

CITY OF ARMADALE

MINUTES

OF COMMUNITY SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM,
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 6
FEBRUARY 2018 AT 7.00PM.

PRESENT: Cr C M Wielinga (Chair)
Cr C Frost (Deputy Chair)
Cr R Butterfield
Cr C A Campbell
Cr M Geary
Cr G J Smith
Cr J A Stewart

APOLOGIES: Nil

OBSERVERS: Nil

IN ATTENDANCE: Mrs Y Loveland Acting Chief Executive Officer
Mr N Kegie A/Executive Director Community Services
Ms L Jarosz Executive Assistant Community Services
Ms R Milnes Manager Community Development
Mr G Dixon Manager Libraries and Heritage
Mr G Thompson Manager Community Planning

PUBLIC: Nil

*“For details of Councillor Membership on this Committee, please refer to the City’s website
– www.armadale.wa.gov.au/your_council/councillors.”*

DISCLAIMER

As there were no members of the public present, the Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings, was not read.

DECLARATION OF MEMBERS' INTERESTS

Nil

QUESTION TIME

Nil

DEPUTATION

Nil

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Community Services Committee Meeting held on 6 November 2017 be confirmed.

Moved Cr C Frost

MOTION CARRIED

(7/0)

**ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 20 (2017) AND
ISSUE 1 (2018)**

Report on Outstanding Matters – Community Services Committee

Community Planning
Community Development
Recreation Services Report
Library & Heritage Services Report
Ranger & Emergency Services Report

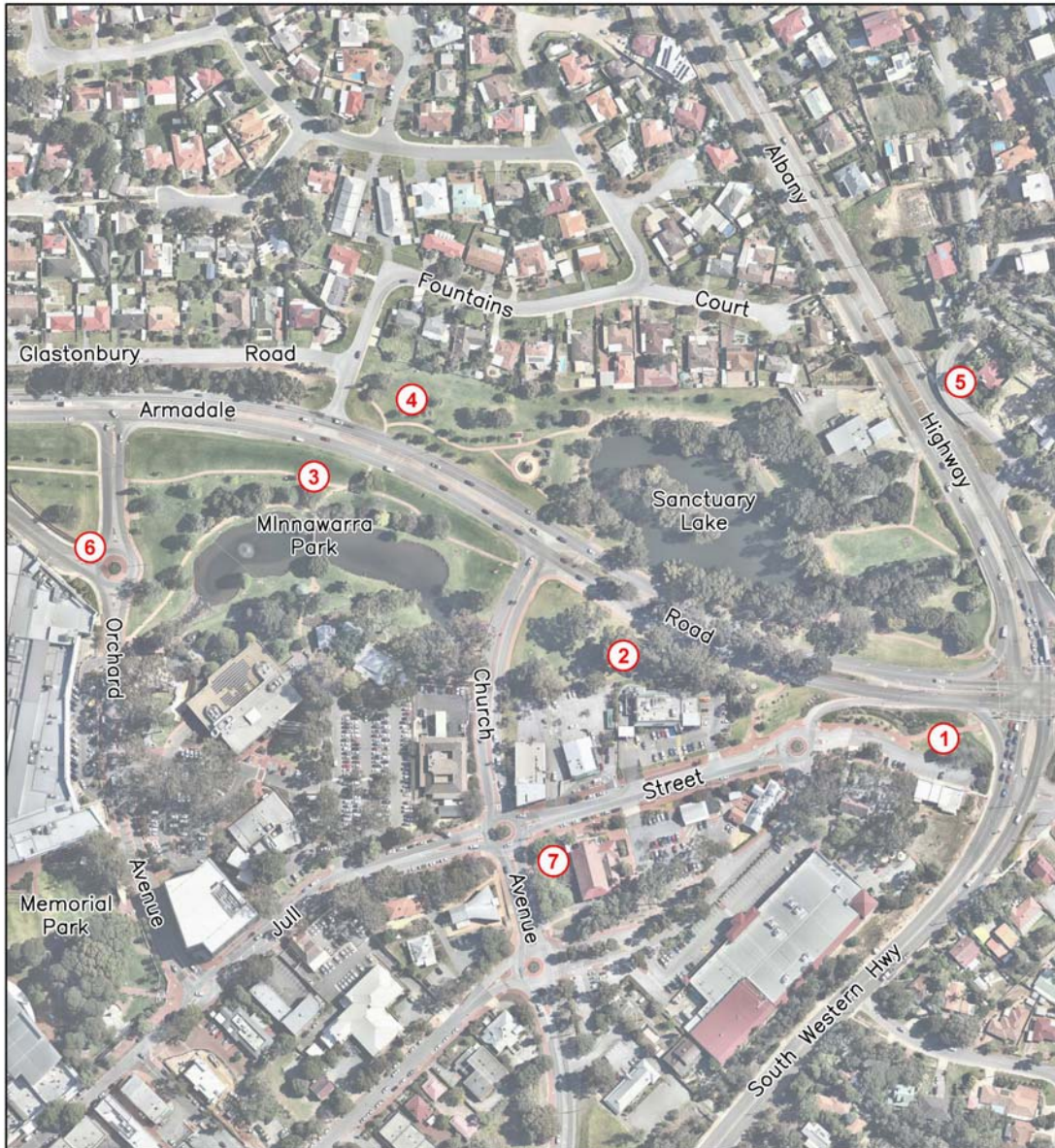
No items were raised for further investigation or report to the Committee.

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6 FEBRUARY 2018

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1	The intersection of Armadale Road, Albany Highway and South Western Highway - The raised grassed area on the South West corner.	4	Corner of Armadale Road and Fountain Court (Opposite Minnowarra Park)	6	Orchard Avenue - roundabout
2	Armadale Road - grassed area behind McDonalds	5	Albany Highway - wall currently featuring Aboriginal Mural	7	Armadale District Hall
3	Armadale Road - Minnowarra Park				

Public Art - Location Options



DATE 22 January 2018 - REVISION 1801
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Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012). Aerial photograph supplied by Landgate. Photographs by HeatMap.



1.1 - PUBLIC ART - LOCATION OPTIONS

WARD : ALL
FILE No. : M/21/18
DATE : 15 January 2018
REF : RM/YL
RESPONSIBLE : Manager Community
MANAGER : Development

In Brief:

- Council has previously considered the location of public artwork at the intersection of Armadale Road, Albany Highway and South Western Highway, but has requested a report detailing further options within the Armadale CBD prior to making a final decision.
- The report provides options for Council to consider for a final location for the current Public Art budget provision.
- It recommends that a Public Art be commissioned at the intersection of Armadale Road, Albany Highway and South Western Highway - the raised grassed area on the South West corner to the value of \$200,000.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Environment

2.2 Attractive and Functional Public Places

2.2.1 Deliver attractive and functional streetscapes, open spaces, City buildings and facilities.

2.2.3 Revitalise existing neighbourhoods whilst retaining the character of places

Legislation Implications

Nil

Council Policy/Local Law Implications

COMD8 Public Art Policy

Public Art Strategy 2016

Budget/Financial Implications

The following is allocated for Public Art in the Long-term Financial Plan:

- 2017/18 \$100,000
- 2018/19 \$100,000
- 2021/22 \$100,000
- 2023/24 \$100,000 and a further \$100,000 every two (2) years thereafter

Council has previously resolved to support combining the Public Art budgets for 2017/18 (\$100,000) and the forward estimate 2018/19 Public Art (\$100,000) to create a \$200,000 budget allocation for public art in the CBD to be expended over two financial years (C32/10/17).

Consultation

1. City of Armadale Departments
2. Main Roads WA

BACKGROUND

Council endorsed the Public Art Policy and Management Practice in March 2016 (C6/3/16) which provides the framework for the process of commissioning, installation, management and decommissioning of all permanent or temporary public art and mural art within the City.

The City’s Public Art Strategy was endorsed by Council in April 2016 (C15/4/16). The Public Art Strategy is a forward thinking document that identifies the strategic context for the provision of public art, possible artistic narratives, art types and key locations of public art in the future.

For Council’s reference the following table was provided at the time of adoption of the City’s Public Art Strategy, however Council determined at that time that it did not want a prescriptive implementation plan, rather it wished to consider other opportunities as they arose. The table was removed from the Strategy but was requested to be retained as a general guide on priorities for public art installations. Officer comments are provided to indicate current status of the locations listed.

Location	Artwork Type	Priority	Estimated Budget Range	Officer Comment
Jull Street Mall	Temporary/Ephemeral and Event-based; Applied; Multi-Media; Ground plane; and/or Functional	High	\$25,000 to \$100,000	‘The Guardian’ by Alister Yiap was completed and installed in April 2017
Wall on cnr of Jull St and Third Rd (Private Ownership)	Applied	High	\$8,000 to \$15,000	Is being considered as part of the Rediscover Walking Mural Art Trail*

Location	Artwork Type	Priority	Estimated Budget Range	Officer Comment
Orchard House (cnr Jull St and Orchard Ave)	Stand Alone; Landscape Art; Indigenous and/or Heritage/Memorial	High	\$25,000 to \$75,000	Consideration was given to a 'stylised' tree in the forecourt of Orchard House however Council determined that a 'live' tree was preferable which is what eventuated.
Intersection of Armadale Rd with Albany Hwy and South Western Hwy	Stand Alone	High	\$100,000 to \$1,000,000	Being considered per this report
Kelmescott Train Station	Community Art; Discovery; Functional; Heritage/Memorial; and/or Stand Alone	High/Medium	\$50,000 to \$200,000	
Armadale Train Station	Stand Alone; Indigenous; Heritage/Memorial; Stand Alone, Interactive; and/or Family Friendly	Medium	\$50,000 to \$200,000	Has a public art piece in the forecourt that was commissioned by the MRA.
Armadale District Hall	Integrated, Functional; Heritage/Memorial; and/or Stand Alone (could be multiple commissions for the precinct)	Medium	\$50,000 to \$900,000 (could be divided into a series of pieces for the precinct)	Being considered per this report
Minnawarra Park	Landscape Art; Discovery; Family Friendly; Functional; Heritage/Memorial; and/or Indigenous	Medium	\$50,000 to \$200,000	Being considered per this report
Champion Lakes	Temporary/Ephemeral or Event-based; Functional; Family Friendly; and/or Indigenous	Medium	\$15,000 to \$500,000 (could be divided into a series of pieces for the precinct)	Has an Aboriginal Art work commissioned by MRA as part of the Aboriginal Interpretive Centre
Migrant Park	Landscape Art; Functional; and/or Heritage/Memorial	Low	\$20,000 to \$50,000 *as part of the landscape upgrade	Although not a public art piece, has commemorative 'Hut' and signage relevant to the history of the Park

Location	Artwork Type	Priority	Estimated Budget Range	Officer Comment
Lloyd Hughes Park	Community Art; Heritage/Memorial (possible fire tribute)	Low	\$20,000 to \$50,000	
West of Railway	Integrated; Stand Alone; Functional; Discovery; and/or Interactive	Low	TBC with MRA	
Piara Waters Pavilion	Stand Alone; Functional; and/or Family Friendly	Low	\$50,000 to \$200,000	
Armadale Aquatic Centre	Integrated; Family Friendly; and/or Indigenous	Low	\$50,000 to \$200,000	Opportunity to include Public Art in the current redevelopment of the Hall – An option presented in this report.

* The ReDiscover Walking Mural Art Trail Project

The ReDiscover Walking Mural Art Trail is an initiative of the City Centre Activation Plan which comprises the installation of multiple murals across the Armadale CBD. The City implemented Stage One of ReDiscover in April 2017, with the first mural painted by Melbourne artist Matt Adnate in Memorial Park on the external wall of Armadale Central shopping centre. Stage Two will commence in May 2018 with many of the planned murals to be produced by internationally acclaimed artists.

It is expected that Stage Two of ReDiscover will feature murals on nine privately owned walls, with the art works remaining for a period of five years. Whilst ReDiscover is not specifically referred to in the Public Art Strategy due to mural art considered a separate category to ‘public art’, the high calibre murals meet the objectives of the Strategy and is considered public art as defined in the Public Art Policy and Management Practice.

Therefore, the murals may be considered as additional elements of public art in the CBD which may provide an opportunity for the public art budget to be expended on art installed in alternative locations or contexts.

Council has requested a Percent for Art Policy as part of the Town Planning Scheme (C32/9/16). This is currently being developed and *may* include provision for the City’s projects to have a percentage applied, however at this stage there is no provision in any of the City’s key strategy projections for public art. The Armadale District Hall and the Armadale Aquatic Centre are included in this report as potential locations, neither has provision for public art.

At the Ordinary Council meeting on 16 October 2017, Council resolved the following: (C32/10/17):

That Council:

- 1. Note the recommended location for a public artwork as the raised grassed area on the South West corner of the intersection of Armadale Road, Albany Highway and South Western Highway.*
- 2. Note the project plan timing with preliminary works being completed in 2017/18 and commissioning and installation of the public art work in 2018/19.*
- 3. Supports the proposition of carrying forward the \$100,000 2017/2018 Public Art budget to the 2018/2019 year and combining it with the 2018/2019 Public Art forward estimate of \$100,000 to create a 2018/2019 \$200,000 budget allocation noting that the project will be completed over the two financial years.*
- 4. Request an Officer's Report for further options on a final location within the boundaries of Armadale CBD.*

As per point 4 of the resolution, this report presents options for alternative locations within the CBD precinct. It also provides an alternative of the Aquatic Centre Redevelopment as an opportunity if none of the CBD locations are preferable. Council also has the option of reviewing the previous recommendation of combining the 2017/18 and 2018/19 budget allocations of \$100,000 per year into a combined project of \$200,000 if it determines alternative location/s are preferable and wishes to redistribute the funds accordingly.

DETAILS OF PROPOSAL

The following locations have been identified by officers as options for the placement of a public art piece within the CBD precinct. Refer attached plan.

Locations for Public Artwork within the Armadale CBD

- 1. The intersection of Armadale Road, Albany Highway and South Western Highway - the raised grassed area on the South West corner*

This previously recommended location was initially earmarked in the City's Public Art Strategy for a significant public art piece due to its gateway aspect to Armadale from the South West and high traffic volume of the intersection. Other supporting factors include safe pedestrian access, park seating and adjacent parking. The installation of the public art piece would need to align with the relevant main roads policies and advice.

- 2. Armadale Road – grassed area behind MacDonald's*

This area of land is exposed to a high volume of traffic on Armadale Road. It is close enough to the major intersection of Armadale Road, Albany Highway and South Western Highway to be relevant to the 'gateway aspect' of the intersection in relation to the South West.

3. Armadale Road - Minnowarra Park

Minnawarra Park is one of the City's most popular parks and will undergo redevelopment in 2018 to improve accessibility, functionality and aesthetic appeal. The large grassed area on the corner of Armadale Road and Church Avenue has high visibility from passing traffic on Armadale Road and Church Avenue. The upgrade to the Park and the addition of a public artwork could, together, maximise the impact of Minnowarra Park as a key asset of the City.

Other sections of Minnowarra Park may also be considered, for example, close to the corner of Orchard Avenue and Armadale Road or a number of smaller art pieces installed in the long strip of grass alongside Armadale Road. The installation of the public art piece would need to align with the relevant main roads policies and advice.

Installations of public art on Minnowarra Park would need to take into account implications for the logistics and planning of the City's major events including Australia Day and the Highland Gathering. Numbers of people attending these events have increased over the past three years, necessitating plans to use Minnowarra Park in its entirety to accommodate the additional utilities and activities associated with hosting a safe, high calibre event.

4. Corner of Armadale Road and Fountain Court (opposite Minnowarra Park)

This location along Armadale Road is highly visible to passing traffic and draws attention to the trails along the lake and under the bridge across Albany Highway. It provides a visual link between these areas on the boundaries of Kelmscott and the Armadale CBD.

5. Albany Highway – wall currently featuring Aboriginal Mural

This wall features a mural completed in the early 1990's by Aboriginal Elder and Artist Toogarr Morrison, which was subsequently repainted in the early 2000's retaining the original design. It is an opportunity to reinvigorate the highly visible artwork, however if Council determines it as the preferred project then further investigation regarding decommissioning will need to be undertaken with the relevant artist/s.

6. Orchard Avenue – roundabout

The roundabout on Orchard Avenue off Armadale Road and adjacent to Minnowarra Park is a primary access point to the Armadale CBD. It experiences a high volume of traffic and visibility from vantage points including Minnowarra Park, the Youth Activity Area and the Armadale Central Shopping Centre.

7. Armadale District Hall

The Armadale District Hall upgrade is a significant key strategic project designed to retain and restore the heritage value of the Hall while ensuring it provides contemporary amenities and services. There is no public art provision allocated within the project budget, however it is located within the CBD precinct and is worthy of Council consideration. (See comment regarding Percent for Art Policy earlier in this report.) Whilst external locations would be restricted for public art because of size (garden area, entrance etc), there is potential for an internal public art piece that could interpret the historical significance of the venue. It provides an opportunity to value add and compliment the upgrade project.

Council may consider other alternative locations from the CBD precinct, which were listed in the table noted earlier in this report. Officers have identified the Aquatic Centre Redevelopment as one that could be considered at this time.

8. *Aquatic Centre Redevelopment*

The Aquatic Centre is a significant key strategic project that has high community interest and will result in a state of the art regional facility. There is potential for a public art work at the entrance of the building which was noted in the original concept design. This is still an opportunity; however the project budget does not include a provision for public art. (See comment regarding Percent for Art Policy earlier in this report). It would be a highly visible art piece that would value add and complement the overall redevelopment.

Officer Recommendation:

It is proposed and recommended that the location for the City's next Public Art piece be *Armadale Road –Minnawarra Park* for the reasons outlined earlier in the report. It is suggested that the Art type be in keeping with the guidelines provided in the City's Public Art Strategy which suggests Landscape Art; Discovery; Family Friendly; Functional; Heritage/Memorial; and/or Indigenous.

ANALYSIS

As potential settings for the placement of a public artwork, each location contributes to meeting the objectives of the Public Art Strategy and the Public Art Policy.

Most of the locations in this report have been identified primarily because of their visibility and position in the CBD. The options relating to key strategic projects of the Armadale District Hall and the Aquatic Centre have been noted as opportunities to 'value add' to the redevelopments as they are occurring with public art.

The ReDiscover Walking Mural Art Project is an additional element of public art within the CBD as an action addressing *Strategy 4: Place Activation* in the City Centre Activation Plan. This provides a potential opportunity for other locations to be considered for the installation of art pieces.

OPTIONS

Council has the following options:

1. Choose one of the following locations:
 - a. The intersection of Armadale Road, Albany Highway and South Western Highway - the raised grassed area on the South West corner.
 - b. Armadale Road - grassed area behind MacDonald's.
 - c. Armadale Road - Minnawarra Park.
 - d. Corner of Armadale Road and Fountain Court (opposite Minnawarra Park).
 - e. Albany Highway - wall currently featuring Aboriginal Mural.
 - f. Orchard Avenue – roundabout.
 - g. Armadale District Hall.
 - h. Armadale Aquatic Centre.
2. Choose a combination of the above locations and request budget allocation to be distributed appropriately.

3. Request further information regarding any of the locations
4. Do nothing and reallocate the current 2017/18 Public Art budget of \$100,000.

Option 1c is recommended.

CONCLUSION

As outlined in the Public Art Policy, public art contributes to the creation of vibrant and attractive places across the region and enrichment of the character and identity of local communities.

Each of the locations presented align with this objective by enhancing the City's assets and providing viewing enjoyment to the community. With Council supporting the Public Art budget to a total of \$200,000 for a project spanning 2017/18 and 2018/19 financial years, it is anticipated that a high calibre, meaningful public artwork can be commissioned for instalment in Minnowarra Park to complement the redevelopment being undertaken in 2018.

ATTACHMENTS

There are no attachments for this report.

Officer Report Recommendation

That Council endorse Minnowarra Park, Armadale Road as the next location for a Public Artwork.

Committee Discussion

Committee discussed various options and decided that Option 1, The intersection of Armadale Road, Albany Highway and South Western Highway - the raised grassed area on the South West corner, was more appropriate as it had a higher profile and would be visible to more people. In response, the officer recommendation was changed accordingly.

RECOMMEND

C1/2/18

That Council endorse location one - The intersection of Armadale Road, Albany Highway and South Western Highway - the raised grassed area on the South West corner, as the next location for a Public Artwork.

**Moved Cr M Geary
Seconded Cr J A Stewart
MOTION CARRIED**

(6/1)



FORRESTDALE HUB (ALFRED + WILLIAM SKEET RESERVE) MASTERPLAN
FINAL CONSOLIDATED CONCEPT 3 - FH04

- As endorsed by Council on 10 March 2014 (C9/13/14)

2.1 - FORRESTDAL HUB FEASIBILITY STUDY - UPDATE

WARD : LAKE
FILE No. : M/692/17
DATE : 23 January 2018
REF : LG
RESPONSIBLE : Executive Manager
MANAGER : Community Services

In Brief:

In November 2016 Council endorsed further feasibility analysis on the Forrestdale Hub Sporting Facilities project.

This report updates Council on the progress of that feasibility analysis.

Recommend that Council:

- Notes the feasibility work on the Forrestdale Hub that has been undertaken to date.
- Considers combining the two major Forrestdale Hub projects; Sporting Facilities upgrades and Forrestdale Hall into one project to be scheduled for the same year, as part of the next review of the Long Term Financial Plan.
- Receives a further report containing a completed feasibility study and a recommended revised concept design for the Forrestdale Hub.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

- 1.1 A Strong sense of Community spirit.
 - 1.1.1 Provide opportunities to connect individuals to each other and the wider community.
 - 1.1.2 Build inter-dependent and resilient community groups.
- 1.3.1 Plan for services and facilities in existing and emerging communities.
- 1.3.2 Advocate and share responsibilities for service delivery.

Legislation Implications

Nil

Council Policy/Local Law Implications

Nil

Should the recommendation of this report be adopted it is envisaged that as part of the next review of the Long Term Financial Plan the two projects are combined with the timing also reviewed in the context of the other major projects and budget priorities. The extent of the financial impact on the LTFP will be determined by the timing of the project.

A further financial consideration is that the Forrestdale Sporting Association (FSA) received an election commitment in 2017 of \$150,000 of which \$50,000 can be used to contribute to a feasibility study and the balance for pavilion works. The City is currently in discussion with the FSA and the Department of Local Government, Sport and Cultural Industries in regard to the administration of this grant and how it might be used to enhance the overall project.

Consultation

1. Community and Stakeholder consultation was undertaken as part of the 2013 Master Planning process. In addition, more recent consultation has been carried out with:
 - a. City Departments.
 - b. Stakeholder workshops with current users and leaseholders of Forrestdale community facilities, including:
 - Forrestdale Sporting Association.
 - Armadale Soccer Club.
 - Forrestdale Community Kindergarten.
 - Directions Disability Support Services.
 - c. Main Roads WA.

BACKGROUND

The Forrestdale Hub comprises community buildings, sporting grounds, parkland, playgrounds, hardcourts and bushland on and immediately adjacent to the William Skeet Reserve and Alfred Skeet Reserve in Forrestdale. The Forrestdale Hub Master Plan was endorsed by Council in March 2014 (C9/3/14) and is one of 11 Master Plans developed as part of a major initiative to identify the best way to maintain and develop community infrastructure in 12 locations throughout the City's older more established areas. Endorsed Master Plans for the other locations are;

- Cross Park Roleystone (C8/3/13)
- Springdale Park, Roleystone (C8/3/13)
- John Dunn Reserve, Kelmscott (C31/9/13)
- Rushton Park, Kelmscott (C31/9/13)
- Bob Blackburn Reserve, Seville Grove (C20/5/16)
- Gwynne Park Reserve, Armadale (C20/5/16)
- Frye Park, Kelmscott (C25/7/16)
- Morgan Park, Armadale (C25/7/16)
- Karragullen Oval, Karragullen C25/7/16)
- Creyk Park, Armadale (C25/7/16)

Initially the William Skeet Reserve and Alfred Skeet Reserve were treated as 2 separate locations however as the Master Planning work evolved it became clear that combining the two locations as the Forrestdale Hub was a logical and practical way of dealing with the sites. Each Master Plan recommended a comprehensive list of works. In total around 130 elements were identified across the 11 plans. These ranged from minor capital items that can be included in the existing and already funded asset and renewal program, to 12 new major capital projects spanning a 30 year timeframe.

In 2016, once all 11 Master Plans were completed and endorsed, Council considered how the proposed new major projects and other minor works should be assessed (C38/10/16) and prioritized (C42/11/16 & T62/11/16).

The overall assessment of the 12 major projects (C42/11/16) was determined as follows;

MASTER PLAN ASSESSMENT CRITERIA WEIGHTED SCORES										
Indicative timeframe	Weighted Scores				TOTAL	PRIORITY RANKING				
	Need	Multi Use	Availability of Funding	Fit for purpose						
	40%	20%	20%	20%	100%					
	8. Low	4. Low	4. Nil	4. Fully						
	16. Minor	8. Minor	8. up to 25%	8. Mostly						
	24. Average	12. Average	12. 26% to 50%	12. Average						
	32. Above Average	16. Above Average	16. 51% to 75%	16. Somewhat						
	40. Significant	20. Significant	20. 76% to 100%	20. Not at all						
PROJECT NAME	1-5 years	6-10 years	11-15 years	beyond 15 years	WEIGHTED SCORES				TOTAL WEIGHTED SCORE	PRIORITY RANKING
Champion Centre/Seville Grove Library Upgrade		✓			32	16	12	12	72.00	4
Creyk Park Pavilion Upgrade	✓				32	16	8	12	68.00	6
Creyk Park New Pavilion				✓	8	20	8	16	52.00	9
Cross Park Cricket/Netball Pavilion	✓				32	12	16	16	76.00	1
Refurbished Forrestdale Hall		✓			24	12	8	16	60.00	7
Forrestdale Hub - Potential co-location of sporting facilities		✓			32	20	8	16	76.00	1
Gwynne Park (Phase 1) Integrated Recreation Facility			✓		24	12	8	12	56.00	8
Gwynne Park (Phase 2) Expanded and New Facilities				✓	32	20	8	12	72.00	4
John Dunn Reserve New Community use building			✓		8	4	8	20	40.00	12
John Dunn Reserve BMX Facility			✓		8	8	8	20	44.00	11
Morgan Park Community/Sporting Facility				✓	32	20	8	16	76.00	1
Springdale Park - New Playing Field and Community Sporting Facility				✓	8	12	8	20	48.00	10

Further information was provided in C42/11/16 regarding the two Forrestdale Hub major projects as follows;

Forrestdale Hub – Potential co-location and upgrade of sporting facilities

	Indicative timeframe				Need	Multi Use	Availability of Funding	Fit for purpose	TOTAL	PRIORITY RANKING
					40%	20%	20%	20%	100%	
					8. Low	4. Low	4. Nil	4. Fully		
					16. Minor	8. Minor	8. up to 25%	8. Mostly		
					24. Average	12. Average	12. 26% to 50%	12. Average		
					32. Above Average	16. Above Average	16. 51% to 75%	16. Somewhat		
					40. Significant	20. Significant	20. 76% to 100%	20. Not at all		
PROJECT NAME	1-5 years	6-10 years	11-15 years	beyond 15 years	WEIGHTED SCORES				TOTAL WEIGHTED SCORE	PRIORITY RANKING
Forrestdale Hub - Potential co-location of sporting facilities		✓			32	20	8	16	76.00	1

Project Brief

This project is contained in the Forrestdale Hub Master Plan, endorsed by Council in March 2014 (C9/3/14) and refers to two facilities on William Skeet Reserve. These are the William Skeet pavilion (home of the Forrestdale Sports Association) and the Ian Pratt pavilion (change rooms and toilets) which are both heavily used by various sports and activity groups. The objective of the co-location is to rationalise the two current buildings and create one more efficient facility. The project also proposes a number of other elements to improve the functionality and appeal of the facilities.

It is pertinent to note that the proposed project exists within the context of the widening of Armadale road which will impact on access and parking to the site. It will be essential to understand the timing and extent of these major road works in determining the exact nature of the proposed upgrade works.

Elements

- *Potential co-location of sporting pavilion (leased by Forrestdale Sporting Association Inc) and the change rooms (Ian Pratt pavilion).*
- *Potential internal access way between reserves through to Commercial Rd.*
- *Improved pedestrian access and signage through to Forrestdale Lake.*
- *Potential hardcourt zone.*
- *Potential picnic and play zone.*
- *Renew sports fields (on Alfred Skeet Reserve as well as William Skeet Reserve).*

Indicative Cost	\$4,034,000
Anticipated External Funds	\$1,000,000
Muni Funds - Loan	\$3,034,000

The revised list of elements as noted above also includes a number of other elements that were originally on the Master Planning Initiative Schedule 1; Works for Inclusion in Renewal and Upgrade Program which on further analysis should be incorporated in the scope of this particular project instead. It is possible to spread the works out over time however a major makeover of the site incorporating all of the proposed works would be a more efficient way to undertake the project.

Ranking Analysis

The facility is heavily used by the resident Sporting Association and expansion has been requested during the Master Plan process along with other works. The co-located facility would be considered a new project and therefore multi-use will be a key outcome. A number of associated items to improve the site have been bundled into this project, resulting in a significant overall project.

Asset Condition

The building leased by the Forrestdale Sporting Association is nearly 30 years old. The Association has outgrown the building which is in need of upgrade as is the Ian Pratt pavilion (change rooms). The City's Parks team advises that it would be ideal to renew the sports surfaces of both William and Alfred Skeet Reserves as part of this project.

Conclusion

In a growing area, the facilities at Forrestdale will be required to service a large population of sport and recreation users. The project is one of three to be ranked as a no 1 priority and is recommended for further feasibility analysis to determine the detail of the proposed upgrades. It is suggested that one aspect of the feasibility work is to consider an option to co-locate the Forrestdale Hall with the sporting facilities to create a more significant single multi use facility but reduce the overall number of stand-alone buildings on the site.

While being noted for the 6 – 11 year timeframe it is possible that the scope of the project could attract significant external funds over and above what has been noted in the assessment matrix. Should the City be successful in securing additional funding the project could be brought forward.

Refurbished Forrestdale Hall

	Indicative timeframe	Need	Multi Use	Availability of Funding	Fit for purpose	TOTAL	PRIORITY RANKING
		40%	20%	20%	20%	100%	
		8. Low	4. Low	4. Nil	4. Fully		
		16. Minor	8. Minor	8. up to 25%	8. Mostly		
		24. Average	12. Average	12. 26% to 50%	12. Average		
		32. Above Average	16. Above Average	16. 51% to 75%	16. Somewhat		
		40. Significant	20. Significant	20. 76% to 100%	20. Not at all		
PROJECT NAME	1-5 years 6-10 years 11-15 years beyond 15 years	WEIGHTED SCORES				TOTAL WEIGHTED SCORE	PRIORITY RANKING
Refurbished Forrestdale Hall	✓	24	12	8	16	60.00	7

Project Brief

This project was identified by the community and consultants to better address the Weld St frontage, improve the connections with other facilities on the site and the overall functionality. This hall is the only one in the area for the community to use and is in need of an upgrade, as is the kindergarten building. The Forrestdale Hub Master Plan was endorsed by Council in March 2014 (C9/3/14).

Elements

- New or refurbished hall and kindergarten building.

Indicative Cost	\$3,000,000
Anticipated External Funds	\$1,300,000
Muni Funds - Loan	\$1,700,000

Ranking Analysis

It is anticipated that this hall will service the growing population in the developing area of Piara Waters and Harrisdale, therefore the need will increase as the population expands. The hall requires work to improve the functionality for current and future users. The anticipated outcome will be a functional, multi-purpose community hub.

Asset Condition

The Forrestdale Hall and kindergarten are over 50 years old. The building is functional but requires some attention. There are no major issues with the structure or services and it generally meets the current expectations for its use.

Conclusion

This project has been ranked as a priority 7 for completion within the next 6 to 10 years at an indicative cost of \$3,000,000.

The preliminary assessment for the 12 major projects provided an initial guide as to how they could be included in the Long Term Financial Plan. Further information is being provided to Council on each of the 12 projects to assist Council in determining if they should proceed. In adopting the assessment and prioritization of the major projects Council prioritized the Forrestdale Hub as one of the first projects to be the subject of further feasibility analysis.

(C42/11/16 refers)

That Council:

- 1. Adopt the preliminary assessment and prioritization of the 12 Master Plan projects.*
- 2. Endorse further feasibility analysis on the Cross Park Pavilion project, Forrestdale Sporting Facilities project, Creyk Park project, John Dunn BMX project and report back to Council on the results of that work.*
- 3. Refer the Master Plan projects for Council's consideration in the next review of the City's Long Term Financial Plan.*

As indicated earlier in this report, a major consideration influencing a configuration of facilities on the site, and a constraint on the timing of the project is a final design for a widened Armadale Rd.

Main Roads WA has now progressed the planning of the Armadale Rd widening to a point where the City now has a clear idea of its impact on the site both for the configuration of facilities and access to them. Work is now underway to determine options for the configuration of facilities on the site and it is anticipated these will be presented to Council in the form of a revised Master Plan in mid-2018.

While the widening of Armadale Road will provide very significant and lasting benefits for the Community, the uncertainty (until recently) over the timing of the road widening has meant that even fairly minor works related to the Master Plan could not be progressed. One such initiative is a Community Art project that has been provided for through an allocation of \$47,380 in the current budget. While some preliminary consultation has taken place on this project, it has stalled pending clarity over the implications on the site of the road widening. Once a final configuration for the site has been endorsed (hopefully in mid-2018) this community art project can be completed.

This status report on the feasibility work on the Forrestdale Hub is intended to provide Council and other stakeholders, including community groups resident at the Forrestdale facilities, with an update on the project. It also provides information on the main areas of focus for consideration as the feasibility phase comes to an end.

DETAILS OF PROPOSAL

This report presents the current status of the Forrestdale Hub Feasibility Study. It is anticipated that a further report will come to Council in mid-2018 with an amended Master Plan for the Forrestdale Hub that takes into account the implications of the widening of Armadale Road.

While a final report is some months away it is considered timely to present this status report in the lead up to the next review of the Long Term Financial Plan given that one of the recommendations of this report is to ask Council to consider bringing together the two major Forrestdale Hub projects as part of the LTFP review.

The findings of feasibility work to date can be grouped into the following areas:

1. Implications of the widening of Armadale Road
2. Combining the two major projects at Forrestdale Hub into one
3. Feedback from recent stakeholder engagement
4. Further considerations

Further explanation of these points follows;

1. Implications of Armadale Road widening

Although the road widening was a known factor in the Master Planning of the Forrestdale Hub in 2013/14, the impacts on the site, particularly in terms of access and car parking were not clear at the time.

Now that Main Roads WA has undertaken more detailed design of the road widening project, the impacts on the Forrestdale Hub have been clarified:

- The position of the Forrestdale Sporting Association building - preliminary investigations indicate that, after the widening, this building cannot remain in the current location, either expanded or at the current size.
- Alternative access and egress points need to be incorporated into a revised plan.
- Loss of overflow verge parking at Alfred Skeet reserve mean alternative and additional parking needs to be incorporated into a revised design.
- The road widening project is expected to commence in 2019 and will take approximately 3 years to complete. The staging of the project, which will determine exactly when the Forrestdale Hub will be most impacted, is yet to be confirmed.

There will be a need for temporary access to the Forrestdale facilities while the road widening project happens. Work is underway to determine what the best configuration for temporary access will be and how any short term works can best tie into the more permanent configuration.

An additional consideration is the provision of a fauna underpass, an environmental project coordinated by the City and partially funded by Main Roads (subject to approval), as part of the widening works. This underpass has already been accommodated in the design, but the actual outlet configuration still needs to be finalised, specifically the crossing of the pedestrian footpath, and the accessibility to the overland route to the bush site to the south of the reserve.

2. Combining the two major Forrestdale Hub projects into one

As indicated earlier in this report, there are two major projects in the LTFP associated with the Forrestdale Hub. These are; the upgrades to sporting facilities on William Skeet Reserve which is noted in the LTFP for 2021/22 and a major refurbishment to, or replacement of the Forrestdale Hall which is noted in the LTFP for 2024/25.

At the time the Master Plan was developed and as part of its subsequent assessment, the sporting facilities were considered a higher priority than the Hall. Consequently a staged approach was considered, which accounts for the projects being scheduled for different years.

Now that it is clear that the Sporting Pavilion needs to be relocated it is logical to investigate if one option for the site is to develop a single, larger facility that fulfils the functions of both the sporting facilities and the hall. This option was flagged in the November 2016 Master Plan assessment report (C42/11/16) and also in the last review of the LTFP. In order to facilitate this option, the two projects would need to be combined and scheduled for the same year.

Another consideration is the increased ability a larger, more multi-faceted project has in attracting significant external funds. This became apparent when the Champion Centre/Seville Grove Library project was being developed and the City's subsequent success in attracting a \$4Million grant for that project.

It should be noted that it is not always practical to rationalize a number of smaller facilities on a particular site and so the option of going with a single facility that combines the sporting facilities and Hall is not automatic. While it is the first option that should be considered, specific site constraints and access can sometimes preclude it as the best option for a given site.

Part of the work being undertaken in finalizing the feasibility study is comparing the options of one larger, multi-use facility or upgrading/replacing multiple facilities on the site.

3. Recent stakeholder engagement

As previous consultation had been undertaken when developing the Master Plan for Forrestdale Hub in 2013, it was important to revisit the key themes to confirm that the issues were still current and if any new opportunities could be identified. The original key themes were as follows:

1. Revitalising the hub through increased community use and inviting aesthetics – including entry statement.
2. Connectivity and Links.
3. Youth and family focused facilities and activities.
4. Revitalisation and development of Forrestdale Hall into multi-use facility.
5. Access and Parking.

The recent stakeholder consultation involved three separate workshops in August 2017. The workshops enabled specific stakeholder groups relating to different components of the site to express their views and identify issues and opportunities for future planning. A combined workshop will be conducted in 2018 once draft concept options have been developed.

Activity	With Whom	Date
Workshop One (10 Attendees)	<ul style="list-style-type: none"> ▪ Forrestdale Sporting Association (FSA) including: ▪ Darts ▪ Football ▪ Softball ▪ Cricket ▪ Pool ▪ Touch Football/Netball 	9 August 2017
Workshop Two (5 Attendees)	<ul style="list-style-type: none"> ▪ Armadale Soccer Club 	14 August 2017
Workshop Three (6 Attendees)	<ul style="list-style-type: none"> ▪ Forrestdale Community Kindy ▪ Directions Disability Support Services ▪ Lighthouse Chapel ▪ The Jungle Body 	16 August 2017

The consultation process sought to gain information from the stakeholder groups on their current and future needs in order to determine the functions that any future facility should be able to perform. As two separate facilities with quite different user groups were being considered, two separate workshops were conducted. An additional workshop was also held with Armadale Soccer Club to discuss impact of the widening of Armadale road and the impact on car parking for their events.

Workshop One - 9/8/17: Forrestdale Sporting Association

The session commenced with bringing the attendees up to speed with the broader Master Planning Process carried out since 2012, how the Forrestdale project is currently reflected in the City’s Long Term Financial Plan and the impacts of the widening of Armadale Road. The process of the Feasibility Study was then outlined including the opportunities for the groups to have input into the plan and amend cycles as the process moves from idea generation through to design.

The workshop participants were placed into 3 groups encouraged to identify their ideal outcomes in key physical areas of a community /sporting facility. Key findings from the workshops are presented below with a table of all comments in Attachment A.

Key Findings:

- The Sporting Association is growing and the current facility does not meet the current need.
- With female sports on the rise separate change rooms are now needed.
- Main function area needs to be bigger and any design needs to accommodate the large darts and pool groups, possibly in a separate room.
- The kitchen needs to be bigger and the bar should have a separate cool room.
- The western side of the oval is the best location for sporting clubs to avoid weather issues.
- Universal access is required as some member have mobility challenges.
- Small meeting room/s is needed and could increase community use.
- Increased storage is required for both sporting and function area equipment.
- Oval lighting needs upgrading (currently planned).
- Access to site for locals – walk and cycle.
- Perimeter paths.
- More under cover areas.

Workshop Two - 14/8/17: Armadale Soccer Club

With the key master plan recommendation of additional female change rooms being completed and no other issues identified, the workshop involved a general discussion with the Soccer Club with the focus on the impacts of the road widening.

Key Findings:

- Road side parking on Armadale Road will be lost.
- Access point in front of Soccer Club will be a left in left out.
- Access point in front of Soccer Club will be the only access from and to Armadale Road.
- High fencing may be required to stop balls entering Armadale Road.
- Potential for new car park on the southern end of the single field.
- Current fields cannot be relocated do to proximity of the Bunbury Gas Pipeline easement and the fixed location of the sports lighting.
- Internal access road link to Commercial Road would increase egress from the site.

Workshop Three - 16/8/17: Forrestdale Hall users

Workshop Three also covered the Master Planning process and road widening before moving into a similar format as workshop one. This was a much smaller group but this enable a good dialogue between the different user groups.

Key Findings:

- Current external toilets are a safety issue.
- Current building is old and does not attract new users.
- Skate park is used by locals and clients of Direct Disability Support Services.
- Good potential to increase youth activity spaces.
- Poor pedestrian linkages between facility on the reserve.
- Large hall and meeting room would generate more use.
- Kindergarten could increase patronage if the facility was larger.
- Building does not make use of oval.
- Develop outdoor activity space.
- More storage for Kindergarten and regular users.

Feedback from workshops One and Three is documented in Attachment A. It should be noted that due to the fact that the Alfred Skeet pavilion (leased by the Armadale Soccer Club) is not affected by the widening, consultation with the group was not based on the building, but on access and car parking.

Information gathered during this recent consultation will assist in developing and comparing the options of one larger, multi-use facility or upgrading/replacing multiple facilities on the site.

Further analysis will also be undertaken regarding the demand for the Community Kindergarten and disability support service that are currently located in facilities adjacent to the Forrestdale Hall and how these organisations should be considered in the context of the project.

4. Further Considerations

Work is currently underway on the following for incorporation into a final feasibility study;

Community Need

As Community Need is the main driver behind major community infrastructure projects further demographic and social analysis is being collated for inclusion in the final study. As well as providing Council with sound data to assist in making relevant decisions, information relating to community need provides the evidence base for external funding submissions.

Concept Planning

Two main options are being developed;

1. A single facility that incorporates the functions of the current Forrestdale Hall, Sporting Club Pavilion, change rooms and the various other facilities that occupy the site.
2. A different configuration that retains two main facilities; a replaced or significantly upgraded hall and associated spaces for community groups, and a separate facility that replaces the sporting pavilion and change rooms (but in a different location).

Complimentary functions

How other functions can be incorporated into the two options for the site;

- Youth spaces (eg. skate park, parkour, pump track).
- Play grounds and other spaces for families and young children.
- Nature Play areas.
- Community Art location.
- Hard courts/multi courts.
- Community Kindergarten.
- Spaces for other services (eg: Directions Disability Support).
- Space for a Community Garden.
- Access – vehicle, bicycles and pedestrian.
- Carparks.
- Fauna Underpass.

Assessment

The final feasibility study will include a current assessment of the options using the framework that was endorsed by Council in October 2016 (C38/10/16) which is based on weighted criteria as follows;

Criteria		Weighting
1. Need	What is the level of need for the facility	40%
2. Multi Use	What is the potential for the new/upgraded facility to be well used by a wide range of users and be adaptable to changing demands over time	20%
3. Availability of Funding	What is the potential to attract external funds for the project	20%
4. Fit for Purpose	How 'fit for purpose' is the existing facility for the uses proposed	20%

ANALYSIS

Further analysis will be provided in a final feasibility study, however for the purpose of this report a preliminary Community Need snapshot of Forrestdale and adjoining areas has been prepared.

Community Need

Forrestdale and the surrounding suburbs of Piara Waters and Harrisdale will experience significant growth over the next 20 years. The following table, based on census data, illustrates the forecast population increases between 2016 and 2036:

Suburb	Year		Population Increase (% increase)
	2016	2036	
Forrestdale	1,115	5,919	+4,804 (430%)
Piara Waters	9,517	21,569	+12,052 (127%)
Harrisdale	9,479	14,498	+5,019 (53%)
Total	20,111	41,986	+21,875 (109%)

Population and household forecasts .id., October 2017.

The new population will come from greenfield estates which attract particular demographics based on the housing size, choice and affordability, and the demographic composition will indicate which key services and infrastructure will be required to meet community needs. Existing services and infrastructure will be able to accommodate some of the increased demand, however new services and infrastructure will also be required. The key demographic trends influencing service and infrastructure needs include;

- A significant proportion of the population will be aged 0-4yrs, 5-9yrs, and 30-34yrs (see table).
- A significant increase in the number of households which are couple families with dependents.
- A significant proportion of the population will be from culturally and linguistically diverse (CaLD) backgrounds, predominantly originating from India and Malaysia.

- A significant increase in the number of people speaking a language other than English at home, and an increase in the number people who don't speak English well or don't speak English at all;

Forecast age structure - 2036	Forrestdale, Piara Waters & Harrisdale		City of Armadale		Greater Perth	
	Number	%	Number	%	Number	%
0 to 4	3,855	9.2	11,807	8.3	164,732	5.6
5 to 9	3,486	8.3	10,919	7.7	165,822	5.7
10 to 14	3,139	7.5	9,858	7.0	171,223	5.9
15 to 19	2,996	7.1	9,461	6.7	180,363	6.2
20 to 24	3,053	7.3	9,948	7.0	195,427	6.7
25 to 29	3,324	7.9	10,656	7.5	196,076	6.7
30 to 34	3,516	8.4	10,789	7.6	193,388	6.6
35 to 39	3,290	7.8	10,215	7.2	196,759	6.7
40 to 44	2,892	6.9	9,432	6.7	201,723	6.9
45 to 49	2,777	6.6	9,135	6.4	209,060	7.2
50 to 54	2,531	6.0	8,457	6.0	197,823	6.8
55 to 59	2,131	5.1	7,321	5.2	164,117	5.6
60 to 64	1,663	4.0	6,141	4.3	148,761	5.1
65 to 69	1,250	3.0	5,170	3.6	137,252	4.7
70 to 74	945	2.3	4,367	3.1	120,985	4.1
75 to 79	657	1.6	3,561	2.5	104,858	3.6
80 to 84	349	0.8	2,487	1.8	82,727	2.8
85 and over	129	0.3	2,082	1.5	87,284	3.0
	41,983	100.0	141,805	100.0	2,918,380	100.0

Population and household forecasts .id, October 2017

Apart from the demographic profile, other trends which will influence the types of services and infrastructure needed in Forrestdale, Piara Waters and Harrisdale;

- New greenfield estates lack established social networks, groups and neighbourhoods, where people can connect with each other and the wider community.
- Lack of local amenities forces people to drive out of the local area, which inhibits people connecting within their neighbourhoods, and impacts on community safety and resilience.
- Heavy reliance on cars increases traffic congestion, travel times, and road safety issues.
- Land clearing for development reduces natural areas for recreation, reduces shade and increases temperatures (heat island effect), impacting on physical activity levels and wellbeing.

In order to ensure these new communities are socially connected, healthy places, some services and infrastructure needs to be provided locally. Given the projected demographic profile of the Forrestdale, Harrisdale and Piara Waters, the services and infrastructure required locally include;

- **Children & Young People:** To meet the needs of the high proportion of children and young people the local area will need to accommodate; child health services, education providers, library services, childcare, Kindergarten, playgroups, and youth services. Infrastructure required locally for this demographic includes; parks, playgrounds, sport and recreation facilities, and youth spaces.

- Adults (young): To meet the needs of the high proportion of adults the local area will need to accommodate general health services. Infrastructure required in the local area for adults; walking and cycling infrastructure, community halls, meeting rooms, arts and cultural spaces, picnic and bbq areas, and dog exercise areas.
- CaLD people: As well as those noted above, CaLD communities require migrant support services.

OPTIONS

Council has the following options:

1. Note the information provided in this report; recommend considering combining the major Forrestdale Hub projects into one project as part of the next LTFP review and receive a further report once the feasibility study has been completed.

This is the recommended option.

2. Council may also identify further matters to be investigated in the preparation of a final feasibility study

CONCLUSION

The Forrestdale community has been very patient in waiting for the Forrestdale Hub Master Plan recommendations to be implemented. While the widening of Armadale Road will provide long term significant benefits for the Community, the uncertainty of design and timing of the road widening has resulted in the more detailed planning of the Forrestdale Hub initiative being put on hold.

Having the Master Plan endorsed by Council, and including the major projects in the Long Term Financial Plan ensures the redevelopment of the facilities remains front of mind. In addition, the clarity over the implications of the Armadale Road widening project provides far more certainty about how and when the project might progress.

Depending on final consideration of all of the key projects in the LTFP, the major upgrades to the Forrestdale Hub may yet be some years away. However, as with the Champion Centre/Seville Grove Library initiative, having the Forrestdale project 'shovel ready' creates an opportunity to take advantage of significant funding opportunities that may present at short notice. This might reduce the level of funding required though the LTFP and may allow the project to be scheduled earlier than might otherwise be the case.

ATTACHMENTS

1. Attachment for Forrestdale Interim report

RECOMMEND

C2/2/18

That Council:

1. Notes the feasibility work on the Forrestdale Hub that has been undertaken to date
2. Considers combining the two major Forrestdale Hub projects; Sporting Facilities upgrades and Forrestdale Hall into one project to be scheduled for the same year, as part of the next review of the Long Term Financial Plan
- ~~3. Receives a further report containing a completed feasibility study and a recommended concept design for the Forrestdale Hub~~

Amended
at the
Council
Meeting
of 12
February
2018.

**Moved Cr C Frost
Seconded Cr C M Wielinga
MOTION CARRIED**

(4/3)

3.1 - ARMADALE LIBRARY CREATIVE SPACE

WARD : ALL
FILE No. : M/9/18
DATE : 5 January 2018
REF : GD
RESPONSIBLE : Executive Director
MANAGER : Community Services

In Brief:

- This report proposes the potential extension of Armadale Library within the Shopping Centre to provide flexible space to enable opportunities for collaboration and creative pursuits.
- Recommend that Council considers the proposal in principal and refers it for consideration in the review of the Corporate Business Plan / Long Term Financial Plan as an unfunded project.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Council's strategic objectives promote the development of digital skills in the community and the provision of digital services where necessary. This proposal would assist in the delivery of the City's Strategic Objectives including the actions outlined in the City's Digital Strategy.

Strategic Community Plan

1.3 The community has its services and facilities it needs.

Digital Strategy 2017 -2022

2.1 User-friendly Digital Services: Develop easy to use efficient digital services that make it easier to transact with Council.

2.1.7 Libraries continue to be at forefront of providing digital library services, and maximising technology opportunities for the benefit of the community.

Library Strategy and Development Plan 2012, and Review and Update 2016

Recommendation 3:

That Council continues to support the model of the Armadale Library being located in a shopping centre, responding to opportunities to gain additional space with appropriate negotiated lease opportunities.

Legislation Implications

Nil

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

The opportunity of extending the floor space of the Armadale Library will require additional recurrent funds in the Long Term Financial Plan as outlined in the Confidential Attachment.

There is no current provision of funds for the proposal.

Consultation

- Community Services Directorate
- Economic Development
- Management Executive (MANEX)
- Community consultation was undertaken with a broad cross-section of library users on services generally, not in direct connection to additional space.

BACKGROUND

The City currently has three libraries (Armadale, Kelmscott and Seville Grove) with Armadale being the central and largest Library. The Armadale Library relocated to the Armadale Central Shopping Centre in 2010. The immediate result was an increase of nearly 100% in both visitor numbers and associated usage. The library now consistently ranks amongst the most heavily used of the 67 libraries in the Perth metropolitan area which demonstrates its success and popularity with the Armadale community.

The Armadale Library has a floor space of 1,100sqm and is operated on a lease with Westzone Enterprises, owners of the Armadale Central Shopping Centre. The current lease is due to expire on 28 September 2019, and the City has a renewal option of 5 years to 28 September 2024.

Kelmscott Library has a floor space of 500sqm, and was relocated to the Stargate Shopping Centre in 2016. Seville Grove Library will be refurbished during 2018 and will have a floor space of approximately 500sqm as well as flexible community meeting rooms.

In addition, Council has made provision in its Long Term Financial Plan for Library Services in Harrisdale and Haynes/Hilbert with floor spaces of 1,000sqm and 750sqm respectively.

Armadale Library's location in the Armadale Central Shopping Centre, contributes to its continued success. It is well-placed to meet changing community needs and expectations. In 2016/17 over 5,600 people attended an event at Armadale Library and over 200 new members join each month, including many family groups and a number of non-traditional library users including business users and those involved in creative industries.

Libraries are increasingly seen as the "third space" in customers' lives after the home and workplace. The emphasis is on the library as a place to be, not merely somewhere to borrow items. Customers use Armadale and its distinctive zones as a place to work away from distractions, a quiet place to study or just read, and a fun space to interact with their children using the variety of resources available.

The City has been approached by Westzone Enterprises, with an opportunity to expand the library floor space into an adjoining tenancy. The proposed expansion would provide the Armadale Library with an additional 130sqm, an increase of up to 12% on the current floor area. The exact figure will depend on the final configuration of the space subject to survey.

Although the library is well used, the dedicated youth space near the entrance is less heavily utilised due to changes in usage patterns, an insufficient number of power points for Bring

Your Own device operation or charging, and little flexibility to rearrange the space for collaboration and creative pursuits.

Extending the library space will allow these areas to be reconfigured and provide the Library Service with the opportunity to meet users' stated needs to collaborate, create, and share digital projects such as podcasts, videos, photography, and software applications. In an ever-changing digital environment the provision of these services in public libraries are seen as the standard rather than the exception.

DETAILS OF PROPOSAL

Westzone Enterprises has offered the City the opportunity to expand the footprint of the Armadale Library into an adjoining tenancy within the Armadale Central Shopping Centre. The proposed expansion would provide the Armadale Library with approximately a 12% increase on the current floor area.

This proposal provides the library service with an unique opportunity to create an open and flexible, multi-purpose, creative space which can engage local youth and also serve the wider community as a study/work space, through the provision of collaborative work areas as supported by the both the City's Strategic Community Plan and its Digital Strategy.

The City's *Digital Strategy* Action 2.1.7 is to "Position libraries to be at the forefront of providing digital services, maximising technology opportunities for the benefit of the community".

If approved, the additional area would be used to provide a flexible Creative Co-working Space which reconfigures the existing under-utilised Youth Zone and provides a range of additional services. It will not replicate existing library services, but will showcase new opportunities in the digital sphere, particularly creative pursuits.

The flexible nature and design of the proposed space would provide additional opportunities which would be attractive to individuals and groups in the community, particularly youth. The lack of similar spaces in the City of Armadale, and the distance from the CBD, reduces the opportunities for creative collaboration and networking of this nature.

Beyond the fitout costs, only a small amount of equipment would be required to be purchased to enable maximum use of the space. This would be at minimal cost to the City as a range of grants and partnerships have been identified which would offset these costs. It is envisaged that most users would be using their own devices with little need for staff intervention.

Although little staff involvement is needed in the operation of this space, the City's Community Development Officer – Youth would work closely with other City officers including the Economic Development Officer, and the library's Digital Services Officer to ensure activation of the space with creative programming, partnerships and collaborations.

COMMENT

Although borrowing remains at the heart of the public library service, libraries have long been at the forefront of change, gauging the changing needs of their communities, particularly in relation to technology and skills development. More flexible use is being made of physical spaces in order to accommodate increasing demand and usage of non-traditional services.

Collaboration, or co-working, is attractive to freelancers and home-based workers who may find working alone at home to be socially isolating or distracting. Open-plan creative spaces are designed to encourage interaction between users. Innovation and creativity would be fostered through interaction and sharing of concepts and ideas.

In keeping with their ethos of free and universal access, libraries can offer quieter space with fewer distractions where users can focus, meet, research, and work. Where possible, providing a range of spaces for these uses is vital, with a mix of collaborative and private work spaces.

ANALYSIS

Currently the library's digital focus is on training community members in how to use and engage with technology. In evaluating the potential uses for this additional space, it became evident that there is a demand for flexible space to enable opportunities for collaboration and creative pursuits among those already engaged. The focus would be on learning, creating, and sharing.

Community engagement undertaken during 2017 supported this need. Face to face and online surveys were undertaken with 200 community members aged from eight to 65+, including a number of retired, but engaged seniors. Respondents were surveyed to quantify demand for future digital services not presently provided by the Armadale Library. Over 60% of respondents identified a desire for increased digital services, with this number increasing to 100% of those aged under 18.

Among the services proposed by respondents, the most favoured was a "Bring Your Own Device" (BYO) work area. This translates to accessible work spaces with adequate power point provision to enable individual and group work, for study, hobby, social, or business purposes. Respondents also indicated a strong desire for digital training and services such as video editing, 3D graphic design, and software coding workshops.

The results of the community engagement also indicate the range of interests in, and perceived benefits from the library's provision of digital services. The highest interest levels were for personal learning and development, as well as entertainment (hobbies and interests), while the greatest perceived benefits were the ability to keep pace with technology and achievement of career / life goals.

Flexibility is key in the provision of resources within the Creative Space area, however these could include:

- Additional accessible workspace for BYO devices including ample power points throughout the area;
- Bookable Co-Working Hub – A flexible meeting room for individual or group use. Technology provided would allow for video and tele-conferencing as well as collaborative working on a shared screen;
- Co-Working Zone and Multimedia for interactive small group projects, presentations, and meeting spaces, including collaborative working on a shared screen;
- Mini Recording Studio / Green Screen Editing facility – space to create, record, and share digital projects such as podcasts, videos, photography, and software applications.

OPTIONS

Council has the following options

1. Support the extension to the Armadale Library in principle and refer it for consideration in the review of the Corporate Business Plan and Long Term Financial Plan as an unfunded proposal/project.
2. Not support the extension of the Armadale Library.

CONCLUSION

The opportunity to expand the Armadale library floor space provides the City with a unique opportunity to provide a level of service that enhances and better meets the demands of Library users in a changing digital environment.

The flexible nature and design of the proposed space provides opportunities to foster new creative outlets for youth and the wider community. This responds to demonstrated demand for future digital services not presently provided by the library service.

The proposal reflects the role of the library in delivering digital literacy, creative outcomes, and increasing technological awareness. The proposal also addresses one of the priorities in the City's Digital Strategy 2017 – 2022 and aligns with objectives on the City's Strategic Community Plan.

ATTACHMENTS

1. Confidential B Attachment - Armadale Library additional space - *This matter is considered to be confidential under Section 5.23(2) (e iii) of the Local Government Act, as it deals with the matter, if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person*

RECOMMEND

C3/2/18

That Council:

Support the extension to the Armadale Library in principle and refer it for consideration in the review of the Corporate Business Plan and Long Term Financial Plan as an unfunded project with costings as detailed in the confidential attachment.

**Moved Cr C Frost
Seconded Cr M Geary
MOTION CARRIED**

(5/2)

4.1 - ANNUAL LEAVE, EXECUTIVE DIRECTOR COMMUNITY SERVICES

WARD : ALL
FILE No. : M/31/18
DATE : 22 January 2018
REF : LJ
RESPONSIBLE : Executive Director
MANAGER : Community Services

In Brief:

- Advice of proposed Annual Leave from Monday 26 February to Friday 2 March 2018 for the Executive Director Community Services.
- Recommend that Council note the Executive Director Community Services will take Annual Leave from Monday 26 February to Friday 2 March 2018 inclusive and that the Executive Manager Community Services (Neil Kegie) be appointed Acting Executive Director Community Services during this period.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Nil

Legislation Implications

General assessment of relevant legislation (e.g. Local Government Act) has not revealed any restrictions.

Council Policy/Local Law Implications

Council Policy and Management Practice ADM 12 "Acting Senior Positions".

Budget/Financial Implications

The higher duties payment associated with this matter can be accommodated within the adopted 2017/18 Annual Budget.

Consultation

Chief Executive Officer

COMMENT

The Executive Director Community Services will be taking Annual Leave from Monday 26 February to Friday 2 March 2018 inclusive and during this time it is proposed that the Executive Manager Community Services (Neil Kegie) be appointed Acting Executive Director Community Services.

ATTACHMENTS

There are no attachments for this report.

RECOMMEND

C4/2/18

That Council:

- 1. Note that the Executive Director Community Services (Yvonne Loveland) will take Annual Leave from Monday 26 February to Friday 2 March 2018 inclusive and during this time it is proposed that the Executive Manager Community Services (Neil Kegie) be appointed Acting Executive Director Community Services; and**
- 2. Pursuant to Management Practice ADM 12 and on the recommendation of the Chief Executive Officer, appoint the Executive Manager Community Services (Neil Kegie) for the period Monday 26 February to Friday 2 March 2018 inclusive as Acting Executive Director Community Services.**

**Moved Cr C M Wielinga
MOTION CARRIED**

(7/0)

5. COUNCILLORS' ITEMS

1Australia Day Event (Cr Carole Frost)

Cr Frost acknowledged and commended officers involved in the successful delivery of the recent Australia Day Event.

2Potential Use of Armadale Tartan Tie at City events as a promotional and engagement tool. (Cr Jim Stewart)

Cr Stewart requested that consideration be given to the distribution of the 'Armadale Tartan Tie' at City events to raise the profile of the City in the wider community. The committee agreed this item would be dealt with administratively.

Amended
at the
Council
Meeting
of 12
February
2018.

6. EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT

Nil

MEETING DECLARED CLOSED AT 8.12pm

COMMUNITY SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
6 FEBRUARY 2018		
ATT NO.	SUBJECT	PAGE
2.1 FORRESTDALE HUB FEASIBILITY STUDY - UPDATE		
2.1.1	Attachment for Forrestdale Interim report	40

Attachment A (Stakeholder Consultation Findings)

Workshop One: Forrestdale Sport Association

Facility requirements

	Components, details	Change rooms	Toilets	Servery/kitchen	Meeting room	Hall/function	Deck/external viewing	Other
FSA Group 1	Character of building is very important eg exposed brick/'country' style	Male/Female separation Potential for universal changerooms i.e. women/opposition changeover Could be used for storage when not required Toilets included	Public toilets accessible from outside	Kitchen in function hall and clubroom Coolroom required Bigger than current facility	Club meetings in function room not ideal. Meeting room required.	Current size too small for FSA functions. Pool and Darts room could be separate from main hall but remain connected Memorabilia wall preferred Windows Current capacity - 148 when bar closed; 170 when bar open Suggest 300 ppl capacity Consider bar requirements and limitations of licensing	BBQ area with lockable lid - enclosed area under cover. Viewing/seating required, along the wall, permanent shade Playground closer to clubhouse.	First aid room/rub-down room Storage essential Umpire room with toilet and shower Space for Darts tournaments and meetings Entry foyer - memorabilia External power points required for pitching machine - softball
FSA Group 2	2 storey building possible	2 x M changeroom; 2 x F changeroom (or Home and Away) 4 x 50 m ² with private showers and 4 toilets in each	Unisex disabled toilet with baby change; toilets in the building should not be externally accessible i.e. public toilets should be separate Number of toilets should be according to code 3 x female + disabled; 2 x male, 1 urinal, 1 disabled	Semi-commercial, like Harrisdale with fryer, stove/oven Approx 50 m ² Pie warmer External servery with inside and outside bench Separate bar with coldroom, fridges - could be shared	Concertina doors to separate meeting room from main function room Could double as office, trophy room, accommodate community fire	Ideal size is 350-400 m ²	2 storey options Bi-fold doors, gas heated	Medic room, umpires room Storage requirements Grandstand-style seating outside building DARTS - designated home of South Suburban Assoc, therefore have to cater for approx 400 players in competition. 27m of wall space required; 3m span between bullseyes (8 in a row ideal, as opposed to spread around the room) POOL - current membership 3 teams; increase to 6 tables with space between for disabled players
FSA Group 3		4 x 60m ² + with separate shower cubicles	According to code, i.e. for public - 1:25 male; 1:15 female Disabled, baby change	12-15m ² size Coolroom Servery with internal and external access Bar	30m ² - approx 20 people capacity comfortable Separate room, darts included	4 pool tables set up full time 2 rooms/potential to separate i.e. pool and darts; 300m ² size	Elevated; if on eastern side, the deck depth is more important 150m ² all covered	Club storage (7 x 10m ²) Umpire rooms (2 x 10m ²) First aid (10m ²) Table and chair store (30m ²) Cleaner store (5m ²) Entry foyer (memorabilia) Not on eastern side

The participants were then asked to have a general discussion on the issues and opportunities they could identify for the project outside of their specific facility issues. These ideas are represented in the following table:

Forrestdale Sporting Association, Issues and Opportunities

Workshop	Issue	Opportunity
Forrestdale Sporting Association	Tennis courts no longer used. Can courts be turned into netball?	Building location and orientation best at Ian Pratt (western side of Oval)
	Kindergarten carpark not able to be used by anyone but the kindy?	Netball growth and touch footy - female sports
	Lights - lost Men's softball due to lighting standard not high enough	Softball back net - could be used by cricket/footy and softball; sports going halves in pitching machine
	Mosquitos on south side of the park	Playground adjacent to pavillion - better than current location
	Not enough storage	Grandstand seating to improve view over Oval
	Concern with retention of FSA name and history	Lawn bowls as an activity to service the ageing population
	Lighting - big concern for FSA	Skate park is well used, opportunity to upgrade in the future
	Parking	New women's cricket - extra cricket net? Lots of room on eastern side
	Access into the site for locals - walk and cycle - currently no perimeter paths	Possibility to use some of the current FSA footprint for storage? Structure is already there
	Eastern side location of pavillion would be in the sun; other side preferred	2 storey building option with oval outlook
	Cricket net location - under trees, nets etc	Public toilets that are safe and accessible when the FSA is not operating
	Location of playground to FSA building - too far; hidden behind changerooms so safety concern	Community space offered by the Hall needs promoting
	Undercover area not big enough	2 courts for netball training - up to 6 courts for competition?
	Ageing building, lack of maintenance	Potential in south east corner for shade structures or Nature Play area
	Pitch too low - grass too high (cricket)	
	Location of building - needs to be on western side	
	Growing membership, anticipated population growth - building needs to be bigger	

Workshop 2: Armadale Soccer Club

Issues and Opportunities

Armadale Soccer Club	Higher fences may be required to stop errant soccer balls going onto Armadale Road	Potential egress road through site, link to Commercial road
	Constraints noted from L in L out only off Armadale Rd	More high fencing required to stop balls entering Armadale Road
	Current carpark constrained by location of gas pipeline	Potential to install carpark on southern end of single field
	Parking on Armadale Road verge will be lost	Potential to expand current carpark to the west

The issues and opportunities from the Soccer Club will be addressed in the concept design stage.

Workshop 3: Forrestdale Hall users

Workshop three also covered the Master Planning process and road widening before moving into a similar format as workshop one. This was a much smaller group but enabled good dialogue between the different user groups. The discussion on space and access components within a new facility is expressed in the following table.

Facility Requirements

	Components, details	Change rooms	Toilets	Servery/kitchen	Meeting room	Hall/function	Deck/external viewing	Other
Forrestdale Hall Group 1 - Directions Disability Support, church group	Integration with other clubs and groups; at the moment too isolated Ways the DSA clients can help/participate in broader relationships in community, develop employability	Wheelchair access required Changing facilities - hoist for adult changing Disability access Kids separate from adults/shower kids and adults	Fully accessible - shower commode for disabled Internal toilets required for hall	General design considerations eg Rangehood Domestic kitchen rather than full commercial kitchen develops friendly setting Heating food required Lockable storage required for safety of clients Wheelchair-friendly/heights of benches and ovens	Therapy room/padded walls Smaller meeting rooms to facilitate smaller conversations Church group needs quiet space Waiting/relax space additional to large hall area	Options for 2 halls (small and large) Fixed/ie options - moveable walls (DSA) good to have dedicated space but concern that it is disconnecting Stage Separate hall for 'meetings' (community) and 'sports' sound system for user groups	Outdoor area and decking Dedicated outdoor space would be useful for social outings Outdoor gym equipment	Sensory room - music, texture - can this be a hireable facility? Safety a big concern for DSA clients Community café? Combined with kitchen, skills development pathways for DSA clients
Group 2 - Forrestdale Kindergarten	Kindergarten is leased area; would like to retain an exclusive use area	NIL	Additional child toilet (total 2 toilets required) so intake is not limited Separate adult toilet wheelchair accessible	Current kitchen size adequate (26m ²)		Retain natural light in the building	Current outdoor area satisfactory, outdoor shed; could be shared area Shadesail required for existing play equipment Require retaining wall for security	Storage imperative External wash station and drinking tap Bike circle near sand pit; nature play area Self-closing outdoor gate

The Issues and Opportunities identified by the Hall users are expressed in the following table:

Issues and Opportunities

Forrestdale Hall hirers and leaseholders	External toilets are a safety issue as they are poorly lit and often closed	Hall needs internal toilets for user groups
	Limited access to the site caused by widening; potential temporary interruption	Additional public toilets - will increase capacity
	Carparks out the front of the hall - need to be wider for access vehicles; shift carpark to another location that is less dangerous	Linkage opportunities between clubs, schools in the local area
	Temporary road behind the hall to access sporting Association facility needs to be safe for other users accessing the oval and skatepark	Skate park is used by clients with autism; potential for nature play
		Pathways - improve pedestrian linkages between FSA building and facilities
		Building could be orientated both ways

The information provided by the groups, will advise the design stage of the project, to determine the best way in which the future needs of these groups and the general community around the Alfred and William Skeet Reserve can be met.