

# CITY OF ARMADALE

## AGENDA

**OF COMMUNITY SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 17 JANUARY 2012 AT 5.30PM.**

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*A meal will be served at 6:15 p.m.*

**PRESENT:**

**APOLOGIES:**

**OBSERVERS:**

**IN ATTENDANCE:**

**PUBLIC:**

*“For details of Councillor Membership on this Committee, please refer to the City’s website – [www.armadale.wa.gov.au/your\\_council/councillors](http://www.armadale.wa.gov.au/your_council/councillors).”*

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**DISCLAIMER**

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The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings to be read.

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**DECLARATION OF MEMBERS' INTERESTS**

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**QUESTION TIME**

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**DEPUTATION**

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**CONFIRMATION OF MINUTES**

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**RECOMMEND**

**Minutes of the Community Services Committee Meeting held on 6 December 2011 be confirmed.**

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**ITEMS REFERRED FROM INFORMATION BULLETIN**

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- |                          |   |             |
|--------------------------|---|-------------|
| <input type="checkbox"/> | Outstanding Matters & Information Items                           |             |
|                          | Report on Outstanding Matters – Community Services Committee      | C-1         |
| <input type="checkbox"/> | Monthly / Quarterly Departmental Reports                          |             |
|                          | Community Development Report – December 2011/January 2012         | C-2         |
|                          | Manager Ranger & Emergency Services Monthly Report –December 2011 | C-8         |
| <input type="checkbox"/> | Miscellaneous   |             |
|                          | Australia Day Promotional Flyer                                   | C-17        |
| <input type="checkbox"/> | Minutes of Occasional/Advisory Committees                         |             |
|                          | Disability Advisory Team – 30 September 2011                      | “CA-1”/C-18 |

*If any of the items listed above require clarification or a report for a decision of Council, this item to be raised for discussion at this juncture.*

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## COMMUNITY SERVICES COMMITTEE

17 JANUARY 2012

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**\*\*1.1 - HEALTHY COMMUNITIES FUNDING - PHASE 3**

WARD : ALL  
FILE No. : M/1/12  
DATE : 3 January 2012  
REF : KNK / NK  
RESPONSIBLE : Executive Manager  
MANAGER : Community Services

**In Brief:**

This report refers to the successful application to the Department of Health and Ageing for a grant of \$566,042 for the Healthy Communities Initiative for a Healthy Community project that will run from March 2012 to June 2013.

- It recommends that Council accept the Healthy Communities Initiative grant, authorise the expenditure of same and amend the 2011/12 budget to reflect that decision as per Section 6.8 of the Local Government Act.

**Tabled Items**

1. Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

The Healthy Communities Initiative relates to the following elements of the City's Strategic Plan;

- 1.1 Services that support community growth and development
- 1.2 Optimum quality of life for all citizens
- 1.4 Accessible health and other support services that meet the needs of our community
- 1.5 Sport, recreation and leisure opportunities that contribute to community health and wellbeing
- 3.3 A skilled, mobile and diverse workforce

**Legislation Implications**

Nil

**Council Policy/Local Law Implications**

Nil

**Budget/Financial Implications**

The Healthy Communities initiative is cost neutral for the City. There is no requirement for a cash contribution by the City and all administrative and set up costs are incorporated in the project budget.

The acceptance of the Healthy Communities Initiative – Phase 3 from the Department of Health and Ageing will see an additional \$566,042 acquired by the City, during the 2011/12 and 2012/13 financial years.

### **Consultation**

The following organisations were involved in a comprehensive consultative process as part of the development of the funding submission;

- Canning Division of General Practice
- South Metropolitan Public Health Unit
- City of Gosnells
- Polytechnic West
- Dr Tony Buti – Member for Armadale
- Champion Drive Medical Centre
- Australian Arab Association
- Spencer Road Family Medical Practice
- Tandara Medical Group
- Centrelink
- Gosnells Women’s Health Service
- Langford Aboriginal Association
- Champion Centre
- Polytechnic West – Adult Migrant English Program
- Polytechnic West – Armadale & Thornlie Campus
- PVS Workfind
- ORS Group

A working group comprising representatives from these organisations will monitor the project and provide advice to the City as the lead agency regarding its progress.

### **BACKGROUND**

Through the National Partnership Agreement on Preventative Health the Australian Government is providing \$71.8 million over 4 years from 2009/10 financial year through the Healthy Communities Initiative (HCI) to support the delivery of effective community based physical activity and healthy eating programs, as well as developing a range of local policies that support healthy lifestyle behaviours.

Under the HCI, \$61.5 million of the total grant pool is available for Local Government Authorities to increase the number of adults predominantly not in the paid workforce to be engaged in physical activity and healthy eating programs and activities.

The LGA Grants are designed to support a Healthy Communities Coordinator to oversee and coordinate the implementation of the Initiative within target populations as well as a combination of the following;

- subsidise the costs to individuals of participating in healthy eating, physical activity or healthy lifestyle programs;
- purchase or run community based healthy lifestyle programs;
- purchase or subsidise training for community members to run community based healthy lifestyle programs

Local Governments have been targeted for the Local Government Area Grants because of their capacity to facilitate and coordinate community initiatives involving multiple partners and stakeholders. This follows the trend of a number of Federal Government programs where

Local Governments are more heavily involved in community based projects which are supported by the Commonwealth.

LGA Grants have been awarded in three phases as follows;

- Phase 1, submissions closed February 2010 with \$410,130 each being awarded to 12 LGA's over 18 months (2 in WA)
- Phase 2, submissions closed March 2011 with \$703,607 each being awarded to 33 LGA's over 24 months (4 in WA)
- Phase 3 (submissions closed October 2011) with \$566,042 each being awarded to 47 LGA's over 18 months (6 in WA).

The City has applied for all three funding phases. While positive feedback was received from the Department of Health and Ageing on the first two submissions they were unsuccessful. Following further consultation with the Department and the other partnering organisations, the City of Gosnells was approached to participate in the third phase submission. As the other partnering organisations operate over the two Local Government areas this was seen as an effective way of expanding the reach of the program without increasing the administrative and coordination burden. In essence, the City of Armadale remains the lead agency with the program operating over the two local government areas.

While the 3<sup>rd</sup> phase funding was to have been announced in October 2011 with projects originally to commence in December 2011, recipients including the City of Armadale did not receive notification until December 2011 with projects now expected to commence in March 2012 running through to the original end date of June 2013.

## **DETAILS OF PROPOSAL**

The overarching aim of the City's Healthy Communities Initiative named Eat – Act – Live is to work in partnership with identified service providers to modify the dietary habits and physical activity behaviours of participants through the delivery of targeted physical activity, education and awareness programs within the Local Government areas of the City of Armadale and City of Gosnells. This is to assist in reducing the prevalence of chronic disease that is attributed to being overweight or obese.

The specific objectives of Eat – Act – Live are to;

- Identify at risk individuals and target groups within the community.
- Recruit participants throughout the programs using a qualitative referral process.
- Increase awareness associated with chronic disease through education and promotion.
- Significantly modify dietary habits and physical activity behaviours of program participants by providing access to low cost activities.
- Provide programs that encourage participants to engage in healthy lifestyles beyond the term of the project.
- Build capacity in participants so that information is embedded through their networks.
- Develop partnerships with key stakeholders to assist in delivering and evaluating successful programs.

Eat – Act – Live will target predominately those people who are;

- Recently or long term unemployed.
- Aboriginal or Torres Strait Islander.
- New wave migrants, or

- Culturally and Linguistically Diverse.

While these are the initial populations targeted by the program, the program allows for the inclusion of others if/when identified.

Some examples of how Eat – Act – Live will operate are;

- Allowing participants to further develop their skills and capacity to lead healthy lifestyles by being involved in programs which promote education in risk factors associated with chronic disease and how to identify these risk factors
- Incorporating national programs including Heart Moves and Lift for Life, integrated with campaigns including Measure Up, Food Cents, Go for 2&5 and Find Thirty
- Delivering programs in facilities located in areas being identified as “high risk” providing ease of access for participants
- Providing promotional stations at community events including, Minnowarra Festival and Australia Day to further promote the Healthy Communities Initiative
- Upskilling participants to help improve outcomes of the wider community through role modelling and the implementation of knowledge within the family home
- Linking with sporting clubs and other identified groups to reinforce positive behaviours and contributing to improved community participation.
- Involvement through referrals from GPs, Centrelink, Job Network Providers, Champion Centre and other community service providers to better eating programs and recreation activities at venues such as Armadale Arena and Gosnells Leisure World.

## COMMENT

### ANALYSIS

It could be argued that it is not the place of Local Government to coordinate programs such as Eat – Act – Live and that other service providers such as government agencies and not for profit groups should take on this lead role. There has however, been a trend towards utilising the capacity of Local Government to create links throughout the community sector to facilitate the types of partnerships required to develop a strong multi stakeholder partnership such as Eat – Act – Live. This is possible because unlike individual agencies that generally have a sole purpose, local government is able to take a broader view of issues in the community and assist in the development of community wide responses.

Ideally, officers would work with external organisations to identify external lead agencies for funded programs such as has been the case with the Anti Binge Drinking Initiative where the City provided significant assistance to Armadale Youth Resources as the lead agency, and also with the Armadale PCYC, who with the City’s help are the lead agency in the successful Midnight Basketball program.

However there are instances where funded programs would not be attracted to the City without more substantial intervention. This is the case with the City’s Volunteer Referral Service which is 50% funded through the Department of Communities and with the Indigenous Parenting Support program run from the Champion Centre which receives funding from a variety of sources, most notably the Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA).

Eat – Act – Live is an example of a program requiring a very high level of networking and coordination of agencies that do not normally work together. Consequently it is extremely unlikely that another organisation would have taken an effective lead role in the project. A more basic consideration is that only Local Government Agencies were eligible to apply for funding under this particular program.

Having inputted officer time in bringing the stakeholder working group together and developing the subsequent funding submission, the City will not be required to provide any further funds or resources. All further costs associated with the project if endorsed by Council, including those associated with employing a dedicated Healthy Communities coordinator can be costed against the funding. As a number of the individual programs will run from City venues including the Arena, the City will also receive additional revenue through the funding.

### **OPTIONS**

1. Endorse the Healthy Communities Initiative and accept the recommendations of this report
2. Reject the recommendations of this report

Option 1 is the preferred course of action

### **CONCLUSION**

Obesity and related chronic disease are significant problems in the Community. As well the impact on the lives of individual community members they are creating a growing burden on the Health and Welfare systems. This is exacerbated when individuals are unable to gain employment because of underlying chronic conditions.

Eat – Act – Live is a preventative program aimed at improving the health of target groups and providing more opportunities to become more meaningfully involved in community life. It also aims to reduce the burden on the Health and Welfare systems resulting from the negative impacts of chronic disease.

The investment of officer time in bringing together a working group and developing three funding submissions (including the two unsuccessful applications) has resulted in a return of \$566,042 for a program aimed at addressing a significant health issue in the community.

**RECOMMEND**

**That Council:**

- 1. accept the grant from the Department of Health and Ageing for the Healthy Communities Initiative for the amount of \$566,042 GST exclusive (\$280,357 to be received in 2011/2012 and \$285,685 to be received in 2012/2013).**

- 2. pursuant to section 6.8 of the *Local Government Act 1995*,**

**(a) authorise\* the following expenditure :-**

**Healthy Communities Initiative  
\$280,357 (GST exclusive)**

**(b) amend the 2011-2012 Annual Budget as follows :-**

**Expense**

**Healthy Communities Initiative  
- increase by \$280,357 (GST exclusive)**

**Revenue**

**Healthy Communities Initiative  
- increase by \$280,357 (GST exclusive)**

**For the purpose of Healthy Communities Initiative – Eat-Act-Live**

**ABSOLUTE MAJORITY RESOLUTION REQUIRED**

**ATTACHMENTS**

There are no attachments for this report.

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**\*\*2.1 - ARMADALE GOLF COURSE VARIATION OF LEASE AGREEMENT**

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WARD : HERON  
FILE No. : M/3/12  
DATE : 9 January 2011  
REF : FG/NK  
RESPONSIBLE : Executive Director  
MANAGER : Community Services

**In Brief:**

This report refers to a request from the lessee of the Armadale Golf Course for financial assistance from the City to enable the course to continue operations and recommends that Council;

- Waiver outstanding and future lease payments, of \$14,723.50 and cover irrigation costs up to \$7,000 until 7 December 2012.
- Note that officers will continue to work with the current lessee to identify opportunities to increase patronage of the Golf Course.

**Tabled Items**

Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

1. Community Wellbeing
  - 1.2 Optimum quality of life for all citizens
  - 1.5 Sport, recreation and leisure opportunities that contribute to community health and wellbeing.
2. Enhanced natural and built environments
  - 2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.
3. Economic Growth
  - 3.2 Strong and profitable local business
  - 3.6 Infrastructure that supports sustainable economic development.
4. Good Governance and Effective Organisation
  - 4.6 Financial sustainability and accountability for performance

**Legislation Implications**

Nil

**Council Policy/Local Law Implications**

Nil

### **Budget/Financial Implications**

The proposal will have an impact on Council finances of \$21,723 comprising an amount of \$14,723 for outstanding and future lease payments plus \$7,000 expenditure covering the utility costs of irrigation pumps.

### **Consultation**

1. Lessee
2. Parks Services
3. Property Services
4. Governance and administration
5. Finance Services

### **BACKGROUND**

The City has received a proposal from the lessee of the Armadale Golf Course requesting financial assistance from the City to enable the course to continue operating as they are having difficulty meeting the financial requirements of the lease due to lower than predicted patronage of the course.

The Armadale Golf Course is located on Forrest Road in an area east of Forrestdale Lake. Forrestdale Lake is recognised as a wetland of international importance.

The Armadale Golf Course is located on Reserve 27165 which is subject to a management order specifying that it should be used for Recreation only. The reserve is vested in the City with the power to lease. Golf course standards and amenities are basic and equate to a 9 hole country style course.

An amount of \$840,000 which includes a forecast \$450,000 in external revenue has been allocated in the City's 15 year plan for an upgrade to the golf course.

A needs and feasibility study is currently underway to identify the future demand for the course as well as the scope for the upgrade. The first part of this work, the needs study was presented to Council in December 2011 (C40/12/11) with the more detailed analysis feasibility study to be presented in mid 2012. This body of work will identify the types of improvements necessary to make the course an attractive proposition for long term lessees and the ongoing level of subsidy required by the City in order for the golf course to continue operating.

The current situation is that Council has leased the course to a private operator; three business partners with extensive experience and education in turf management. The lease is a three year term, expiring on 7 December 2012, with two year renewal option. Lease payments of \$7,681.82 were waived for the first year, in exchange for the lessee installing a security fence around the maintenance shed.

Significant improvements have been made to the greens since the current lessee commenced. Improvements are a result of irrigation system modifications, increased and better irrigation scheduling, accurate soil, tissue and water analysis and improved nutrient management. The lessee has also improved service levels with new hire clubs and range of golf equipment available for purchase, the sale of additional kiosk food, introduction of eftp facilities and

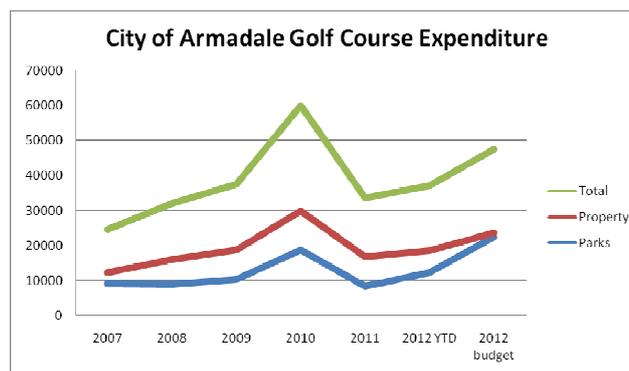
painting the kiosk interior. The improvements have been recognised through positive user feedback in the recent needs assessment.

In addition, the City budgeted an additional \$8000 for minor improvements that are being implemented following discussion of priorities with the lessee.

Despite the improvements made to the course, patronage has dropped below a sustainable level with the golf course operating at a loss of \$6,883 in 2011. This loss has put significant pressure on business owners in sustaining the standard established and meeting community needs. The business owners have invested a further \$4,000 each, to cover staff wages. The lessee has only met one lease payment of \$704.17, with \$7,041.68 outstanding for 2011.

Since the lessee commenced at the golf course on 8 December 2009 the City of Armadale has provided ongoing support through property and parks maintenance and promotional opportunities.

Graph 1 demonstrates the increase in Council expenditure at Armadale Golf Course. Significant increases are evident in 2010, when the City replaced equipment during transition from the previous lessee.



Graph 1

Ongoing and previous promotional support includes:

- Free advertisement in Active in Armadale guide since Term 1 2010, a standard cost to other advertisers of \$350 per term.
- Free advertising in the Active Clubs newsletter.
- Offered assistance by the Club Development Officer in improved marketing strategies and a direct link to sport clubs.
- Flyers and advertising displayed at Armadale Arena.
- Media releases and article in City Views.
- Donations for special fundraising events.

In recognition of the lessee's experience in promotions the City will continue offering support when resources are available as well as recommending that the lessee contract a company to further develop the current marketing plan and implement its actions.

## DETAILS OF PROPOSAL

The lessee approached officers in November 2011 requesting a waiver of lease payments for the outstanding 2010-11 and 2011-12 lease payments plus irrigation operating costs until increased participation numbers allow the lessee to cover these costs. . The lessee advises that

waiver of lease payments and payment of irrigation costs will allow the course to be maintained at the current standard and enable it to stay operational for the remainder of the lease period.

The total request for waiver of lease payments is \$14,723.50, due up to and including 7 December 2012. A further lease payment review will be required when entering negotiations for the two year renewal option. The lessee has also requested the City cover irrigation costs, which, based on previous years costs will amount to approximately \$6,920.

## **COMMENT**

### **ANALYSIS**

If the lessee were no longer able to meet the operating requirements of Armadale Golf Course and requested a termination of the lease the City of Armadale would have 2 options for the short term management:

1. Resume management of the Golf Course. This would have a significant financial implication and additional pressure on finding suitably qualified staff to manage the course. The experience in turf management would be difficult to replicate on a short term basis.
2. Close the golf course until a new lessee is appointed.

Both options will impact significantly on the community and financially on the Council.

## **OPTIONS**

Council may choose to;

1. Waiver outstanding and future lease payments of \$14,723.50 and cover irrigation costs up to \$7000 until 7 December 2012.
2. Waiver outstanding and future payments of \$14,723.50 until 7 December 2012.
3. Reject the proposal to waiver any lease payments or cover irrigation costs at Armadale Golf Course.

Option 1 is preferred.

## **CONCLUSION**

The officer recommendation is to waiver the outstanding and future lease payments, cover the irrigation costs in addition to continue to provide support to the lessee in improving marketing strategies.

**RECOMMEND**

**That Council:**

- 1. Waiver outstanding and future lease payments of \$14,723.50 and cover irrigation costs up to \$7,000 until 7 December 2012.**
- 2. Note that officers will continue to work with the current lessee to identify opportunities to increase patronage of the Golf Course.**

**ABSOLUTE MAJORITY RESOLUTION REQUIRED**

**ATTACHMENTS**

There are no attachments for this report.

***COUNCILLORS' ITEMS***

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Nil

***EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT***

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Nil

**MEETING DECLARED CLOSED AT \_\_\_\_\_**