
MN02-09/26 Reinstatement of the Wanneroo Showgrounds Masterplan

File Ref: 47042 – 26/354530
Author: Cr Jordan Wright
Action Officer: Director Community & Place
Disclosure of Interest: Nil
Attachments: Nil

Changes to Report and Additional Information Arising from Agenda Briefing

This report was not presented at Agenda Briefing.

Issue

To request Administration reinstate the scope and funding to undertake a Masterplan for the Wanneroo Showgrounds, to be progressed alongside the City's Community Facilities Infrastructure Plan, so that Council is properly informed on the site's function and purpose, and its long-term facility and infrastructure needs. This Motion does not seek any immediate expenditure on infrastructure at the site, other than the cost of preparing the Masterplan itself.

Background

The Wanneroo Showgrounds has been the subject of masterplanning work since as early as 2004, when the original Wanneroo Showgrounds Master Plan (TS12-02/04) was adopted to guide the future development and use of the site. This was followed by a 2015 masterplan process undertaken as part of the now-retired Active Reserves Masterplan Report, which identified improvements including car parking, oval and drainage upgrades, and toilet and lighting works.

In 2023, Administration sought to progress a full site masterplan in response to a proposal from a local sporting club for an additional training facility. Two rounds of a Request for Quotation were issued in February and April 2023, however neither attracted a workable submission and the masterplan did not proceed.

At an elected member meeting held on 18 December 2024, Council Members discussed the need for a masterplan process to determine a hierarchy of use for the Wanneroo Showgrounds and to guide future redevelopment, including of the Margaret Cockman Pavilion, and to consider co-location opportunities such as a Youth Hub. A masterplan scope was subsequently proposed for the 2026/27 financial year but was removed from the consultancy budget, and no formal Council resolution has been made to fund this work since 2004.

Separately, the City is developing a Community Facilities Infrastructure Plan to guide the planning and provision of community facilities across the district. Given the range of competing and complementary uses at the Wanneroo Showgrounds, including sport, agriculture, events and potential youth and function space uses, a dedicated Masterplan for the site should be progressed alongside this work to ensure both pieces of work are informed by, and aligned with, one another.

Detail

It is proposed that the Masterplan for the Wanneroo Showgrounds assist Council by clarifying the function and purpose of the site, including how its sporting, agricultural, event and community uses can continue to co-exist; informing Council on the site's long-term facility and infrastructure needs, including ageing buildings, car parking, servicing and options for co-locating facilities such as a Youth Hub; and creating a plan for the site that guides Administration in future decision-making, capital works prioritisation, and grant and advocacy opportunities.

Consultation

Should this motion be supported, it is proposed that the Masterplan be developed in consultation with current sporting and community user groups of the Wanneroo Showgrounds, Ward Councillors and the wider community, consistent with the consultation approach used in previous master planning work for the site.

Comment

The Wanneroo Showgrounds is a significant and heavily used community asset, but its future has been considered piecemeal over successive years without an overarching plan to guide decision-making. Reinstating the Masterplan, and aligning it with the Community Facilities Infrastructure Plan, will help ensure future investment in the site is well-targeted, avoids conflicting uses, and reflects the needs of the groups and residents who rely on the Showgrounds.

It should be emphasised that this proposal does not commit Council to any infrastructure spending. The Masterplan is a planning document, intended to guide the long-term development of the site so that future investment decisions are made against an agreed plan rather than considered in isolation.

This is particularly relevant to the City's central corridor, where there is a demonstrable shortfall in community and recreation facilities relative to other parts of the district. The Active Reserves Master Plan records that the Central Ward suburbs of Ashby, Hocking, Pearsall, Sinagra, Jandabup, Mariginiup, Neerabup, Nowergup, Pinjar and Carabooda have no active reserves at all, with the suburb of Wanneroo served by only four: Edgar Griffiths Park, Lake Joondalup Park, Scenic Park and the Wanneroo Showgrounds.

The northern coastal growth areas and East Wanneroo are further supported by Development Contribution Plans and dedicated community facilities reserves, which provide a funding stream for new infrastructure as those areas develop. The established central corridor has no equivalent mechanism. Planning for the best long-term use of existing assets such as the Wanneroo Showgrounds is therefore one of the few practical means available to address facility needs in this part of the City.

Importantly, this Motion does not seek to alter Council's existing priorities, reorder capital works timeframes, or advance the Wanneroo Showgrounds ahead of projects in other areas of the City. It does not seek to "skip the queue". The Community Facilities Planning Framework 2025 establishes a Community Facility Prioritisation Assessment Matrix and a planning hierarchy under which projects are assessed, ranked and translated into an implementation plan and the Long Term Financial Plan. A Masterplan for the Wanneroo Showgrounds would provide the evidence base needed for the site to be assessed properly through that process. Without it, the site cannot be fairly considered against other projects, and Council continues to make decisions about it in the absence of a plan.

It is disappointing that the masterplan scope was removed from the 2026/27 consultancy budget without reference to Council. Central Ward Council Members and the former Director Community & Place had worked to progress this project, which was understood to be proceeding as business as usual within the Community Facilities directorate, with the intention that it would return to Council for formal consideration once completed. Having been removed administratively, the work now requires a formal resolution of Council to be reinstated, which is the purpose of this Motion.

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

The Risk Appetite Statements are currently under review and are expected to be considered by Council in October 2026.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	2.0 Assets & Infrastructure	Medium
Level 2 Corporate Risk	2.1 Infrastructure Planning	Low
ACCOUNTABILITY		ACTION PLANNING OPTION
Director Assets		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.2 Stakeholder Relationships	Low
ACCOUNTABILITY		ACTION PLANNING OPTION
Chief Executive Officer		Manage

Policy Implications

This proposal has been assessed under the provisions of the City's Local Planning Policy 4.3 (Standard Provisions for a District Active Reserve) and Community Facilities Planning Framework.

Financial Implications

This Motion on Notice does not seek any immediate expenditure on infrastructure, capital works or facility construction at the Wanneroo Showgrounds. The only cost associated with the recommendation is the cost of preparing the Masterplan itself.

For reference, the single submission received under the 2023 Request for Quotation was in the order of \$84,000, and a masterplan scope proposed for the 2026/27 financial year was subsequently removed from the consultancy budget. An allocation of \$100,000 is sought in the 2027/28 consultancy budget for the preparation of the Masterplan.

Any infrastructure, capital works or facility upgrades arising from the recommendations of the Masterplan would be subject to separate and future consideration by Council through the annual budget and Long Term Financial Plan processes.

Voting Requirements

Simple Majority

Moved Cr Figg, Seconded Cr V Nguyen

That Council:-

- 1. NOTES that this Motion seeks no immediate expenditure on infrastructure, capital works or facility construction at the Wanneroo Showgrounds, and does not seek to alter Council's existing project priorities or timeframes for other areas of the City;**
- 2. LISTS \$100,000 for consideration in the 2027/28 Operational Budget to undertake a Masterplan for the Wanneroo Showgrounds, noting this work was removed from the 2026/27 consultancy budget;**
- 3. REQUESTS that the Masterplan be developed and progressed alongside the City's Community Facilities Infrastructure Plan being completed in 2026/27 and 2027/28, so that the two pieces of work inform, and align with, one another;**
- 4. REQUESTS that the Masterplan assist Council by clarifying the function and purpose of the Wanneroo Showgrounds, informing Council on the site's long-term facility and infrastructure needs, and creating a plan for the site; and**
- 5. REQUESTS that the Masterplan be developed in consultation with current site user groups, the wider community and Central Ward Councillors.**

CARRIED UNANIMOUSLY

***12/0**

For: Mayor Aitken, Cr Bedworth, Cr Coetzee, Cr Figg, Cr Huntley, Cr Miles, Cr Moore, Cr H Nguyen, Cr V Nguyen, Cr Parker & Cr Rowe & Cr Wright

Against: Nil

Administration Comment

Administration supports the preparation of a new Masterplan for the Wanneroo Showgrounds in principle, recognising the precinct's strategic importance and the value of establishing a long-term framework to guide future investment, land use and stakeholder engagement.

Administration has considered opportunities to defer or reprioritise existing work in 2026/27 financial year to progress the Masterplan, including preparation of the Community Infrastructure Plan, Wanneroo Recreation Centre redevelopment, the Fenced Dog Exercise Area Strategy, implementation of the Community Facility Planning Framework, and planning activities associated with facilities identified within the Alkimos-Eglinton Development Contribution Plan area. However, as work has already commenced across these projects and they contribute to broader Council priorities.

Administration notes that commencement Quarter 1 of 2027/28 remains a viable option and may provide additional benefit through incorporating insights from the Community Infrastructure Plan while also enabling the Wanneroo Showgrounds Clubrooms and Changeroom Project to progress to a more advanced stage. Subject to Council's endorsement of this motion, and the 2027/28 budget, work would commence on this project in Quarter 1 of the 2027/28 financial year

Given the scale of the precinct, the diversity of assets and stakeholders involved, and the opportunity to align future investment decisions across the site, preparation of a comprehensive Masterplan is anticipated to require a thorough and consultative process over approximately 12 to 18 months.

An indicative budget of approximately \$100,000 is considered appropriate and consistent with the scope and complexity of a project of this nature.

Attachments: Nil

Item 10 Urgent Business

Nil

Item 11 Confidential

Nil

Item 12 Date of Next Meeting

The next Council Members' Agenda Briefing has been scheduled for **6:00PM on Tuesday 13 October 2026**, to be held at Council Chamber, Civic Centre 23 Dundobar Road, Wanneroo.

Item 13 Closure

There being no further business, Mayor Aitken closed the meeting at 11:10PM.

In Attendance

LINDA AITKEN JP

Mayor

Councillors:

ALEX FIGG	North Ward
SONET COETZEE	North Ward
GLYNIS PARKER	North-East Ward
BRONWYN SMITH	North-East Ward
MARIZANE MOORE	Central-East Ward
PAUL MILES	Central-East Ward
PHIL BEDWORTH	Central-West Ward
JACQUELINE HUNTLEY	Central Ward
JORDAN WRIGHT JP	Central Ward
HUGH NGUYEN	South-West Ward
JAMES ROWE JP	South Ward