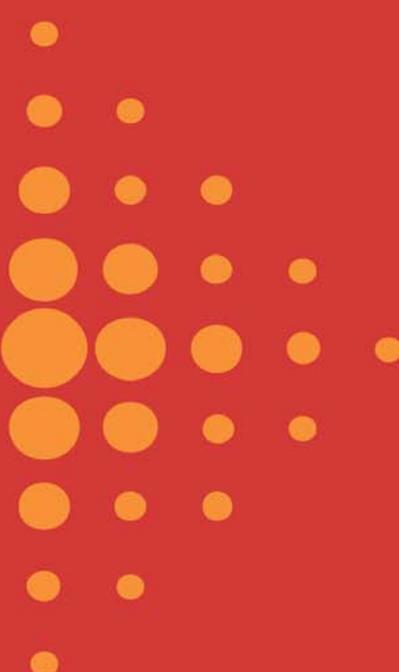


Tamala Park
Community Development Plan
TPG Town Planning and Urban Design

April 2009



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Executive Summary

In any economic climate a large parcel of undeveloped land located well short of the urban fringe offers a significant opportunity. Located within the City of Wanneroo, south of Clarkson and Mindarie, close to both the coast and the bush Tamala Park is just such a place. As landowner, the Tamala Park Regional Council (TPRC) seeks to develop this land as home for approximately 6,000 residents and, in so doing, achieve best practice in urban design and community building.

The aim of this Community Development Plan (CDP) is to establish a framework for the growth of a sustainable and vibrant community at Tamala Park, ensuring the long-term health and wellbeing of its residents. The City of Wanneroo's Smart Growth Strategy highlights the "importance of developing communities not simply housing developments" (p.5 Smart Growth Strategy). Investment in community development at Tamala Park will enable the TPRC to epitomise this principle, building a robust and proud community that is far more than another housing development in Perth's long northern corridor.

This CDP arises from community and stakeholder consultations, a comprehensive community audit and social and demographic research. It identifies optimal community infrastructure and clarifies requirements for a first-rate array of social facilities, services and programs giving full consideration to both opportunities and challenges. The particular strategies to realise the full potential for Tamala Park are focused on connecting people to the outstanding bush and coastal environment, connecting the residents to each other and to the diverse communities surrounding the estate and addressing some particular needs of youth in the area.

These strategies include involvement of new residents in environmental care for the area through partnerships between community groups, schools and non government organisations. Initiatives that support engagement in existing community groups and sporting clubs as well as the development of new groups that enable the community to support one another and community events that bring people together are also key aims of the CDP. The establishment of a Tamala Park Residents' Association will aid residents to be active in the management of their community affairs and to collaborate in the ongoing development of the area that will continue after the departure of the developer. A proposed estate transit system will enhance the possibilities of connection within the estate and to key destinations such as the train station and Ocean Keys Shopping Centre.

Significantly the CDP outlines the potential to address any negative perceptions connected with the association of the Tamala Park name with a major waste disposal facility established following acquisition of the land by the TPRC in 1981. Rather than ignore the past, it can be celebrated as a community and environmental asset. In an era when concepts of waste management are linked with those of innovation, recycling and environmental responsibility, this aspect of Tamala Park's heritage offers exciting prospects through a range of initiatives that celebrate the themes of regeneration and renewal – not only on a neighbourhood level but also for residents through lifestyles patterned by proximity to the coast and the extensive bushland of the coastal conservation reserve. Proposed initiatives include an annual festival showcasing artistic and scientific achievements in recycling and innovation, artist-in-residence programs, organic gardening and healthy lifestyle activities.

A Community Facilities Plan outlines the specific community facility requirements needed within the development site, which while not completely alleviating the shortfall will contribute to the district



requirements for more recreational facilities. A secure walking, cycling and skate path and greenway weaving through the whole estate, with features such as interactive sculpture and links to a youth oriented precinct to the school and recreational facilities, is a potential feature of the development.

Strategies outlined in the CDP hold the key to the success of the Tamala Park development as a highly successful land development, building on the locality's natural assets and providing a platform for community aspiration. It accords with the TPRC's vision for the estate and provides a practical guide to the best outcomes for all.



1. Introduction

The Tamala Park development area is located 35 kilometres north-west of the Perth Central Business District and approximately six kilometres north-west of the Joondalup Regional Centre, within the City of Wanneroo. The site occupies an area that is approximately 180 hectares in size. It is bounded by the residential areas of Mindarie and Clarkson to the north, a large Bush Forever site to the west and southwest, Burns Beach and the Tamala Park refuse site to the south, and Kinross and the future Mitchell Freeway alignment to the east. Tamala Park is anticipated to accommodate approximately 6,000 people at completion.

This CDP provides an implementable framework for community development in Tamala Park. It will also assist the development to meet the City of Wanneroo's Smart Growth development requirements.

1.1 About the Tamala Park Regional Council

The Tamala Park development area is owned by the Tamala Park Regional Council (TPRC) which is a collective group of seven local governments: City of Stirling, City of Wanneroo, City of Joondalup, City of Perth, Town of Victoria Park, Town of Vincent and Town of Cambridge. The TPRC vision is to create a development that will:

- ▶ Incorporate environmental responsibility;
- ▶ Enable effective community development and wellbeing;
- ▶ Foster local economic development and employment opportunities;
- ▶ Enhance transport (including public transport) opportunities;
- ▶ Facilitate efficient energy use and production;
- ▶ Minimise waste and water consumption;
- ▶ Provide healthy profits for its landowners, and
- ▶ Produce a quality development demonstrating the best urban design and development practice.



1.2 Purpose

The Tamala Park CDP details the social facilities, services and programs to be provided with the estate, as well as community infrastructure provision. Specific areas addressed in the plan include:

- ▶ The social and economic environments surrounding the Tamala Park development area;
- ▶ Relevant social opportunities and constraints associated with the development and how they will be addressed;
- ▶ Strategies and indicative timeframe for the provision of community development within the Tamala Park development;
- ▶ Potential partnership opportunities; and
- ▶ A Community Facilities Provision Strategy (see separate document).

1.3 Objectives

The community development objectives for the Tamala Park development are:

- ▶ To create an attractive, desirable estate with a strong sense of place and local identity where residents want to live, work and relax;
- ▶ To establish local facilities and services to meet the initial and ongoing needs of the Tamala Park community;
- ▶ To support provision of district facilities and services;
- ▶ To facilitate sustainable community development initiatives that establish an active, cohesive and integrated community with strong interaction with the environment; and
- ▶ To integrate Tamala Park into the established residential development areas of Mindarie, Clarkson, Kinross and Burns Beach.



1.4 Guiding Policies and Strategies

The Tamala Park CDP has been prepared after detailed review and consideration of the following available guidelines and literature:

City of Wanneroo

- ▶ Smart Growth Strategy, City of Wanneroo, 2005.

Western Australian State Government

- ▶ Liveable Neighbourhoods, Western Australian Planning Commission, 2007.

An overview of these policies and strategies is available in Appendix A.

1.5 Supporting Documents

The following documents support this CDP:

- ▶ **Tamala Park Community Audit, Creating Communities Australia, October 2008.** This document provides a snapshot of the existing demographics within the area and existing facilities and services.
- ▶ **Tamala Park Communication Engagement Strategy, Creating Communities Australia, October 2008.** This document outlines a proposed methodology that can achieve community engagement in the master planning process, facilitate discussion and initiate partnerships.



2. Local Context

2.1 About the Area

The Tamala Park development represents a unique opportunity. It is one of the last undeveloped landholdings within Perth's established north-west corridor and is the largest undeveloped land parcel in the corridor south of Alkimos. This is one of the last opportunities to meet the demand for future residential development.

The land was acquired in 1981 by seven local governments, collectively known as the Tamala Park Regional Council (TPRC). It was to be used partially for a refuse landfill and partially as an urban development and is also a joint landholding of 432 hectares of land, with 180 hectares available for development by the TPRC. The remainder has been transferred to the Western Australian Planning Commission (WAPC) for incorporation into the coastal conservation reserve west of Marmion Avenue, between Burns Beach and Mindarie Keys. An area of 151 hectares is also currently being leased to the Mindarie Regional Council (MRC) for operation of a waste management facility until 2032. The Tamala Park development site is located 35 kilometres north-west of the Perth Central Business District and approximately six kilometres north-west of the Joondalup Regional Centre, within the City of Wanneroo. The site occupies an area that is intersected by Marmion Avenue and Connolly Drive. The first stage is located immediately adjacent to Mindarie with Marmion Avenue to the east, Burns Beach to the south and the Indian Ocean to the west. The second stage borders Clarkson to the north with Marmion Avenue to the west.

Some physical aspects that enhance the Tamala Park development area include:

- ▶ **Proximity to the established residential areas of Mindarie and Clarkson.** There are excellent opportunities to integrate Tamala Park into the surrounding established residential areas.
- ▶ **Proximity to major centres.** Tamala Park is located directly south of Clarkson District Centre and six kilometres north-west of Joondalup Regional Centre.
- ▶ **Proximity to established schools.** Future residents of Tamala Park will have immediate access to the existing public and private schools established in the area.
- ▶ **Proximity to the coastline.** Close proximity to the coast is an important factor for a lot of existing residents who have moved to the area.
- ▶ **Proximity to Clarkson train station.** The northern tip of the new development is very close to the station and offers the opportunity for high density development.





2.2 History and Heritage

Australian Interaction Consultants (AIC) conducted the Aboriginal consultation for the Tamala Park site. The firm compiled a desktop study of the area, as well as conducting fieldwork and onsite consultation with relevant parties.

Historically, the area would have presented a rich variety of food and other resources for Aboriginal people and was used by both Aborigines and Europeans for hunting game due to the original abundance of fauna in the area. It would also have been an important site for fresh water.

The database of the Department of Indigenous Affairs (DIA) indicates that there are six previously recorded Aboriginal sites in the vicinity of the proposed development area. None of the previously recorded Aboriginal sites are within the proposed development area. However, their presence indicates that Aboriginal people utilised the surrounding coastal plains for traditional purposes.

2.2.1 Aboriginal Sites

AIC identified Aboriginal sites in the vicinity of the development site; however, no sites were documented within the boundaries of the current proposed development site. Previous reports conducted over the past decades confirm this.

2.2.2 Local Aboriginal Involvement

AIC identified and consulted with representatives from the Combined Swan River and Swan Coastal Plains Native Title Claimant Group, the Bibbulmun and Independent Aboriginal Environment Group (IAEG) and the Ballaruk Native Title Claimant representatives. AIC noted that the IAEG, Ballaruk and Bibbulmun representatives want to be involved in an ongoing capacity as there was concern that there were possibly graves, scarred trees and bush food in the area. Involvement with signage and artwork was also flagged.



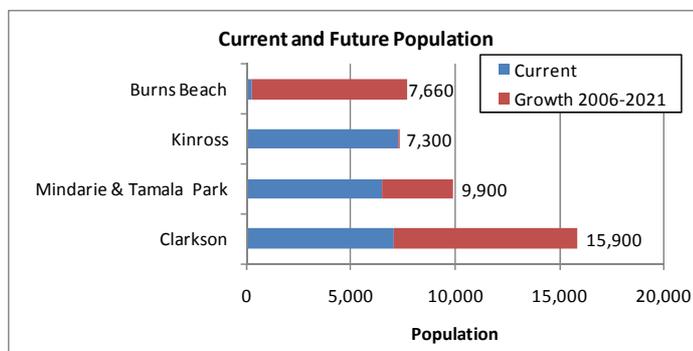
2.3 Regional Demographic Overview

The Tamala Park development area forms part of the City of Wanneroo's northern coastal corridor. Specifically, the Tamala Park development area is surrounded by the established suburbs of Clarkson, Mindarie, Kinross and Burns Beach. This section provides an overview of the current and forecast demographics of Tamala Park and surrounding suburbs.

2.3.1 People

Following are current population characteristics of the Tamala Park region¹.

- ▶ **Population:** A total population of 21,044 people currently live in this area. There is a relatively even spread of residents in Kinross, Mindarie and Clarkson, with a minimal number of residents living in Burns Beach and none in Tamala Park.



- ▶ **Age structure:** A high proportion of younger families and young adults live in the area. However, Mindarie attracts a proportionally older population compared to Kinross and Clarkson, with median ages being 36, 32 and 28 respectively.
- ▶ **Households:** There are a high proportion of family households in the region, the majority of which have children. Specific differences include Clarkson has a greater proportion of single parent families and lone person households while Mindarie has a higher proportion of couples without children.
- ▶ **Education:** Almost half of all residents attending an education institution are at primary school, with a further quarter attending high school. The remaining proportion are attending facilities such as a technical college, university or other further education institutions.
- ▶ **Income:** Households in Mindarie earn a higher weekly income compared to households in Kinross and Clarkson, with households in Clarkson earning a lower weekly income than households in Kinross.
- ▶ **Dwellings and Tenure:** The majority of dwellings are separate houses, with some medium and high density dwellings along the coast in Mindarie. Most householders are purchasing or own their property; however, Clarkson has a high proportion of rentals, including 10% public rental properties.

¹ This includes the suburbs of Mindarie, Clarkson, Kinross, Burns Beach and Tamala Park



Future likely population characteristics of the Tamala Park region include:

- ▶ **Population:** Forecast to increase by 90% over the next 15 years to 40,000 people in 2021², with the bulk of the population growth occurring in Tamala Park, Mindarie, Clarkson and Burns Beach.
- ▶ **Age structure:** Expected to attract a high proportion of families with children of all ages and some without children as well as young adults to the region.
- ▶ **Households:** Expected to attract family households and some lone person households.
- ▶ **Education:** With the attraction of families with children the demand for primary and secondary school facilities will increase.
- ▶ **Income:** The median weekly income is likely to remain within the similar ranges currently existing in the region.
- ▶ **Dwellings and Tenure:** The majority of new dwellings are likely to be separate houses with a high proportion of owner occupiers who are purchasing their house.

2.3.2 Economy

Current economic characteristics of the Tamala Park region include:

- ▶ **Labour force:** 73.2% of residents aged over 15 years are in the labour force. Kinross has the highest level of participation at 76%, while Mindarie (72.5%) and Clarkson (71%) have a relatively similar participation rate.
- ▶ **Employment status:** Approximately two-thirds of residents in the labour force are employed on a full-time basis. Clarkson has a slightly higher level of unemployment compared to Kinross and Mindarie.
- ▶ **Occupations:** Mindarie and Kinross have a higher proportion of white collar workers in comparison to Clarkson, which has a higher proportion of blue collar workers.
- ▶ **Industries of employment:** The main industries of employment in the region are retail, construction, health care, social assistance and manufacturing.

Future likely economic characteristics of the Tamala Park region include:

- ▶ **Labour force:** It is anticipated the level of participation in the labour force will remain at approximately 70%-75%.
- ▶ **Employment status:** The ratio of employed to unemployed residents is likely to remain the same.
- ▶ **Occupations:** It is expected new residential areas are likely to attract a greater proportion of white collar workers compared to blue collar workers.
- ▶ **Industries of employment:** The main industries of employment are expected to remain the same as listed currently (i.e. retail, construction, health care, social assistance and manufacturing).

² Source: City of Wanneroo, Population & Household Forecasts 2008 and Western Australian Planning Commission 2005



2.3.3 Society

Current social characteristics of the Tamala Park region include:

- ▶ **Ethnicity:** Just over half of all residents were born in Australia and there are a high proportion of residents who were born in the United Kingdom. There are a low proportion of Indigenous residents and the majority of residents speak English at home.
- ▶ **Cost of living:** The mortgage and rental payments in Mindarie are higher than both Kinross and Clarkson; however, the average income is also higher, therefore households in Mindarie are approximately \$70-\$100 better off per week compared to Kinross and Clarkson households.
- ▶ **Transport patterns:** Approximately three-quarters of all householders own either one or two vehicles, while the vast majority of residents use a private vehicle to travel to work.

Future likely social characteristics of the Tamala Park region include:

- ▶ **Ethnicity:** The majority of residents in the new development area will be Australian born; however, they will also attract a high proportion of residents who were born in the United Kingdom.
- ▶ **Cost of living:** Expected to be within a similar range to the current cost of living.
- ▶ **Transport patterns:** It is expected that the majority of households will own between one and two motor vehicles and these will be their main form of transport. However, increased linkages to public transport will hopefully reduce this dependency.



2.4 Community and Stakeholder Engagement

2.4.1 Engagement Process

A series of 15 individual stakeholder consultation meetings were held, as well as a group forum that was attended by a number of state and local government agencies. A group briefing of the Quinns Rocks Environmental Group was also conducted. The purpose of these stakeholder consultation meetings was to gain an understanding of local assets and opportunities for community development. Those interviewed included school principals, government service providers, and church and community leaders. The consultation was based around questions relating to the social aspects of the area, as well as the current and required provision of facilities.

A People and Places Working Group (PPWG) was also initiated to provide input into both the structure planning process and the Community Development Plan. General community input was also sought through a Community Open Day held at the Ocean Keys Shopping Centre.

A Tamala Park development community engagement website (www.tamalapark.com.au) was established as an information point on the development, this site also provided the opportunity for community input.

The CDP reflects the ideas and concerns of those listed above and the proposed approach has received in principle support from the PPWG.

A list of all stakeholders involved in this consultation is detailed in Appendix B.

2.4.2 Key Themes

The community and stakeholder engagement has identified the following five key themes.

- ▶ **Coastal lifestyle and environmental appreciation** – appreciation of the proximity of the coast and the bush.
- ▶ **Regeneration and recreation** – opportunities to relax and enjoy the local area.
- ▶ **Access and connectivity** – ease of access to recreational opportunities, essential services and employment opportunities.
- ▶ **Population diversity** – the need to cater for a diverse demographic.
- ▶ **Youth resources** – opportunities for constructive youth engagement and interaction.

These themes provide direction for strategies to maximise opportunities for residents to interact with each other on an informal basis and through organised activities. The consultation indicates that connection to the environment as well as to the social and economic resources both within and outside Tamala Park will be critical to the development's success. The needs and opportunities identified in this consultation have been incorporated into the Indicative Community Development Activation Plan section of this CDP.



2.5 Values and Aspirations

The following values and aspirations were identified through the consultation.

Values	Aspirations
<ul style="list-style-type: none">▶ Access to coast▶ Affordability▶ Newness, fresh beginning▶ Good schools▶ Good lifestyle▶ Diversity of age, ethnic backgrounds▶ Accessibility▶ Social support▶ Environmental appreciation	<ul style="list-style-type: none">▶ Access and connection to local facilities and services▶ Activities for youth▶ Places for youth▶ Usable open spaces▶ Natural areas▶ Connected community▶ Good access to local work and recreation▶ Environmental care and environmentally responsible lifestyles



3. Structure Planning

3.1 The Local Structure Plan

The Tamala Park Local Structure Plan, prepared by TPG Town Planning and Urban Design on behalf of the Tamala Park Regional Council (TPRC), has been prepared with a view to achieving objectives identified by TPRC in keeping with the City of Wanneroo's Smart Growth Strategy.

Key aspects and goals shaping the design and content of the Structure Plan include:

- ▶ Implementing transit-oriented development that complements the existing train station and the provision of effective transport choices to reduce car dependency;
- ▶ 'Liveable Neighbourhood' principles with respect to lot layout, the design of urban neighbourhoods and road networks;
- ▶ A greater range in dwelling typologies to accommodate a range of lifestyles;
- ▶ Providing opportunities for inter-generational housing;
- ▶ Ensuring an environmentally sensitive and responsive development that enhances biodiversity; and
- ▶ Providing for the emerging business needs of the region, including home and local employment opportunities.

The key elements of the Structure Plan respond to the goals of the TPRC and the City of Wanneroo's Smart Growth Strategy and include:

- ▶ Between 1,800 and 2,200 residential lots at a range of low to high densities (R20 to R80);
- ▶ Pockets of medium and higher density residential development opportunities, including attached housing and apartments distributed throughout the Structure Plan area;
- ▶ A concentration of activity, including a government primary school, community facilities and local retailing needs, having an appropriate distribution and creating community hubs;
- ▶ A mixed-use neighbourhood shopping and business precinct providing opportunity for local employment and having strong connectivity to both the train station and Clarkson District Centre;
- ▶ Community facilities located adjacent to the local and neighbourhood shopping precincts;
- ▶ The location of a business zone adjacent to Neerabup Road and opposite the Clarkson District Centre, in addition to medium density residential development opportunity to provide for the development of an activity corridor;
- ▶ In the order of between 15 and 20% public open space provided for active and passive recreation purposes, including district active open space in conjunction with the future primary school;
- ▶ Secure greenway extending through the entire length of the estate;



- ▶ Retention of existing remnant vegetation and the establishment of an ecological corridor extending from Neerabup National Park to the coast;
- ▶ Protection of sites of Aboriginal heritage significance;
- ▶ An integrated transport network, including pedestrian and cycling opportunities;
- ▶ Infrastructure and servicing corridors; and
- ▶ The potential for additional future public transport services being funded for within the locality.

The proposed form of urban development is in keeping with the intent of strategies, including Network City (2004), the State Planning Policy 3 – Urban Growth and Settlement and the North West Corridor District Structure Plan (1994). The Structure Plan provides a high level of accessibility for residents to jobs, retailing and local community facilities and aims to increase the level of employment self-sufficiency in the north-west corridor.



4. Social Analysis

The philosophy driving this CDP is that places do not automatically transform into functioning communities unless both the urban planning and social planning aspects of projects are developed in unison. Well-planned neighbourhoods provide the essential raw materials to establish a community; however, the planning of robust communities also requires a comprehensive sociological response.

This section analyses the social viability of the Tamala Park area, including an analysis of the Local Structure Plan and local population projections of Tamala Park. From this analysis implications for community development have been identified and are reflected within the Indicative Community Development Activation Plan.

4.1 Analysis of the Local Structure Plan

The Local Structure Plan (LSP) will deliver a range of community amenities in the Tamala Park area and provide a foundation for the building of the future community. The design of the LSP provides the essential physical elements to support a robust community and includes:

- ▶ Greenway recreational link throughout the estate that encourages healthy physical activity and social connection;
- ▶ Links to the coastal and bushland environments to encourage appreciation of and interaction with natural environment;
- ▶ Transit Oriented Development around Clarkson train station that provides easy access to employment sources;
- ▶ Mix of housing types and density to encourage population diversity;
- ▶ Estate transit system that links with wider public transport networks to enhance regional connectivity;
- ▶ Shared use education and community facilities for general community use and recreation options;
- ▶ Linked school, potential youth precinct, recreational and commercial facilities to provide a range of youth activity options;
- ▶ Optical fibre and direct current technology that will make security cameras on walkways and community intranet possible to enhance community safety;
- ▶ Parks located close to commercial and residential facilities that offer opportunities for passive surveillance and security;
- ▶ Acknowledgement of Indigenous heritage; and
- ▶ Traffic calming and modification of major roads to improve access to district facilities and services.



4.2 Demographic Projections

Using the maximum number of dwellings forecast in Tamala Park, the forecast population at full development is a maximum of 6,160 people.

	Dwelling Range	Persons/Dwelling	Population Range
Tamala Park Development Area	1,800 – 2,200 ³	2.8 ⁴	5,040 – 6,160

The Tamala Park development is likely to attract a range of people, but will be particularly attractive for families with children. Therefore, over the next ten years the following demographic characteristics may be expected in Tamala Park:

- ▶ A high proportion of family households with children of all ages and some without children;
- ▶ Well educated households earning an above average household income per week;
- ▶ A predominance of single dwellings;
- ▶ High percentage of internet access at home;
- ▶ A high proportion of white collar workers and approximately one third blue collar workers;
- ▶ Key industries of employment: retail, construction, manufacturing, health care and social assistance;
- ▶ Approximately half of all residents will be born in Australia, with a low Indigenous population;
- ▶ The area will attract residents born in England, Scotland, South Africa and New Zealand; and
- ▶ Most households will own two or more vehicles and these will be their main form of transport, however, there is likely to be good access to public transport.

4.3 Implications for Community Development

Social assessment of the Structure Plan and projected demographics for Tamala Park suggest the following implications for community development:

- ▶ Facilities, services and programs for young families and youth are likely to be required. There is a higher than average youth population in the surrounding suburbs of Clarkson, Mindarie and Kinross;
- ▶ The range of lot sizes and housing types will attract a diverse community. Community programming will need to cater for this diversity;

³ Please note these figures were correct at the time of writing this report, however they may be subject to review at a later date

⁴ Sourced from City of Wanneroo Population and Household Forecasts for Mindarie/Tamala Park 2011, id Consulting, 2006



- ▶ Access to good educational facilities in the early stages of development will be required, especially primary and high schools, to cater for the higher than average age demographics in these age groups;
- ▶ Access to childcare facilities will be required to support young families who move to the area;
- ▶ Connectivity through the development and to surrounding suburbs and to the Clarkson train station is required, so those who do not rely on cars are not limited in their social interactions as a result of inadequate public transport;
- ▶ Ability for households to connect to the internet at home;
- ▶ Access to the ocean could be encouraged through community art projects and other means to;
- ▶ Indigenous involvement in artwork and signage in the area would provide a link to the Indigenous heritage in the area;
- ▶ The geographical barriers of Marmion Avenue and Connolly Drive will need to be addressed to bring the community together;
- ▶ The integration of new incoming residents with inhabitants in the surrounding areas will be necessary;
- ▶ Local social and economic activities are needed to activate the local community and economy in Tamala Park;
- ▶ Activation of bushland and other open space through programming will facilitate use of the resources;
- ▶ Strong links between the residents and their environment should be a feature of the community development;
- ▶ A civic space that can become a community hub will be important in establishing a sense of community and connection; and
- ▶ The waste management history of the area provides an opportunity for initiatives around the theme of regeneration, recycling and state of the art technology for environmentally responsible lifestyles.



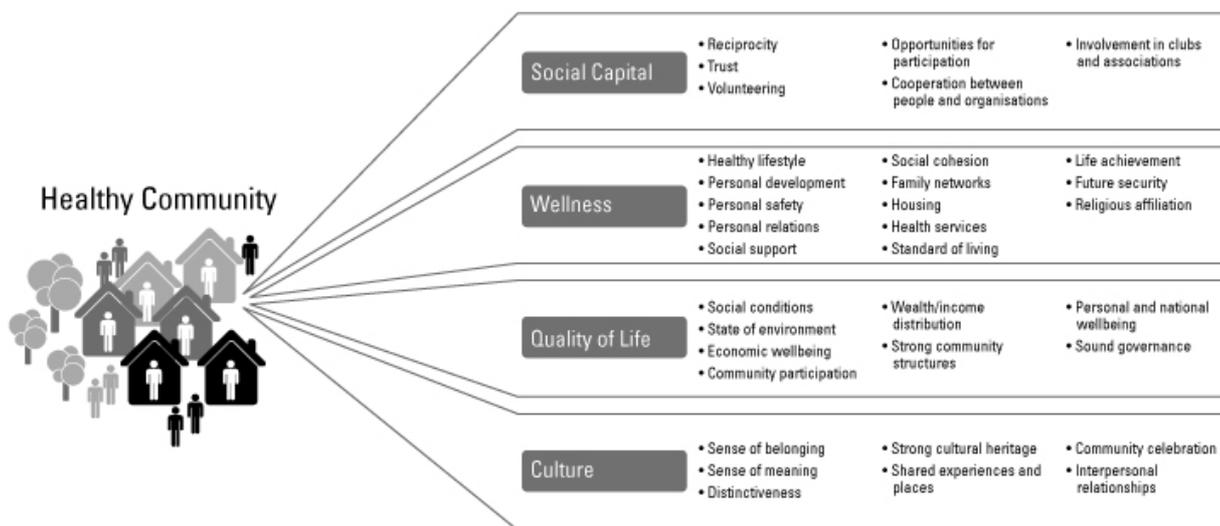
5. Community Development Approach

The community development and social planning for Tamala Park proposes strategies based on the results of:

- ▶ Consideration of the strengths and possibilities of the area;
- ▶ The values and aspirations of those living in the surrounding areas and those who are responsible for service delivery in the district;
- ▶ The projected demographic profile, and
- ▶ The opportunities offered by the structure plan.

These proposed strategies have also been reviewed through, CCA’s Sociology of Community (Healthy Community, Figure 1), Creating Communities Australia’s (CCA) Intentional Communities Matrix (Figure 2) and the City of Wanneroo’s Smart Growth checklist to ensure holistic and thorough planning that incorporates all the elements for a sustainable quality of life and encourages personal and community growth. It also develops the social capital necessary to form the basis for economic development.

Figure 1: Sociology of community



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Figure 2: Intentional Communities Matrix

Ourselfs	Our community	Our endeavours	Our place
Individual wellness (physical, mental, spiritual)	Cultural heritage	Diverse industry	Safety and security
Personal development	Collective identity	Competitive advantage	Functional planning
Self-determination	Ownership	Innovation and entrepreneurship	Aesthetic attributes
Access and amenity	Cooperative spirit	Nexus	Civic attractors
Personal worth	Civic creativity	Growth and renewal	Respite spaces
	Community giving	Sustaining structures	
	Tolerance/honesty/trust		
	Group cohesiveness		

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Through the social analysis and community engagement several strong themes have emerged as the basis for social planning and community development.

Theme	Description
1. An involved community: connection to each other.	This looks at ways the residents can connect and interact frequently with each other to develop the strong relationships of trust that are needed for social capital.
2. A place to grow up: children and young people.	While all life stages need to be catered for, the district has a large child and youth population that is currently underserved. Similar demographic characteristics are anticipated for Tamala Park; therefore special focussed initiatives for this cohort are a vital part of the Community Development Plan.
3. Love the land, love the coast: environmental care and enjoyment.	A strong focus of both the Community Development Plan and the Structure Plan is enabling the community to remain strongly linked to the bushland and the high quality beach in the area. A feature of the development will be the strong emphasis on an environmentally responsible lifestyle and state of the art technology to support this.
4. The diversity connection: connection to the wider region.	As an urban infill development there is already a diverse range of developed areas surrounding Tamala Park. Several major roads intersect Tamala Park from these areas and strategies to connect residents to the people, facilities and services of the larger district will be crucial to the success of the community.
5. Regeneration and retreat: new life and recreation.	This theme highlights the history of the site as a waste disposal facility and also on the opportunities to enjoy the recreational opportunities of the coast and bush. This theme is central to the sense of identity for Tamala Park and is outlined in more detail in the Indicative Community Development Activation Plan.

Strategies for bringing these themes to life have been organised into implementation stages. It is envisioned that implementation of these plans will be through a range of partnerships formed specifically for that purpose. These partnerships will include the involvement of agencies from all levels of government, not for profit organisations, commercial companies and community groups.



6. Facilities and Infrastructure Needs Analysis

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

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

Other research methods employed to inform the facilities strategy include:

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

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

Local community facilities recommended for the Tamala Park development include:

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



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

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

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

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

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

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

Please see the separate document for the full Preliminary Community Facilities Strategy.

7. Regeneration of Tamala Park

While there are many exciting aspects to the Tamala Park development one potent idea can help define the character of an area, providing a framework to support many community initiatives. A distinctive theme has the power to lift an area beyond risk of being a replica of those around it. It helps give community and economic development initiatives cohesion, effectiveness and excitement.

At Tamala Park there is a golden opportunity to design a range of activities around the encompassing theme of “regeneration.” The concept accords with the desire of the TPRC to develop Tamala Park as an example of environmental excellence and to incorporate the latest technology in waste reduction, environmentally responsible living and recycling. The concept of new life and regeneration was inherent in TPG’s initial proposal for the project and consultations and the community planning process have developed the idea further.

Although Tamala Park is a name currently linked with a waste disposal facility, an opportunity exists to reframe thinking about the area. In the 21st century it is increasingly relevant to consider waste management issues in terms of creativity, innovation and environmental responsibility, as well as in the context of sustainable lifestyles. The waste facility can therefore be seen in a positive light as part of the “heritage” of the area – something the community can develop. With its coastal location and the Bush Forever site offering space for personal retreat and inner regeneration or recreation, Tamala Park is ideally positioned to host a range of initiatives that celebrate regeneration or new life. Some possible “Regeneration Tamala Park” initiatives – which can be added to as the area develops and momentum increases – are:

- ▶ Hosting an annual “ReGen Festival”;
- ▶ Hosting an art competition and exhibition using recycled materials;
- ▶ Establishing a “library” of recycled materials for art supplies and children’s activities;
- ▶ Initiating an annual artist-in-residence program (exhibitions, community workshops and demonstrations using recycled materials);
- ▶ Hosting an expo of new innovations in environmentally responsible lifestyles and waste recycling;
- ▶ Holding community swap meets;
- ▶ Running organic gardening lessons;
- ▶ Holding monthly organic food markets, cooking classes and tastings;
- ▶ Community events to connect to the reinvigorating benefits of the natural environment;
- ▶ Developing further school links with the graphic artist currently based at the Tamala Park waste facility;
- ▶ Designing and constructing estate playground equipment from recycled materials;
- ▶ Initiating an innovation award and ceremony for waste management and recycling; and
- ▶ Hosting an expo of scientific advances in waste management, environmentally sustainable lifestyles etc.

Such activities deliver many benefits, including a sense of wellbeing, to individuals. More importantly they bind the community together through shared interests, involvements and commitments. They can span and sometimes unite the spheres of scientific innovation and creativity, while also developing social capital through a coming together of neighbours to continually renew relationships within the community. This would help generate pride in the area – an attachment to place and a sense of passion, fun and community spirit.

Examples of art made out of recycled materials can be seen in Appendix C.



8. Indicative Community Development Activation Plan

This plan outlines the strategies for implementing a five year Community Development Plan with indicative optimal timing, assuming the estate is developed within the anticipated timeframe. Timing and partnership arrangements would be negotiated at the time of development. The list of potential partners is indicative only and is not exhaustive.

As it is uncertain as to when development will commence no specific dates have been listed.

Development Aims	Strategy/Initiative	Potential Partners*	Indicative Timeframe for Commencement Years 1- 5+ of Development.	Year 1	Year 2	Year 3	Year 4	Year 5
Theme 1: An Involved Community: Connection to Each Other								
Opportunities to meet and develop trusting relationships	Welcome events for new residents	TP developers	Year 1	√	√	√	√	√
	Welcome kits with community information for new residents	TP developers	Year 1	√	√	√	√	√
	Develop a civic/community open space for community events such as outdoor movie events, concerts, markets etc	TP developers, CoW	Year 1	√				
Connect new residents	Annual program of community events	TP developers, CoW, local businesses	Year 3			√	√	√
	Annual street parties, commencing with precinct "Slab" parties during construction phase	TP developers	Year 1	√	√	√	√	√
	Early establishment of community facilities – possible use of future commercial space or school	DET, CoW	Year 1	√				
	Co location of community and education facilities and services	TP developers, DET, CoW	Year 1	√				



Development Aims	Strategy/Initiative	Potential Partners*	Indicative Timeframe for Commencement Years 1- 5+ of Development.	Year 1	Year 2	Year 3	Year 4	Year 5
	Establish community sponsorship program	TP developers	Year 1	√	√	√	√	√
	Community swap meets	Local service club, local church	Year 3			√	√	√
	Interpretive signage indicating local Aboriginal heritage significance	Indigenous elders	Year 1	√				
	Establish a quarterly community newsletter	TP developers	Year 1	√	√	√	√	√
	Establish Neighbourhood Watch	Neighbourhood Watch, WAPS	Year 2		√			
	Community intranet	TP developers	Year 1					
Capacity building	Establishment of a Tamala Park Residents' Association linked to other residents groups in the area	TP developers	Year 1	√				
	Facilitate strategic planning processes with local groups	TP developers	Year 2		√	√	√	√
	Annual community surveys to encourage ongoing community direction and ownership for the social development of the area.	TP developers	Year 2		√	√	√	√
	Provide workshops in newsletter production, events management and grant writing	TP developers	Year 3			√	√	√
	Initiate annual reviews of programming	TP developers	Year 4				√	√



Theme 2: A Place to Grow Up								
Provide leisure options for youth	Develop a youth activity node around town square – linked to skate path. Early establishment of community facility then attract commercially based entertainment options to the area (e.g. ten pin bowls, deli, cafés, etc as population increases) Early provision of a facility that can become commercial at a later date	NGOs such as YMCA, commercial providers, CoW	Year 2 (planning to commence prior)		√	√		
	Youth activity node – non traditional design perhaps based on HQ model in Leederville as a base for a diverse range of youth activities run by a not for profit group	YMCA, CoW	Year 5+					√
Provide locally based training opportunities	Vocational education opportunities linked to Tamala Park waste management, sustainability and coastal environment management	DET, CoW	Year 3			√	√	√
Encourage active and passive recreation	Support the establishment of local sporting groups	CoW, TP developers, schools	Year 1	√	√	√	√	√
	Establish local branches and links to district sports clubs	TP developers, DSR, sports/recreation clubs	Year 4				√	√
	Promote recreational opportunities in local newsletters and the community website	CoW, TP developers, schools, DSR, sports/recreation clubs	Year 1	√	√	√	√	√
Encourage support for families	Establish after school care	DET, CoW	Year 3			√	√	√
	Provide information on locally available family support services and emergency services in welcome packs, local newsletters and the community website	CoW, TP developers, schools, government and non government service providers	Year 1	√	√	√	√	√
	Establish local playgroups	Local religious institutions	Year 2		√			
	Establish babysitting club		Year 2		√	√	√	√
	Provide links to/opportunities for worship	Local religious institutions	Year 1	√	√	√	√	√



Theme 3: Love the Land, Love the Coast (Environment)								
Encourage responsible resident engagement with surrounding natural assets	Local engagement in land care and conservation – coastal care community group Link residents and schools to existing environmental groups, establishing Tamala Park chapters.	DET , Quinns Rocks Environmental Group	Year 2	√				
	Establish residents care groups for the greenway sectors neighbouring their homes	TP developers, TP Residents' Association, CoW	Year 3		√	√	√	
	Annual community tree planting day	Men of the Trees, DET, TAFE, community groups, TP developers	Year 4			√	√	
	Annual community cleanup day for the greenway, "Bush Forever " and coastal reserve sites	Clean Up Australia	Year 3		√	√	√	
	Establish Stepping Stones program – to provide trees of the right size for bird links to the bush sites	Greening Australia, CoW, DET	Year 1	√				
	Gardening workshops on establishing local plants in residential gardens	Local nurseries	Year 1	√	√	√	√	√
	Annual community event in Neerabup National Park	TP developers	Year 4			√	√	
	Outreach beach patrol service	SLWA	Year 4			√	√	
	Network of trails and greenbelts to connect residents to the nature features of the area	TP developers, CoW	Planning phase, Year 1	√	√	√	√	√
Theme 4: The Diversity Connection: Connecting to the Wider Region								
Support a diverse community	Support proposed coastal bike path connecting from Burns Beach through to Mindarie	CoW, CoJ, Burns Beach Residents Association	Year 1	√				
	Community public transport service (eg. bus, tram, light rail) through estate to key regional destinations (eg Ocean Keys, Clarkson train station etc)	TP developers	Year 2		√	√	√	√



	Welcome packs with info re: district clubs, key district services, district facilities etc	TP developers	Year 1	√	√	√	√	√
	Opportunities to front business activities onto roads such as Neerabup Road and Connolly Drive, including home business in appropriate locations	TP developers, CCI	Planning phase, Year 1	√	√	√	√	√
	Promote availability of regional sport and recreation facilities	CoW, TP developers	Planning phase, Year 1	√	√	√	√	√
	Provide a good lot mix and range of housing options	TPRC, CoW	Planning phase	√				
Theme 5: Retreat and Regeneration: Recreation and New Life								
Encourage environmentally themed creativity	Holiday activities featuring recycling for art, learning etc Link with graphic artist at Tamala Park waste facility	DET, TAFE, CoW, CANWA	Year 2		√	√	√	√
	Recycling art materials partnership with ReMida http://www.remidawa.com/ Establish northern corridor branch	ReMida, DET, TAFE, CANWA	Planning in Year 2 Establish Year 3		√	√	√	√
	Establishing scented trees/flowers in POS and in residential gardens	Local nurseries, CoW	Year 1	√	√	√	√	√
	Graffiti art in designated community spaces	TAFE, TP developers, CoW	Year 5+					√
Encourage a positive local identity	Annual ReGen Festival –recycled art competition, exhibition and workshops of latest technology in eco friendly living, healthy food, organics, healthy lifestyle, aromatherapy etc	TP developers, CoW, DET, TAFE, local businesses, TPRC, MRC	Year 2		√	√	√	√
	Planning of recycled materials playground		Year 1	√				
	Recycled materials artist-in-residence program		Year 3			√	√	√
	Support Kinross College's link with Bunnings in recycling and restoration projects and extend to other schools	Kinross College, Bunnings, DET	Year 3			√	√	√



Abbreviations

CANWA	Community Arts Network of Western Australia
CCI	Chamber of Commerce and Industry
CoW	City of Wanneroo
CoJ	City of Joondalup
DET	Department of Education and Training
DSR	Department of Sport and Recreation
MRC	Mindarie Regional Council
SLWA	Surf Lifesaving Western Australia
TP developers	Tamala Park developers
TPRC	Tamala Park Regional Council
WAPS	Western Australian Police Service
YMCA	Young Men's Christian Association

*NB: Potential partnerships are indicative. Negotiations are still to be completed.



9. Monitoring and Evaluation

To maintain the momentum and direction, as well as community engagement and enthusiasm for the ongoing development of their area, it is recommended that annual community surveys be conducted, along with annual stakeholder review meetings. This gives the opportunity for review of the progress of initiatives and flexibility to make necessary modifications. This will ensure strategies continue to be of the highest quality, with all stakeholders having a unified vision, as well as monitoring the effective use of funding and resources. A critical project evaluation should also be implemented on an annual basis to monitor the progress of the Community Development Activation Plan. Where possible this should be conducted with input from the local community and stakeholders.

As the community evolves this responsibility should fall to the local Residents' Association and form part of an annual strategic review of the association.



Appendix A – Guiding Policies and Strategies

Smart Growth Strategy, City of Wanneroo, 2005

Smart Growth seeks to manage growth more effectively to improve the outcomes of development for new and existing communities. Representing a local approach to state sustainability, Smart Growth has six key principles:

- ▶ Lifestyle and housing choices;
- ▶ Effective use of land and infrastructure;
- ▶ Long term health of the environment;
- ▶ Identity, equity and inclusiveness;
- ▶ Long term economic health; and
- ▶ People and government.

In terms of social planning, the key aspects of Smart Growth relating to this project are integrated into the fourth principal: identity, equity and inclusiveness. These include social and cultural diversity, social cohesion and civic participation, neighbourhood interconnectedness, distinctiveness and visual amenity, community safety, equity, heritage and community facilities and services. These aspects have been addressed in the CDP and in the separate Preliminary Community Facilities Strategy.

Liveable Neighbourhoods, Western Australian Planning Commission, 2007

Liveable Neighbourhoods operates as a neighbourhood design code, to facilitate the development of sustainable communities. Its major aims are:

- ▶ To provide an urban structure of walkable neighbourhoods, clustering to form towns of compatible mixed uses in order to reduce car dependence for access to employment, retail and community facilities;
- ▶ To provide access by way of an interconnected network of streets which facilitate safe, efficient and pleasant walking, cycling and driving;
- ▶ To foster a sense of community and strong local identity in neighbourhoods and towns;
- ▶ To facilitate mixed-use urban development that provides for a wide range of living, employment and leisure opportunities. This will be capable of adapting over time as the community changes and will reflect appropriate community standards of health, safety and amenity; and
- ▶ To provide an innovative approach to sustainable urban development in a bid to create 'better neighbourhoods'.

The Tamala Park development CDP incorporates all the aims of Liveable Neighbourhoods into the design and development of the estate.



Appendix B – Stakeholder Consultation List

Stakeholder Agency	Attendees	Address	Date/Time
Group consultation forum, held at the City of Wanneroo	Garry Prus , City of Wanneroo Kathy Christoffelsz , City of Wanneroo Jenny Calogero , Department of Corrective Services Julie Olive , Centrelink Robyn Oliver , Department of Education and Training Robert Shanhun , Department of Indigenous Affairs John Brinkman , Department of Indigenous Affairs	Held in the Eucalyptus Room at the City of Wanneroo Civic Centre	11 th September 2008 9.00 – 10.00am
Kinross Residents Association	Hugh Reason , President	Met in a café	16 th September 2008 10.00 – 11.00am
Ngala Northern Community Service	Sandra Muehlberg , Ngala Sophia Isarutjindo , Australian Asian Association	Jenolan Community Centre, Jenolan Way, Merriwa	16 th September 2008 1.00 – 2.00pm
Kinross College	Lloyd Page , Principal Steve Adcock , Associate Principal	Kinross Drive, Kinross	16 th September 2008 2.15 – 3.15pm
Kinross Primary School	Chris Byrne , Deputy Principal	64 Kinross Drive, Kinross	17 th September 2008 9.30 – 10.30am
St Andrews Catholic Primary School	Eileen Climo , Principal Warren Smith , Deputy Principal	60 Victorsen Pde, Clarkson	17 th September 2008 11.00 – 12.00pm
WA Police	Steve Principe , Senior Sergeant, OIC	14 Ocean Keys Bvd, Clarkson	17 th September 2008 12.30 – 1.30pm
Quinns Baptist College	Mike Smith , Principal	8 Salerno Drive, Mindarie	18 th September 2008 9.00 – 10.00am
Clarkson Community High School	Melanie Hindley , Principal Consultant – Assessment for Improvement	Creating Communities Australia	18 th September 2008 10.00 – 11.00am
Clarkson Primary School	Jo Stephens , Principal	Aldersea Circle, Clarkson	18 th September 2008 11.15 – 12.15pm
Department of Corrective Services (Juvenile Justice)	Tony Lock	Tamala Park Waste Management Facility	18 th September 2008 2.00 – 3.00pm
Mindarie Primary School	Sue Brennan , Principal	90 Rothesay Heights, Mindarie	19 th September 2008 9.00 – 10.00am
Clarkson Youth Centre, City of Wanneroo	David McIlhone , Youth Development Officer – North Zone	59 Key Largo Drive, Clarkson	19 th September 2008 10.30 – 11.30am



Stakeholder Agency	Attendees	Address	Date/Time
Mindarie Senior College	Rod Buckenara , Associate Principal Peter Lillywhite , Associate Principal	Cnr Ellison Parade and Anchorage Drive, Mindarie	19 th September 2008 12.00 – 1.00pm
Mindarie Ratepayers and Residents Association (ex, now defunct)	Eric Couzens , ex-President	9 Bayport Circuit, Mindarie	19 th September 2008 3.00 – 4.00pm
Whitford Church	Dave Brewer		30 th September 2008 10.30 – 11.30am



Appendix C – Examples of art made from recycled materials





Source: <http://www.thecoolhunter.com.au/architecture/Phooney-Architects---Childrens-Activity-Centre/>

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