

# CITY OF ARMADALE

## AGENDA

**OF COMMUNITY SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 8 OCTOBER 2013 AT 5:30 PM.**

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

**PRESENT:**

**APOLOGIES:** Cr G A Best (Leave of Absence)  
Cr M S Northcott (Conference)

**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).”*

## **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.

## **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 3 September 2013 be confirmed.**

## **ITEMS REFERRED FROM INFORMATION BULLETIN**

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- **Outstanding Matters & Information Items**  
Report on Outstanding Matters – Community Services Committee
- **Monthly / Quarterly Departmental Reports**  
Community Development Report –Community Development Report September 2013  
Leisure Services Report –August 2013  
Manager Library & Heritage Services Monthly Report – August 2013  
Tourism/Events & Visitor Centre Monthly Report – August 2013  
Manager Ranger & Emergency Services Monthly Report –August 2013
- **Minutes of Occasional/Advisory Committees**  
Highland Gathering 14 August 2013  
ATSIAG 3 September 2013
- **Information Flyers**

*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

8 OCTOBER 2013

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**1.1 - CREATIVE ART PROJECT AT THE YOUTH ACTIVITY AREA**

WARD : ALL  
FILE No. : M/866/13  
DATE : 3 October 2013  
REF : RM  
RESPONSIBLE : Executive Director  
MANAGER : Community Services

**In Brief:**

- The City has been successful in gaining \$25,000 from the WA Police to coordinate a Creative Art Project for young people based at the Youth Activity Area.
- Recommend that the information included therein is noted.

**Tabled Items**

1. Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

- 1.2.3 Increase engagement and participation of youth in the community
- 1.3 Access to a wide range of cultural, arts and learning opportunities
- 1.3.2 Promote and support community arts and events
- 1.3.4 Promote and support initiatives that enable the community to enjoy a wide variety of cultural experiences
- 1.5.2 Provide and promote a range of leisure, sport and recreational programs
- 1.6.3 Promote and support planning and activities that encourage a safe and responsible community
- 2.2.2 Plan and implement projects to revitalize the Armadale City Centre
- 2.6.2 Implement improvements to buildings, amenities and facilities as required to enhance the service to the community

**Legislation Implications**

Nil

**Council Policy/Local Law Implications**

<Type text here>

**Budget/Financial Implications**

The costs associated with the creative art project are funded by the WA Police.

**Consultation**

1. Since the launch of the Youth Activity Area (YAA) in February 2012, there has been an ongoing dialogue between the young people and their parents who use the facility and the City (directly through the *City's Community Development Officer – Youth*, and indirectly through the contracted Hope Community Services' Youth Workers) to

determine their aspirations for the space. The young people have expressed many ideas including enhancing the facility with artwork.

2. The City's Community Development Department officers
3. The WA Police's Strategic Crime Prevention Division
4. Hope Community Services (formerly Drug ARM WA)
5. Armadale Youth Network (comprising local government and non-government organisations, including Department for Child Protection and Family Support, Save the Children, Department of Education – local secondary schools, and Armadale Youth Resources)
6. Parkerville Child and Youth Care in relation to the artwork installed on the George Jones Advocacy Centre in Armadale to gain an understanding of the process involved.
7. City of Cockburn – in relation to the art project installed at the City of Cockburn's Youth facility.

## **BACKGROUND**

Since the YAA was launched in February 2012, many young people and families have accessed the space for both informal recreation and to attend the City's programs and events based there. Young people have consistently been encouraged to express their ideas for improving the YAA in order to create an environment that is welcoming to young people as well as to the wider community. The close physical proximity of the YAA to the Administration building has demonstrated the City's view of valuing young people and celebrating their presence in the City Centre. Continuing to act on their suggestions where possible reinforces to young people and their families that the City considers young people a vital part of the community and their ideas valid.

## **DETAILS OF PROPOSAL**

The Creative Art Project will provide an opportunity for 15 local young people aged between 13 – 17 years to work with a professional artist to develop their skills in various creative art techniques. The project will be held over three months commencing in October 2013 with ongoing weekly workshops and will be delivered in three phases: Skill Development, Design and Installation. Participants will have to earn their place in the program by showing commitment through regular attendance and demonstrating that they continue to develop their skills.

Focused on the theme 'Active Youth', the workshops will culminate in the design of a contemporary art mural to be installed at the YAA.

The project aims to:

- Educate participants on the differences between contemporary Art and graffiti and the legal implications of graffiti.
- Reduce the instances of graffiti damage to the YAA and surrounding businesses in the CBD.
- Provide meaningful activities for young people that are relevant to their interests.
- Create a universally appealing, contemporary art mural that will enhance the aesthetics of the YAA and continue to attract young people and families to the facility.

Councillors will be invited to view the designs produced by the young people at an informal exhibition held during Week 6 of the project. Final decisions on what artwork will be

incorporated on which elements of the Skate Park will be confirmed depending on the outcomes of the Creative Art Project

## **COMMENT**

### **ANALYSIS**

The Creative Art Project will work to reduce the likely occurrence of anti-social behaviour and graffiti damage at the YAA and surrounding businesses. General evidence is that installing artwork on buildings and skate facilities is a good deterrent for graffiti as young people are significantly less likely to 'tag' the art pieces. This has been evidenced by other local governments and skate park facilities – where young people were involved in art projects, it created a sense of pride and respect for the space and greatly reduced incidents of illegal activities and anti social behavior.

The project will utilize art as an effective engagement tool for young people with the goal of enhancing the YAA with contemporary artwork as a welcoming space for young people and their families. The professional artist who has been appointed for the project will work with the participants to develop their ideas and channel them into a positive design that can be appreciated by everyone in the community.

### **OPTIONS**

Council have the options of:

1. Receiving the information provided in this report; or
  2. Seeking additional information about matters raised in this report
- The preferred option is Option 1.

### **CONCLUSION**

The Creative Art project will be a tangible way to demonstrate that the City acknowledges the vital place that young people have in the community while working to reduce graffiti and anti-social behavior at the YAA and surrounding businesses.

### **RECOMMEND**

#### **That Council:**

- 1. Note the Creative Art Project for young people based at the YAA and be advised that further advice will be provided on the outcomes prior to any final implementation at the YAA.**

### **ATTACHMENTS**

There are no attachments for this report.

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**2.1 - HARRISDALE AND PIARA WATERS SHARED USE SPORTING AND  
COMMUNITY FACILITIES**

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WARD : LAKE  
FILE No. : M/812/13  
DATE : 18 September 2013  
REF : NK/GG  
RESPONSIBLE : Executive Director  
MANAGER : Community Services

**In Brief:**

This report provides an update on the planning for shared Department of Education and City of Armadale sporting and community use facilities in Harrisdale and Piara Waters.

This report recommends that Council;

- notes progress made on the planning of the shared facilities
- receives a further report on the Harrisdale East Shared use Site once detailed design work has been completed and draft agreements for the construction and operations of the sites have been finalised

**Tabled Items**

Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

This initiative relates to the following elements of the City's Strategic Community Plan 2013 – 2028

- 1.1.1 Ensure social and cultural needs are considered in planning new residential developments.
- 1.2.3 Increase engagement and participation of youth in the community
- 1.5.1 Provide and promote Council sport, recreation and leisure facilities
- 1.6.5 Consider opportunities for partnership projects with other agencies that enhance community amenity
- 2.7.2 Address the infrastructure requirements of the various community plans

**Legislation Implications**

Town Planning Scheme No. 4 – North Forrest dale Developer Contribution Arrangements

**Council Policy/Local Law Implications**

Nil

**Budget/Financial Implications**

Funds for this initiative are allocated in the City's 15 year financial plan. This includes an anticipated capital cost of \$7.4Million which is funded through a combination of North Forrestdale Developer Contribution Scheme, Department of Education, Department of Sport and Recreation and loan proceeds. Due to the rapid rate of development, there are now sufficient funds available in the North Forrestdale Developer Contribution Scheme.

### **Consultation**

1. Department of Education
2. MANEX
3. Technical Services Directorate
4. Development Services Directorate

### **BACKGROUND**

In August 2013 Council adopted the City's 2014 – 2018 Corporate Business Plan (CS76/8/13) which includes key strategic activities for the next five years and how they are to be funded. One of the key strategic projects in that plan is a shared Department of Education (DoE)/City of Armadale partnership that will deliver sporting and community facilities on a joint DoE/City site in Harrisdale East as part of the North Forrestdale development area. This project is due to be completed with the opening of the adjacent high school in 2017.

Unprecedented growth in North Forrestdale and payment of Developer Contributions has triggered a reduced timescale for this shared site which was not originally anticipated for development before 2020. The overall site comprises a Senior High School, a Primary School and a co-located parcel of Public Open Space. The shared elements of this site comprise two senior sized playing fields, one junior sized playing field, a multi-use sports/community building, hard courts, playground and associated parking areas (Concept plan attached). This is the first of nine shared DoE/City shared sites that will be developed over the North Forrestdale and the Wungong Urban development areas over the next 20 or so years.

The City has been liaising with the Department of Education and developers involved in North Forrestdale and Wungong Urban since 2005 to determine how shared use sites could be integrated into these emerging communities. In the case of Wungong Urban this has also included the Metropolitan Redevelopment Authority. Two significant outcomes of this process have been the co-location of parcels of Public Open Space adjacent to school sites to allow for larger footprints on which to develop shared facilities, and the creation of a Memorandum of Understanding with the Department of Education that sets out a framework in which shared use sites would be developed.

City officers are currently working with Department of Education to develop specific agreements on the construction and ongoing operations of the shared facilities on the East Harrisdale site which is the first of the nine sites to be developed. It is intended that a further report be presented to Council on the outcomes of these more detailed discussions, in the meantime however this report presents an overview of the process to date and an opportunity to view the concepts for the facilities. To note, these concept plans will be detailed over time as planning progresses, in consultation with the Department of Education and other stakeholders.

### **DETAILS OF PROPOSAL**

The attached concept plans relate to the three shared use sites in Piara Waters and Harrisdale. The following provides a summary of the design objectives of the facilities of Harrisdale East, Piara Waters South and Piara Waters South East.

The primary objective of each of the sites is to provide community hubs that incorporate:

- DoE High School, Primary School and early childhood education.

- Organised community sporting activities outside of school hours.
- Organised community and recreation activities both within and outside school hours.
- Opportunity for diverse and flexible community uses, providing for child health, early childhood education, and other activities that integrate with school and sporting functions.

It is anticipated that the sites will also be used for casual and unstructured recreation activity and the concept designs should consider opportunities to link with the surrounding areas and create an attractive environment that encourages casual use of parks, including integration of the green link corridors identified in the structure plans.

### ***Harrisdale East***

The Harrisdale East hub is located within the North Forrestdale Structure Plan East – Lots 54 and 800 Skeet Road. The hub will include a 10ha High School site and a 3.5ha Primary School linked by a 4.7ha area of public open space. The overall intent for the Harrisdale East hub is to provide high school and primary school facilities, along with district open space for community and school use.

### ***Piara Waters (South)***

The Piara Waters (South) hub is located within the North Forrestdale Structure Plan (South) – Lot 45 Wright Road and Lot 58 Armadale Road, Piara Waters and includes a 3.5ha Primary School site and a 2.9ha area of public open space adjoining the school site to the north. The overall intent for the Piara Waters (South) hub is to provide primary school facilities, along with senior sized open space facilities for community and school use.

### ***Piara Waters (South East)***

The Piara Waters (South East) hub is within the South East Structure Plan – Lots 21 and 22 Nicholson Road, Piara Waters and includes a 3.5ha Primary School site and 2.0ha area of public open space adjoining the school site to the south. The overall intent for the Piara Waters (South East) hub is to provide primary school facilities, along with senior sized open space facilities for community and school use.

## **COMMENT**

The City has been a strong advocate for the early provision of schools and community facilities in rapid population growth suburbs of Harrisdale and Piara Waters and soon to be developed Wungong Urban redevelopment area. These shared use sites have also been identified in the City's Community Infrastructure Plan and the MRA's Community Infrastructure Plan.

The benefits of co-location are;

- Usage of playing fields for school and sporting clubs is entirely complementary as they are required during school times for students and in evenings and weekends for organised sport. Likewise with associated parking facilities.

- Schools use playing fields for approximately 30% of the time they are available yet they need to be maintained for 100% of the time. Conversely, usage by sports clubs is approximately the same at about 40%.
- Significant savings through shared responsibility for construction and recurrent operational costs.
- Out of school hours usage increases passive surveillance which reduces crime and anti-social behavior.
- Increased access to facilities by the community.
- Combining resources to develop facilities of a higher standard.
- Greater integration of schools into the social fabric of emerging communities.

This concept planning is the next level of detailed planning, under the overarching purpose joint outcomes of the Memorandum of Understanding (MOU), signed by the City, DoE and the (then) ARA. The purpose:

- Provide an overarching framework for the provision and use of shared community infrastructure on and/or adjacent to school sites within new residential development areas in the City of Armadale.
- Promote the spirit of co-operation and mutual support.
- Promote the sharing, efficient and effective use of resources to deliver opportunities for the development and shared use of shared community infrastructure.

The joint outcomes as provided in the MOU are:

- Community access to public open space, buildings and other community infrastructure on and/or adjacent to school sites outside of school hours.
- Access by schools to public open space, buildings and other community infrastructure on and/or adjacent to school sites within school hours, including exclusive use of a shared oval during school hours.
- Provision of major storm flood water storage and infiltration within open space on or adjacent to school sites, where it is considered to be necessary in the Wungong Urban Water area only.
- Maximising the efficient and effective use of land, buildings and other community infrastructure on and/or adjacent to school sites resulting in cost effective delivery of services to all stakeholders.

It is anticipated that a further report will be provided in December on the arrangements between the City and DoE.

### **OPTIONS**

The Council has the following options:

1. Notes the progress made on the concept planning of shared use facilities and that a further report will be presented to Council once detailed design work has been completed and draft agreements for the construction and operations of the sites have been finalised.
2. Does not note the progress made on the concept planning of shared use facilities and that a further report will be presented to Council once detailed design work has been completed and draft agreements for the construction and operations of the sites have been finalized.

Option 1 is recommended.

### **CONCLUSION**

Since May 2010, the City has been working with the DoE in planning for shared use sites under the principles and objectives as agreed to in the MOU. The concept design planning is the next stage in ensuring the design of each of the POS/community site and school site can achieve the benefits of shared use. Further work is being undertaken on more detailed draft agreements for the construction and operations of the sites which will be presented to Council.

### **RECOMMEND**

#### **That Council:**

1. Notes progress made on the planning of the shared facilities
2. Receives a further report on the Harrisdale East Shared use Site once detailed design work has been completed and draft agreements for the construction and operations of the sites have been finalised.

### **ATTACHMENTS**

1. Concept Master Plans (1) - Piara Waters Shared Use Facilities
2. Concept Master Plan (2) - Piara Warters Shared Use Facilities
3. Concept Master Plan (3) - Piara Waters Shared Use Facilities

***COUNCILLORS' ITEMS***

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Nil

***EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT***

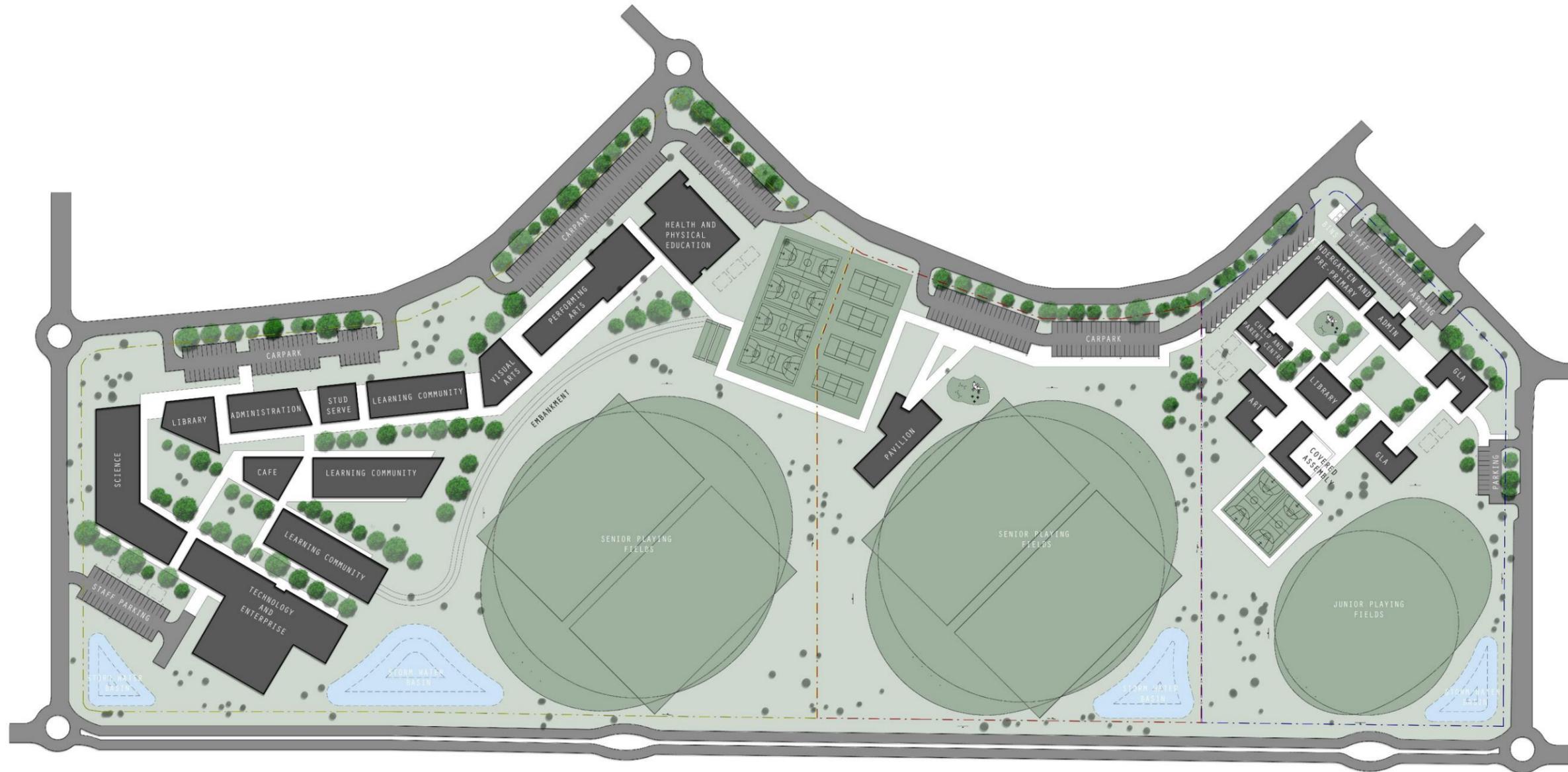
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To be advised.

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

<b>COMMUNITY SERVICES COMMITTEE</b>		
<b>SUMMARY OF "A" ATTACHMENTS</b>		
<b>8 OCTOBER 2013</b>		
<b>ATT NO.</b>	<b>SUBJECT</b>	<b>PAGE</b>
<b>2.1 HARRISDALE AND PIARA WATERS SHARED USE SPORTING AND COMMUNITY FACILITIES</b>		
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2.1.3	Concept Master Plan (3) - Piara Waters Shared Use Facilities	17

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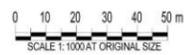


LEGEND

- - - - - PRIMARY SCHOOL BOUNDARY
- - - - - PUBLIC OPEN SPACE BOUNDARY
- - - - - HIGH SCHOOL BOUNDARY
- - - - - ALTERNATIVE BOUNDARY
- FUTURE TRANSPORTABLES

PLAYING FIELD DIMENSIONS

SENIOR	
FOOTBALL	170M x 136M
CRICKET	141M x 142M
SOCCER	100M x 60M
JUNIOR	
FOOTBALL	121M x 83M
CRICKET	91M x 91M

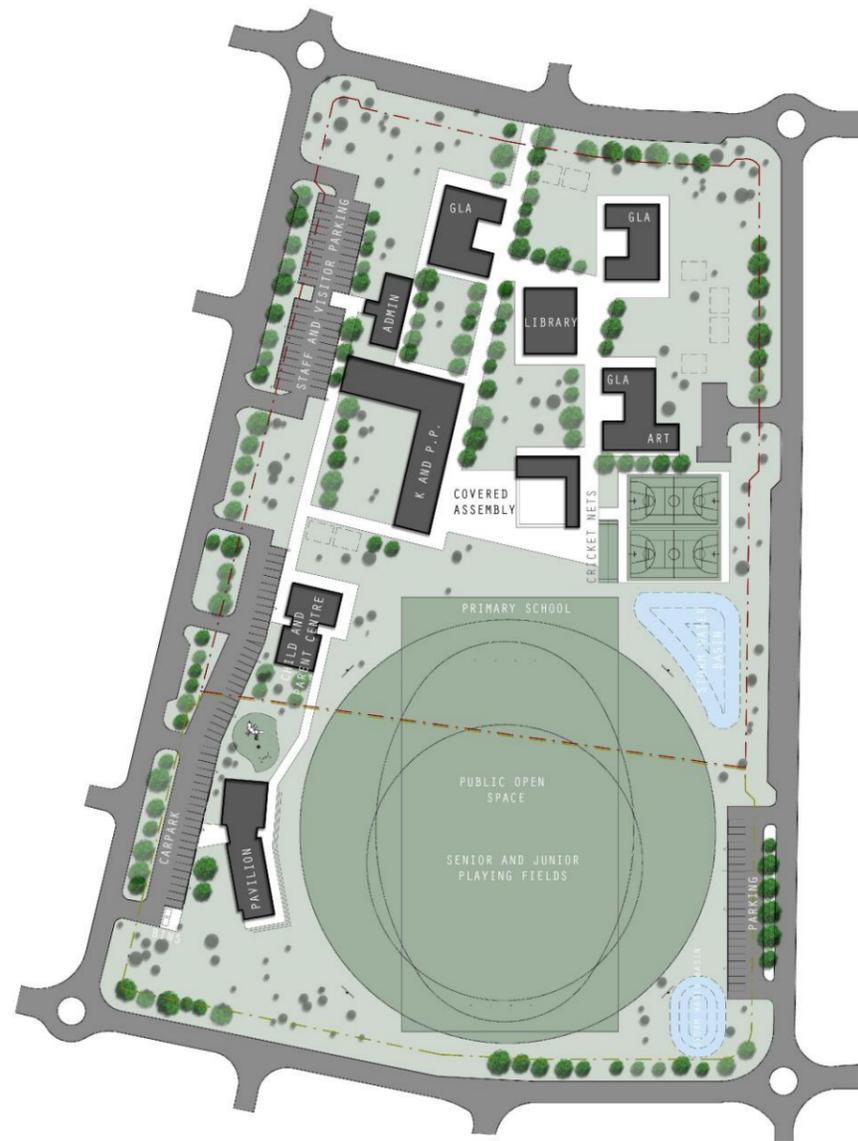


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SITE PLAN  
HARRISDALE EAST: SHARED USE FACILITIES





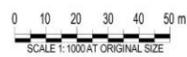
LEGEND

- - - - - PRIMARY SCHOOL BOUNDARY
- - - - - PUBLIC OPEN SPACE BOUNDARY
- FUTURE TRANSPORTABLE

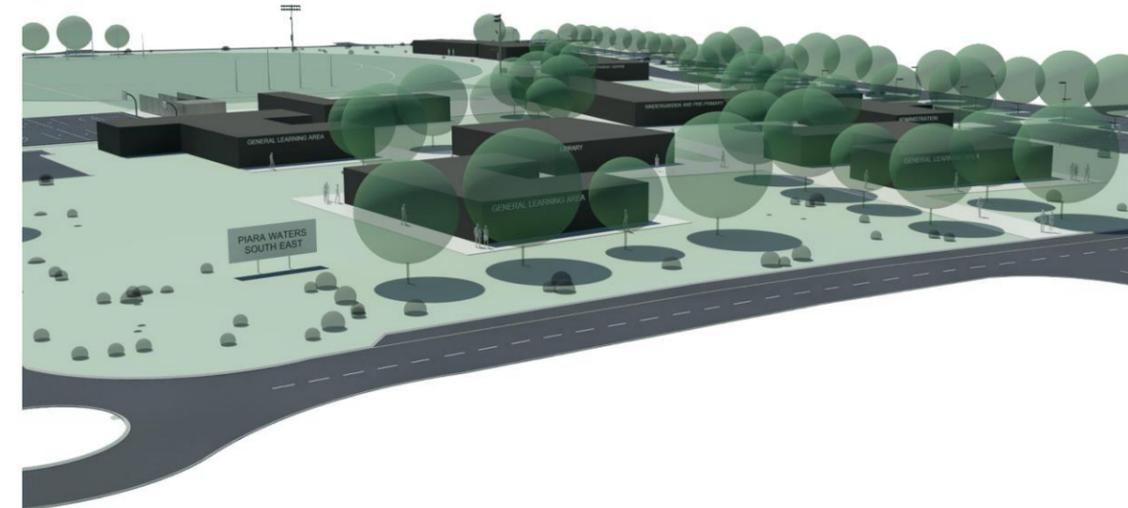
PLAYING FIELD DIMENSIONS

SENIOR	
CRICKET	135M x 136M
RUGBY	140M x 70M
JUNIOR	
FOOTBALL	122M x 82M
CRICKET	89M x 89M

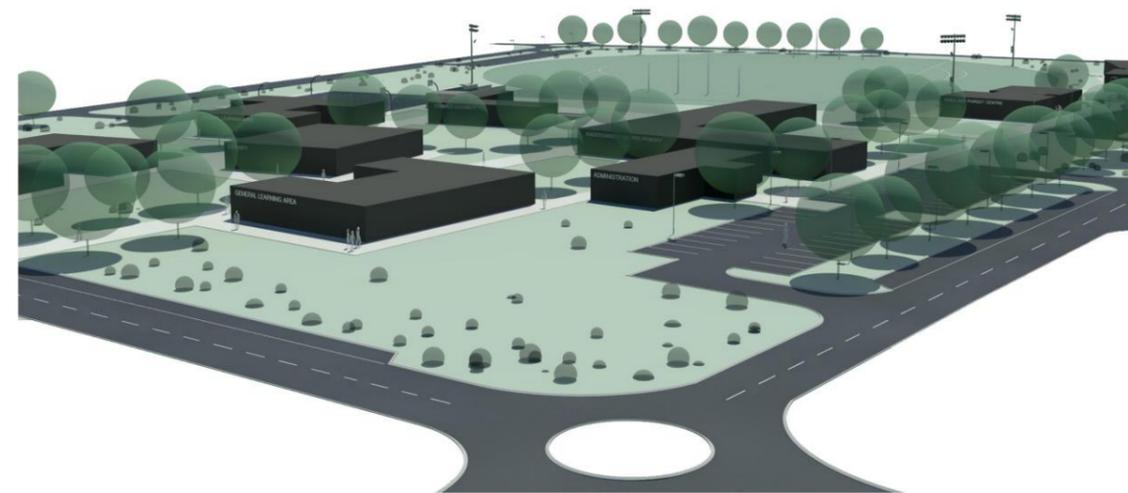
SITE PLAN



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NORTH EAST PERSPECTIVE

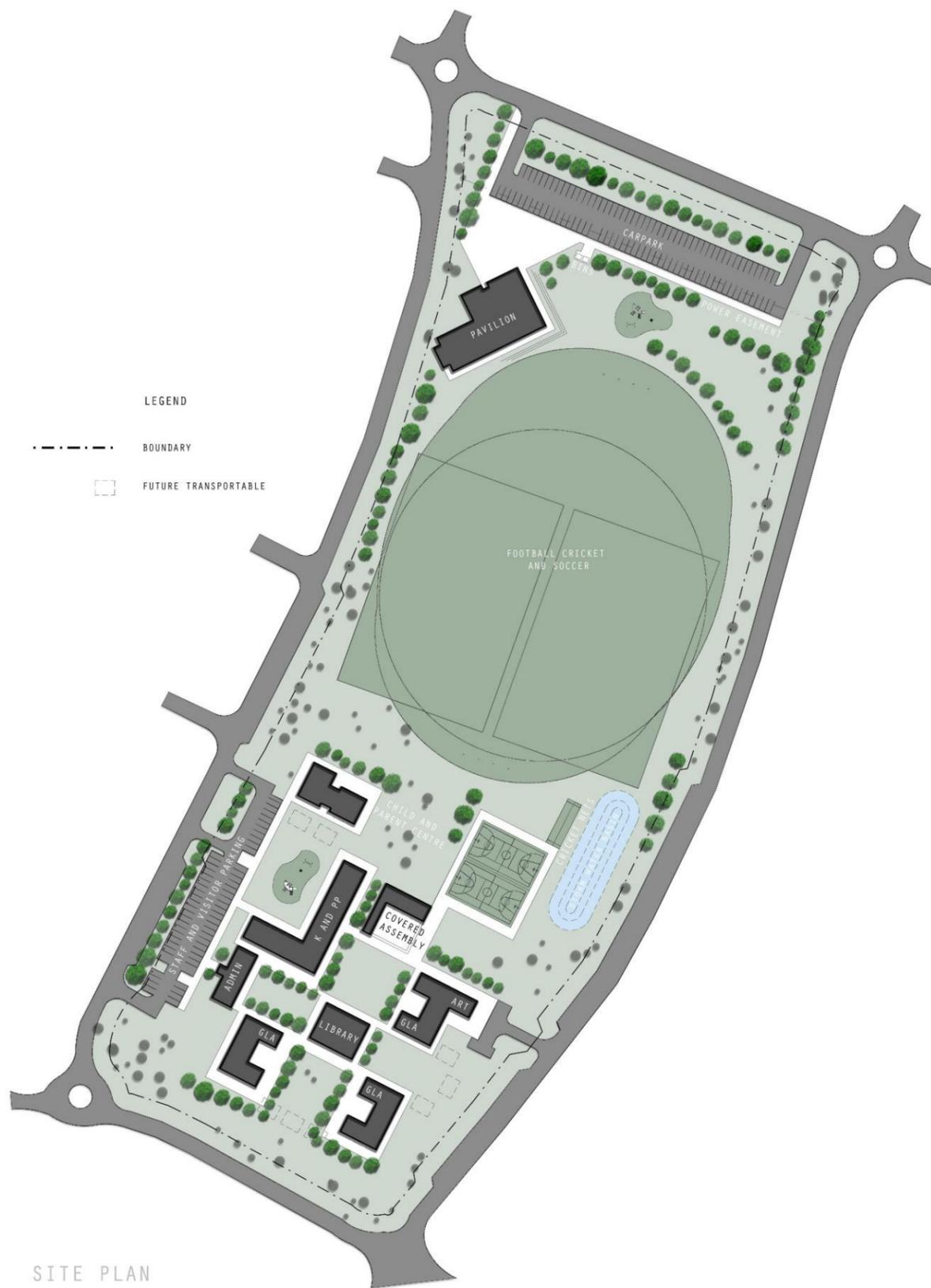


NORTH WEST PERSPECTIVE

CONCEPT MASTER PLAN

PIARA WATERS (SOUTH EAST): SHARED USE FACILITIES





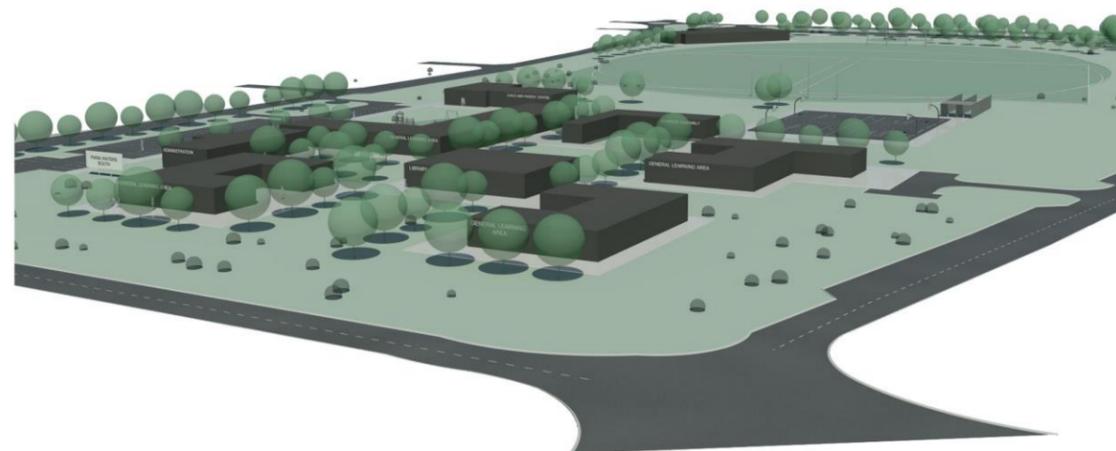
LEGEND  
 - - - - - BOUNDARY  
 [ ] FUTURE TRANSPORTABLE

SITE PLAN

0 10 20 30 40 50 m  
 SCALE 1:1000 AT ORIGINAL SIZE



SOUTH WEST PERSPECTIVE



SOUTH PERSPECTIVE

CONCEPT MASTER PLAN  
 PIARA WATERS (SOUTH): SHARED USE FACILITIES

