

# CITY OF ARMADALE

## AGENDA

**OF COMMUNITY SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 6 JULY 2009 AT 5:30 PM**

---

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

**PRESENT:**

**APOLOGIES:**

**OBSERVERS:**

**IN ATTENDANCE:**

*“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**

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

## **DECLARATION OF MEMBERS' INTERESTS**

---

## **QUESTION TIME**

---

## **DEPUTATION**

---

## **CONFIRMATION OF MINUTES**

### **RESOLVED**

**Minutes of the Community Services Committee Meeting held on 2 June 2009 be confirmed.**

**Moved**

**MOTION CARRIED ( )**

## **ITEMS REFERRED FROM INFORMATION BULLETIN – ISSUES NO. 11/2009**

---

The following matters were included for information in the Community Services section – Issue No. 11/2009:

- **Outstanding Matters**  
Report on Outstanding Matters – Community Services Committee .....C-1
- **Monthly / Quarterly Departmental Reports**  
Library & Heritage Services General Monthly Report – May 2009 .....C-2  
Manager Ranger & Emergency Services Monthly Report – May 2009.....C-10
- **Minutes of Occasional/Advisory Committees**  
Armadale Highland Gathering Working Group – 12 May 2009 .....C-18/“CA-3”-25  
Connected Communities Armadale Inc. – 5 March 2009 .....C-18/“CA-4”-29  
Public History Advisory Group Meeting – 2 April 2009 ..... C-18 “CA-5”-35
- **Miscellaneous**  
Community Services – Program of Events – July to December 2009 .....C-19

*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.*

**INDEX**

**COMMUNITY SERVICES COMMITTEE**

6 July 2009

---

**COMMUNITY DEVELOPMENT**

LEGAL WALL .....3  
YOUTH ACTIVITY AREA – FUTURE OPTIONS .....10

**MISCELLANEOUS**

ACTING SENIOR POSITION – EXECUTIVE DIRECTOR COMMUNITY SERVICES.....18

---

***LEGAL WALL***

---

WARD ALL  
FILE REF: CD/Y/2  
DATE 17 June 2009  
REF NK  
RESPONSIBLE Executive Director  
MANAGER Community  
Services

**In Brief:**

This item follows a resolution of Council (C57/12/08) for the provision of a report to Council on the feasibility and practicality of a legal wall for urban art within the City of Armadale.

This report recommends that the City continues to support early intervention and diversionary programs to engage with young people who may otherwise undertake illegal graffiti vandalism but not to proceed with the concept of a legal wall at this time.

**Tabled Items**

Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

*Building Our Community*  
*Developing Our City*

**Legislation Implications**

Nil

**Council Policy/Local Law Implications**

City of Armadale Graffiti Policy

**Budget/Financial Implications**

The successful management of a legal wall based on the concept of it being available on an ongoing basis would require an allocation of financial and human resources. Officers estimate that approximately \$25,250 per annum would be required to manage and maintain a legal wall. There are currently no provisions for these costs in the City's budget.

**Consultation**

Armadale Police	City of Armadale Graffiti Policy
Swan TAFE	City of Armadale Community Development Officer - Safety
City of Joondalup	City of Armadale Property Services
City of Gosnells	City of Armadale Manager Parks
City of Melville	City of Armadale YAC
City of Canning	Armadale/Gosnells Youth Resource Centre
Shire of Kalamunda	City of Armadale Manager Recreation Facilities
Shire of Mundaring	

## DEFINITION

The concept of legal walls is based on allowing a public space for young people to legally showcase their work. A legal wall is not intended to showcase tagging, but rather to showcase well-designed and well-executed pieces of urban artwork on an ongoing basis and be open to the community. The latter point of encouraging artwork ‘on an ongoing basis open to the community’ is the difference between a short-term, one-off art project and a legal wall. Any ‘legal wall’ project should be managed closely and professionally to allow control over the project and its outcomes.

*Graffiti vandalism* on the other hand refers to defacing private and public property without consent from the property owner. Graffiti vandalism can take the form of writing, drawing or scratching onto surfaces using different implements such as paint, chalk, markers and stickers. Graffiti vandalism is illegal. (from the WA State Government *Goodbye Graffiti* website <http://www.goodbyegraffiti.wa.gov.au/>)

In contrast to graffiti vandalism, which is illegal, there is some acceptance of *urban* or *graffiti art* as a legitimate form of expression. There are numerous examples where sanctioned urban art murals are commissioned by Local Governments, business and other organisations to allow young people, in particular, (but not exclusively) to express themselves in this way in the public domain. Examples include:

### **City of Melville**

- PHAZE Urban Art at Leeming Skate Park.
- Urban Art on bus shelters.

### **City of Joondalup**

- A “Community Mural Arts programme” which is based on murals done in many mediums not just spray cans and pens.

### **City of Gosnells**

- Urban Blurbin  
A Taste of Temporary Art.
- Urban Art programmes at their main skate facilities.

As with all forms of expression, there are differing views as to the intrinsic value of urban or graffiti art. It is important that the subjective nature of this work is not judged when determining its relevance in the community. The point of difference in determining work as graffiti vandalism or urban art then becomes objective, relating to whether the work has been sanctioned or not. Evidence suggests that in many settings the presence of urban art deters tagging or other forms of graffiti vandalism for a greater or lesser period of time.

## BACKGROUND

Removing illegal graffiti, or ‘tagging’ from Council-owned property cost the City of Armadale approximately \$96,000 during the 2007/2008 financial year, and requires an extensive Policy and Management Practice to address the issue. A community group called ‘Civic Pride Action Group’ (CPAG, formerly known as People Against Vandalism – PAV) is

also active in removing graffiti from private and commercial property in some parts of the City.

While there is an underlying level of graffiti vandalism in the City there are factors such as the weather and lack of alternative activities in the school holidays that can cause ‘spikes’ in graffiti activity.

## **DETAILS OF PROPOSAL**

If Council determined to proceed with the legal wall concept, the following proposal would apply.

Officers have identified the following costs associated with managing and maintaining a legal wall of approximately 5m (L) x 2.5m (H) - (brick wall):

- Co-ordinating officer – approximately 300 hours per year = \$9,000.00 per year.
- On going maintenance of wall and surrounds i.e. repainting and removal of overflow tagging etc = \$15,000.00.
- Anti graffiti coating \$1,250.00/year (sacrificial), \$600.00/trimester (permanent).
- Estimated yearly total \$25,250.00.

Sites that have been identified for such a project include:

- **Bob Blackburn Oval rear of Armadale Aquatic Centre**  
*A large brick wall facing the reserve that is approximately three and a half metres high and twenty metres long of usable space.*
- **Bill and Eva Moore Reserve**  
*The tank is not visible from Lake Road and is surrounded by the back fences of neighbouring houses.*
- **Matthew Stott Hit up Wall in Seville Grove**  
*The wall is located near a primary school in the middle of the reserve.*
- **Armadale District Hall Public Toilets**  
*The toilet block is located at the rear of the Hall and is near a well known graffiti site.*
- **Creyk Park water tank**  
*The tank is located at the corner of the reserve surrounded by fences.*
- **Public toilets near Armadale library**  
*Due to possible renovations associated with the new Youth Activities Area, the toilets area may be of a temporary nature but could also be utilised in conjunction/complement activities run at the YAA when it is in operation.*

However, further to detailed analysis in this report, it is the officer’s proposal not to proceed with the legal wall concept at this time.

## **COMMENT**

### Analysis

#### **Graffiti Reduction Strategies**

Consistent with current global thinking regarding graffiti reduction, the City articulates in its graffiti program a holistic approach that includes:

- Effective reporting and removal of graffiti.

- Situational strategies through the use of *Crime Prevention through Environmental Design* (CPTED) principles.
- Long term prevention strategies through early intervention and diversionary programs.

The concept of a legal wall is consistent with the third of these points. A number of organisations currently coordinate these types of programs, some of which are supported by the City and others that are run independently. These include:

**1. High Schools**

A number of high schools in the area run Urban Art projects including:

**Roleystone District High School**

Mural project within the school grounds by art students.

**Cecil Andrews Senior High School**

Two walls within the school grounds displaying urban art by art students.

Three walls of urban art at the front of the Kelmscott Library completed by students mid-2006.

**2. Constable Care Programme**

The Constable Care educational programme “Loser”, which is aimed at deterring graffiti and vandalism, is being performed in all primary schools in the City during 2008/2009 and will continue during 2009/2010.

**3. Swan TAFE**

During late-2008, Swan TAFE ran an Urban Art programme called “Keep it Legal”. They are also looking at partnering with local businesses to provide them with murals and urban art projects.

**4. Armadale Tyrepower**

In the past, Armadale Tyrepower had permitted one of its walls to be used for tagging/graffiti in a non-managed manner but this has been withdrawn due to the nature of the tagging becoming offensive and spreading to other parts of the building complex. The owners are now painting over the wall on a regular basis.

Probably the most significant role that the City can play in positively affecting the development of young people and therefore reducing the propensity for young people to make poor decisions such as undertaking graffiti vandalism is to be actively involved in youth-focused networks. The benefits of being involved in these networks include:

- The City remains aware of current trends and issues.
- Assistance can be provided to facilitate partnerships.
- The City can assist in advocating particular initiatives or in assisting in lobbying for additional resources in the community.

Currently the City is involved in the following networking forums:

- *Juvenile Justice Team (JJT)* - Convened by the Department for Corrective Services, the JJT involves the Police, various agencies and organisations including the City, where relevant to particular offenses. The JJT is a forum for young offenders who have been identified as benefiting from this initiative to engage with various agencies

to determine an action plan that can assist them to get back on track before entering the Juvenile Justice system. Typically, the City is represented by Community Development and Property Services officers.

- *Armada Youth Engagement Service*. This is an initiative instigated by Centrelink in partnership with Swan TAFE which is currently being investigated by a network committee comprising approximately 70 agencies, not-for-profit groups and local service providers. Funding is being sought from ‘Jobsfund’ for a coordinator whose role would be a ‘one stop shop’ for young people identified as being at significant risk and ensuring that they remain engaged with various agencies that can provide assistance and support for their development. It is anticipated that the *Armada Youth Engagement Service* will be operational in 2010. The City is actively involved in this Committee.
- *SERYIA* (South Eastern Regional Youth Inter Agency network) - This is a network comprising approximately 65 organisations, agencies and service providers that meets monthly to discuss youth issues. The City is actively involved in *SERYIA* and hosts network meetings from time to time.

The City also directly supports youth-focused initiatives including:

- A commitment to developing a Youth Activity Area in central Armadale.
- Direct funding of youth-focussed organisations including Armadale Youth Resources, Drug Arm, PCYC, School Chaplaincies, school P&Cs, various churches and other organisations that provide youth services.
- Coordinating youth-focused events and activities such as youth activities as part of the Minnowarra Festival, the ‘Outside the Frame’ Art Awards for Yr 11 and 12 students and the Banners in the Terrace project.
- Individual financial support for young people representing the State or country and financial support for young people from Armadale who are studying at the Australian Technical College and Curtin Regional Campus in Armadale.
- Coordinating the Richard Sheppard Memorial Student awards for Year 11 and 12 Aboriginal Students.
- Provision of skate parks at locations around the City.
- Support for organised junior sporting activity including the provision of grounds.
- Coordinating youth-focused programs at the Arena and Champion Centre.
- General support for externally coordinated youth-focused activities such as the Slingshot event held at the Aquatic Centre and the Head of the River.

In addition, the City convenes a Youth Advisory Committee which currently is not operating pending a review of Council’s various Advisory Committees.

### **Legal Walls**

Opinions vary concerning the effectiveness of legal walls as a strategy to reduce the level of graffiti vandalism in the community. This is illustrated through the following extracts from relevant documentation:

#### **Example 1.**

“Legal outlets: Programs which give graffiti artists the chance to practice their art in an officially sanctioned way – on hoardings donated by developers or on walls set aside for murals, for example – can help reduce illegal spray painting.”



(a recommendation from the publication *Preventing graffiti and vandalism - Susan Geason and Paul Wilson. Canberra: Australian Institute of Criminology, 1990* - sourced from the Australian Government Institute of Criminology website; <http://www.aic.gov.au/publications/crimprev/graffiti/recommendations-t.html>).

### **Example 2.**

“Legal walls are largely ineffective as a deterrent or graffiti prevention device. Communities that have tried "legal" walls, or areas that permit graffiti, find them ineffective. Over a dozen cities in California, Illinois, and other states have all found them to be "a failure".

“Legal walls send a mixed message, sponsoring graffiti in an effort to rid a community of graffiti. Community records indicate they may work at first, but after a period of time, the surrounding areas also become covered with graffiti. Data also shows no decrease in arrests for graffiti in cities where there are legal walls”.

From [www.graffitihurts.org](http://www.graffitihurts.org), (*an international web site that gathers information on graffiti reduction*)

The use of urban art to address graffiti vandalism is being used to some extent as a graffiti management strategy within Australia. According to the Office of Crime Prevention, in most instances the effectiveness of urban art as a graffiti management strategy is case specific. There is anecdotal evidence that suggests certain characteristics are key determinants for success including extensive community consultation, clear and strict guidelines for program management, and engagement with young people. Urban art programs require clear guidelines and parameters to establish how the program is to operate. Clear guidelines assist in aligning the expectations of those involved. To manage a “Legal wall” properly it would be necessary to provide a person to coordinate and manage the program and involve other officers to repaint the wall on a regular basis as well as authorize someone to have the final say on any designs submitted for approval.

It is important to be clear about the objectives of a legal graffiti wall and the desired outcomes of the project for the City. While a legal wall can provide some people who would otherwise deface property through graffiti vandalism a legitimate outlet for their expression, there is a body of evidence to suggest that it is the illegality and notoriety amongst peers which holds the appeal to some people who undertake this type of activity. Consequently, it may not substantially reduce the amount of graffiti vandalism throughout the City.

### Options

The following options are presented as considerations:

1. Continue to support early intervention and diversionary initiatives.
2. Proceed with the concept of a legal wall.
3. Not proceed with the concept of a legal wall.

Options 1 and 3 are recommended.

Conclusion

There is widespread acceptance that preventative rather than punitive measures achieve better longer term outcomes regarding acceptable behaviour in the community. Investment in preventative measures is also far less expensive to the community than the costs associated with dealing with offenders; restoring community assets and addressing the social issues resulting from criminal and antisocial behaviour. There will always be a need for a rigorous justice system to deal with criminal activity; however effective preventative and early intervention strategies are vital to break the cycle of disadvantage and help build social cohesion. With this in mind, the City can and does play a significant role in assisting with the positive development of young people and should continue to be involved in initiatives such as those outlined in this report.

Initiating a legal wall, however, will require financial resources and significant officer time and officers are not confident that it would make a significant difference to the overall level of graffiti vandalism in the community. Accordingly, officers recommend that the concept of a legal wall is not progressed at this time.

**RECOMMEND**

**That Council continues to support early intervention and diversionary strategies targeted at young people but that the concept of a legal wall is not progressed at this time.**

**Moved**

**MOTION CARRIED/LOST ( )**

---

***YOUTH ACTIVITY AREA – FUTURE OPTIONS***

---

WARD ALL  
FILE REF: CD/Y/2  
DATE 17 June 2009  
REF NK  
RESPONSIBLE Executive Manager  
MANAGER Community  
Services

**In Brief:**

As part of resolution (C12/4/09), Officers were requested to provide a further report by July 2009 to the Community Services Committee on the proposal to provide a Youth Activities Area in the Armadale City Centre. This follows advice from the Department of Sport and Recreation that the City was unsuccessful with a grant submission of \$300,000 necessary to partially fund the construction of the Youth Activity Area.

In addition to consolidating information provided in previous reports, this item recommends that alternative sources of funding are sought, that the City considers re-scoping the project in the event that the anticipated level of external funding is not realised and that the proposed location of the Youth Activity Area be considered in more detail.

**Tabled Items**

Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

Building Our Community

**Legislation Implications**

Nil

**Council Policy/Local Law Implications**

Nil

**Budget/Financial Implications**

The overall costs of the Youth Activity Area can be considered in three parts:

- The planning and construction cost of the youth activity area was estimated in 2007/08 at \$900,000.
- Operational maintenance and asset renewal – estimated at \$55,000 per year.
- Associated programs and activities for which no specific allocation has been made; however opportunities exist for the City to coordinate activities and events at the Youth Activity Area within existing budgets. Additionally and importantly, external organisations such as Armadale Youth Resources and Armadale PCYC could run programs at the facility.

A provisional amount of \$300,000 (\$100,000 POS and \$200,000 municipal funds) is currently allocated as the City's contribution towards construction of the YAA. In addition, annual allocations of \$30,000 for asset renewal and \$25,000 for operating maintenance are included in the 15 Year Plan.

It was expected that the balance of funds required for the construction component would be sourced externally. As reported to the April 2009 meeting of the Community Service Committee, the City was unsuccessful in its submission to the Department of Sport and Recreation through the Community Sport and Recreation Facilities Fund (CSRFF) for a \$300,000 grant towards this project (C12/4/09 refers). While there is an opportunity to resubmit a CSRFF application in October 2009, Council should consider if this project is a priority for a CSRFF application relative to other significant applications that may be made to the fund at this time.

The City has been successful in sourcing \$100,000 for this project through the Outer Metropolitan Community Fund (OMCF), however the City has received advice from the OMCF that these funds will only be available if the project commences prior to 30 June 2010. Officers are currently in discussion with the OMCF to secure an extension of this deadline, if necessary.

Following approaches made by officers in June 2009, Lotterywest has indicated that it would consider funding this type of project. It is anticipated that an application for a \$300,000 grant will be submitted to Lotterywest in July 2009 with the outcome known in November 2009.

In August 2008, requests for financial support were made to the State government and to the Armadale Redevelopment Authority. No commitments from either body have been forthcoming following these requests.

At the present time therefore, \$400,000 of the proposed cost estimate of \$900,000 is funded.

### **Consultation**

An extensive and ongoing dialogue with stakeholders has been in progress regarding this initiative comprising:

- Youth Recreation Needs Survey (2001)
- Forum with young people (December 2006)
- Armadale Youth Precinct Study (July 2007)
- Community Services Committee Report (February 2007)
- Public Meeting convened by the Hon Alannah MacTeirnan (March 2007)
- Community Services Committee report (August 2007)
- Skate Park Design Workshop (October 2007)
- 112 people contacted re: YAA (January 2008)
- Community Services Committee report (January 2008)
- Community Services Report (August 2008)
- Community Services Report (October 2008)
- Youth Survey, 2,045 responses from 2,830 surveys (December 2008)
- Community Services Committee report (April 2009)
- Stakeholder meeting (June 2009)

Throughout this process, approximately 2,500 young people have provided input directly through surveys and forums. Organisations that have been involved include; Armadale Youth Resources, Armadale PCYC, Armadale Police, Office of Crime Prevention, Department of

Sport & Recreation, Kelmscott and Armadale Senior High Schools, Cecil Andrews Senior High School, John Wollaston Anglican Community School, Carey Baptist College, John Calvin School, Roleystone District High School, Armadale Christian College, Disability Services Commission and Community members through a Public meeting.

It is envisaged that engagement with the general community, businesses and young people would be ongoing as the project is progressed.

## **BACKGROUND**

At the Community Services Committee meeting on 8 August 2008, an item was considered that presented a concept design for a Youth Activity Area (YAA) in the Armadale CBD and summarised the results of an internal site analysis by officers.

The item recommended the development of a YAA and other complementary strategies to address the social and recreational needs of young people accessing the CBD. Two sites were identified in the report as locations for the YAA. One was the grassed area bounded by Armadale Road and Church Avenue beneath Jull Street and the other was an area adjacent to the current administration building on Orchard Avenue.

At that meeting the Committee discussed at length and, in particular, the advantages of both proposed sites. Committee considered the location and benefits of the Orchard Avenue site adjacent to the City's Administration Complex, given its proximity to Jull Street, the CBD and its role as a link between Memorial and Minnowarra Parks. It was noted that the civic design should be able to achieve the outcome of both a Youth Activity Area and appropriate extension of the Civic Administration Complex. Accordingly, Committee resolved to amend the officer recommendation, which had proposed the Armadale/Church Road site, to the Administration Complex site.

### **Youth Activity Area**

Council initiated the Youth Precinct Study in 2005 in response to a proposal that Council support the design, building and maintenance of a skate park in the central business district (CBD) of Armadale. Rather than commissioning an investigation into the feasibility of creating a skate park in the (CBD), Council decided to research a broader study of a youth precinct or a "multi-functional youth space incorporating a skate park" (C102/10/05).

The Youth Precinct Study 2007 included considerable research undertaken by Murdoch University in consultation with young people and youth service providers. It included a youth needs assessment, strategic and feasibility assessment and draft models for a youth precinct for Council consideration. Its recommendations were that Council consider:

- A 'street real' skatepark either at the Armadale Train Station or on land bordered by Armadale Road and Church Avenue.
- Centre-Based and Outreach Services/Events/Activities co-ordinated by the City and Armadale Youth Resources. (The intention was to use the 'street real' skatepark and the current Youth Drop-In Centre at Armadale Shopping Centre in combination for effective interaction with young people).

- Physical changes to current CBD skater hot spots including the installation of signs along Jull Street and in the Shopping Centre/s.
- Education campaign to ensure that skaters are aware of local laws, skate friendly areas in CBD and to include them in the development of management plans/code of conduct etc.

Council considered the Youth Precinct Study and its recommendations and determined that there was a need for further investigation in relation to the skatepark location (C56/8/07). A report was to include the possible design and cost of building a “street real” skate park at the following sites:-

- Land between the public toilets and the current amphitheatre on Orchard Avenue, incorporating the latter in the design; and
- A flat unrestricted site.

Convic Design was contracted to develop the design for a ‘street real’ skate area. The brief that Convic was given was not for a traditional skatepark, but a for a community area that would complement the current CBD community and recreational facilities and provide for a social and interactive space for young people.

### **Description of the Design**

The concept for the Youth Activity Area (YAA) has been designed for the area adjacent to the City’s Administration Building on Orchard Avenue, which is currently being used as temporary parking for Council vehicles and includes the space where the amphitheatre is located. According to the consultants, the YAA is designed to be used by BMX riders, inline skaters and skateboard riders in addition to accommodating general passive areas, which includes viewing areas, seating and a plaza section. The facility is intended for daylight use and restricted hours use at night. Other amenity provided for includes stage area, 3 phase power, projection and digital media, integrated existing toilet facility, rubbish bins and a drinking fountain.

The active areas are broken into two distinct areas being a street urban plaza section and a mini ramp section and have been designed to replicate elements located in a traditional street setting. The space is open and provides a number of low-level items for both novice and advanced use.

An innovative inclusion is a multipurpose sculptural steel wave combining skate elements and digital media projection screen. There are timber and steel terrace seating with direct view lines to the stage and media projection screen. These features will enable the area to be used as an entertainment space for a variety of either general community or youth specific events.

### **Other Strategies**

The Youth Precinct Study cited the YAA as one of four strategies that Council should consider in relation to young people and the CBD (C38/8/08 refers). The YAA was initially a focus mainly due to the increasing number of skaters using Jull Street and the Visitor Centre to skate and generally ‘hang out’. It has been identified in a number of studies,

including one recently undertaken by Convic Design that providing a skate park as a quick fix solution to problems associated with young people's use of public spaces is not always effective and often creates more problems when done in isolation of any management strategies. The YAA will provide a suitable youth friendly space; however, there are other strategies that should be implemented if it is to be a successful, safe and accessible place for young people and the general community. These other strategies are:

**1. Outreach Youth Services / Events / Activities**

Youth Service Providers have identified that it is a combination of having Centre-based services (ie Youth Centre, Councillors, Employment Service, Health Professionals) and outreach services (Street Doctor, Youth Workers, YMCA bus) that work best to meet the needs of young people. The YAA would provide a logical space for outreach services to access young people and vice versa. Armadale Youth Services (AYS) currently operate a Youth Drop-In Centre in the Armadale Shopping Centre and the proximity of the YAA makes a good base to work a co-ordinated approach.

The YAA would provide a focus for a variety of youth events and activities such as competitions, music events, performing arts, outdoor movies etc. The aim of the events and activities would be to create 'unstructured' recreational activities for young people, which have been repeatedly requested by young people during the consultation process. They would also increase the sense of belonging and acceptance of young people in the CBD, which was identified as an issue in the Youth Precinct Study consultations.

**2. Management Plan and Education Campaign**

A Management Plan and Education Campaign will be necessary to ensure skaters are aware of local laws, skate friendly access to the YAA, code of conduct and acceptable behaviour when utilising the YAA. The broad structure and templates for the various elements of a management plan have been provided as part of the Convic in preparation for the most important aspect of the process which is to involve young people in collaboration with other stakeholders in its development.

**3. Physical changes to the CBD skater hot spots**

Key areas would include the corner of Jull Street and Orchard Avenue, pedestrian areas of Jull Street, and the areas around the Visitors Centre. The physical changes would seek to deter skaters but increase and improve general amenity. Installation of signage would also be necessary.

This multi-faceted approach is consistent with the City's commitment to foster the development of young people and complements existing initiatives including, but not limited to:

- Direct funding of youth-focussed organisations including Armadale Youth Resources, Drug Arm, PCYC, School Chaplaincies, school P&Cs and various churches and other organisations that provide youth services.
- Coordinating youth-focused events and activities such as youth activities as part of the Minnowarra Festival, the 'Outside the Frame' Art Awards for Yr 11 and 12 students and the Banners in the Terrace project.

- Individual financial support for young people representing the State or country and financial support for young people from Armadale who are studying at the Australian Technical College.
- Coordinating the Richard Sheppard Memorial Student awards for Year 11 and 12 Aboriginal Students
- Provision of skate parks at locations around the City.
- Support for junior sporting activity including the provision of grounds for organised sport.
- Coordinating youth-focused programs at the Arena and Champion Centre.
- General support for externally coordinated youth-focused activities such as the Slingshot event held at the Aquatic Centre and the Head of the River.

## **DETAILS OF PROPOSAL**

Officers recommend that the City continue to work towards the development of a Youth Activity Area in the Central Armadale area. Three main areas of focus have been identified in order to achieve this:

### **1. Funding**

An amount of \$500,000 is required in additional external funding in order to fund the \$900,000 estimated construction cost of the current concept for the YAA. It is possible that a revised application could be made to the CSRFF in October 2009, however it is envisaged that the City will be making two other significant applications at this time; one for the Piara Waters facility and another for an upgrade to the Aquatic Centre. It is unlikely, in this case that three submissions from the City in the one funding round would be successful.

At a meeting in June 2009, representatives from Lotterywest indicated that they would consider a submission for this type of project, particularly if strong community need is demonstrated. It is unlikely that the \$500,000 required could be sourced from Lotterywest, however Lotterywest has advised that a submission for \$300,000 would be considered. The earliest that the outcome of a Lotterywest submission would be received by the City would be November 2009.

### **2. Scope of the project**

In the event that full funding is not available, an option to consider is re-scoping the project to suit budgetary constraints. In doing so, it is important that the concept of a youth-friendly meeting space, that is actively managed to encourage ongoing activity, is retained.

### **3. Location**

Council has previously indicated that its preferred location for the Youth Activity Area is the area adjacent to the City's Administration building. Before finalising this aspect of the project there are a number of considerations about this site that may warrant further discussion. These include:

- How the facility could be incorporated on the site;
- How the facility would be integrated into the proposed redevelopment of the Administration building;



- How formal and informal activity at the YAA would complement other activities in the general area such as other community events at the new amphitheatre in Memorial Park;
- Ensuring all stakeholders are committed to this option.

## COMMENT

### Analysis

The feasibility phase of this project has been somewhat protracted because of the need to apply for external funding from a number of different sources and with the latest advice regarding the CSRFF submission, alternative funding options must now be sought. The guidelines and timelines of the various funding agencies can make this a somewhat cumbersome and time consuming process. It is envisaged that officers will now pursue funding opportunities with Lotterywest, Office of Crime Prevention, Healthway, Premier's Physical Activity Taskforce and the Proceeds from Crime program through the Attorney General's Office.

While the concept for a Youth Activity Area in the form previously presented to Council remains strong, it is clear that consideration should now be given to a scaled down version of the YAA if the funding target of an additional \$500,000 cannot be realised. There is also a risk that the funds committed by the Outer Metropolitan Community Fund could be withdrawn if the project does not commence by July 2010.

Regardless of the scale of the facility it is important that it becomes a place that is active and provides opportunities for interaction between young people, partnering organisations and the general community. Throughout the research and consultation undertaken relating to the Youth Activity Area it has been identified that skate-focussed facilities have the best chance of success where:

- the facility is well designed and visible within the community;
- there are well developed partnerships with youth-focussed organisations;
- young people involved in developing and implementing an operational plan for the facility - eg. 'Setting the rules';
- there is a sound plan for managing and maintaining the facility;
- regular programs and activities run at the facility.

Conversely research indicates that skate facilities typically fail where:

- they are small 'bowl' type facilities not visible in the community;
- young people are not actively engaged in the management of the facility;
- associated facilities are not provided, such as shade, benches, toilets, landscaping etc;
- there are inadequate resources committed to undertake effective maintenance and clean up;
- the design is poor and does not appeal to young people.

This report recommends that a decision be taken in December 2009 on the scope of the YAA following further investigation of alternative funding sources. This time can also be used to investigate options to re-scale the design and to investigate further the benefits of the two site options.

Options

The following options are presented as considerations:

1. Pursue alternative funding sources.
2. Redefine the scope of the project to accommodate potential budgetary restrictions.
3. Undertake further investigations into the two sites.
4. Commit additional municipal funds in order to complete the project without the need for external funding.
5. Take the project out of the 15 Year Plan.
6. Present a further report to Council in December 2009 following further investigations consistent with the contents of this report.

Options 1, 2, 3 and 6 are recommended.

Conclusion

\$500,000 in additional external funding is required to construct the current proposal for a Youth Activity Area. Investigation over the next five months will determine if this amount can be realised; what options could be considered that can still achieve the desired outcomes with a reduced scope, and will allow time for further investigation relating to the two sites.

**RECOMMEND**

**That Council receive a further report via the December 2009 Community Services Committee that includes:**

- a. confirmed funding arrangements;**
- b. options for a re-scoped concept if funding targets are not fully realised;**
- c. findings of further investigation of the two identified locations.**

**Moved**

**MOTION CARRIED/LOST ( )**

---

***ACTING SENIOR POSITION – EXECUTIVE DIRECTOR COMMUNITY SERVICES***

---

WARD: ALL  
FILE REF: HR/ECS/10  
DATE: 24 June 2009  
REF: YC  
RESPONSIBLE Chief Executive  
MANAGER: Officer

**In Brief:**

This report:

- Provides advice of the Executive Director Community Services' (Ms Yvonne Coyne) annual leave and
- Seeks Council endorsement of the Chief Executive Officer's recommendation to appoint the Executive Manager Community Services (Mr Neil Kegie) to the position of Acting Executive Director Community Services for the period Wednesday, 12 August to Monday, 31 August 2009, inclusive.

**Tabled Items**

Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

Nil

**Legislation Implications**

Nil

**Council Policy/Local Law Implications**

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

**Budget/Financial Implications**

The higher duties payment associated with this matter is provided for in the adopted 2009-10 Annual Budget.

**Consultation**

Chief Executive Officer

**BACKGROUND**

Nil

**DETAILS OF PROPOSAL**

The Executive Director Community Services will be taking annual leave from Wednesday, 12 August to Monday, 31 August 2009, inclusive and during this time, the Chief Executive Officer recommends that the Executive Manager Community Services (Mr Neil Kegie), be appointed Acting Executive Director Community Services.

**RECOMMEND**

**That Council:**

- a. **Note that the Executive Director Community Services (Ms Y Coyne) will be taking annual leave from Wednesday, 12 August to Monday, 31 August 2009, inclusive, and**
  
- b. **Pursuant to Management Practice ADM 12 and on recommendation of the Chief Executive Officer, appoint the Executive Manager Community Services (Mr Neil Kegie) to the position of Acting Executive Director Community Services for the period Wednesday, 12 August to Monday, 31 August 2009, inclusive.**

**Moved**

**MOTION CARRIED/LOST ( )**

***EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT***

---

***COUNCILLORS' ITEMS***

---