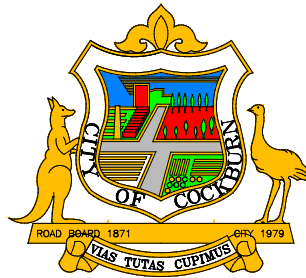


# **CITY OF COCKBURN**



## **SPECIAL COUNCIL MEETING**

## **AGENDA PAPER**

**FOR**

**WEDNESDAY, 5 DECEMBER 2012**

# CITY OF COCKBURN

## SUMMARY OF AGENDA TO BE PRESENTED TO THE SPECIAL COUNCIL MEETING TO BE HELD ON WEDNESDAY, 5 DECEMBER 2012 AT 5:30 PM

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## **CITY OF COCKBURN**

### **AGENDA TO BE PRESENTED TO THE SPECIAL COUNCIL MEETING TO BE HELD ON WEDNESDAY, 5 DECEMBER 2012 AT 5:30 PM**

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- 1. DECLARATION OF MEETING**
- 2. APPOINTMENT OF PRESIDING MEMBER (If required)**
- 3. DISCLAIMER (To be read aloud by Presiding Member)**

Members of the public, who attend Council Meetings, should not act immediately on anything they hear at the Meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

- 4. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (by Presiding Member)**
- 5. APOLOGIES & LEAVE OF ABSENCE**
- 6. PUBLIC QUESTION TIME**
- 7. DECLARATION BY COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS CONTAINED IN THE BUSINESS**

## 8 (SCM - 05/12/2012) - PURPOSE OF MEETING

The purpose of the meeting is to consider a Heads of Agreement between the City of Cockburn and the Fremantle Football Club for the development of an Integrated Regional and Aquatic Facility at Cockburn Central.

## 9. COUNCIL MATTERS

### 9.1 (SCM - 05/12/2012) - PROPOSED NEW INTEGRATED REGIONAL AQUATIC AND RECREATION COMMUNITY FACILITY AT COCKBURN CENTRAL WEST (CR/M/117) (A LACQUIERE) (ATTACH)

#### RECOMMENDATION

That Council:

- (1) accept the Heads of Agreement between the City of Cockburn and the Fremantle Football Club; and
- (2) utilise the information contained in the Agreement as the basis for the preparation of a Business Plan, pursuant to Section 3.59 of the Local Government Act, 1995, to be presented to Council for consideration in February, 2013.

#### COUNCIL DECISION

### Background

Council's adopted *Plan for the District 2006 - 2016* identified the requirement for a new aquatic and recreation facility to replace South Lakes Leisure Centre. The location of the new facility has been planned to be within the Cockburn Central West (CCW) precinct as this would assist in the creation of a major development hub centrally located within the City.



The Fremantle Football Club (FFC), as part of a due diligence process to investigate alternative options to a Fremantle Oval redevelopment, identified the Cockburn Central site as an option. The Club entered discussions with the City to investigate the opportunity to integrate the Club's future facilities into the City's aquatic and recreation facility at CCW. A Memorandum of Understanding (MoU) was signed by the City with the FFC and the University of Notre Dame to explore the option of developing an integrated recreation, elite sport and education precinct on the site. The University of Notre Dame has since withdrawn its interest in proceeding with a joint development on the site.

The City has outlined a design concept for the aquatic and recreation component of the facility based on extensive community and stakeholder consultation with this concept being endorsed by the Council as the 'base build' design at the Special Council Meeting held on 20 September, 2012.

Further to the adoption of the 'base build' as part of the City's requirements, Council also resolved to;

“continue discussions and planning for the project under the Integrated Concept; combining the new Regional Aquatic and Recreation Community Facility, the Fremantle Football Club's Elite Athlete and Administration Centre and a component for a Tertiary Education Institute on the basis that each party will be responsible for its capital and operating costs for inclusion in a Heads of Agreement for consideration by Council.”

In accordance with this resolution, the City and the FFC have worked together to develop concept plans and a cost estimate for an integrated facility proposed at the Cockburn Central West site. Cox Howlett and Bailey Woodland were contracted by both parties to prepare a master plan report and concept designs for an integrated facility. (Attachment 1). The concept includes the City's 'base build' requirements for an aquatic and recreation facility as option 1 and the inclusion of the FFC's training and administration facilities, space for a tertiary education institute and a potential function centre as option 2. The concept designs and report acknowledges the CCW site and the proposed development for the precinct in reference to the draft structure plan and background studies that have been completed to date. The report outlines the key relationships between the major components of the proposed site development and how they will drive community engagement.

Development of an integrated facility of this nature would allow the City to submit a much stronger case for Federal and State government funding that otherwise may not be substantiated if presented as a stand-alone facility. The innovation and combination of community, elite sports and education coming together puts any submission for

funding in a strong position, when compared to other stand-alone facilities seeking funding from the same pool.

### **Submission**

N/A

### **Report**

The prospect of an integrated facility that includes aquatic and recreation components, an elite sporting club and a tertiary education institution would be unique in Australia and become the benchmark for modern facilities of this kind. The development concept incorporates these components into a single integrated facility over multiple levels with the objective of minimising the ground level footprint, maximising capital economies of scale and facility use across the stakeholders while minimising operation costs.

The proposed facilities to be included in the City of Cockburn base build and the FFC base build are included in Schedule 4 of the Heads of Agreement (HOA) (Attachment 2).

A principle of the integrated development is that each party will be responsible for the funding of its own facilities and not subsidise the other party. Notwithstanding this, the two parties will make their best endeavours to maximise the external funding opportunities for the total project. Similarly, neither party will subsidize the operation of the other party. There are many opportunities to have reciprocal and mutually beneficial arrangements in place such as joint use of facilities that can be identified.

### ***Heads of Agreement***

The Heads of Agreement (HOA) (Attachment 2) document outlines the agreed matters between the two parties and the principles for agreement on other matters. The HOA between the City and the FFC provides an obligation for the two parties to proceed with the project subject to a number of conditions.

This agreement is non-binding until Council has considered and endorsed a Business Plan for the integrated facility as a requirement of the Local Government Act (LGA), 1995 (Section 3.59). Proceeding with the integrated project is subject to external funding for both parties towards the entire project. The integrated facility Business Plan will be presented to Council for consideration in early 2013.

Included in the HOA are a number of schedules that provide a framework for inclusion of matters in the Development Agreement which will be required as the formal, legally binding document to enable the project to proceed.

## ***Land***

The Cockburn Central West site is currently owned by the WA Planning Commission (WAPC) and, prior to any development on site, the land will be transferred to Landcorp for development. The City has signed a Basis for Agreement with Landcorp that outlines the requirements for recreational facilities at this site, in order to secure early settlement of a developable portion of the CCW.

The Draft Structure Plan currently being developed will be presented to the City for comment and then formally advertised for public comment before final endorsement by Council. The development of the integrated facilities would see 3 lots created and allocated to the City on the following basis:

- Lot 1 – an area of approximately 2.6 hectares that will be leased to the City for a period of 50 years by the Crown with the power for the City to sublease. This site will accommodate the building infrastructure.
- Lot 2 – an area for an oval of Australian Football League (AFL) dimensions that will be under a Management Order to the City which will allow for the City to lease to an entity such as the FFC.
- Lot 3 – an area for the community playing fields and public open space that will be under a Management Order to the City for its care, control and management.

## ***Proposed Development Financing***

The final costing of the integrated facility (City of Cockburn and FFC components only) has been estimated at \$107M; however, this could be subject to change when further detailed planning is completed. Within the integrated model, development of the facility would also include an education component and at this stage the City is progressing discussions with a Tertiary Education Institution to partner. The potential for a function centre has also been considered, however, a demand analysis and business case will determine whether such facilities are required within this development.

It is emphasised, however, that the concept of the integrated option is to provide the City with more amenity and benefits for its residents, without increasing the net cost to the City. It is anticipated that the City's portion of the project will not exceed \$82M to be comprised as follows:

- \$65M Municipal sources
- \$2M State Government (Community Sport & Recreation Facilities Fund) anticipated funding

- 15M Federal Government (Regional Development Australia Fund)

The State Government funding will be targeted separately by each party, with the City already submitting an application through the Community Sport & Recreation Facilities Fund administered by the Department of Sport and Recreation. This fund has a maximum funding allocation of \$4M and, given the regional importance of this facility, the City will be seeking the full funding allocation. The FFC will also be seeking funding through the State Government through a separate cabinet submission, with these funds being apportioned to the FFC's capital cost.

The Federal funding is being targeted against the Regional Development Australia Fund (RDAF). This fund provides for a maximum allocation of \$15M per project. With this likely to be the final funding round prior to the next Federal election, expressions of interest (EOI) have recently been called and will close on 6 December 2012. The City has a much stronger position to target a greater funding amount by partnering with the FFC and therefore a joint funding strategy has been proposed in line with the HOA.

In the event that the level of grant funding being proposed is not achieved, or this exceeds contingency provisions, the City & FFC will consider changes to the design including deferring components. Both parties will reserve the right to terminate the agreement should a significant level of funding shortfall occur.

### ***Development Timeline***

A general project milestone and estimated completion date is outlined below with a more detailed timeline outlined in Schedule 8 of the HOA.

<b>Milestone</b>	<b>Estimated Completion</b>
HOA presented to Council	5 December 2012
Commonwealth RDAF – EOI submission	6 December 2012
CSRFF funding notification	January 2013
Architectural and Design Services Tender Called	February 2013
Business Plan Completed to LGA requirements	February 2013
Commonwealth RDAF - EOI Notification	13 February 2013
Development Agreement Signed	April 2013
Lease Arrangements Finalised	April 2013
RDAF – Full Application due	13 April 2013
Council Final Design and funding approval	October 2013
Council decision on Construction Tender	December 2013
Building Construction Commenced	March 2014
Building Construction Completed	December 2015
Official Opening	February 2016

In conclusion, the Heads of Agreement sets out the matters that have been agreed between the City of Cockburn and the Fremantle Football Club and for other issues, the principles on which agreements will be negotiated in the future, prior to final consideration by Council. Until such time that the outcome of the various funding applications submitted by the parties individually and collectively are known, the final terms of the Development Agreement cannot be readily determined. The HOA does provide a strong indication of the level of commitment of the parties to the project to external funding bodies.

## **Strategic Plan/Policy Implications**

### **Growing City**

- Investment in industrial and commercial areas, provide employment, careers and increase economic capacity in the City.

### **Infrastructure**

- Community facilities that meet the diverse needs of the community now and into the future.
- Community infrastructure that is well planned, managed, safe, functional, sustainable and aesthetically pleasing.
- Partnerships that help provide community infrastructure.

### **Community & Lifestyle**

- People of all ages and abilities to have equal access to our facilities and services in our communities.
- Promotion of active and healthy communities.

### **Leading & Listening**

- Manage our financial and infrastructure assets to provide a sustainable future.

### **A Prosperous City**

- Sustainable development that ensures Cockburn Central becomes a Strategic Regional Centre.
- Investment in the local economy to achieve a broad base of services and activities.

### **Moving Around**

- Infrastructure that supports the uptake of public transport and pedestrian movement.

### **Budget/Financial Implications**

The City has committed to the revised 'base build' of \$82M for the proposed aquatic and recreation facility. The integrated facility has only been progressed on the principal that the City would not cross subsidise any capital or future operating components for other parties involved.

All other capital projects currently proposed as part of the *Plan for the District* can still be accommodated within the life of that Plan. However, the timing and scope of each of these will be subject to review, when Council considers the development of its Community Business Plan in early 2013.

### **Legal Implications**

Subsequent to a Council resolution on this matter, section 3.59 of the Local Government Act, 1995, requires the preparation and adoption of a Business Plan prior to the further development of this proposal.

Subject to the project proceeding, the HOA would be followed by a Development Agreement that outlines the specific commercial arrangements between the City and the FFC for inclusion into a lease arrangement.

### **Community Consultation**

As reported previously, extensive consultation was undertaken as part of the development of this proposal that included community groups, sporting groups, residents, State sporting associations and the Department of Sport and Recreation. The proposed facility is consistent with the needs identified in the Department's *State Aquatic Sports Facility Strategic Plan*.

### **Attachment(s)**

1. Cockburn Regional Integrated Aquatic and Recreation Community Facility, Concept Plans and Design Report
2. Heads of Agreement – Confidential Attachment under separate cover.

### **Advice to Proponent(s)/Submissioners**

FFC has been advised that this matter is to be considered by Council at a Special Council Meeting to be held on 5 December, 2012.

### **Implications of Section 3.18(3) Local Government Act, 1995**

Nil

**10. (SCM - 05/12/2012) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995)**

**RECOMMENDATION**

That Council is satisfied that resolutions carried at this Meeting and applicable to items concerning Council provided services and facilities, are:-

- (1) integrated and co-ordinated, so far as practicable, with any provided by the Commonwealth, the State or any public body;
- (2) not duplicated, to an extent Council considers inappropriate, services or facilities as provided by the Commonwealth, the State or any other body or person, whether public or private; and
- (3) managed efficiently and effectively.

**COUNCIL DECISION**

**11. CLOSURE OF MEETING**





# Cockburn Regional Aquatic and Recreation Community Facility

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# Contents

- 01 Introduction
- 02 Background Reports
- 03 Site and Site Planning
- 04 Development Options
- 05 Elements of Master Plan
- 06 Sustainable Living
- 07 Summary



# Introduction 01





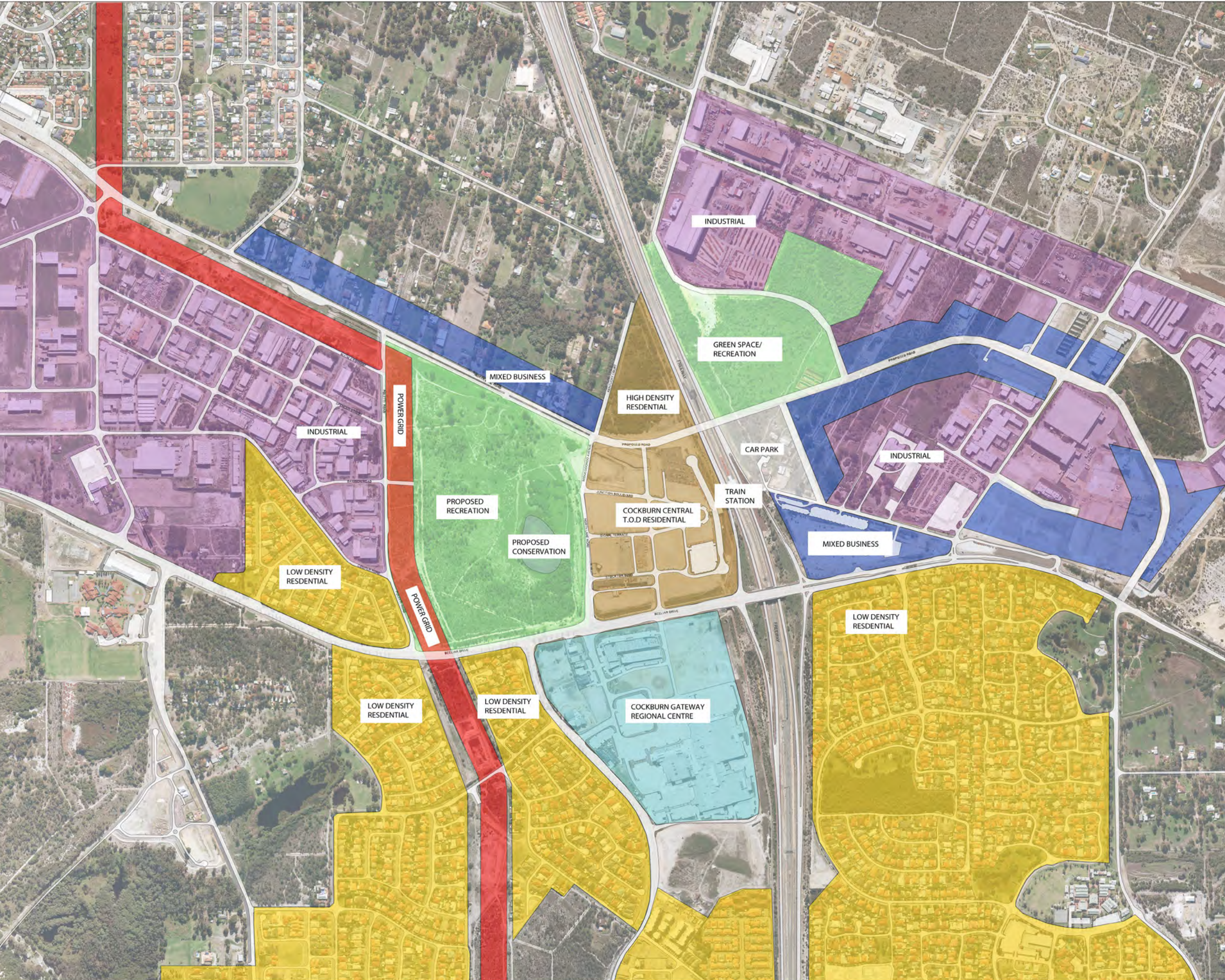
## Introduction

This proposal has been developed as a key strategic and community investment in the recreational plan for the Cockburn Central – West precinct. The master plan options explore and demonstrate the potential development of active recreational facilities on the site, including major indoor sports and aquatic facilities.

The detailed design concept has been developed in parallel with a new master plan for the site which includes a combination of wetlands, public open space, residential development and community facilities, and will form a fully integrated element in the broader Cockburn Central precinct. The proposal includes soccer/ hockey grounds, a football oval, aquatic centre, playground and car parking capable of sustaining these functions, combined with an expansive public open space network and medium to higher density residential development.

The configuration of the precinct and location of the new recreational facilities is organised to maximise visual and physical linkages to the Cockburn Railway Station and Cockburn Central residential precinct. The primary eastwest pedestrian link is extended as a pedestrian promenade and is the primary pedestrian circulation and access armature of the master plan. A large car park to the west of the proposed recreational centre will also be the primary vehicular address for the new facilities.

This study includes two options for the proposed development, which each contain similar provisions for the indoor sports and aquatic facilities. Option 2 incorporates additional accommodation to support the integration of a major tertiary institution as well as the relocation of the Fremantle Dockers Football Club training and administrative facilities to the Cockburn site.





# Background Reports<sup>02</sup>

Previous planning studies and principles relating to development in the area were reviewed and assessed to determine their relevance to the current master plan. Following are summaries of the related background information.





## 2.1 Thomsons Lake Regional Centre Master Plan Report

Prepared by Hames Sharley in 1996, the Thomsons Lake Study provides the framework for a new town centre at the junction of the Kwinana Freeway and Beeliar Drive. The report serves as a guiding document illustrating how the Town Centre of Cockburn will be developed, and has been largely endorsed.

The Plan combines 3 major districts into a single, mixed use town centre. These areas include the Thomsons Lake Regional Shopping Centre, the Regional Sporting Complex, and the Main Street/ Business district and adjacent Railway Station. Two versions of the plan were developed reflecting a difference in emphasis on the significance of the regional sporting facilities to the role of the town centre.

At the time the plan was developed, the Perth Mandurah line was still in the planning phase but seen as a significant opportunity to anchor the town centre.

The master plan provides a basis for creating a multi functional town centre incorporating a mix of cultural, civic, commercial, business, entertainment and sporting activities similar in mix and development aspiration to the Joondalup Town Centre.

## 2.2 Thomsons Lake Regional Centre Master Plan Evaluation Report

Completed in March 2000, the Master Plan Evaluation Report reinforces the regional significance of the South Metropolitan / Cockburn area. Cabinet requested that a steering committee be created to evaluate options for planning of the area.

Under the plan a town centre would be created which integrates the proposed railway station, Gateway Shopping Centre, and the Sport and Recreation land surrounding the Town Centre.

## 2.3 Thomsons Lake Project Environmental and Recreation Precinct Management Plan

An Environmental Management Plan was conducted by ENV Consultants for the environmental and recreational precinct outlined in the Cockburn Central Structure Plan. The recreational precinct comprises an EPP Wetland (Known as Tee Tree Close Wetland) and surrounding remnant vegetation.

The existing wetland is classified as a sumpland, meaning that it is seasonally inundated. The surrounding remnant vegetation is considered worth protecting and enhancing, however it was not included in the final 'Bush Forever' designation. This decision was justified because it contains no rare flora and conservation efforts could be redirected to nearby sites.

The intent of the Management Plan is to ensure ongoing protection of the wetland, protection and enhancement of the bushland, environmentally sensitive development for the recreational park, and appropriate stormwater management.

A draft copy of the Vegetation Condition Plan has been included in the appendix for further information and reference.

## 2.4 Cockburn Regional Centre Composite Structure Plan

This plan represents the City of Cockburn's amalgamation of Structure Plans for the Thompson's Lake Regional Centre. Under the Composite Structure Plan the study parcel is labelled Environmental and Recreation Precinct.

The Composite Structure Plan is illustrated on the opposite page for further information and reference.

## 2.5 Thomsons Lake Regional Centre Structure Plan

A Structure Plan for the proposed development area was prepared for the Implementation Committee by BSD Consultants in 2001. The site is designated for major sports and conservation purposes in keeping with the original intention for the area.

In 2001 the Structure Plan was advertised for public comment and the study site was rezoned from Parks and Recreation to Urban to facilitate the proposed development.

## 2.6 Cockburn Activity Centre Precinct Plan

The Activity Centre Precinct Plan establishes the land uses for all areas within proximity of the town centre and railway station. Both existing and future developments are included in the Precinct Plan which illustrates an overview of the context for the area.

The Study Area is designated as Public Open Space, Proposed Major Active Recreation, and Proposed Conservation Precinct.

The Activity Centre Precinct Plan has been included in the appendix for further information and reference.

## 2.7 City of Cockburn District Traffic Study 2006

The City of Cockburn appointed Uloth and Associates to develop a Regional and District Level Traffic Model to assist in establishing road requirements which meet projected growth for the area.

The study identifies existing traffic flows within the study area. The future forecasts were calculated with and without Roe Highway Stage 8 extension as well as the proposed North Lake Road bridge over the Kwinana Freeway. These scenarios were forecasted for both 2016 and 2031.



Beeliar Drive and North Lake Road are expected to experience significant increases in traffic in the future.

Beeliar Drive, to the south of the site, is forecast to have roughly 55,000 vehicle trips per day by 2016. This is the second highest in the study area (the highest being Armadale Road, which Beeliar becomes, east of the freeway). North Lake Road to the north of the site is expected to have roughly 38,000 vehicle trips per day in 2016 with the proposed North Lake Bridge included in the forecast.

## 2.8 Gateways Shopping Centre Local Structure Plan

The intent of the LSP is to facilitate the expansion of the existing Cockburn Gateway Shopping Centre, in a form that will meet the future needs of the South West Metropolitan Region.

The plan addresses the expansion of the existing Gateway Shopping Centre from 26,000m<sup>2</sup> of retail/shop space to accommodate a total of 50,000m<sup>2</sup>. It includes a Main Street component as part of the expansion of the centre and also addresses vehicular access and pedestrian links to the site.

The Structure Plan has been included in the appendix for further information and reference.

## 2.9 Gateways Shopping Centre Structure Plan Transport Upgrade Design

The Transit Upgrade Design includes recommendations for improving vehicle access along Beeliar Drive and into the Gateway Shopping Centre.

The Transport Plan recommends additional lanes to address vehicular access and egress from the shopping centre at the termination of Midgegooroo Avenue (Driveway 1), Wentworth Parade, and along Beeliar Drive. It also recommends modifications to existing lanes along Beeliar Drive and adjacent streets as well as access to the Kwinana Freeway.

## 2.10 Town Planning Scheme Amendments

The City rezoned all of the Town Centre Area as “Development Area” in Town Planning Scheme No 2.

An amendment to Town Planning Scheme No 3 was required as the Town Centre land was unzoned land in the City’s Town Planning Scheme No 3. This was a result of the MRS being amended to rezone the area from Parks and Recreation Reserve to ‘Urban’.

A Regional Centre Zone was considered the most appropriate zoning to apply to all of the land within the future town centre.

## 2.11 Department of Sports and Recreation Strategic Plan 2009-2010

The DSR’s Strategic Plan establishes the following principles and goals as the core of it’s future directive.

DSR aspires to be a vibrant, responsive and progressive organisation that is accountable. Excellence is achieved in sporting performance.

All Western Australians have access to quality sport and active recreation facilities. A more physically active society in which sport and active recreation increase community wellbeing.

## 2.12 City of Cockburn Sport and Recreation Strategic Plan 2009 (adopted in 2010).

An extension of the City’s broader strategic plan, the sport and recreation plan assessed the existing standard of provision and determined community needs through a demand analysis. A Regional Recreation Facility Development Plan was developed that identified and outlined future provision requirements to meet the future needs of the community. An aquatic and highball facility and additional district level active space was determined as required community sporting and recreational infrastructure in Cockburn Central.

## 2.13 A Plan for the District 2010 – 2020

Developed through a needs analysis process, the plan identifies infrastructure projects, including proposed location, development timeframe and costs, both capital and operating. A specific community infrastructure plan forms a part of this study, specifying the requirement for a Regional level multifunctional aquatic and recreation facility located at Cockburn Central to replace the existing South Lakes Leisure Centre. The requirement for active open space to cater for two AFL size fields and club rooms are also identified as future required infrastructure to be located at Cockburn Central.

## 2.14 The Circuit

In parallel with detailed recreational facility studies for the site, Landcorp has commissioned a number of master planning studies of the precinct to test potential residential development yields and planning visions.

## 2.15 Summary of Background Information

The Cockburn Central Park Master Plan builds on the Precinct Design Principles established in the Previous reports.

Creating opportunities for passive and active recreation enhances the community health and interaction. The focus on recreation is in line with the original intentions for development of the site, in addition to the preservation and enhancement of the existing bushland.

The Park Master Plan is well integrated with the planned Town Centre Precinct and embraces the design philosophy of a pedestrian oriented mixed use centre.

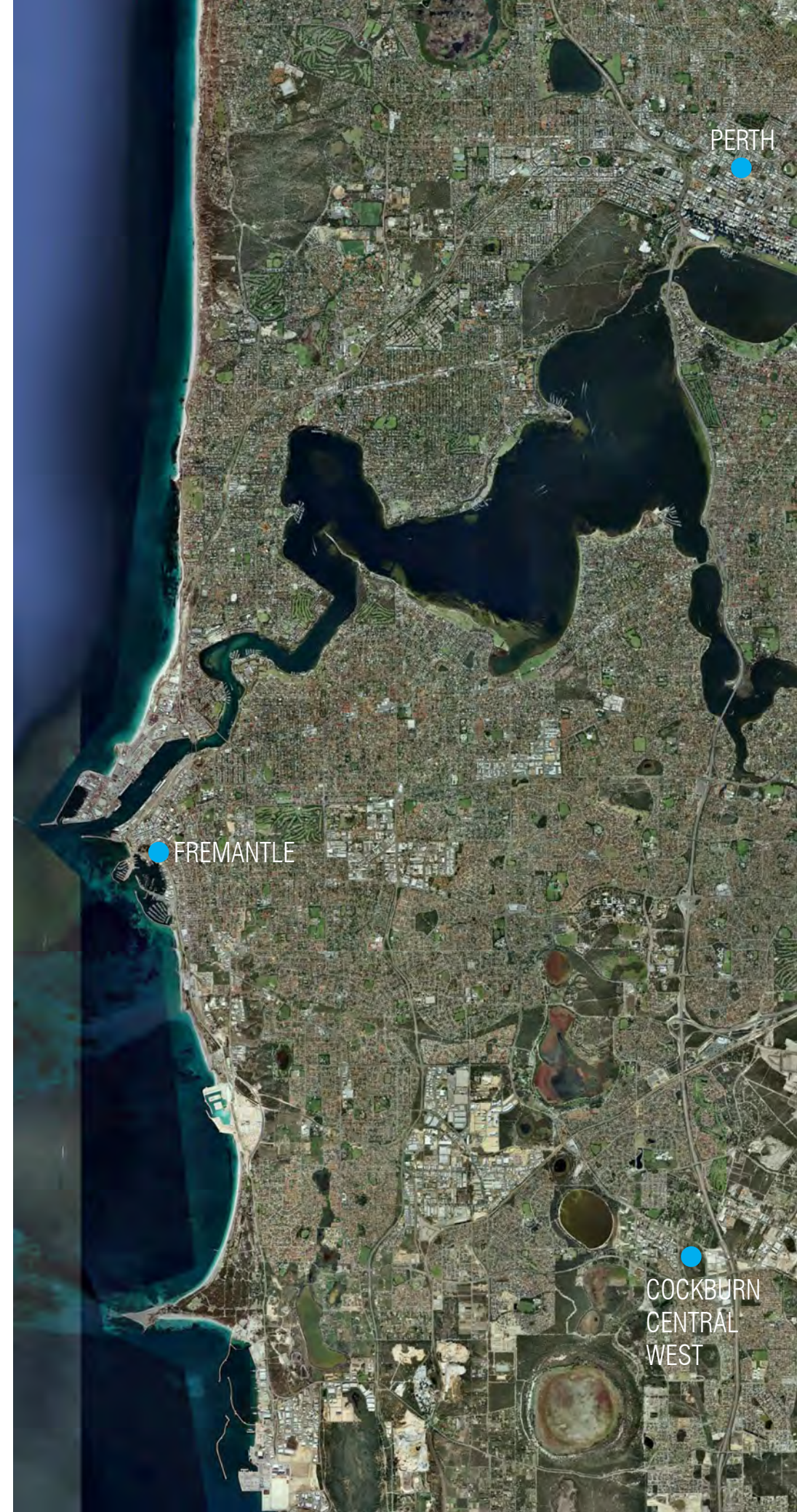






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# Site and Site Planning

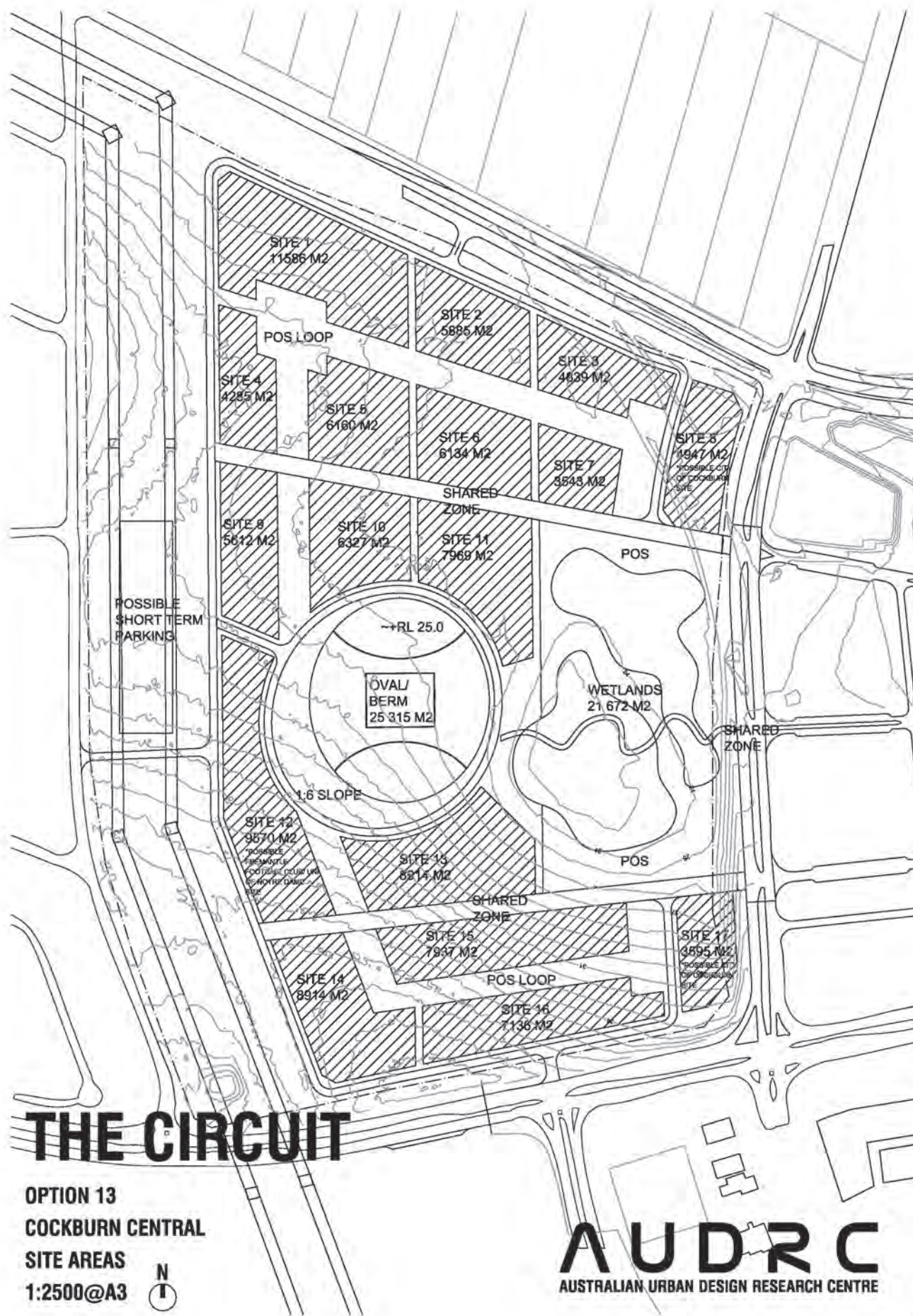


## Cockburn Regional Aquatic and Recreation Community Facility

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# Cockburn Regional Aquatic and Recreation Community Facility

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04

## Development Options

1.0 Option One  
2.0 Option Two

## 1.0 Option One



# Cockburn Regional Aquatic and Recreation Community Facility

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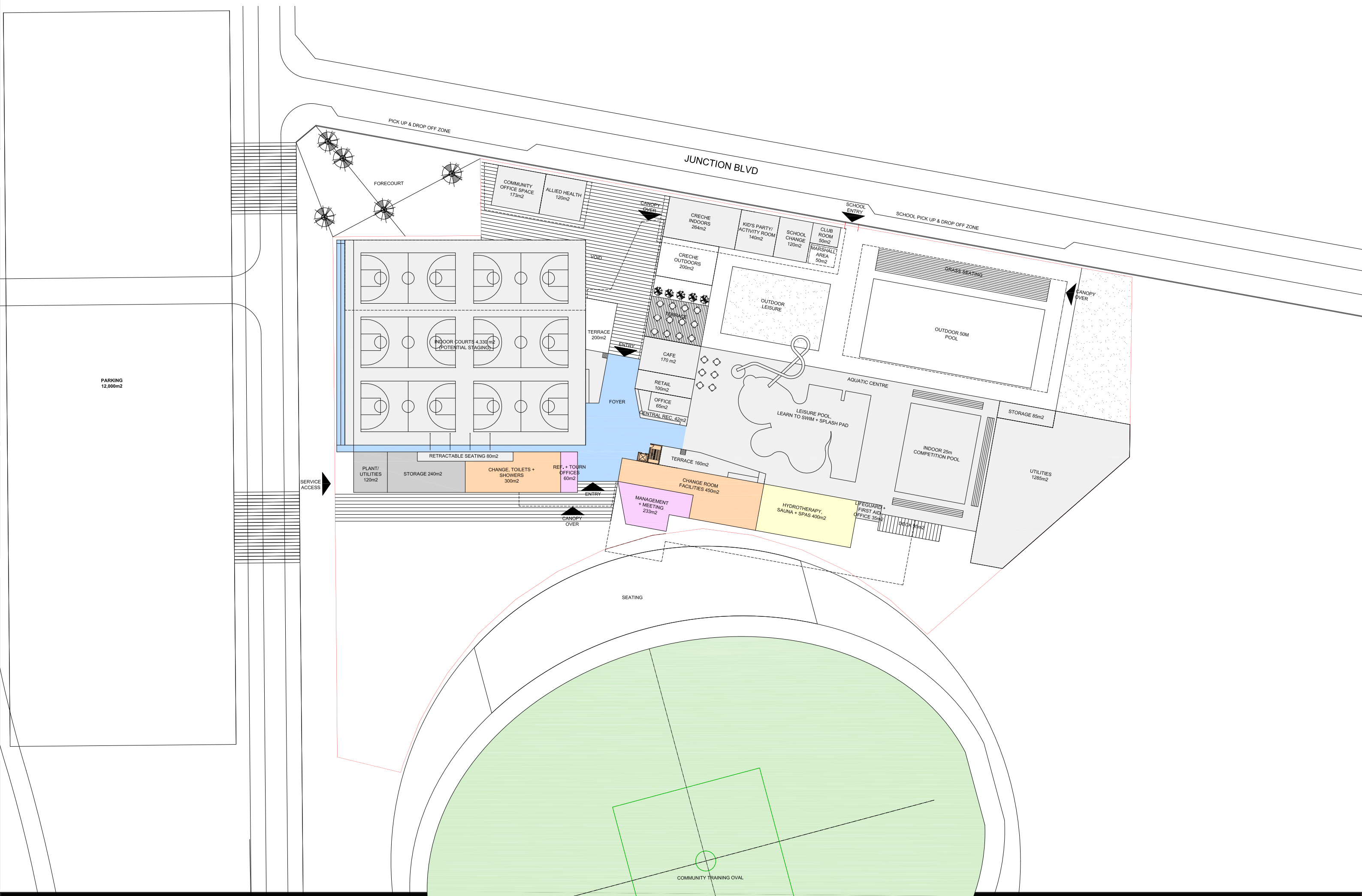


**COX**  
Cox Howlett & Bailey Woodland





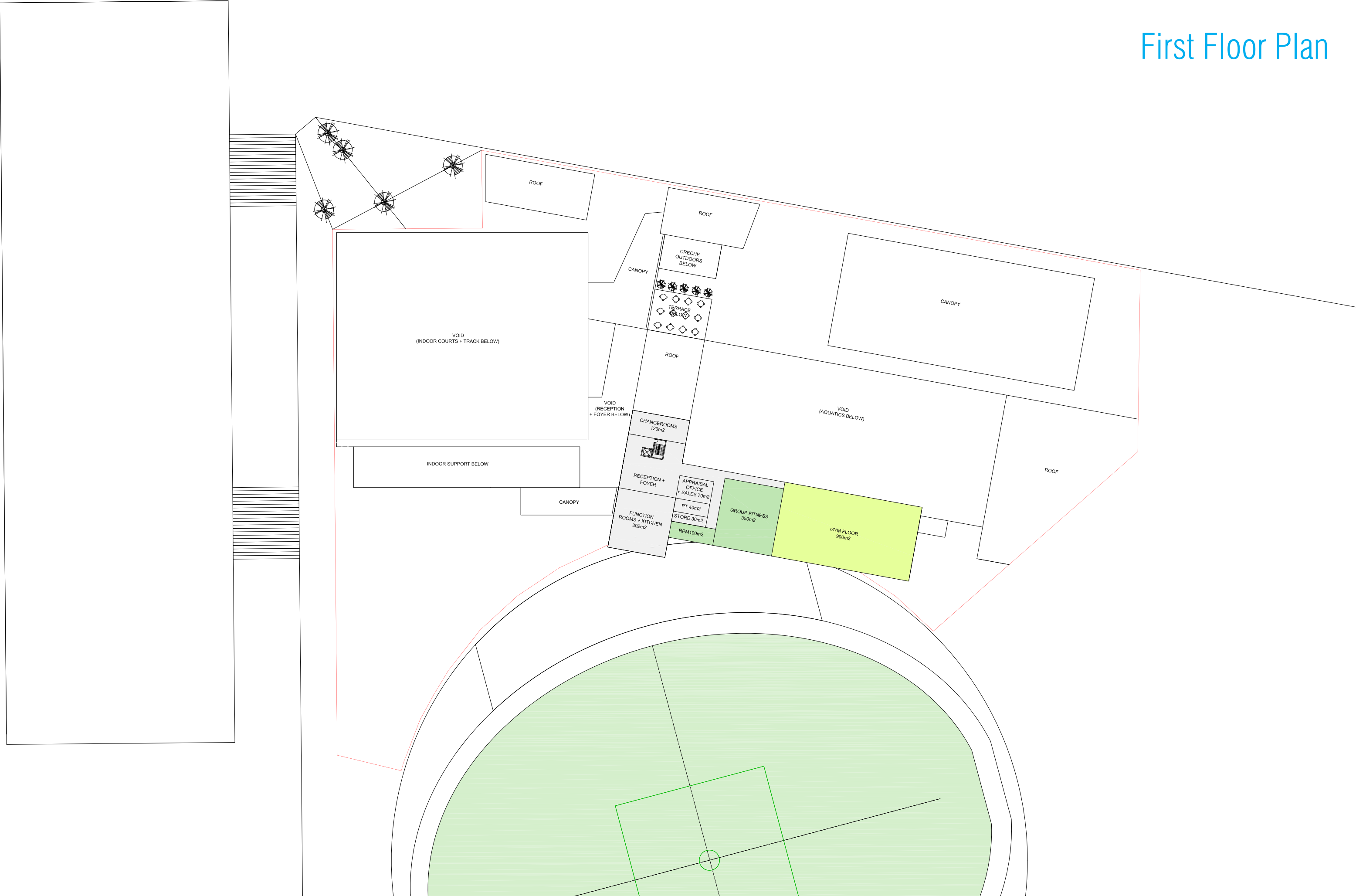




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2.0 Option Two

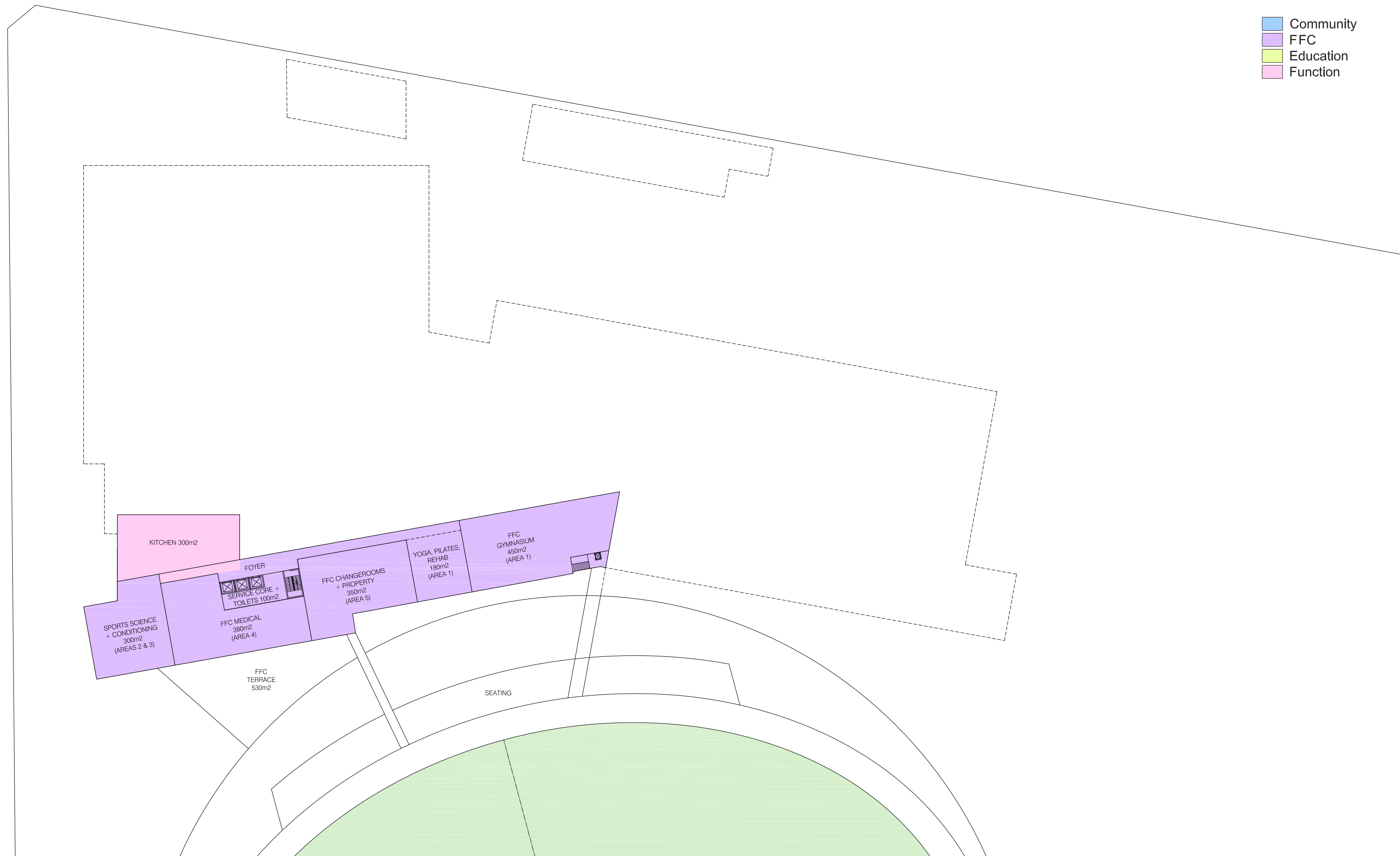






# Lower Ground Floor Plan

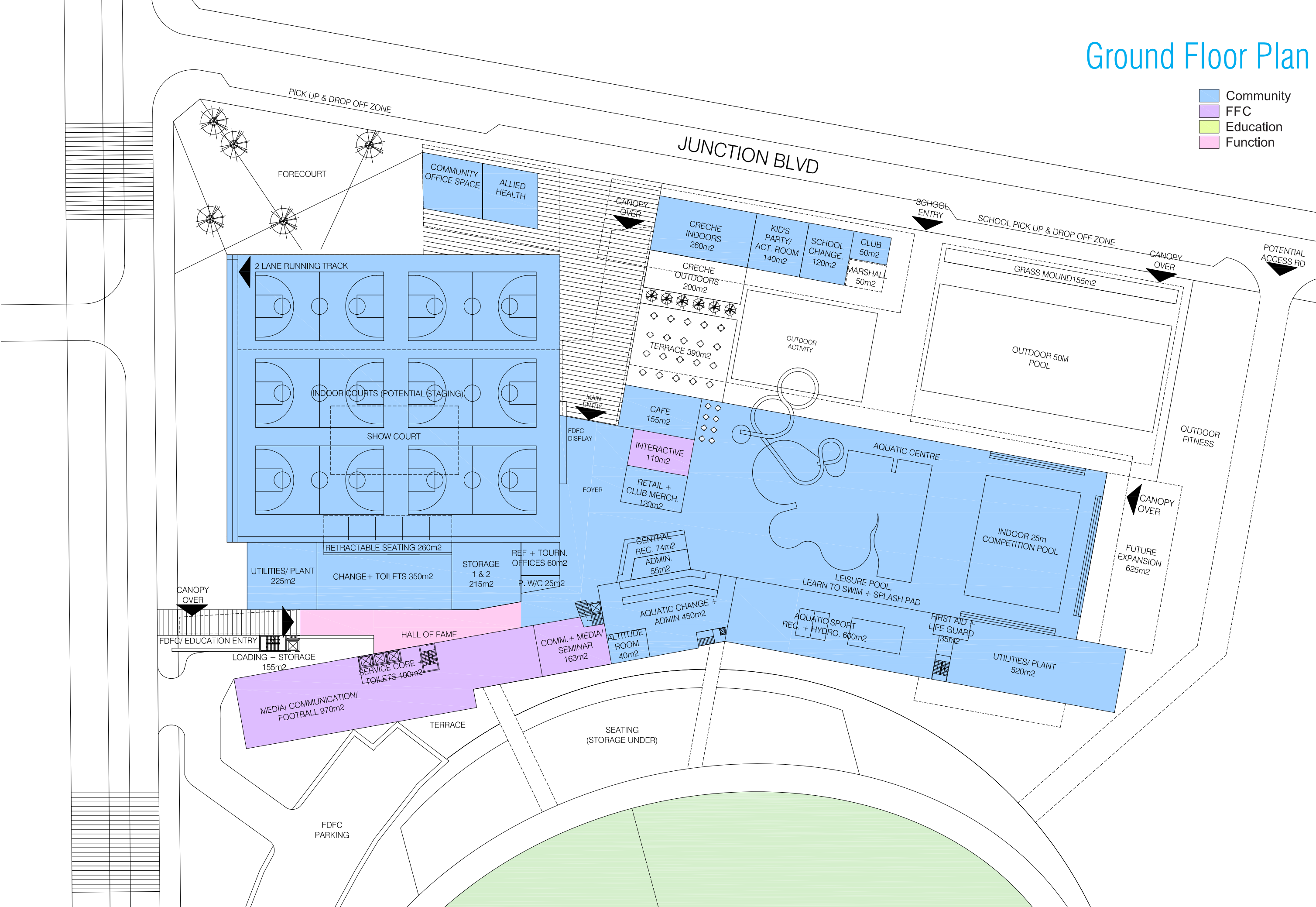
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- Education
- Function



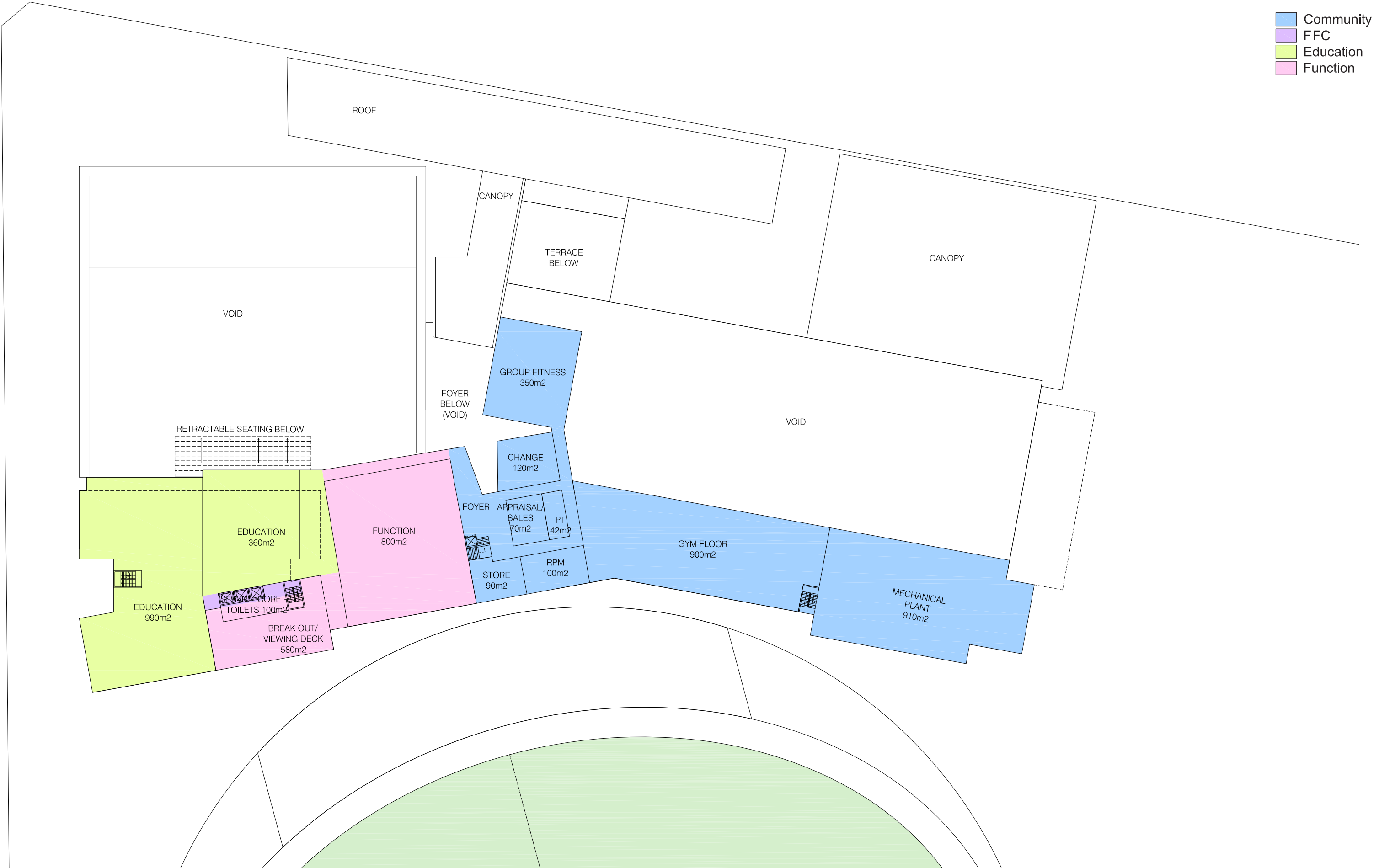


Ground Floor Plan

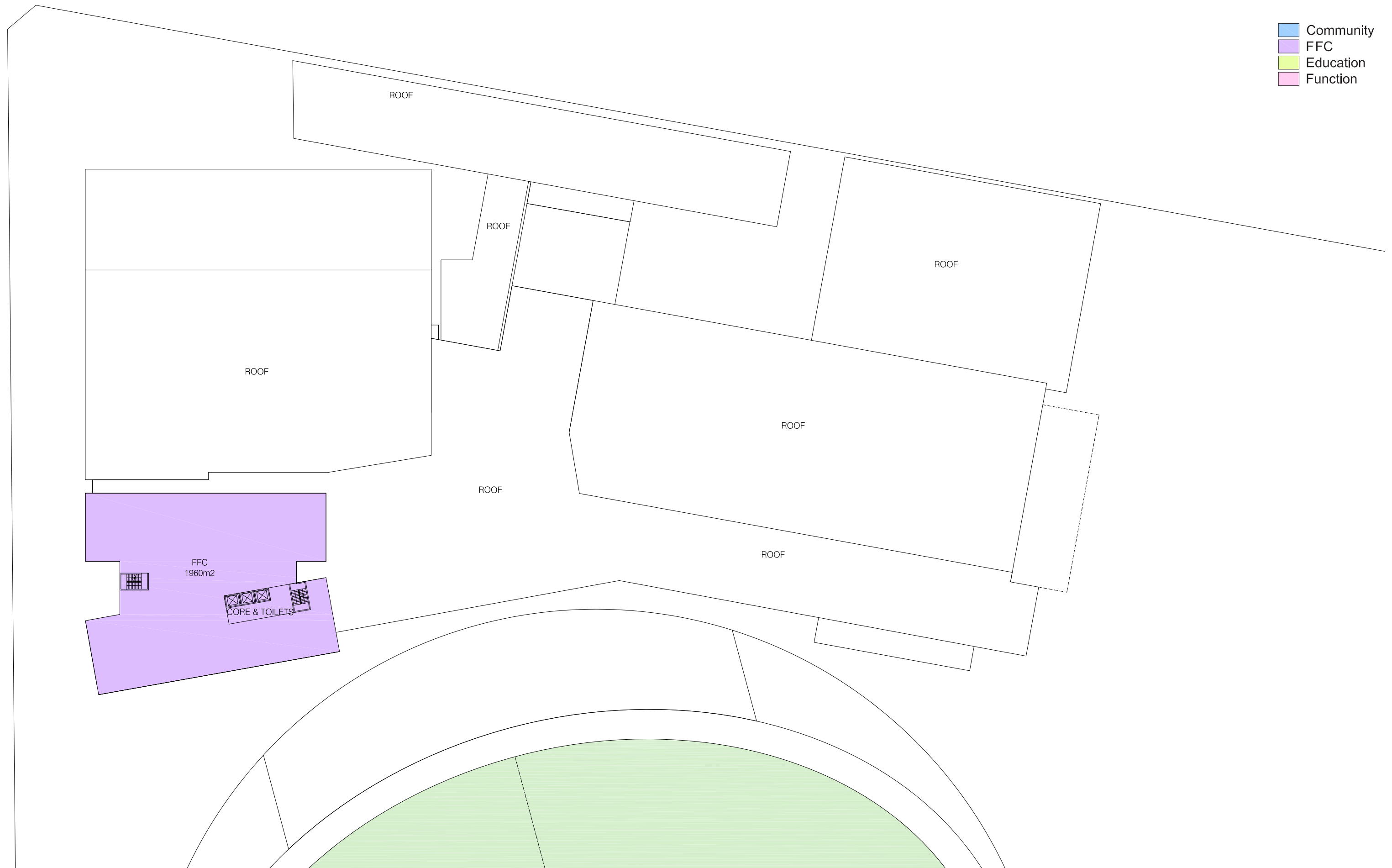
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- FFC
- Education
- Function



First Floor Plan



# Second Floor Plan







# Cockburn Regional Aquatic and Recreation Community Facility

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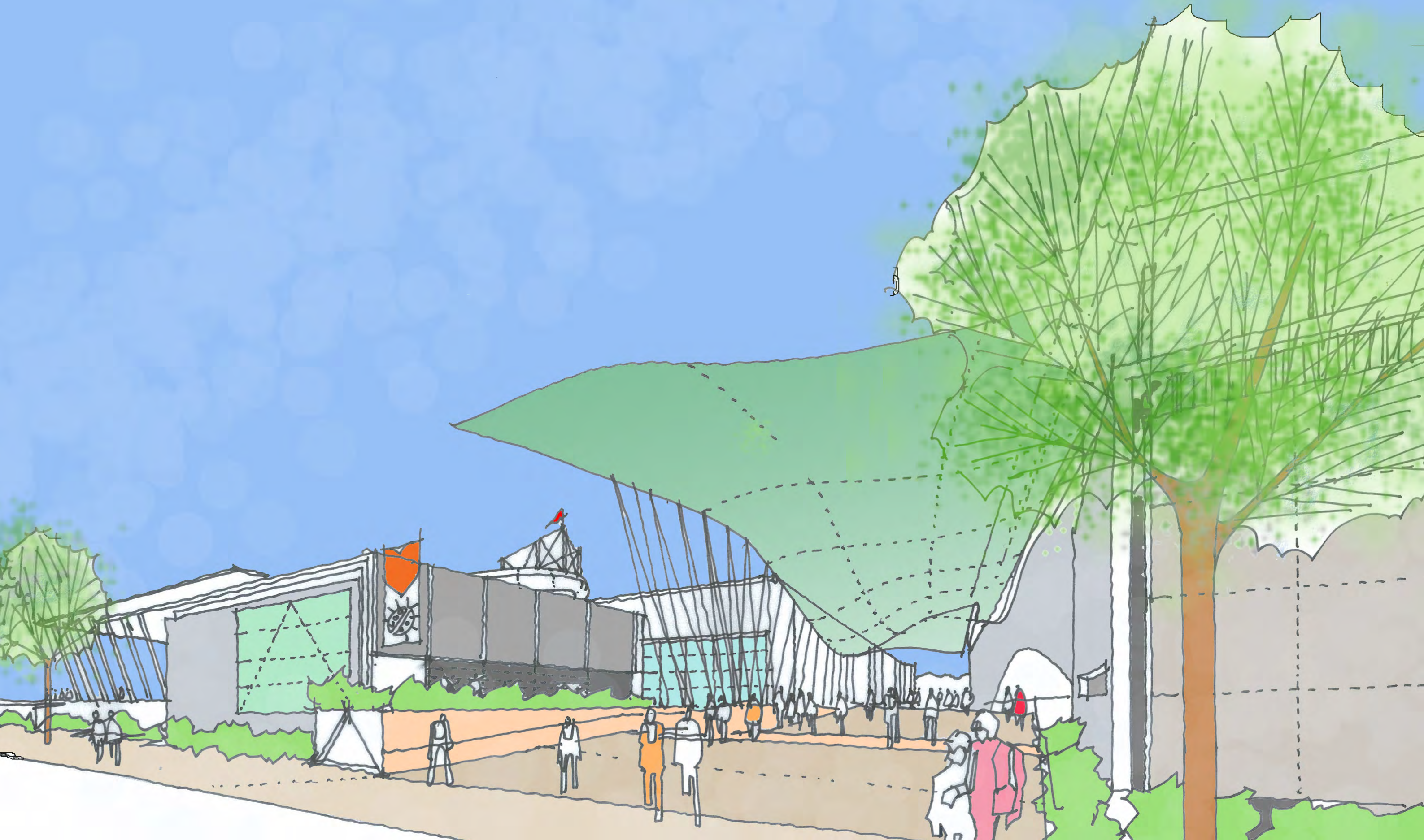


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Cox Howlett & Bailey Woodland









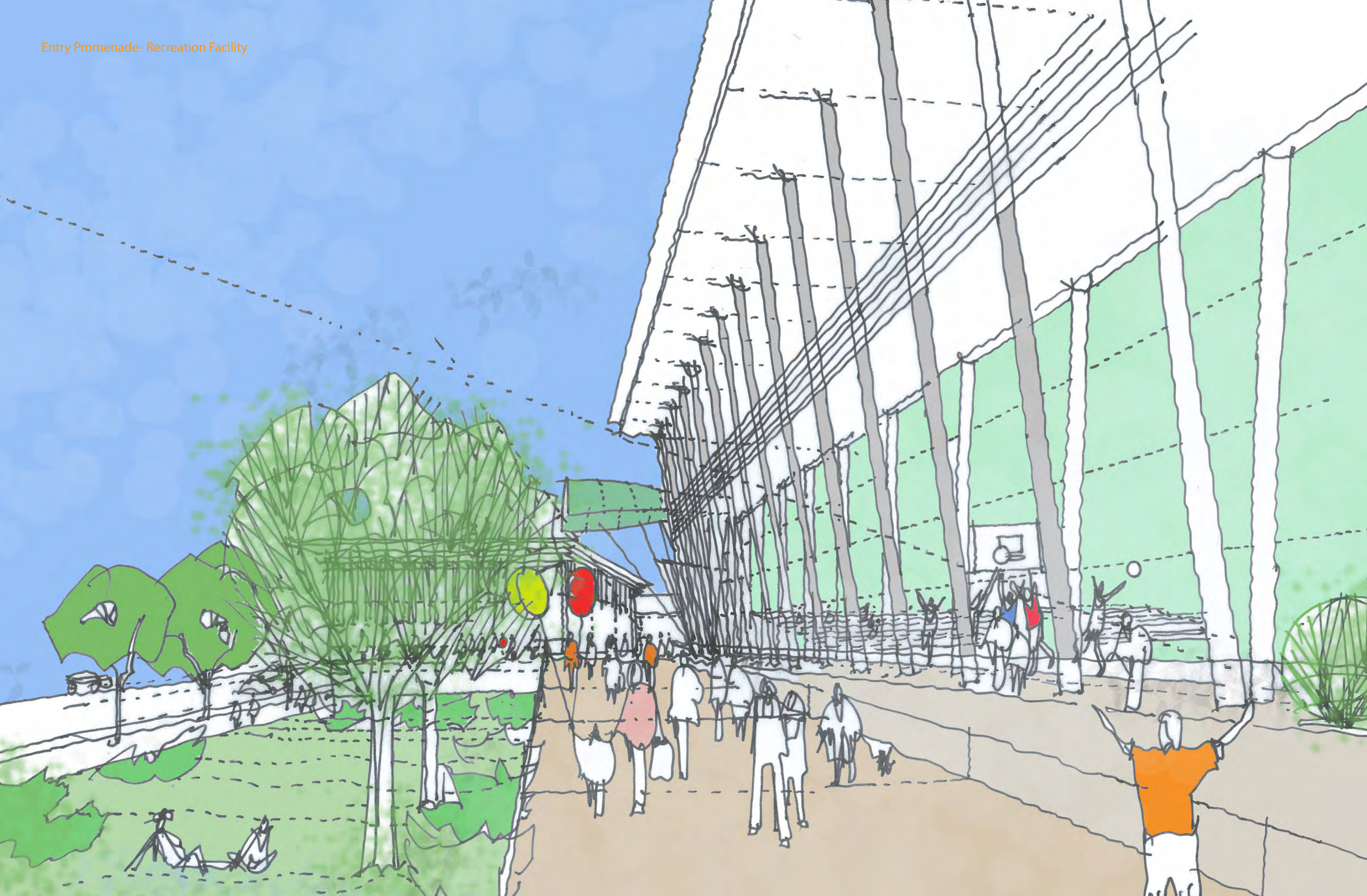
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# Cockburn Regional Aquatic and Recreation Community Facility

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# Cockburn Regional Aquatic and Recreation Community Facility

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# Elements of Master Plan 06

- 1.0 Active Reserve
- 2.0 Movement
- 3.0 Aquatic & Recreation Centre
- 4.0 Elite Sport Facilities
- 5.0 Health Education and Function Centre
- 6.0 Parkside Living
- 7.0 Wetlands
- 8.0 Parklands





# 1.0 Active Reserve

The active recreation spaces have been designed to accommodate both elite and community recreation needs and forms part of the overall public open space strategy for the precinct. The active recreation spaces are designed to accommodate multiple sporting codes such as AFL, Rugby and Soccer with the flexibility to also provide for large community events. The circulation spaces also act as communal public areas and are designed to include substantial tree planting around the perimeter of the active recreation spaces.



KEY PLAN





## 2.0 Movement

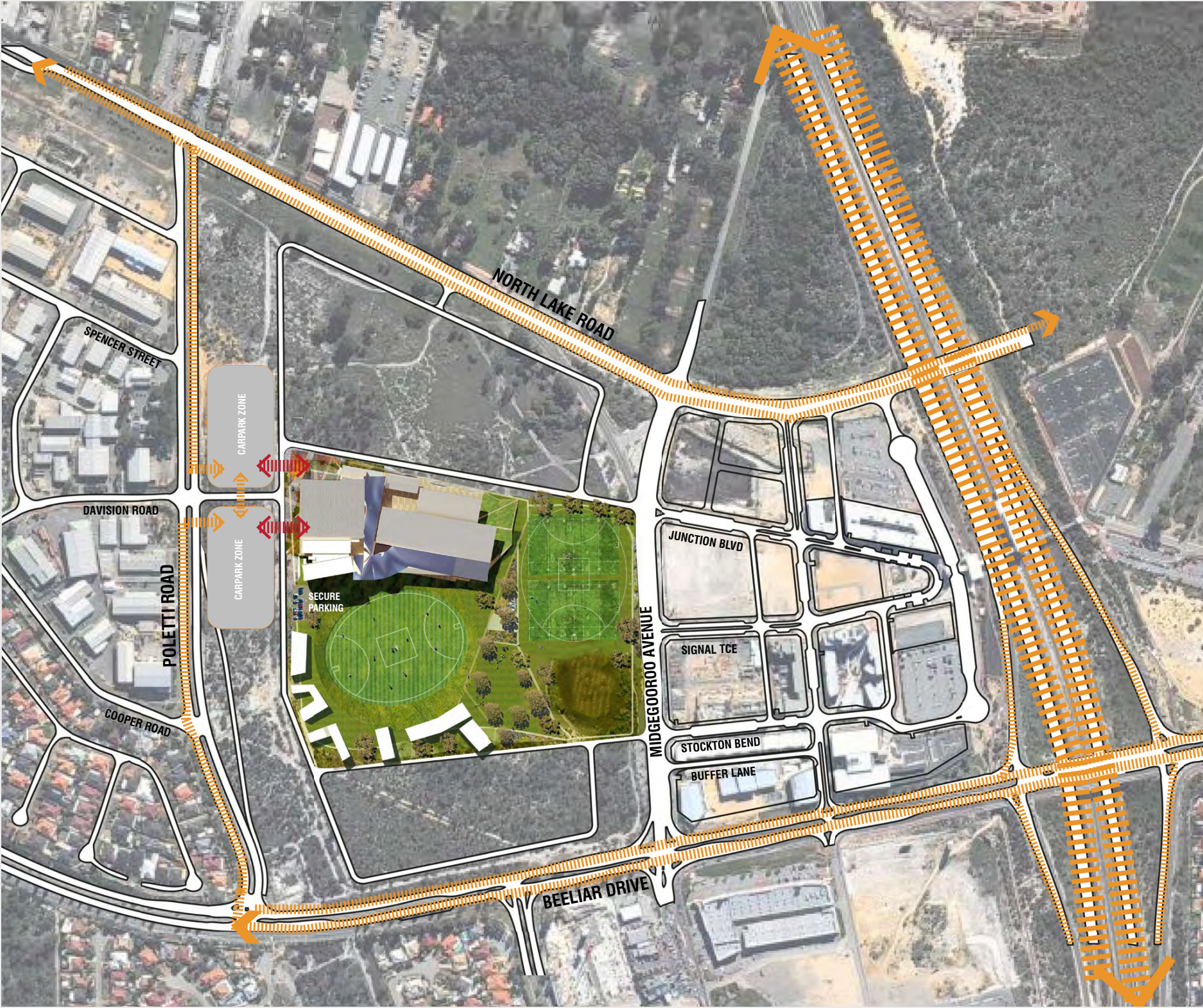


PEDESTRIAN MOVEMENT PLAN





2.0 Movement





# 3.0 Aquatic & Recreation Centre

The Aquatic Centre is potentially the most actively used function on the site and therefore was placed in close proximity to the railway station. It forms an integrated part of a pedestrian link to the park over Midgegooroo Avenue to Cockburn Central proper.

The Centre features indoor and outdoor pool areas and an integrated cafe space activating the plaza and thoroughfare.

- Key features of the facility:
- Outdoor 52m heated lap and competition pool
  - Indoor 25m lap pool
  - Leisure Pool & Learn to Swim Pools
  - Water Slide and Splash Pad
  - Water Playground
  - Hydrotherapy and Recovery pools
  - Spa, Steam and Sauna
  - Café
  - Creche
  - Kids Party and Indoor Playground
  - Group Fitness and Spin Studios
  - Health Club style Gym and Cardio space
  - 6 indoor high ball courts including show court
  - Community Office space



KEY PLAN





# 4.0 Elite Sport Facilities

The elite sports facilities have been designed to form part of an integrated facility that brings the community and elite components together as one. The design accommodates for elite training and administrative facilities for the Fremantle Football Club and other elite athletes, of a standard that would become the benchmark for other elite athlete training facilities.



KEY PLAN





# 5.0 Health Education and Function Centre

## Health Education

The development of a specialised Sports Science Health Facility for a University partner has been incorporated into the design that will provide education facilities with a focus on health and healthy living. The design has been developed to maximise relationships that promotes direct interaction between elite sporting players and the community.

## Function Centre

The facility function space will provide a multi-use area capable of hosting large functions, corporate events, conventions, community meetings, fitness classes, community group meetings and university classes while also acting as a corporate/premium area for the adjacent show court and AFL oval.



KEY PLAN





## 6.0 Parkside Living

The scheme incorporates residential uses within the site to encourage activity and help create a mixed use centre. The towers act as a visual container and will support the overall integration of the park precinct with the high density residential precinct of Cockburn Central.



KEY PLAN



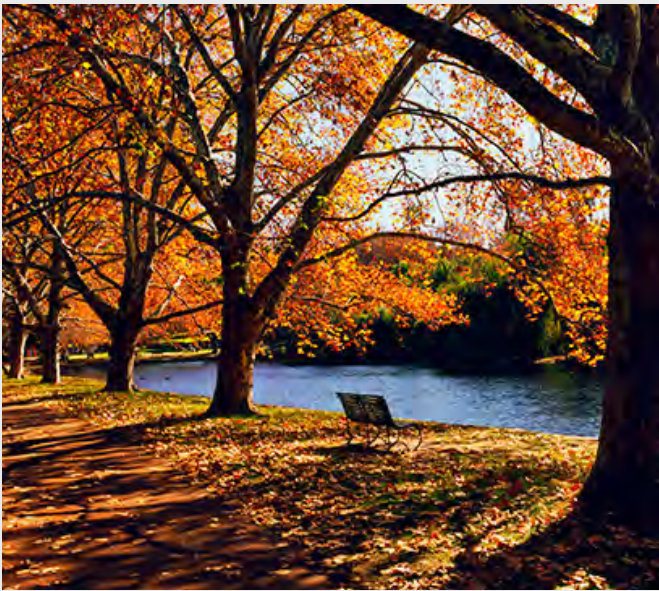


# 7.0 Wetlands

The Wetlands will become a prominent feature of the site that provides another focal point for the integrated network of boardwalks and pathways. The wetlands will act as a drainage catchment for the site and will become part of an artificially created ecosystem. The beatification of the wetlands will allow for the community to be passively engaged through the provision of community park infrastructure that compliments the wetland site.



KEY PLAN





# 8.0 Parklands

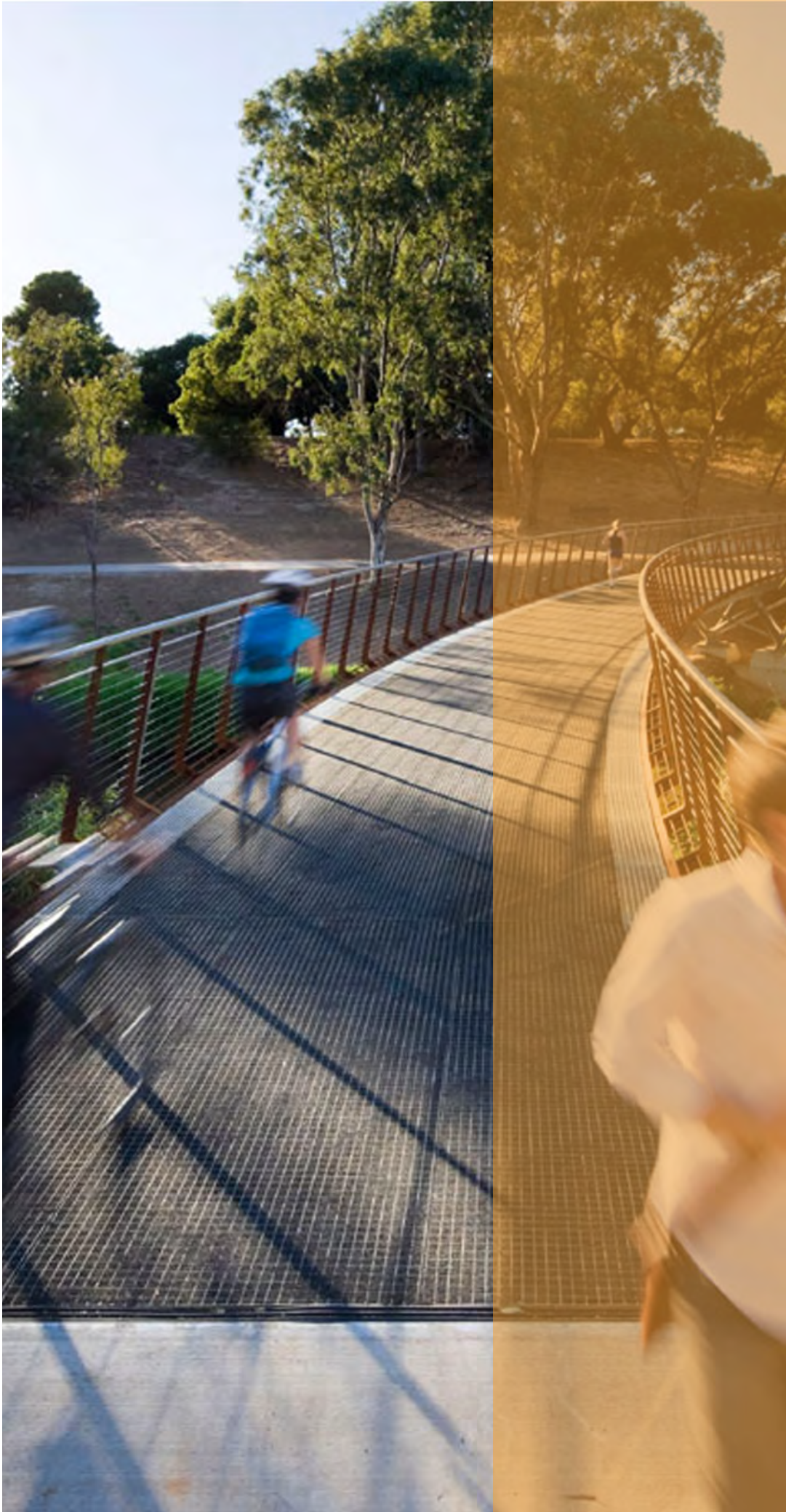
The parkland plan has been developed to deliver a safe and accessible public space. Major recreational and sporting facilities are organised around the primary east-west pedestrian spine which forms a direct westward extension along the Junction Boulevard corridor. A series of promenade style thoroughfares and communal plaza spaces are laid out to strengthen these corridors to significant areas such as sporting grounds.

The conservation area includes a natural bushland reserve with pathways and exercise tracks. Smaller pocket parks also form designed, interstitial spaces between the major circulation axes, roads, thoroughfares and developed zones of the site. These areas include passive communal spaces for uses such as BBQ's, picnics and kicking the football.

The site will also include a Memorial walk trail that would include an open grassed area where recognition ceremonies could be held and plaques where the community could gather informally or at formal occasions for contemplative recognition of historical events.



KEY PLAN





# Sustainable Living 07



## Cockburn Regional Aquatic and Recreation Community Facility

NOV\_2012 REV D  
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**COX**  
Cox Howlett & Bailey Woodland



## ECOLOGY

- Creation of Revegetation
- Natural Habitat

## COMMUNITY

- Community Access and Integration
- Community Fitness and Recreation
- Public Park Space
- Community Identity and Sense of Place
- Local employment opportunities

## DEVELOPMENT

- Maximised Open Space
- Nature Preserve
- Mixed Use
- Increased Density

## ACCESSIBILITY

- Access to Surrounding Vicinity
- Well Designed Public Spaces
- Improved Street Frontages
- Bicycle and Pedestrian Paths
- Transport oriented development
- Universal access

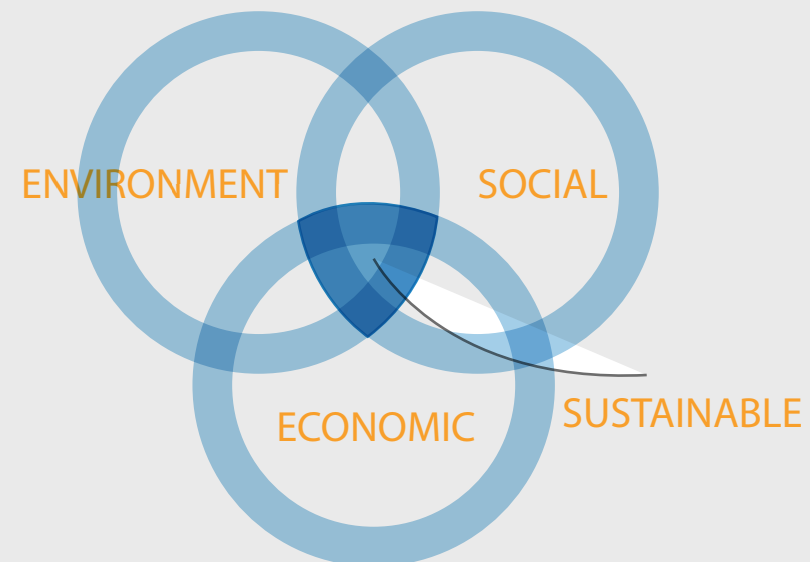
## GREEN BUILDING

- Natural Ventilation
- Shading Devices
- Efficient Building Envelope
- Natural Daylighting
- Heat Island Reduction
- Regional Materials
- Geothermal Heating
- Solar/ P.V
- Waterwise initiatives

## ESD

The site development proposals are framed around a broader objective to balance environmental, economic and social foundations. The park provides a balance between more passive open space and more defined active spaces and facilities; as well as a counter balance to the density of the Cockburn Central residential precinct.

New buildings and all landscape treatments to the park precinct should also be developed in accordance with agreed environmental performance targets, including rateable environmental performance frameworks.



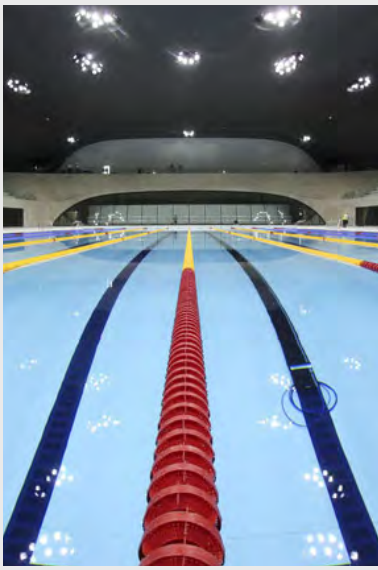


# Summary 08





The newly developed precinct at Cockburn Central West is part of a transport orientated development that will increase engagement with the broader community through activation of the site whilst increasing the opportunities for diverse community use. The development of the integrated facilities within the Cockburn Central West precinct is a key strategic project for the City of Cockburn and FDFC with the scope of the facility being developed as a result of extensive consultation with key stakeholders as part of a master plan and feasibility process.



# Cockburn Regional Aquatic and Recreation Community Facility