4.7 Proposed Wanneroo Sports Hub

File Ref:	57052 – 26/297987
Responsible Officer:	Manager Cultural Development
Attachments:	5
Previous Items:	CP01-07/23 - Wanneroo Recreation Centre (Sports Hub) - Concept Design for Community Engagement - Ordinary Council - 18 Jul 2023 6:00pm CP04-06/24 - Wanneroo Recreation Centre Sports Hub - Consultation Outcomes - Ordinary Council - 18 Jun 2024 6:00pm CP04-12/24 - State Government Funding Commitment: Wanneroo Recreation Centre Precinct Upgrades - New Sports Hub - Ordinary Council - 10 Dec 2024 6:00pm CP02-07/25 - **Wanneroo Recreation Centre New Sports Hub - Project Update - Ordinary Council - 22 Jul 2025 6:00pm CP10-12/25 - **Wanneroo Recreation Centre Sports Hub - Engagement Outcomes - Ordinary Council - 16 Dec 2025 6:00pm

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider the outcomes of the preliminary site assessment for a future Wanneroo Sports Hub and determine whether 11 Leach Road (Lot 504) in conjunction with the adjoining site at 22 Crisafulli Avenue (Lot 503) should proceed as the preferred precinct for a detailed needs and feasibility investigation.

Background

At its meeting in December 2025, Council considered the consultation outcomes on the Wanneroo Recreation Centre Sports Hub (Item CP02-12/25 refers) and resolved the following:

"*That Council: -*

1. *ACCEPTS the outcomes of the community engagement and NOTES Administration's responses to the key issues as outlined in the body of this report;*

2. *DISCONTINUES work on the development of the Wanneroo Sports Hub at Scenic Park, Wanneroo;*

3. *REQUESTS Administration progress the replacement of the Wanneroo Recreation Centre with the intent to establish two buildings:*

   a) *a new or refurbished Community Hub on the site of the existing Wanneroo Recreation Centre; and*
   b) *a new Sports Hub – Administration to investigate alternate sites within the Central Ward for a new Sports Hub including lot 504 (11) Leach Road, Wanneroo adjacent to the Wanneroo Sports & Social Club;*

4. *REQUESTS Administration to maintain the current project timelines and design consultants if possible;*

5. *SUPPORTS Petition PT03-11/25 and Petition PT05-11/25 and AUTHORISES Administration to advise the lead petitioners of its decision; and*

6. *REQUIRES the City to consult with the Local Member (Sabine Winton MLA) throughout every stage of this project.*"

Although Council's decision discontinued the consideration of a Sports Hub at Scenic Park, it did not diminish the need for a replacement indoor recreation facility to service the Wanneroo area. The need for such a facility has been documented through the *Wanneroo Recreation Centre Feasibility Study Master Plan 2021* (the **Feasibility Study**), which confirmed that there is a need to provide a sporting facility for the Wanneroo catchment of at least a similar size to what is provided at the Wanneroo Recreation Centre (i.e. one court, five rooms and one kitchen). The study also noted that in reality the facility will need to cater for a larger catchment than just the local Wanneroo area, particularly in the short to medium term, and that consideration should be given to providing additional sports courts to enable the continuation of basketball and badminton, and additional function space to cater for larger events and programs, such as dance and martial arts. These findings informed the scope of the previous Sports Hub proposal.

Detail

In accordance with Part 3(b) of Council's Decision CP02-12/25, Administration has undertaken a review of potential sites within the Central Ward, to identify a suitable location for a future Sports Hub. The review assessed both freehold land and public open space (**POS**) opportunities across the Ward to determine their suitability for accommodating a district-level indoor recreation facility.

A total of 52 sites in the Central Ward were identified and evaluated against the assessment criteria originally established through the previous Feasibility Study, providing a consistent approach for assessing and comparing potential sites. The assessment criteria and scoring framework are detailed in **Attachment 1** and have been summarised into the following key themes:

Assessment Theme	Key Considerations
Land Availability	Land ownership, tenure, site availability and timing of development.
Site Characteristics	Site size, topography and capacity for future expansion.
Infrastructure and Servicing	Existing infrastructure, availability of utilities and servicing requirements.
Accessibility	Proximity to current and future population catchments, access by road, walking, cycling and public transport.
Environmental and Planning	Flora and fauna impacts, water management, Aboriginal Cultural Heritage constraints, planning and regulatory requirements.
Community Integration	Alignment with existing complementary community and sporting infrastructure, stakeholder support and partnership opportunities.
Funding and Delivery	Potential funding opportunities and overall deliverability of the site.

The assessment also considered a range of strategic, planning and operational factors to determine each site's suitability, while also recognising broader planning considerations, future service needs, and opportunities to complement the City's existing and planned network of community infrastructure.

The findings of the assessment are summarised below and included as **Attachment 2** highlighting the top three sites under each category for consideration.

Suitability	Sites	Positives	Negatives
Highly Suitable (95+)	Greenfields Park, Hocking (**Attachment 3**)	• Strategically located along Wanneroo Road, approximately 2km from the Wanneroo Town Centre, providing high visibility, strong accessibility, and convenient access to public transport. • Significant site area (1.6ha) provides opportunity to accommodate a future Sports Hub footprint.	• No existing parking capacity. Further investigation would be required to determine parking requirements and impacts on surrounding land uses, particularly along Elliott Road and Wanneroo Road. • A Traffic Impact Assessment would be required to assess impacts of a development on the surrounding road network. • Trees around the perimeter of the park may potentially limit usable space. • A development on this would reduce local access to public open space.
	11 (Lot 504) Leach Road, Wanneroo **(Preferred Option)** **(Attachment 4)**	• Located adjacent to similar sporting and community uses, providing opportunities for co-location and integration with existing facilities. • Centrally positioned within the Wanneroo Town Centre (within <1km), with direct access to Wanneroo Road (100m). By car, it is a 1-minute drive to the shops or an 8-minute walk. • Opportunity to establish a broader community and recreation precinct with the adjacent Wanneroo Sports and Social Club.	• Existing parking constraints would require resolution. • A Traffic Impact Assessment would be required to assess impacts on the surrounding road network. • Existing tenanted building located in the south part of the lot may impact site planning and development outcomes if Sports Hub was built as a standalone facility.

Suitability	Sites	Positives	Negatives
	Sheffield Park, Wanneroo (**Attachment 5**)	• Provides 3.1ha of open space contributing to local recreation, community use and environmental amenity. • Opportunity to redevelop an existing public open space improving functionality, accessibility and the quality of recreational infrastructure.	• A development on this site would reduce the size of available public open space. • Close proximity to residents and is constrained by parking. • Furthest away from the Wanneroo Town Centre compared to other locations, with reduced vehicular and public transport access.
Moderately Suitable (85-94)	Aquamotion, Wanneroo	• Centrally located within the Wanneroo town centre area. • Aligns with the Community Facilities Planning Framework 2025 principles of co-location and development of integrated community hubs.	• There is an existing facility on this site. Suitability would be dependent on the East Wanneroo Aquatic Centre being delivered earlier than currently proposed and assumes that this would replace Aquamotion. • Significant capital investment would be required to redevelop and integrate the site for Sports Hub purposes. • Existing parking constraints would require resolution.
	Bembridge Park, Hocking	• Large existing open space. • Existing informal sporting use. • Established reserve within an existing residential catchment.	• Limited existing amenities. • Within close proximity of residential properties. • No existing parking. Further investigation would be required to determine parking requirements and impacts on surrounding land uses. • A development on this site would reduce local access to public open space.

Suitability	Sites	Positives	Negatives
	Edgar Griffiths Park, Wanneroo	• Potential to integrate future community infrastructure with existing recreational use. • Larger strategic opportunity compared to constrained neighbourhood sites.	• Northern portion of Edgar Griffiths Park is zoned urban deferred and is currently a Bush Forever Site. • Site is constrained by mature vegetation. • Parking limitations and increased traffic congestion from existing users.
Low Suitability (<84)	Remaining 46 lots	-	

A secondary investigation was undertaken to identify potential opportunities within the wards immediately adjoining the Central Ward. This assessment of an additional 20 sites was subsequently discontinued, as the sites investigated were generally constrained by a range of factors, including insufficient land parcel sizes, significant environmental considerations, limited accessibility, separation from existing and planned complementary community infrastructure, and limited ability to accommodate the functional and operational requirements of a future Sports Hub.

Consultation

In accordance with part 3 of Council's December 2025 decision (CP02-12/25 refers), Administration has held preliminary discussions with Wanneroo Sports and Social Club (**WSSC**) to gauge the Club's interest in a potential integrated development should the proposed Sports Hub be progressed at 11 Leach Road (Lot 504), adjacent to the WSSC site (Lot 503). During these discussions, the WSSC verbally confirmed its strong interest in and support for Administration's approach, subject to further engagement.

The Strategic Projects Working Group (**SPWG**) has provided guidance and advice on the project at its meetings in June, August and October 2026.

Administration met with the Member for Wanneroo, Sabine Winton, on 6 March 2026 to discuss the $5 million election commitment to investigate the refurbishment of the existing Wanneroo Recreation Centre building. At this meeting the Member for Wanneroo advised that the funding commitment was for the purpose of upgrading the existing Wanneroo Recreation Centre and not for a new Sports Hub facility. However, Administration will continue to keep the Member for Wanneroo updated on the progress of the project as it progresses, in accordance with Council's CP02-12/25 decision.

Subject to Council's consideration of this report, it is anticipated that engagement with relevant stakeholders will be undertaken as part of the proposed needs and feasibility assessment. A summary of the likely approach is outlined below, noting that this would be confirmed following the appointment of a suitable consultant:

Engagement Approach	Consult
Timeframe for Engagement	Through Needs & Feasibility Study process

Engagement Methods	• Interviews/workshops and targeted surveys with:
	  ○ Wanneroo Sports & Social Club & Perth Pickleball Centre
	  ○ Relevant Wanneroo Recreation Centre / Lake Joondalup Pavilion User Groups (e.g. Wanneroo Boxing, Scouts, Calisthenics)
	• Stakeholder meetings with relevant State Government departments and funding bodies.
	• Direct correspondence with State Sporting Associations

Engagement with user groups was undertaken previously through the Wanneroo Recreation Centre Masterplan process and subsequent feasibility investigations. However, as this was some time ago it is considered necessary to re-engage to understand how needs may have changed in this time. This may include determining:

- operational requirements and membership numbers;
- identifying current and future facility needs; and
- facility gaps, shared-use opportunities and constraints.

Engagement with state sporting associations, government departments and funding bodies will focus on understanding:

- sport and recreation participation trends and facility requirements;
- funding and partnership opportunities;
- technical and industry advice; and
- feedback on the facility concepts.

Following completion of the needs and feasibility investigation it is anticipated that a further report would be presented to Council to consider a preferred concept design for the purpose of undertaking broad community engagement.

Comment

An assessment of the three shortlisted sites against key planning criteria is outlined below.

Alignment with Existing Complementary Uses

- Lot 504 (11) Leach Road is located adjacent to the WSSC, located at Lot 503 (22) Crisafulli Avenue, which also incorporates the Perth Pickleball Centre. When considered as a holistic redevelopment, together these lots have the potential to support an integrated precinct that builds on established uses, coordinated future asset renewal and enables shared solutions for access, parking, servicing and public-realm connections. The sites demonstrate strong strategic alignment with the intended role of a Sports Hub due to its proximity to existing sporting and community infrastructure. This provides an opportunity to build upon established recreational uses and create a more integrated sporting and community precinct, rather than developing a standalone facility on existing public open space. The site also immediately abuts the Wanneroo Showgrounds, which may present future opportunities to improve connections, branding and promotion of the broader recreation precinct through the masterplan process recently endorsed by Council for consideration through the 2027/28 annual budget process (refer MN02-09/26).
- In comparison, the other site options at Greenfields Park and Sheffield Park do not offer the same direct integration with established sporting and community facilities, as both sites comprise stand-alone areas of public open space primarily surrounded by residential land uses. Development of these sites would diminish community access to recreation space rather than add value to an existing sporting precinct.

Distance to Current and Future Projected Major Population Densities

- Lots 504 and 503 have a central location, and are located within the Wanneroo Town Centre precinct boundary, which may offer complementary benefits to other Town Centre uses when considered through future integrated Town Centre initiatives. The site is easily walkable from the Town Centre core and Rocca Way main street, potentially offering a valuable sporting and community asset to the town centre precinct.
- Greenfields Park offers good visibility and a large, prominent 1.6ha site fronting Wanneroo Road. It is further removed from the heart of the Wanneroo Town Centre but still relatively central to the broader population catchment.
- Sheffield Park provides a larger 3.1ha site with opportunities to improve recreational infrastructure, however, is located further from the centre of the catchment, closer to East Wanneroo.

Ease of Access to the Site (car, walk, cycle, public transport)

- Lots 504 and 503 are centrally located within 1 km of Wanneroo Town Centre, with direct access to Wanneroo Road, supporting access by car, walking, cycling and public transport. The site is also located close to the regional path network surrounding Lake Joondalup. Given the location adjacent to the Wanneroo Showgrounds there is potential to investigate overflow carparking options through the future masterplan process.
- Greenfields Park benefits from its highly prominent location along Wanneroo Road, with good vehicle, pedestrian and public transport access. There is potential for development on the site to be constrained by the presence of mature vegetation.
- Sheffield Park is comparatively less accessible due to its greater distance from Wanneroo Town Centre and access via local roads through the adjacent housing estates.

Site Recommendation

- Following the site investigations, 11 Leach Road (Lot 504) in conjunction with the adjoining site at 22 Crisafulli Avenue (Lot 503) has been identified as the preferred location for the proposed Sports Hub because it provides the greatest opportunity to integrate a new facility with existing sporting and community facilities in a central, accessible location. Its proximity to Wanneroo Town Centre and WSSC supports the potential for a coordinated recreation precinct, improved facility integration and shared community benefits.
- Although the preferred site does have some existing parking and site planning constraints, these issues can be investigated as part of the needs and feasibility assessment to determine an appropriate development configuration and associated infrastructure requirements.
- Lot 503 which currently accommodates the WSSC is City-owned and WSSC has a current five-year lease to continue operations. This provides an opportunity to consider the longer-term planning and renewal of the broader precinct in a coordinated manner.

Next Steps

- Should Council endorse this as the preferred location, a needs and feasibility assessment would need to be completed.
    - The assessment would consider both the feasibility of developing the Sports Hub and the opportunities, constraints and potential staging associated with an integrated development of both Lots 504 and 503.
    - This could include consideration of WSSC’s existing facilities and asset renewal requirements, PPC and other sporting and community uses, as well as opportunities to coordinate access, parking, pedestrian connections, landscaping, servicing and supporting infrastructure across the precinct.

- This is in addition to consideration of land tenure, operational requirements, site constraints, environmental issues, traffic, infrastructure, planning requirements, traffic impacts, facility scale and functionality, capital and lifecycle/operational costs, funding opportunities and potential development staging.

- While the feasibility of delivering a sports hub on this site has been explored previously, this was undertaken over five years ago and some aspects of this work are now out of date. Furthermore, the previous work did not consider the possibility of an integrated development with the WSSC and so will need to be revisited. As some of the previous scope and considerations can be re-used, this should shorten the time required to complete this project stage. However, the assessment would still need to include stakeholder engagement, particularly with WSSC, to understand their existing and future operational requirements and explore how the Sports Hub could be integrated with the adjoining WSSC site while maintaining existing operations. The assessment would also consider any changes to community demand, current and future sporting needs, user group requirements and potential service delivery and operational models, to inform the preparation of an updated concept design and cost estimate for Council's future consideration.
- The needs and feasibility assessment would ultimately determine whether a future Sports Hub can practically be delivered at this location and, if so, the appropriate size, scale and mix of services and facilities.

The table below summarises the preliminary delivery program. The proposed timeframes are indicative and subject to further guidance from Council and the Strategic Projects Working Group.

Task	Action	Date
Planning	• Needs & Feasibility Assessment o Stakeholder engagement o Site assessments o Options assessment o Concept design / staging plan o Cost estimate o Report to Council	Nov 2026 – July 2027
Execution	• Architect Consultant Procurement	May 2027 – Sep 2027
	• Detailed Design	Oct 2027 – May 2028
Delivery	• Construction Procurement	May 2028 – Aug 2028
	• Construction	Sept 2028 – Sep 2029
	• Defects Liability Period	Oct 2029 – Sep 2030
Closure Activities & Finish	• Closure Report	Oct 2030

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

4 ~ A Connected and Liveable City

4.1 - Create welcoming community spaces

Risk Appetite Statement

In pursuit of Strategic Goal 4, the City adopts an Opportunistic risk position. The City accepts considered risk in infrastructure, community spaces and service delivery where investment supports connected, resilient places for people and nature, consistent with the City's Risk Appetite Administration Guidance.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.1 Long Term Financial Planning	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.2 Stakeholder Relationships	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

Policy Implications

- *Community Facilities Planning Framework 2025.*
- *Community Engagement Policy.*

Financial Implications

The Sports Hub project is currently listed in the approved Long Term Financial Plan (**LTFP**) as shown in the table below.

Year	Project Detail	Municipal Funds	Grants	Reserve	Total
2030/31	TBC	-	$1,000,000	$4,000,000	$5,000,000
2031/32	TBC	-	$2,350,000	$2,650,000	$5,000,000
2032/33	TBC	-	$3,000,000	$3,750,000	$6,750,000
Overall Total Budget		**-**	**$6,350,000**	**$10,400,000**	**$16,750,000**

Budget listings are based on the former Sports Hub project at Scenic Park. As the project is no longer proceeding at the Scenic Park location, the funding model for the Sports Hub will need to be revised and updated through the process of completing the needs and feasibility assessment. This will include the preparation of a concept design and cost estimate, and investigation of external funding opportunities (including State and Federal grant programs) to inform the development of an updated funding model.

Should the project be deemed feasible, it is expected that it will be more expensive than the $16.75m currently included in the LFTP. Accordingly, further discussion on the cost implications of the project and the most appropriate funding mix, will need to occur through the current review of the LTFP.

The City's 2026/27 operational budget includes an allocation of $40,000 to engage a suitably qualified external consultant to undertake a needs and feasibility assessment for the preferred location.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **ENDORSES the site at 11 Leach Road (Lot 504) in conjunction with the adjoining site at 22 Crisafulli Avenue (Lot 503) as the preferred location for the proposed Sports Hub;**

2. **REQUESTS the Chief Exectuive Officer to undertake a detailed Needs and Feasibility Assessment; and**

3. **CONSIDERS the financial implications of this project, including the most appropriate mix of funding sources, through the upcoming review of the Long Term Financial Plan.**

Attachments:

1	*Attachment 1 - Sports Hub Evaluation Matrix*	*26/262241*
2	*Attachment 2 - Sports Hub Investigation Findings*	*26/262243*
3	*Attachment 3 - Greenfields Park Aerial Photo*	*26/325998*
4	*Attachment 4 - Leach Road/Crisafulli Ave Aerial Photos*	*26/325991*
5	*Attachment 5 - Sheffield Park Aerial Photo*	*26/326002*

Attachment 1 – Sports Hub Evaluation Matrix

Option	Site Selection Criteria	1 to 3	4 to 7	8 to 10
1	Land ownership/Tenure	No opportunity to acquire or lease the land.	Opportunity for future land management.	Freehold ownership/Shire managed for recreation purposes.
2	Timing	Site development capability will not be presented for 5+ years.	Site availability likely to be known within 1-5 years.	Site is readily available.
3	Size	Site is severely restricted due to existing legislative or local controls limiting capability to develop.	Site has capability to develop, but will have limitations impacting on future expansion.	Size and capability is relatively unhindered with capability of significant expansion.
4	Site topography	Features (including road, natural features and landscaping) are at basic level only and add little to the value of its intended function.	Features (including road, natural features and landscaping) are more than a basic level and adds reasonable value for its intended function.	Features (including road, natural features and landscaping) are of a high level and add significantly to the value of the site for its intended function.
5	Built infrastructure	Significant existing infrastructure which could be utilised but is ageing or poorly designed, or will have significant implications related to functionality.	Existing infrastructure which could be redeveloped/refurbished or used in the new WRC.	Either a greenfield site, or a developed site with little to no existing infrastructure that will be impacted or capable of being used in the project.
6	Utilities availability on site or distance from site	No utilities available within close proximity of the site.	Some utilities are available, but will require substantial costs to redirect/redesign/ connect.	Access to existing utilities within close proximity of the site and relatively cost-effective connections.
7	Distance to current and future projected major population densities	Isolated location with limited accessibility from current and future major population areas.	Reasonable access to current and future high-density population areas within 10 minutes' drive of site.	Excellent access to current and future high-density population areas within 15 minutes' drive of the site.
8	Ease of access to the site (car, walk, cycle, public transport)	Site is not on a major access road or accessible by the majority of the community who are likely to use it.	Access is reasonable, but there is need to take a circuitous route to get there.	Access to the site is excellent. There is safe access to the site by road.
9	Environmental – flora and fauna impact	Extensive flora and fauna issues which impact on development potential.	Site can be developed, subject to the development of an environmental management plan explicitly addressing flora and fauna protection issues.	No flora and fauna issues.

Attachment 1 – Sports Hub Evaluation Matrix

10	Water management – ability to contain pollution	Water management solutions are cost prohibitive.	Ability to contain and manage pollution within the site and develop is reasonable, but has some significant cost implications.	No water management concerns.
11	Noise and light spill	Close proximity to residential or other noise sensitive developments.	Relatively isolated, but some noise attenuation measures will be required to minimise impact.	No noise attenuation measures are required.
12	Heritage – Aboriginal and other cultural heritage implications	Significant heritage issues which will inhibit development.	Some minor heritage issues which require management and signposting.	No cultural heritage issues present.
13	Alignment with existing complementary users	Currently, no existing complementary users within close proximity.	Potential to build alignment with existing users within close proximity to the site.	Existing users present (and may be developed) as an integral part of a community and sport precinct.
14	Level of stakeholder support for location	No stakeholder support.	Reasonable level of stakeholder support, but will require formal agreements to avoid potential for conflict.	Strong Stakeholder support.
15	Stakeholder and regulatory implications	Highly-regulated and controlled site which has significant cost implications.	Some minor to medium planning and environmental regulations required to be addressed, but would not prevent development.	Site is unencumbered and available to develop immediately without regulatory demands.
16	Potential community partnerships	No existing partnerships exist or have the potential to be developed.	Initial discussions have occurred, but are marginal and will not significantly contribute to the site's tourism, club or economic development potential.	Existing committed partnerships.
17	Funding costs and opportunities	No additional partnership contributions and funding opportunities exist. Project will likely be developed through municipal funding only.	Opportunity to seek funding from one major partner – Lotterywest, Community Sporting and Recreation Facilities Fund (CSRFF) or another entity.	Opportunity to seek funding from more than one major partner – Lotterywest, CSRFF or another entity.

Attachment 2 – Sports Hub Investigation Findings

Score	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Total	Positives	Negatives
Greenfields Park	8	7	8	7	7	8	8	10	10	8	5	10	7	0	6	0	8	**117**	Along Wanneroo Road; expansion potential.	Parking constraints.
Leach Road	8	7	4	7	7	8	9	8	8	7	3	10	9	0	6	0	8	**109**	Adjacent to Pickleball Centre.	Existing site users require investigation; traffic implications; tenanted dwelling on site.
Sheffield	8	4	5	7	6	7	7	7	6	7	7	8	3	0	5	0	8	**95**	Large open space	Impacts existing park usage, close proximity to residents.
Aquamotion	10	0	2	6	3	7	10	10	4	7	3	8	8	0	6	0	8	**92**	Can potentially be repurposed as a refurbished Sports Hub following the new Aquatic Centre proposed in East Wanneroo; central location within Town Centre. Easily accessible via car, bike and public transport.	Requires significant capital investment.
Bembridge	8	5	8	6	3	2	7	5	7	5	5	9	2	0	6	0	8	**86**	Large open space; existing informal sports use.	Small playground; surrounded by established housing, parking constraints. Noise and light spill pollution.
Edgar Griffiths	6	3	4	6	6	5	8	6	1	5	6	10	8	0	3	0	8	**85**	Opportunity for future expansion of existing reserve.	Reserve is already at capacity for a neighbourhood level facility. Significant bushland clearing required, which is Bush Forever. Parking constraints, close proximity to residents. Would contribute to

Attachment 2 – Sports Hub Investigation Findings

																				significant noise and light spill.
440 Scenic drive	8	3	3	8	8	3	8	8	2	6	3	4	8	0	4	0	8	**84**	Adjacent to compliant community users.	Environmental and heritage constraints.
Pearsall Hocking Community Centre	8	1	2	6	3	6	6	4	6	6	8	8	7	0	5	0	8	**84**	Potential community benefit if combined with Ashbrook Park development; close to shops, school and community centre.	Constrained site unless Ashbrook Park is developed.
Bert Togno	8	3	4	2	3	7	10	7	2	6	1	9	7	0	6	0	8	**83**	Potential to develop existing site and expand into adjacent bushland.	Environmental investigations required.
349 Scenic Drive (north)	8	3	3	8	8	3	8	8	1	6	5	3	8	0	3	0	8	**83**	Alignment with complementary users	Environmental and heritage constraints.
Jimbup Swamp Park	8	4	5	4	4	7	5	5	6	2	7	10	4	0	3	0	8	**82**	Space availability	Water management issues; significant infrastructure required.
Kingsway Indoor Stadium	10	1	0	3	5	4	7	6	4	5	7	9	9	0	2	0	8	**80**	Alignment with complementary users	Removal of vegetated area, constrained site, no ability to expand due to adjacent infrastructure and user groups.
James Spiers	8	4	1	2	8	4	5	8	4	4	6	8	4	0	6	0	8	**80**	None identified.	Environmental investigation and consultant costs; irregular lot shape.
Hinckley	8	3	2	4	5	6	7	3	4	5	6	8	3	0	7	0	8	**79**	Large open space; existing playground and parking; central portion may	Subject to area requirements.

Attachment 2 – Sports Hub Investigation Findings

																			accommodate Sports Hub.	
Carpark Extension (Civic Centre)	10	0	1	0	0	7	10	10	8	8	8	8	0	0	0	0	8	**78**	Existing City-owned land.	Currently functions as a car park. Not a viable Sports Hub location
Memorial	8	3	3	5	4	4	10	7	4	6	3	0	7	0	6	0	8	**78**	South of Aquamotion, closeness to Town Centre and Community Facilities.	Mature trees present. Not suitable location as it is a symbolic public space honouring service men and women.
Beelara	8	2	5	3	8	4	7	8	5	3	3	8	2	0	3	0	8	**77**	Local open space.	Surrounded by mature trees.
Pezaj Reserve	8	1	2	4	8	3	8	8	3	5	2	4	7	0	4	0	8	**75**	None identified.	Mature trees; close to residents.
BMX Club Track	0	1	3	4	0	7	7	4	9	8	7	8	8	0	1	0	8	**75**	None identified.	Currently occupied by BMX Club; no foreseeable acquisition opportunity.
Business Enterprise Centre	5	0	1	3	0	7	9	8	8	8	7	8	0	0	3	0	8	**75**	City-owned land.	Tenanted; combined lots too small for Sports Hub. Parking constraints and traffic impact assessment would be required.
Donnelly	8	2	2	5	4	2	8	8	2	7	3	3	6	0	6	0	8	**74**	Located north of Scenic Drive.	Site constrained; adjacent to Lake Joondalup.
Goolema	8	3	4	3	2	4	8	6	1	3	3	9	6	0	5	0	8	**73**	None identified.	Adjacent to two cul-de-sacs; traffic impacts on residents. Tree removal would be required, size constraints.
Wanneroo Youth Centre	8	3	0	3	3	4	6	8	4	5	3	8	4	0	6	0	8	**73**	None identified.	Parking constraints. Well utilised facility by youth. Site is not big

Attachment 2 – Sports Hub Investigation Findings

																				enough to accommodate a Sports Hub.
Nannatee	8	4	2	2	8	4	6	5	3	5	1	8	4	0	5	0	8	**73**	Existing informal recreation.	Limited infrastructure; surrounded by trees.
Market Garden (EWDSP)	4	1	8	3	0	0	5	8	7	3	8	8	3	0	7	0	8	**73**	City-owned freehold; direct Ocean Reef Road access.	Rural property; requires future investigation.
Gidgi	8	2	2	2	8	3	7	7	1	4	4	8	4	0	4	0	8	**72**	None identified.	Limited building space; approximately half retained vegetation.
Rotary Park (275 Scenic Drive)	5	3	0	3	5	5	8	8	1	5	10	0	10	0	1	0	8	**72**	Adjacent to community infra.; viable long-term expansion opportunity.	Environmental and heritage constraints.
Damperia	8	2	1	3	4	5	7	3	7	6	2	10	2	0	4	0	8	**72**	Slightly larger than Brolo and Mirto.	Restricted by surrounding established housing.
Amery	8	2	5	3	3	7	6	5	5	6	1	8	1	0	4	0	8	**72**	Informal recreation area.	Circular layout; mature trees on western side.
San Teodoro	8	5	3	3	5	4	4	5	3	3	2	8	3	0	7	0	8	**71**	-	Limited parking; close to residents.
Frederick Duffy	8	3	3	6	3	4	4	5	0	4	3	9	5	0	4	0	8	**69**	None identified.	Requires significant environmental clearing.
Gungurru	8	2	2	4	4	3	7	5	6	4	3	8	1	0	2	0	8	**67**	Informal recreation; adjacent to primary school.	Spread across three lots.
Mirto	8	2	0	2	3	4	7	4	4	5	3	10	1	0	4	0	8	**65**	None identified.	Site too small.
Willespie	8	2	3	3	3	2	4	6	2	3	3	8	2	0	8	0	8	**65**	None identified.	Environmental and heritage constraints.
Fordoun	8	2	3	2	8	3	4	4	4	3	1	8	1	0	6	0	8	**65**	None identified.	No existing infrastructure; surrounded by trees. Close proximity to

Attachment 2 – Sports Hub Investigation Findings

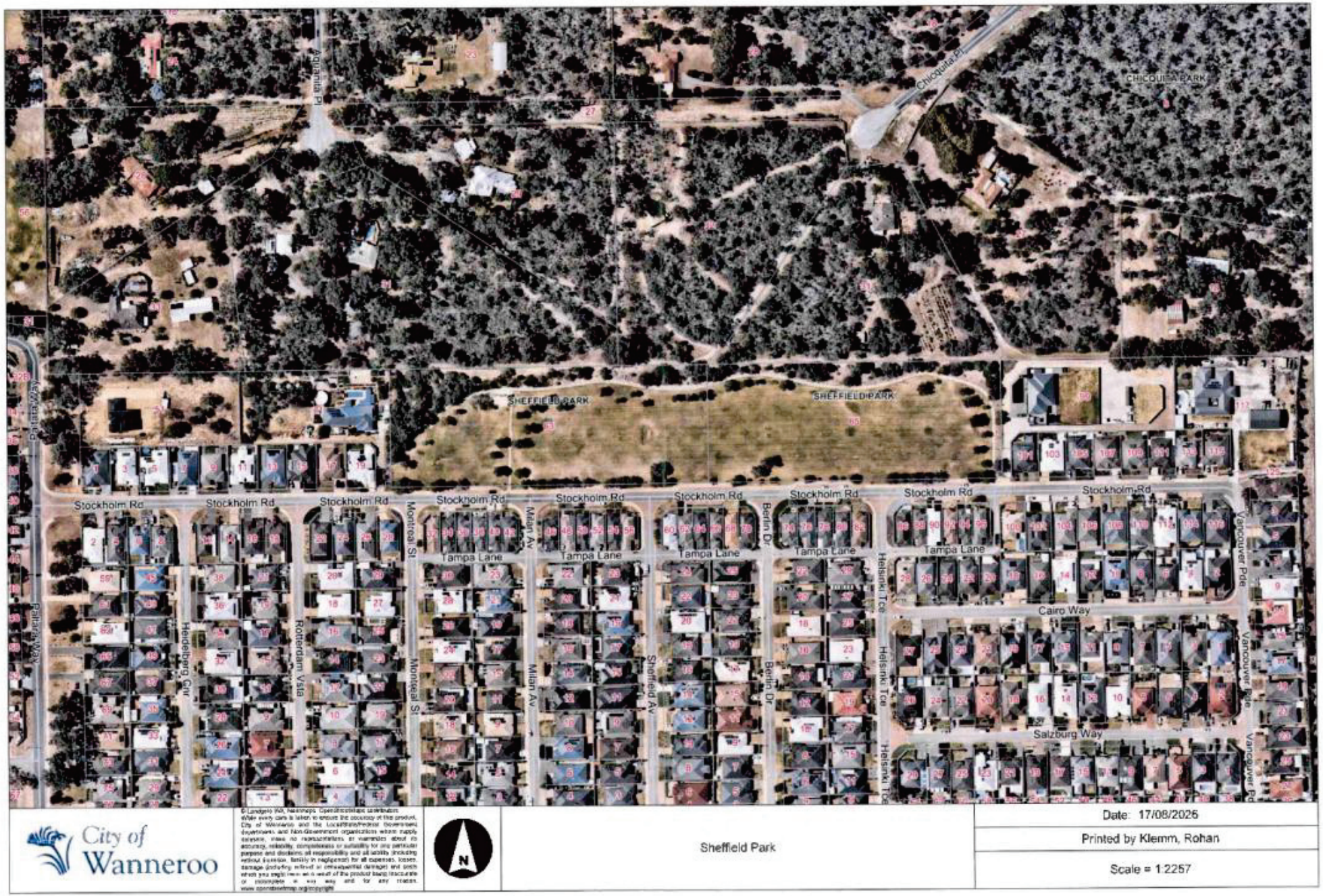
																				residents, parking constraints.
Civic Purpose Site	8	4	2	1	0	4	8	5	1	4	2	8	7	0	3	0	8	**65**	Centrally located near Pickleball Centre.	Requires the removal of mature trees, close proximity to residents. Traffic Impact Assessment would be required.
Lake Joondalup Foreshore	8	2	3	8	0	0	8	8	1	6	4	1	6	0	2	0	8	**65**	South of Scenic Drive.	Heavily vegetated; adjacent to Lake Joondalup.
Brolo	8	2	1	1	3	1	7	4	5	5	3	10	1	0	4	0	8	**63**	None identified.	Site too small.
Wanneroo Pines	1	1	1	2	9	1	8	8	1	8	8	5	1	0	1	0	8	**63**	None identified.	Pine plantation.
Boyagin	8	1	1	1	8	2	8	2	1	2	8	10	1	0	1	0	8	**62**	None identified.	Bushland; drainage lot; extensive surrounding bushland; adjacent housing.
Renner	8	1	1	4	2	2	8	8	4	2	2	8	2	0	2	0	8	**62**	None identified.	Poor location; irregular lot shape; poor functionality.
Wishart	8	4	1	1	8	2	4	4	3	4	2	8	1	0	4	0	8	**62**	None identified.	Dense mature trees; surrounded by housing; limited footpaths.
Germano	8	4	1	1	8	2	5	4	2	3	2	8	1	0	4	0	8	**61**	None identified.	Dense mature trees; surrounded by housing.
Lake Joondalup (Kindergarten)	8	2	2	3	0	4	8	5	4	4	3	4	4	0	2	0	8	**61**	None identified.	Highly constrained; occupied by kindergarten; poor accessibility; major construction required to become viable.
Chicquita	8	1	1	1	10	1	6	4	1	1	8	8	1	0	1	0	8	**60**	None identified.	Dense bushland and vegetation.
Covent	8	3	2	2	1	4	4	3	2	3	5	8	2	0	4	0	8	**59**	None identified.	Adjacent residential and drainage lot;

Attachment 2 – Sports Hub Investigation Findings

																			insufficient space for large facility.
Golfview	8	1	1	1	8	1	4	4	1	1	8	8	1	0	1	0	8	**56**	Adjacent to golf course.	Bushland; Recreation Special Conditions zoning; rural context.
Bridle	8	1	1	1	1	1	4	2	4	1	8	8	1	0	4	0	8	**53**	None identified.	Small rural lot; dead-end street; adjacent golf course.
Salitage	8	1	1	1	1	1	4	4	1	8	3	8	1	0	2	0	8	**52**	None identified.	Irregular shape; split across three lots; contains lake; adjacent housing.
Vintage	8	0	0	0	0	0	4	3	1	8	4	8	0	0	1	0	8	**45**	None identified.	Not viable due to lake.
Studmaster	8	1	1	1	8	4	4	2	1	2	1	1	1	0	1	0	8	**44**	None identified.	Adjacent to housing and Lake Joondalup; mature trees; native vegetation.
Ashbrook	8	1	1	1	1	1	4	2	1	1	5	5	1	0	1	0	8	**41**	Adjacent to Pearsall Primary School.	Heavily vegetated site.


Beelara Way
Elliot Rd
Wanneroo Rd
GREENFIELDS PARK
4
DRAINAGE
816
Greenfields Cir
Sapling Way
Dimitrios Ct
Norvill St
Rosa Rd
City of Wanneroo
Greenfields Park
Date: 17/08/2026
Printed by Klemm, Rohan
Scale = 1:1128


Frederick St
Tonnita Pl
Crisahilli Av
Jandu St
Yallambee Cr
Mepa St
LEACH ROAD DUPLEX
WANNEROO SPORTS & SOCIAL CLUB Inc
WANNEROO SHOWGROUNDS
Noonan Dr
Leach Road site
Date: 17/08/2026
Printed by Klemm, Rohan
Scale = 1:1128


Aquanita Pl
Chiquita Pl
CHIQUITA PARK
SHEFFIELD PARK
SHEFFIELD PARK
Pallaranda Way
Stockholm Rd
Stockholm Rd
Stockholm Rd
Montreal St
Stockholm Rd
Milan Av
Stockholm Rd
Berlin Dr
Stockholm Rd
Helsinki Tce
Stockholm Rd
Stockholm Rd
Vancouver Pde
Tampa Lane
Tampa Lane
Tampa Lane
Tampa Lane
Tampa Lane
Cairo Way
Salzburg Way
Heidelberg Gnr
Rotterdam Vista
Montreal St
Milan Av
Sheffield Av
Berlin Dr
Helsinki Tce
Helsinki Tce
Vancouver Pde
Vancouver Pde
City of Wanneroo
Sheffield Park
Date: 17/08/2026
Printed by Klemm, Rohan
Scale = 1:2257