mustangs Football Club and Peel Masters Football Club with the oval having lighting levels of 50 LUX. The site provides a district recreation function in the wider precinct. Challenges with overlapping competition and training times for winter sports creates challenges whilst there is minimal summer use. The home clubs and facilities to be part of the Rushton Park Master Plan.
19.	Billy Dower Youth Centre Priority Project C1	District: Community Centre	City operated building with external providers as tenants providing youth-centred programs and support with multiple office leases up to and including June 2026. Regular and casual hire space is also available. Issues with building condition and orientation with the main oval are challenges and to be considered with Rushton Park Master Plan. Service provision centrally within the wider catchment area is supported.

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
20.	Rushton Park Main Priority Project C1	Regional: Sport and Recreation	<p>Rushton Main oval and surrounding infrastructure including grandstand, changerooms and clubrooms which are leased to the Peel Thunder Football Club with expiry February 2040. Mandurah Mustangs also use the facility for home games and training. As part of the Rushton Park Master Plan, the site and its context are to be thoroughly reviewed.</p> <p>Rushton Park as a collective of facilities needs revitalisation and potential consolidation of provision as the current use of the land is inefficient. This needs to look at the functionality and efficiency of the land use together with meeting the needs of user groups currently on site. Rushton Park has the potential to be used as an events ground in the off-season and provide a valuable community resource.</p>
21.	Thomson Street Netball Priority Project C1 / C2	District: Sport and Recreation	<p>Currently provides for 10 courts which is lower than required for a regional facility together with a community hall. Recent resurfacing undertaken for numerous courts. Needs Analysis and Feasibility into the future of netball has been progressed. The City will require State Government support to implement.</p>
22.	Mandurah Aquatic and Recreation Centre Priority Project C4	Regional: Sport and Recreation	<p>The most significant community sport and recreation centre within Mandurah. The 6 court indoor space is used by a range of sports including basketball, netball, badminton, volleyball and other associated court-based sports with Mandurah Basketball Association being a priority user.</p> <p>A feasibility study should be undertaken to further expand the MARC to meet the needs of user groups for additional indoor court space and associated infrastructure. There is limited availability of the indoor courts at the MARC. Therefore, the ability to accommodate both netball and basketball needs is severely limited. Basketball has a priority access based on their current agreement. The potential to provide indoor court-based opportunities for other sports is identified as a need and potentially offsets the demand for additional outdoor court space.</p>

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
23.	Mandurah Library Priority Project C3	District: Community (Library)	<p>Located opposite Mandurah Shopping Forum the library provides the most extensive library services within Mandurah with meeting rooms for hire and a 12 people digital hub to provide training and assistance with technology.</p> <p>The future of the library and potential integration within the City Centre Master Plan within the Civic Precinct. For the site (in conjunction with facility 23 – 25), master planning is required to determine how some services may be consolidated or co-located and site subdivided for sale. Investment in the site should be limited until master planning is complete.</p>
24.	Lotteries House	District: Community (Office) (Externally Provided)	<p>State owned and controlled facility providing for organisations that are 'eligible organisations' as defined in the Lotteries Act, for use by them exclusively for office accommodation for benevolent or charitable purposes.</p> <p>As a state owned facility, it needs to be recognised as providing a function which does not need to be replicated elsewhere in the City.</p>
25.	Arts and Crafts Society / Tuart Avenue Building	Local: Community (Centre)	Detached buildings within the Library precinct providing for community meeting space and outreach services with numerous licences in place.
26.	Mandurah Family and Community Centre	District: Community Centre	Detached building within Library precinct and subject to a recent upgrade providing for community activities together with office and consulting spaces and outdoor play space with licences to not for profit providers.
27.	Dudley Park Child and Parent Centre	Neighbourhood: Community Centre (Externally Provided)	Providing programs for families with children from birth to eight years of age with access on site to a Child Health Nurse and Speech Pathologist.
28.	Children and Family Centre (including non-profit space) Social Infrastructure Plan	Proposed Project in the Social Infrastructure Plan	Proposed in 10+ years with location yet to be determined and operated by state government. The development of the Mandurah Family and Childrens Centre, Peel Health Hub and pending Common Ground development potentially provide services intended in the development of this concept.



 Mandurah Performing Arts Centre

Mandurah East

Suburbs:	Population:		
Parklands	19,000	23,000	4,000
Greenfields	2021	2036	growth
Coodanup			
Dudley Park (south)			

Key Demographic Statistics



Under working age	
20%	16%
2021	2036



Retirement age	
28%	35%
2021	2036



Working age	
52%	49%
2021	2036



Components of population change and implications

A gradually diminishing natural population base to 2036 with families tending to age in place and key growth related to inward migration. Projected growth indicates a growth of approximately 4,000 in the period from 2021 to 2036. This will be underpinned by modest residential development.

All suburbs are below the Mandurah average of relative socio-economically disadvantaged suburbs. Coodanup is within the bottom 4% with Greenfields, Parklands (9%), Dudley Park (18%) marginally more socio-economically advantaged.

The focus on Coodanup, Greenfields, Dudley Park (south) will be on improving the efficiencies and relevance of existing community infrastructure.

It is noted that as a rural location, Parklands is not considered for considerable community infrastructure within the scope of this Plan.

Plan 13 Mandurah East Facility Overview

- Active Recreation Space**
Senior Oval / Junior Oval / Outdoor Recreation
- Community Building**
Clubrooms / Hall / Library / Community Centre / Indoor Recreation
- Schools**
High School / Primary School (Public and Private)
- Skate Park / Pump Track / BMX**
- Activity Centres**
(District, Neighbourhood, Local)
- Lifestyle / Retirement Villages with Private Facilities**
- City of Mandurah Boundary**

No	Name
1	Red Road Community Oval and Hall
2	Mandurah Education and Training (MET) Campus Oval
3	Bortolo Reserve
4	Greenfields Family and Community Centre
5	Eastlake Church
6	Fowler Reserve
7	Mandurah Community Health Centre
8	Silver Chain
9	Duverney Park
10	Winjan Aboriginal Community Centre
11	Coodanup Community College
12	Frasers Sales Office & Community Centre
13	Coodanup Community Centre

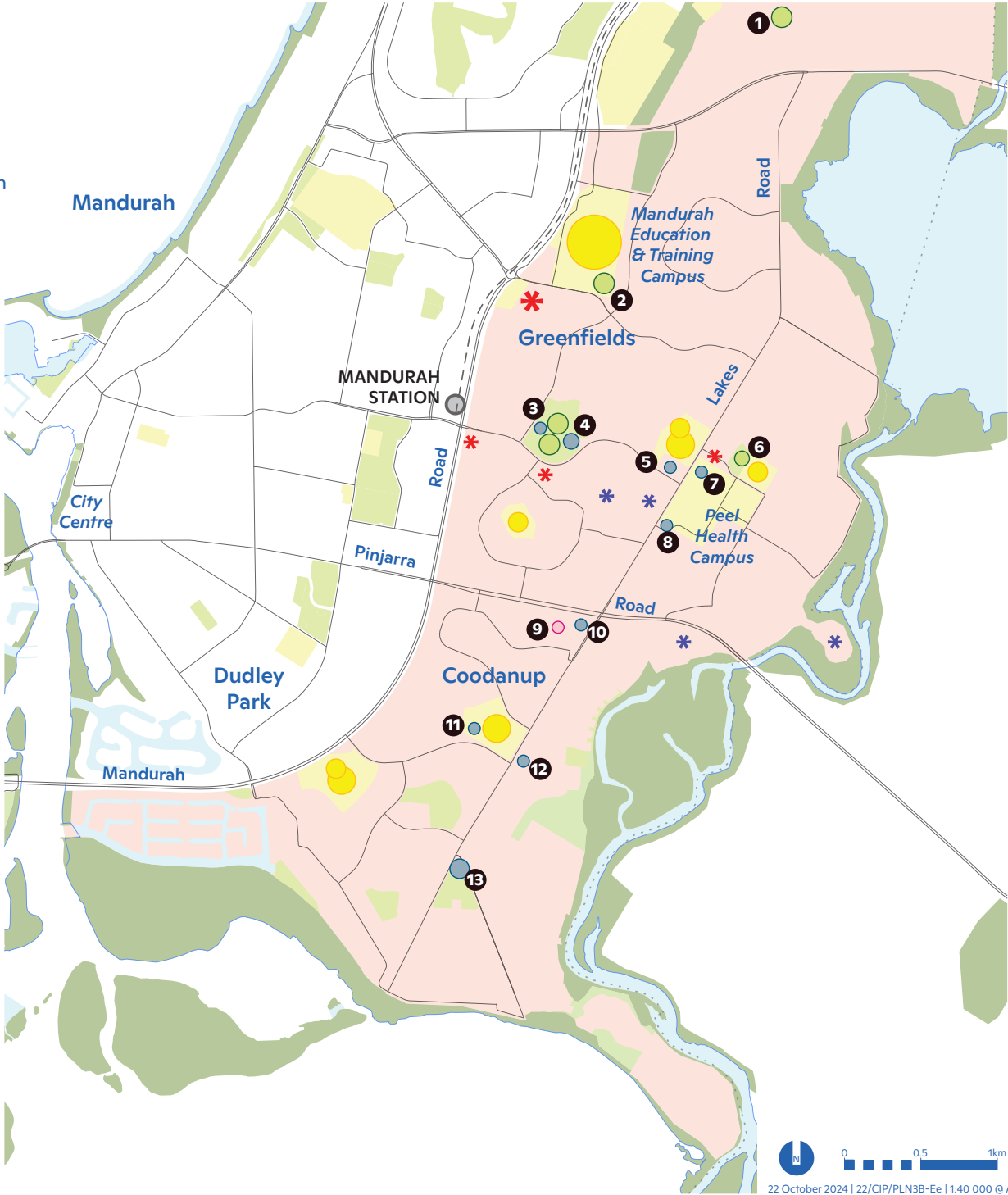


Table 4 Mandurah East facility overview

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
1.	Red Road Community Oval and Hall Active Recreation Strategy Red Road Master Plan	Previously planned facility	The need for this project is not supported for progression given the rural nature of Parklands, and the long-term planning of the area recommending no change to this zoning. The Master Plan for the site, which requires rehabilitation, should be subject to review and update accordingly.
2.	Mandurah Education and Training (MET) Campus: Oval Development Active Recreation Strategy	Previously planned facility	Land within the control of the Department of Training and Workforce Development with underutilised sporting and recreation space. The MET Campus requires a new master plan which provides an opportunity to improve this oval for community use together with the long-term plans for the whole site. This may also provide an opportunity to relocate some activities subject to the outcome of the Rushton Park Master Plan in conjunction with John Tonkin College Site (Tindale Campus)
3.	Bortolo Reserve Priority Project E1	District: Sport and Recreation	A City managed site with a portion licenced to Mandurah Bridge Club. The active sporting reserve caters principally for soccer and little athletics with lighting levels up to 100 LUX and a volunteer fire brigade training track. The sporting and community precinct would benefit from master planning to manage potential upgrades from a community infrastructure and management perspective.
4.	Greenfields Family and Community Centre (Bortolo Reserve) Priority Project E1	Neighbourhood: Community Centre (Externally Provided)	Community centre which together with Site 3, should form part of a master plan for the entire reserve.
5.	Eastlake Church	Local: Community Centre (Externally Provided)	Community hall available for hire as part of the church facility.
6.	Fowler Reserve (Riverside Primary School) Priority Project E2	Neighbourhood: Sport and Recreation (Shared Use Agreement)	A senior sized oval with a primary school with limited facilities in a location with very little community sport access. Used as overflow ground for cricket. Ongoing monitoring of the community use of the oval and implications on use is required including potential small-scale facilities to maximise its use.

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
7.	Mandurah Community Health Centre	District: Community Health	Community Health building provided adjacent to the Peel Health Campus which is approximately 15 years old with part of the building providing a focus on Aboriginal health (Nidjalla Waangan Mia Health Centre).
8.	Silver Chain	District: Community Health	Community Health building provided adjacent to the Peel Health Campus with a focus on in-home health and aged care services.
9.	Duverney Park	Local: Sport and Recreation	Local park with a range of tracks / footpaths through the extensive tree canopy area which also Includes a hard court skate and BMX park with shaded seating BBQ capability. Functions as a local facility albeit intended at a neighbourhood level.
10.	Winjan Aboriginal Community Centre	District: Community Centre (Externally Provided)	Specialist Aboriginal community site adjacent to Duverney Park. Owners will be responsible for ongoing monitoring and review of the use and viability of the facility.
11.	Coodanup Community College Priority Project E3	Neighbourhood: Community Garden (Externally Provided)	Current location of Mandurah Community Gardens and a small meeting place for Naval Cadets. Ongoing monitoring of the community use of the oval and implications on use is required including opportunities to maximise shared use outcomes for the broader community.
12.	Frasers Sales Office and Community Centre Priority Project E4	Local: Community Centre (Externally Provided)	A modern two storey construction with a high level of fenestration and flexibility of room use, currently in use as a sales centre and available for community access. Building has potential in the longer term for community use once sales office is no longer required. In conjunction with the Library Services review, the potential to provide a neighbourhood centre in the eastern district should be explored, which may include partnering or exploring existing buildings in the district. The potential to utilise the land sales centre at Frasers Landing, as a neighbourhood resource centre has the potential to fill this outcome, subject to its capability to be converted into a fit-for-purpose facility to service the needs of the community at a reasonable cost.
13.	Coodanup Community Centre	Neighbourhood: Community Centre	City managed hall located within dense bushland. It currently provides for playgroup and scout association with a license to the Scout Association until 2031.



Coodanup College

Mandurah Island

Suburbs:

Halls Head
Erskine
Falcon
Wannanup

Population:

31,000	35,000	4,000
2021	2036	growth

Key Demographic Statistics



Under working age

19%	15%
2021	2036



Retirement age

28%	38%
2021	2036



Working age

53%	47%
2021	2036

Components of population change and implications

Consistently high natural population base from 2016 to 2036. Net migration diminishes to 2036. Projected growth indicates a growth of approximately 4,000 in the period from 2021 to 2036.

This will be underpinned by the growth in young family units. All suburbs are above average the Mandurah average in relation to relative socio-economic disadvantage.

The focus on Halls Head, Erskine, Falcon, Wannanup will be on improving the efficiencies and relevance of existing community infrastructure given that most of the District area is now built out.

Plan 14 Mandurah Island District Facility Overview

- Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation
-
- Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation
-
- Schools
High School / Primary School (Public and Private)
-
- Skate Park / Pump Track / BMX
- ***
- Activity Centres
(District, Neighbourhood, Local)
- *
- Lifestyle / Retirement Villages with Private Facilities
-
- City of Mandurah Boundary

No	Name
1	Halls Head Parade Community and Sports Facility
2	Halls Cottage (Museum)
3	Western Foreshore (Mandurah Skate Park)
4	Mandurah Country Club
5	Calypso Reserve
6	Glencoe Reserve
7	Peelwood Reserve
8	Halls Head Recreation Centre
9	Mandurah Hockey Stadium
10	Halls Head Croquet Club
11	Halls Head Bowling & Recreation Club
12	Osprey Waters Pump Track
13	Lavender Reserve BMX Track
14	Merlin Reserve
15	South Mandurah Tennis Club
16	Falcon Reserve
17	Mandurah Woodturners Group
18	Falcon Library and Community Centre
19	Falcon Family Centre / Men's Shed
20	Northport Reserve
21	Waratah Church



Table 5 Mandurah Island facility overview

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
1.	Halls Head Parade Community and Sports Facility	District: Community Centre	Previously named the Mandurah Yacht Club, the facility holds paddling, dragon boats, triathlon and outriggers. The hall area is for hire and accommodates up to 200 people. Continued monitoring the need for additional storage space and the location to accommodate triathlon / rowing / paddle sports together with the whole Roberts Point site will be required.
2.	Halls Cottage (Museum)	Local: Museum	Heritage site with a long standing licence agreement to a local heritage group for management.
3.	Western Foreshore (Mandurah Skate Park)	Regional: Skate Park	Foreshore area with extensive skate / wheeled sport infrastructure and play equipment providing regional level attractors for a variety of age ranges and diverse user groups. A major upgrade has been completed however remaining part of the site requires further investment to be used as an events space and informal community active recreation.
4.	Mandurah Country Club	District: Sport and Recreation	The golf course itself is under lease to Mandurah Country Club on land owned in freehold by the City of Mandurah. The clubhouse is located on land owned by the Mandurah Country Club with recently refurbished bar, function (catering up to 150). As a private facility operated on a commercial basis, no additional investment from the City of Mandurah is required.
5.	Calypso Reserve Active Recreation Strategy	Planned facility	To accommodate the recreational needs in Mandurah, 13 additional active reserves were identified as being needed. Calypso Reserve has been identified as one of these reserves to assist local sporting clubs in the Halls Head area seeking additional space to train and expand. In the short term however, there is potential to direct capital commitment to other reserves to facilitate need elsewhere (where there are no toilets / changing facilities) and leave Calypso Reserve as a long term option should it be required.
6.	Glencoe Reserve	Local: Sport and Recreation	Prepare a Master Plan with the objective to improve activation and use of the shared use reserve as an overflow to the training space for existing user groups in the district in conjunction with landscape and public open space upgrades.

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
7.	Peelwood Reserve Priority Project I1	District: Sport and Recreation	<p>District level facility with three ovals including turf cricket pitch with Mandurah City Football Club (MCFC) and Halls Head Cricket Club as key user groups together with ovals for the Halls Head College. MCFC has historically had a seasonal lease for clubrooms that contain function space, meeting rooms and offices. Sporting facilities include spectator seating and changerooms with the main oval having lighting levels of 300LUX. The southern ovals have lighting levels up to 100LUX.</p> <p>The site should be subject to future master planning to guide to the future development of community infrastructure of the site, to consider pedestrian and vehicle access in and around the reserve, access to public toilets, consider sporting clubs infrastructure needs and broad community use of existing facilities.</p>
8.	Halls Head Recreation Centre Priority Project I1	District: Sport and Recreation	City managed as a shared asset with Halls Head College. Access improvements in association with the Mandurah Hockey Stadium to form part of Peelwood Reserve Master Plan.
9.	Mandurah Hockey Stadium Priority Project I1	District: Sport and Recreation (Externally Provided / Leased Facility)	The facility is currently in need of a replacement turf together with general upkeep and maintenance. Tenure and long term needs of the school site are also required and to form part of the Peelwood Reserve Master Plan. It is also important to manage and maintain the associated clubhouse (Recreation Centre) infrastructure.
10.	Halls Head Croquet Club	Neighbourhood: Sport and Recreation (Externally Provided)	Located on privately owned land with small clubhouse building and three croquet greens. Located adjacent to the Bowling and Recreation Club but with separate access.
11.	Halls Head Bowling and Recreation Club	District: Sport and Recreation	Lease until 2034 with extensive clubhouse building and four LED floodlit synthetic bowling greens.
12.	Osprey Waters Pump Track	Local: Sport and Recreation	Recently constructed pump track within a local park as part of the Osprey Waters development in Erskine.
13.	Lavender Reserve BMX Track	Local: Sport and Recreation	BMX track with limestone base within a local park in Halls Head.

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
14.	Merlin Reserve Priority Project I2	District: Sport and Recreation	District level facility with one senior oval and a shared junior oval with South Halls Head Primary School together with the clubrooms and 12 court tennis facility with recycled water used for reticulation of the ovals. A Master Plan for the site has been prepared with general access and changeroom facility improvements.
15.	South Mandurah Tennis Club	District: Sport and Recreation	
16.	Falcon Reserve	District: Sport and Recreation	
17.	Mandurah Woodturners Group	Neighbourhood: Community Centre	Part of a collection of buildings located within the Falcon Reserve Precinct and subject to a licence to the Club.
18.	Falcon Library and Community Centre	District: Library	Well-functioning library and community centre with recently changes to facility to accommodate Child Health Nurse facilities. Future consideration will be required to potential library refurbishment and upgrade, incorporated within a broader service review.
19.	Falcon Family Centre / Men's Shed Priority Project I4	Neighbourhood: Community Centre	Aging facility that was previously part of a lease by Department of Communities. City has taken over management of the centre, with the Falcon Men's Shed being a key tenant in association with their shed facilities that are being developed.
20.	Northport Reserve	Neighbourhood: Sport and Recreation	A neighbourhood oval with small scale modular toilet and storage facility making it available for community sporting use and a model that should be replicated in other similar locations. Ongoing use to be monitored in association with Falcon Reserve and Falcon Primary School oval as future ovals in the southern part of Mandurah are constrained.
21.	Waratah Church	Local: Community Centre (Externally Provided)	Community hall, commercial kitchen, conference room available for hire as part of the church facility.



Merlin Street Reserve

Dawesville and South

Suburbs:	Population:		
Dawesville	7,000	12,000	5,000
Bouvard			
Clifton	2021	2036	growth
Herron			

Key Demographic Statistics



Under working age	
23%	18%
2021	2036



Retirement age	
23%	28%
2021	2036



Working age	
54%	54%
2021	2036



Components of population change and implications

Consistent natural growth which slows down significantly in five-year intervals from 2016 to 2036. Net migration reduces significantly to 2036. Projected growth indicates a growth of approximately 5,000 in the period from 2021 to 2036. This will be underpinned by both new residential development with a focus on young family units. Dawesville and Bouvard, Herron and Clifton will experience the most growth in the District.

All suburbs are above the Mandurah and WA average in relation to relative socio-economic disadvantage index.

The focus on Dawesville and Bouvard, will be maximising the use of shared community use sporting infrastructure, capitalising on the community centre at Dawesville and ensuring that community access is not compromised by its distance from the central Mandurah area. The rural areas will need to be recognised while improving the efficiencies and relevance of existing / proposed community infrastructure to those areas.

Plan 15 Dawesville and South District Facility Overview

- Active Recreation Space
Senior Oval / Junior Oval / Outdoor Recreation
-
- Community Building
Clubrooms / Hall / Library / Community Centre / Indoor Recreation
-
- Schools
High School / Primary School (Public and Private)
-
- Skate Park / Pump Track / BMX
- ***
- Activity Centres
(District, Neighbourhood, Local)
- *
- Lifestyle / Retirement Villages with Private Facilities
-
- City of Mandurah Boundary

No	Name
1	Port Bouvard Surf Lifesaving Club
2	The Cut Golf Course
3	Southern Estuary Hall
4	Port Bouvard Recreation and Sporting Club (Inc)
5	Maritime Skills Centre
6	Port Bouvard Pistol and Rifle Club Air
7	Caddadup Reserve <i>(proposed project)</i>
8	Ocean Road Sports Facility
9	Dawesville Community Centre
10	Dawesville High School Site <i>(proposed project)</i>
11	Dawesville South Structure Plan Area Oval
12	Dawesville Youth Park <i>(proposed project - location not defined)</i>

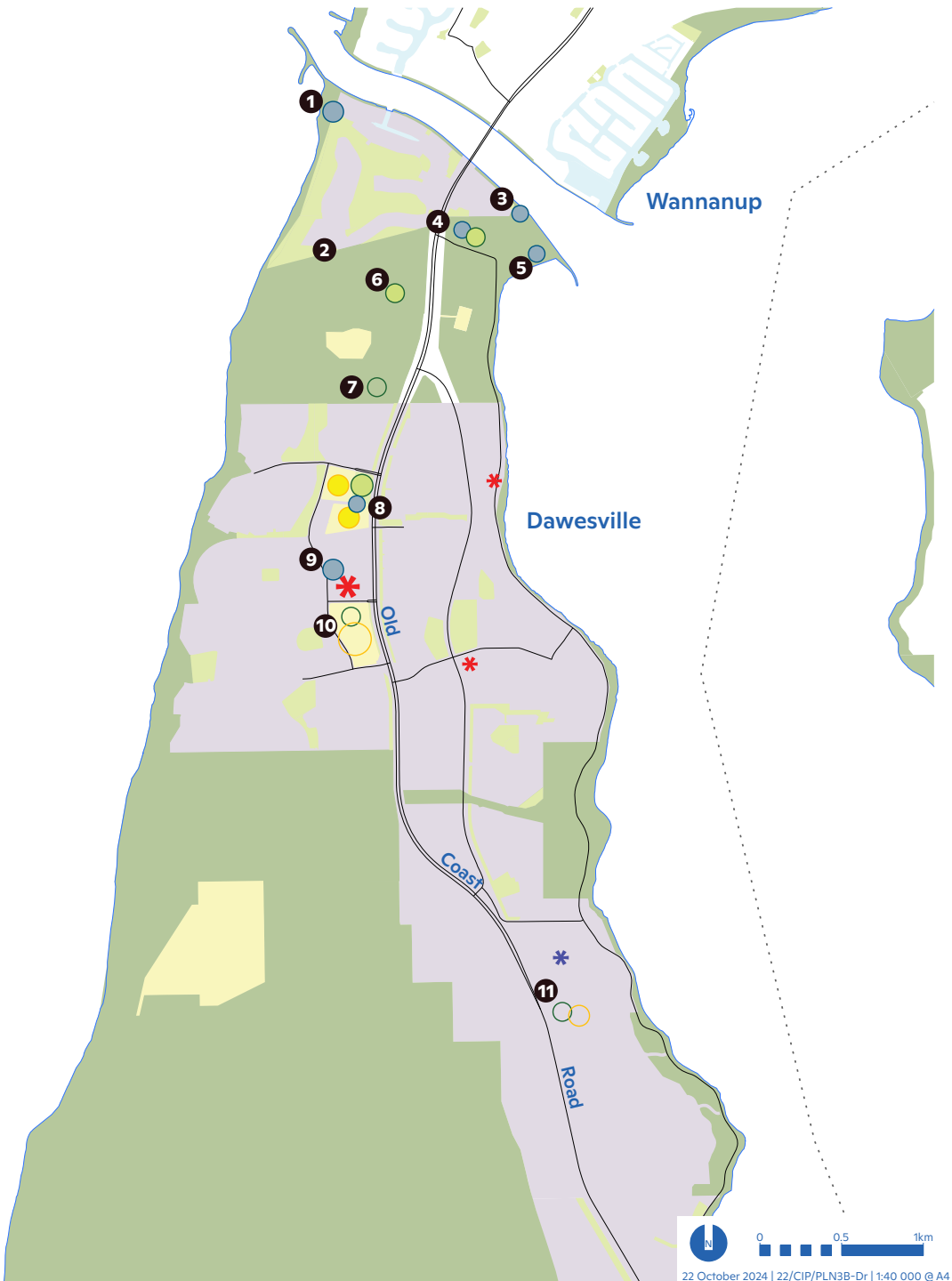


Table 6 Dawesville and South facility overview

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
1.	Port Bouvard Surf Lifesaving Club	District: Surf Club / Community Centre	A large two storey and storage clubhouse with capability of providing up to 300 people in the function room. Existing lease which will be subject to review.
2.	The Cut Golf Course	District: Sport and Recreation	Privately owned golf course, however, includes function facilities that are available and accessible for community groups and organisations for hire.
3.	Southern Estuary Hall Priority Project D1	Local: Community Centre	Located to the south of the Estuary at the end of Thisbe Drive. It provides small hireable space which has limited functionality.
4.	Port Bouvard Recreation and Sporting Club (Inc) Priority Project D1	Neighbourhood: Sport and Recreation	The clubhouse building with extensive function room, also hosting the Dawesville RSL and 3 synthetic bowling greens and a grass green utilised for croquet. There are 4 hard courts used for tennis with two having LED lighting and separate small clubhouse building. Existing lease will be subject to review in the future.
5.	Maritime Skills Centre	District: Education	Currently occupied by the Department of Education and Training (DET) and leased until 2031. Existing lease which will be subject to review in the future.
6.	Port Bouvard Pistol and Rifle Club Air	District: Sport and Recreation	Located on Country Club Drive adjacent to the Southern Operations Centre. Currently leased to the club until 2029 with 30m and 50m shooting ranges to the south of the entry.
7.	Caddadup Reserve Active Recreation Strategy		<p>For a significant period, Caddadup Reserve has been identified as a district level sporting facility and within the Active Recreation Strategy provision made for two active recreation models and club facilities.</p> <p>The land is severely constrained for development with having significant high quality vegetation, challenging contours and accessibility challenges.</p> <p>Given the limited population growth in the Mandurah South district, identifying future need is also questioned. As a result, for the life of this Plan, no further progress on this site is recommended.</p>
8.	Ocean Road Sports Facility	Neighbourhood: Sport and Recreation (Shared Use Agreement)	One oval with two cricket nets and synthetic wicket on Crown Reserve / Ocean Road Primary School with 100LUX lighting together with sports pavilion located to the south of the oval.

No.	Name <i>Link to Existing Plan and Priority Projects (where applicable)</i>	Hierarchy and function	Commentary, context and rationale
9.	Dawesville Community Centre Priority Project D2	District: Community Centre (under construction)	Community building to provide for playgroups, art, offices for services (young family support and place-based services). The facility will be extensive in size and offers the opportunity for a variety of community use. The centre will need to ensure that community need is being met and community usage is high. Opportunities will also be explored to provide partnership opportunities with not-for-profit organisations and commercial service providers which are identified as a local need.
10.	Dawesville High School Site Active Recreation Strategy Priority Project D3	Neighbourhood: Sport and Recreation	Land has been acquired for a future high school in Dawesville (Lot 392 Bailey Boulevard) and within the Active Recreation Strategy, opportunities to provide for a community accessible oval was identified to support clubs based on Ocean Road. This plan remains in place should progress be made to deliver a high school in this location, noting that this site has significant environmental attributes that need to be managed.
11.	Dawesville South Structure Plan Area Oval Active Recreation Strategy Priority Project D5	Neighbourhood: Sport and Recreation	Identified in the Dawesville and Southern Districts Active Recreation Strategy as an opportunity to provide one Active Open Space Model of the recommended five within the Strategy. The 'Dawesville South Outline Development Plan' identifies a proposed primary school site. With appropriate planning and allocation of public open space adjacent to the school, the City has the opportunity to negotiate a shared use agreement with Department of Education with adjoining open space. The existing Structure Plan will require refinement over time and at this stage, the final need for a primary school will be undertaken together with allocation of open space.
12.	Dawesville Youth Park Skate and BMX Strategy Priority Project D4	Neighbourhood: Skate Facility	The City has previously completed a Skate and BMX Strategy followed by a Skate and BMX Feasibility Study that identified the need and scope of a district skate and BMX facility to service the southern districts however finding a location has been challenging. This work was undertaken prior to the expansion of the Falcon Skate Park. Future need is acknowledged and with the further progression of the neighbourhood centre and community centre, together with foreshore upgrades in key locations, further potential options should be considered.





Operational systems and process outcomes

Key issue	Commentary and considerations
<p>Long Term Financial Plan</p> <p>The identification of projects within the Plan are to be incorporated within the LTFP which is subject to ongoing review. This review will be informed by the development of project specific business cases and an annual internal prioritisation process. In the short term will require removal of currently commitment projects that are not recommended for progressing.</p>	<p>The Plan identifies several funded and unfunded projects and investment prioritising is required. This includes renewal and expenditure components which should be verified, agreed, and documented.</p>
<p>Booking processes and reserve allocation</p> <p>Committing to a review of the current booking procedures and undertake modifications to encourage ease of access to infrastructure by all community groups, clubs, organisations, and individual community members.</p>	<p>The capturing of booking data is inconsistent and fails to capture sufficient data to prove the value return on investment. Outcomes of new systems should consider casual / unstructured and non-club-based data as well as formal bookings of the community infrastructure.</p>
<p>Review of leasing, licenses and hire charges</p> <p>The City commits to the establishment of appropriate leasing and license terms which are fair and equitable for all community users of City owned and controlled facilities. This will also include a review of hire charges which will be updated on an annual basis.</p>	<p>Currently the system is not considered to be fair and equitable in its approach to leases, licences and hiring of facilities owned and controlled by the City of Mandurah. It is recognised that this needs to be addressed to ensure fairness and priority of access to those users which best service the needs of the Mandurah community. There should be a regular review of all leased and licensed facilities to ensure they are appropriately used (performance of user groups), managed and maintained in accordance with recognised standards for lifecycle costing.</p>
<p>Floodlighting</p> <p>Establish standards for minimum levels of provision for facility types and a gradual replacement of halogen lights to LED. The policy intervention should be consistent with the City's Environment Strategy by reducing the carbon footprint and operational service costs. As a basic principle the following will be considered as an acceptable luminance level for sporting infrastructure:</p> <p>Sports Fields: 150 lux; Outdoor courts: 100 lux; Skate parks: 100 lux; Small Ball: 200 lux; Small training areas: 50 lux.</p>	<p>Existing provision of 50 LUX is generally due to concerns related to obtrusive lighting, however provision should be reviewed to respond to the needs of small ball sports and potential partnerships with other sports who are seeking a higher standard of lighting provision. This may be achieved through a shared funding model or in exceptional cases where a business case justifies further investment.</p>
<p>Provision of changing room infrastructure</p> <p>Wherever practical the refurbishment of existing community facilities should be considered to provide for gender diverse and / or extended changing room provision for community user groups. This should also include shared use agreements on school sites to minimise duplication and excessive levels provision.</p>	<p>A priority list of gender diversity facilities has been developed and is in the process of being rolled out but needs to align to the broader facility investment and asset management process. This should be considered within the Project Management Framework and project prioritisation assessment.</p>

Key issue	Commentary and considerations
<p>Not-For-Profit Organisations</p> <p>The City should establish key principles for the development of not-for-profit infrastructure and allocation of City controlled space for such use.</p>	<p>Wherever practicable, the City should enable and/or facilitate development by not-for-profit or commercial entities who wish to establish a service within the City, which meets an identified or perceived need within the City, including the private schools and the active sport and community facilities.</p>
<p>Capacity building</p> <p>The City will continue to develop and invest in Club Connect and similar capacity building programs to facilitate the growth of the volunteer base for community clubs, organisations and groups.</p>	<p>The capacity and capability of community clubs, associations, organisations and not-for-profit entities are critical in delivering the key outcomes the City is seeking to achieve through its community facility infrastructure. The City will seek to work in partnership with user groups to ensure there is sufficient support to enable them to be self-sufficient.</p>
<p>Multi-functional Buildings</p> <p>City investment in community facility provision will only be considered (in all but exceptional circumstances) where it is proposed to develop / rationalise a multi-functional shared facility which services the needs of several groups and can be appropriately identified and confirmed.</p>	<p>The multi-functional capability of flexible and adaptive facilities is to be encouraged to maximise the flexibility of use of all new and existing buildings. This will be determined in consultation with relevant community groups to ensure the outcome is aligned with community need.</p>
<p>Partnership Funding, Grant Acquisition and In-Kind Support</p> <p>As part of any new development being considered the City will seek a commitment (financial and in-kind) to the development of new infrastructure from user groups/ clubs/organisations.</p>	<p>The City has limited available financial resources and is not able to fund all projects. Projects are to be prioritised annually and subject to ongoing review. The value for money return on any investment will be a critical assessment process and will include the extent of financial and in-kind support which community groups are able to bring to the partnership in developing community infrastructure.</p>
<p>Rationalisation of Provision</p> <p>Where existing community facilities are identified as being under-utilised, identify opportunities for alternative community use to ensure the optimum utilisation of the land and buildings is generated. This will include the development of a business case to substantiate changes recommended.</p>	<p>The functionality and viability of community infrastructure is variable throughout Mandurah. It is important to understand the level of usage, adaptability, and constraints to ensure future investment is targeted at improving the ongoing return on investment.</p>
<p>Culture and Arts Strategy Alignment</p> <p>To complement the arts strategy, a review of the functionality of current community buildings and determine their viability of performing an arts / cultural function is required. Where deficits in provision exist, opportunities will be explored to modernise and adapt existing infrastructure to meet those needs. The relative priority for investment will be subject to an annual review</p>	<p>The extent of arts and cultural infrastructure to service specific local community arts and cultural needs is lacking (i.e. music space, digital arts, visual art spaces, residency studios etc.). The ability for current buildings to be used for a diverse range of arts and cultural activities is compromised by a traditional build footprint. It is the intent to work towards developing a range of opportunities for its community groups by adapting spaces within the existing portfolio of buildings, where possible, and only in exceptional circumstances develop be-spoke spaces which can only be utilised by a single user group.</p>

Key issue

Library Services Review

A library service review should be progressed to plan for a continued presence of Lakelands Library; redevelopment of a central Library; continuing adaptation of Falcon Library and a potential facility in the Mandurah East district.

Commentary and considerations

There is a need to continually adapt the service to reach the young adult market effectively; provide internet capabilities and skills to offer university ready courses; adapt to seniors use and in particular services for housebound residents; create a stronger link with early childhood literacy ;expand makers space opportunities for those children with creative skills; consider the potential partnership and servicing of a university campus; other services related to the digital market will emerge and need to be planned for in the delivery of future services.



Falcon Library and Community Centre

5. Implementation

Actions and next steps

The range of actions within the Community Infrastructure Plan will require sustained effort and cross-functional work to ensure delivery of the recommendations of the Plan.

A key outcome is that an internal Community Infrastructure Plan Implementation Group ('Implementation Group') is established, to lead the delivery of the actions including:

- budget allocation through the Long Term Financial Plan for design and delivery of key infrastructure projects;
- funding submissions and management of grants for infrastructure projects;
- asset renewal and upgrades for public spaces and servicing infrastructure;
- business case development for key built form and partnership outcomes;
- preparation, review and engagement for Master Plans recommended within the Plan; and
- reviewing Community Initiated Infrastructure Projects.

Numerous lower priority actions may be implemented through the regular scheduled renewals asset management process, whilst other, higher priority actions will require sustained funding through direct budgeting, and/or in combination with other sources.



Review and Modifications

The Plan will need to respond to future changes in state and regional policy as well as any changes to local circumstances and priorities. This may be done through occasional updates as well as periodic comprehensive review.

An update of the Plan should be undertaken to ensure that alignment to priorities and intended updates and are reflected in the Long Term Financial Plan reviews and biennial Corporate Business Plan review and updates, or if further data and analysis becomes available.

It is recommended that background information be updated in response to the availability of information or changes which may not have been foreseen at the time of formulating the original Plan.



Visit Mandurah and Russell Ord Photography

Appendix 1 Alignment to existing plans and strategies

Document	Direct implications
Relevant City of Mandurah Plans and Strategies	
Mandurah Active Recreation Strategy 2015-2025	<p>The key outcomes of the 2015 Strategy included:</p> <ul style="list-style-type: none"> • 13 additional 'open space' models (2.68 ha Active Open Space Template) • Achieved 6 additional active reserves (Ocean Road, Lakelands Park ③, Oakwood Primary School and Madora Bay Oval) • Additional 6 spaces identified (Calypso Reserve, Caddadup Reserve, Dawesville High School site, in Dawesville South (with a Primary School Site) and the Mandurah Education and Training Campus.) • Provided templates for facility development. • Noted the future at Ravenswood Regional Sports Facility is beyond the scope of the plan. • Did not include reference to indoor and outdoor court space provision. <p>Key planned outcomes included with the Active Recreation Strategy are considered within the Plan. Importantly, a number of priorities and planned projects are recommended for realignment, particularly in regard to the additional 6 spaces identified for further development. Any outstanding actions from this Strategy are replaced by this Plan.</p>
Social Infrastructure Plan 2013 -2043	<p>This Plan identified three priority issues for the City, including:</p> <ol style="list-style-type: none"> 1. Affordable non-profit/community organisation accommodation. 2. Social and crisis support accommodation. 3. Facilities and programs for people to build social networks and participate in community life. <p>Since the adoption of the Plan, there has been significant progress in improving social infrastructure and services within Mandurah. Further integration with sport and cultural infrastructure for more efficient use of resources and to maintain and enhance the wellbeing of the community.</p> <p>The key outcomes of the 2013 Plan and review/ updates in 2017 include (with notes in provided in bold outlining current progress that are relevant to the development of this Plan):</p> <ul style="list-style-type: none"> • Mandurah North District Library and Community Centre (acknowledging interim facility) • Dawesville Community Centre (under construction) • Non-profit accommodation facility (partly provided at Mandurah Family Centre) • Social and Crisis Support Facility (location options provided) (Common Ground project progressing) • Merlin Reserve Community Centre (removed in 2017 update) • Greenfields Family and Community Centre upgrade (to be included in Bortolo Reserve Master Plan) • Children and Family Centre (location options provided) • Generic Community Service Group centre (community hall) (location options provided) <p>Cultural Infrastructure and strategic review of Libraries beyond the Mandurah North project were not included in the plan. Any outstanding actions from this Strategy are replaced by this Plan.</p>

Document	Direct implications
Skate and BMX Strategy 2012-2022	The strategy amplifies the need to cater for an emerging youth cohort which is likely to increase within the next ten years due to migrant population growth and existing family units ageing in place. There is a need to review commitments under the 2012 strategy and determine what has been developed, current shortfalls and changing trends in the provision of wheeled sport infrastructure which may impact on recommendations related to future provision.
City Centre Master Plan 2024	The Master Plan, as a key Activity Theme outcome seeks to ensure that delivery of strategic community infrastructure to service the broader community is located within the City Centre with key projects including a Central Library and Learning Facility; a focus area for further investment in tertiary and higher education; and key community infrastructure such as seniors, museum, arts studios and so on. Project area plans are included for the Civic Centre Precinct and Heritage Precinct that outlines key improvements to these locations together with highlighting community infrastructure outcomes.
Property Strategy 2022	A key principle of the Property Strategy states that all Social and Community assets should be located on Crown Land, with no new assets to be developed on freehold land, where possible. This is in acknowledgement of a number of existing and planned infrastructure that are located on freehold rather than Crown Land. Key recommendations include provision for the Lakelands Community site and Community House site and the Library Precinct that are factored into the outcomes of this Plan.
Place Enrichment Strategy 2023	The plan sets out the establishment of a Place Planning process and a mechanism for increasing the level of community engagement and allocation of resources. There is a focus in the first four years of the plan on community events and working with residents to build capacity locally and improve the City's understanding of program and service needs.
Buildings and Community Facilities Infrastructure Asset Management Plan 2021	Asset Management and limited financial capabilities are critical considerations related to the development of new infrastructure. Alternative funding sources will need to be sought for any new major capital build and this will need to consider ongoing operational costs. The option is to improve current building efficiencies and use and rationalise building and POS provision to ensure they respond to an identified need. The co-location and multi-functional use of existing facilities will need to be reviewed and only in exceptional circumstances should single users occupy / control community assets.
Youth Strategy 2021-2026	The Youth Strategy identifies a growing community with a need to gain access to infrastructure within proximity to their home due to the lack of access to vehicular transport. The key focus for youth provision is at the Billy Dower Youth Centre with localised opportunities available on public open space and neighbourhood community centres, particularly aligned to events and programs.
Access and Inclusion Plan 2021-2026	All new infrastructure will need to comply with legislative requirements. The City needs to be mindful of whether it seeks to develop infrastructure to a level above the minimum standards and incorporate these within an adopted 'Standards of Provision'. For existing non-compliant buildings, a program will need to be put in place to upgrade and enhance to ensure compliance wherever practical. This will need to be incorporated in future capital works plans, if not already considered.

Document	Direct implications
Public Health and Wellbeing Plan 2020-2023	The plan has been developed to address health inequalities within Mandurah. Critical to this is the constant review and adaptability of both community infrastructure and the programs and services provided by the City of Mandurah or in partnership with other service providers.
Reconciliation Action Plan Oct 2019-Oct 2022	The Reconciliation Action Plan identifies some critical heritage considerations when developing new infrastructure and in recognising the need to respect historical Aboriginal use and occupation of the land through the ongoing evolution of POS and public places.
Events Strategy 2019-2023	Investment has been undertaken on both the eastern and western foreshore over the past few years which has increased connectivity and the viability of these spaces as a major event attractor. It is also important to recognise other areas within the community which may be utilised for more localised events and to enhance opportunities for community social connectivity. This Strategy is currently under review.
Community Safety and Crime Prevention Strategy 2017-2022	Crime Prevention Through Environmental Design (CPTED) initiatives should underpin the development of new community infrastructure and the principles are to be adapted to facilitate improvements to existing public open space and community infrastructure with the aim of increasing activation which in turn increases passive surveillance and public safety perceptions.
Arts and Culture Strategy 2023 -2028	The Strategy recognises Mandurah has a diverse range of cultural resources and opportunities of significance for both the resident community and visitors. There is a specific need to review and assess the fitness-for-purpose of arts and cultural infrastructure. Currently there is a deficit in the provision of music rehearsal and performance spaces, more studio spaces, exhibition and gallery facilities and access to contemporary digital equipment and software. They are recognised as key elements of a community which provide opportunities for social engagement and activation of areas. Without ongoing review and investment, effective programming, community capacity building, marketing and promotion the sector is unlikely to meet the diverse needs of the community.
Community Initiated Infrastructure Policy	The policy re-enforces the need to develop a robust and defensible business case for any community driven project to be considered by Council and establishes a set of planning principles for the development of community infrastructure that should be aligned to those within the Plan, which covers all community infrastructure components.
Environment Strategy 2023-2033	The strategy identifies the need to manage environmental stewardship while ensuring the community can maintain access to and utilise a range of active sporting reserves / facilities. The most critical aspect is to manage access in an environmentally sensitive way and ensure that decisions are balanced, and the resultant environmental footprint is mitigated in a responsible and considered manner (i.e. through more effective use of water, protecting sensitive flora and fauna and utilisation of Environmentally Sensitive Design solutions wherever possible.

Document	Direct implications
Relevant State Government Plans and Strategies	
State Planning Strategy 2050 and the South Metropolitan Peel Sub-Regional Planning Framework (March 2018)	Both reference social (community) infrastructure as having a key role to play in attracting and retaining key workers and their families. The State Planning Strategy infers the financing of social infrastructure will require innovative and creative approaches and partnerships while the latter indicates the provision of health, education and sport and recreation services in the sub-region will need to accommodate a growing and ageing population and to promote better use of existing infrastructure and facilities.
State Planning Policy 3.6: Developer Contributions for Infrastructure (2021)	The policy states that only those items identified as being necessary in a local government's Strategic Community Plan and capital works program should be considered within a Developer Contribution Plan. It is recognised that the City of Mandurah does not currently have a DCP nor is it envisaged to develop one due to very little land remaining for greenfield subdivision.
Draft State Planning Policy 2.9 - Planning for Water and Planning for Water Guidelines	Provides clarity around how water-related provisions are implemented. This is a critical consideration in the development and ongoing maintenance of new and existing sporting spaces.
Strategic Priorities for Western Australian Sport (SportWest 2020)	Highlights the importance of collecting and analysing participation and usage data and establishing a monitoring and evaluation framework to support future investment decisions.
State Sporting Infrastructure Plan Review 2019 (Department of Local Government Sport and Cultural Industries)	Indicates State Government to funding moving towards evidence-based outcomes and re-enforces the need to develop appropriate internal business cases before the City of Mandurah seeks to secure state level funding.
Department of Culture and the Arts Strategic Plan 2016 and Strategic Directions Framework 2015-2030 for Arts and Culture in WA	These plans recognise that local areas have their own unique and diverse arts and cultural needs. They also provide guidance on the provision of key cultural and arts services within Mandurah. Of note is the recognition of the Aboriginal culture through ongoing support of sympathetic environmental and interpretive signage in recognition of culturally significant places.
Better Choices: Youth in WA (Department of Local Government and Communities)	This Strategy suggests a focus will need to be on multi-functional youth services and the importance of the City of Mandurah in supporting innovative youth-led initiatives as an empowering way of involving young people in their delivery.
Age Friendly Communities; Age Friendly WA Toolkit and Seniors Strategic Planning Framework (Department of Communities 2016)	The importance of providing age-appropriate infrastructure to service the needs of an ageing community is emphasised. Where dedicated spaces are required, these are likely to be related to high care dementia /Alzheimer's provision which may be best provided in partnership with alternative service providers.

Document	Direct implications
Relevant Industry Plans and Strategies	
Community Facility Guidelines – Parks and Leisure Australia WA (2020) and Community Facility Guidelines – Public Open Space Assessment Parks and Leisure WA (2020)	<p>Provides a framework for local community facility and public open space provision. In assessing public open space within Mandurah, it confirms that accessibility to regional level space is below the industry standard but a reasonable level of neighbourhood and district level provision. This however may be skewed by the relatively high level of Shared Use Agreements (SUA) with schools which a key to the delivery of sports spaces. The lack of regional level provision is likely to necessitate increasing capacity and capability of existing open space.</p> <p>Reference is made later in this plan to the Community Facility Guidelines benchmarks related to community infrastructure. The development of community infrastructure is not an exact science and is informed through the process of assessing current provision against industry standards, projected requirements having regard to demographic changes and benchmarking relevant to the specific local government and population profile.</p>
World Health Organisation (WHO) Age Friendly Communities Network	<p>WHO's policy framework on active ageing and Global strategy and action plan on ageing and health establishes the parameters related to seniors' provision and underpins a number of initiatives currently being undertaken by the City.</p>
Tennis West Strategic Facilities Plan (2018)	<p>Identifies Mandurah as having the potential to develop an existing venue to meet future demand by creating a large Community Centre (12+ court facility). Reference is also made to working with the City of Mandurah to develop a Tennis Strategy and investigate the development of a Regional multi-use community sports hub to meet future demand and prioritise facility upgrades at the South Mandurah Tennis Club.</p>
Bowls WA Strategic Facilities Plan (2012)	<p>References a need for more sustainable and professional approach to the management and delivery of bowling club infrastructure. The demand for new club facilities to add to current levels of infrastructure across Metropolitan Perth is not proven. Future investment in bowling club infrastructure requires a careful assessment of need and the financial viability of the business model.</p>
Western Australian Football Commission Strategic Facilities Plan 2020 – 2030 (2020)	<p>References Mandurah as a key growth area for the sport with the provision of one additional proposed new oval identified. There remain challenges to be resolved in the upgrade of existing facilities to meet the growth in female participation.</p>
AFL Preferred Community Facility Guidelines (2024) and Cricket Australia Community Cricket Facility Guidelines (2023)	<p>Provide guidance on standards of facility design, function, and composition. These are useful benchmarking guidelines for community sporting facilities.</p>
Western Australian Cricket Infrastructure Strategy 2019-2028	<p>Identifies the Peel Region as the second largest potential for growth to 2026. A key focus is on ensuring clubs and facilities are sustainable and provide for diverse participation opportunities.</p>

Document	Direct implications
Hockey WA Strategic Facilities Plan 2009 to 2025	Recognises the value of the synthetic turf facility at Halls Head but raises concerns over maintaining the financial viability given the limited membership number and potential for growth.
Netball Strategic Facilities Plan	Highlights the importance of redeveloping the Thompson Street netball facility given the current growth profile of the sport (which has retained a relatively flat growth profile due to the lack of availability of court space). This is likely to be a focus for the sport and integral to the Plan's outcomes.
Basketball WA Strategic Plan 2021-2025	A Key Initiative of the Strategic Plan is that "Associations have home court facilities that allow them full-time peak hour access to 4 courts per 25,000 population in surrounding area." with a Key Performance Indicator stating "All metropolitan and Peel NBL1 Clubs have appropriate access to 8-courts.". The Strategic Plan also seeks to ensure community facilities are available in every community with a key performance indicator for "Shared use policies for indoor facilities on school property are agreed by the Education Department."







**CITY OF
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