

# CITY OF ARMADALE

## AGENDA

**OF COMMUNITY SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 19 JANUARY 2016 AT 7.00PM.**

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

**PRESENT:**

**APOLOGIES:** Cr J A Stewart (Leave of Absence)

**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 8 December 2015 be confirmed.**

## **ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 21**

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Report on Outstanding Matters – Community Services Committee

### **Monthly / Quarterly Departmental Reports**

Recreation Services Report  
Library & Heritage Services Monthly Report  
Ranger & Emergency Services Monthly Report  
Tourism

*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

19 JANUARY 2016

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***1.1 - ARMADALE CITY CENTRE ACTIVATION PLAN UPDATE***

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WARD : MINNAWARRA  
FILE No. : M/1140/15  
DATE : 15 December 2015  
REF : NK  
RESPONSIBLE : Executive Director  
MANAGER : Community Services

**In Brief:**

- The report provides progress on the actions achieved in the Armadale City Centre Activation Plan.

**Tabled Items**

**Officer Interest Declaration**

Nil

**Strategic Implications**

**1.3 Access to a wide range of cultural, arts and leaning opportunities**

1.3.4 Promote and support initiatives that enable community to enjoy a variety of cultural experiences.

**1.6 A community that feels safe**

1.6.3 Promote and support planning and activities that encourage a safe and responsible community.

1.6.4 Consider opportunities for neighbourhood renewal and improvement projects that contribute to the sense of safety and wellbeing.

1.6.5 Consider opportunities for partnership projects with other agencies that enhance community amenity.

**2.2 A revitalised City of Armadale**

2.2.2 Plan and implement projects to revitalize the Armadale City Centre.

**3.5 A well developed relationship with industry, commerce and government**

3.5.1 Develop and maintain relationships with local industry.

**Legislation Implications**

Nil

**Council Policy/Local Law Implications**

Activities and Trading in Thoroughfares and Public Places Local Law.

**Budget/Financial Implications**

The 2015/16 budget has allocated \$180,000 for the activation elements of the Armadale City Centre Activation Plan and \$168,000 for capital works.

**Consultation**

1. Community and Technical Services
2. MANEX
3. Tenants in the Jull Street Mall
4. Jull Street Mall Traders
5. WA Police
6. Manager Economic Development
7. Manager Marketing and Communications

**BACKGROUND**

Council resolved in November 2014 to endorse the development of a Place Activation Strategy for Armadale City Centre which will include elements of the current Jull Street Mall Revitalisation Action Plan 2013 – 2015. (C47/11/14).

The City also produced a Tourism Destination Strategy and an Events Strategy in 2015, which highlighted the challenges the City is facing to not only activate the Jull Street Mall, but the Armadale City Centre as a whole.

Council have therefore recommended that the next stage of the activation plan was to include a wider scope area (City Centre) and include actions from other corporate documents that focus upon the City Centre.

City officers subsequently developed the Armadale City Centre Activation Plan which was endorsed by Council in July 2015 (C33/7/15).

It articulated the unique opportunities available for the Armadale City Centre as a key regional destination and outlined key actions to guide decisions for marketing, business attraction, public realm improvements and place activation.

**DETAILS OF PROPOSAL**

The City has made significant progress in meeting the actions listed for 2015/16 in Armadale City Centre Activation Plan. The following table outlines these actions and provides comment on their current status.

**Strategy 1: Promotion and Marketing**

Develop an Armadale City Centre marketing identity to increase the awareness of Armadale as a destination.

<b>ACTION</b>	<b>KEY RESPONSIBILITY</b>	<b>STATUS</b>
Develop a schedule of pole banner rotations (linked to events/campaigns)	<b>Community Development</b>	<b>Completed</b>
Print and design pole banners to promote the City Centre and events.	<b>Communications</b>	<b>Ongoing</b> – banners printed included ‘The Dale’ campaign, Free Wi-fi, Spring into Armadale and Christmas.
Undertake facebook marketing of	<b>Communications</b>	<b>Ongoing</b> – posts included

positive business and community events in the city centre.		event promotion, business training and Christmas window competition.
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**Strategy 2: Business Attraction**

Attract new business to the Armadale City Centre which offers a point of difference to the surrounding shopping centre experience.

<b>ACTION</b>	<b>KEY RESPONSIBILITY</b>	<b>STATUS</b>
Agree on aspirational tenant mix with retailers.	<b>Economic Development</b>	<b>In progress</b>
Work collaboratively with land owners and leasing agents to attract business.	<b>Economic Development</b>	<b>In progress</b> - Five lots on Jull Street Mall recently purchased.
Investigate City of Armadale presence in tenancy on the Jull Street Mall.	<b>Community Development</b>	<b>Completed</b> – Conducted analysis, but wasn't financially feasible.
Continue to improve Armadale City's regulatory environment and make necessary modifications to streamline processes in order to facilitate business attraction, investment and employment growth in the CBD.	<b>Development Services</b>	<b>In progress</b> – Consultants are being appointed in 2016 to undertake an <i>Activity and Retail (Commercial) Centre Structure Planning</i> for the Armadale Strategic Regional Centre and complementary supportive zoning changes will be implemented through the adopted <i>Review and Consolidation of Town Planning Scheme No.4 Report</i> pending WAPC approvals.
Work with the MRA to progress transit-oriented development in the 'City West' Precinct.	<b>Development Services</b>	<b>On-going-</b> City considered a revised draft Structure Plan in May/June 2015 which the MRA has subsequently approved, however discussions are ongoing between MRA, DoW and the City regarding the Local Water Management Strategy (unapproved).  Armadale "City Centre West of Railway" Structure Plan prepared by MRA in April 2015. Consistent with the Scheme objectives for Precinct 1.2, the Structure Plan facilitates predominately

		high density residential / mixed use development for the area.
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### Strategy 3: Public Realm

Create a public realm which is welcoming and facilitates community activity

<b>ACTION</b>	<b>KEY RESPONSIBILITY</b>	<b>STATUS</b>
Develop and implement a public art strategy for the Armadale City centre.	<b>Community Development</b>	<b>In Progress</b> – Will be presented to Council in early 2016 for endorsement.
Implement planter boxes with the City Centre for seasonal planting.	<b>Parks and Reserves</b>	<b>In Progress</b> – Planter boxes to be delivered in early / mid 2016.
Implement an audio speaker system within the Jull Street Mall.	<b>Civil Works</b>	<b>In progress</b> – Currently investigating and will be presented to Council before proceeding.
Investigate lighting in trees located in Jull Street Mall.	<b>Civil Works</b>	<b>In progress</b> – Currently investigating and will be presented to Council before proceeding.
Investigate removing phone boxes in Jull Street Mall.	<b>Community Development</b>	<b>In progress</b> – Telstra currently investigating phone usage.
Implement seating adjacent to Memorial Park on Jull Street.	<b>Parks and Reserves</b>	<b>Completed</b> – Seating installed.
High pressure clean pavement and bins regularly.	<b>Civil Works</b>	<b>On-going</b> – paving and bins cleaned as required.
Regularly conduct maintenance audits of Jull Street and surrounds to keep a high standard of maintenance.	<b>Civil Works</b>	<b>On-going</b> – ongoing audits conducted.

### Strategy 4: Place Activation

Implement activities which encourage community interaction and increased sense of community.

<b>ACTION</b>	<b>KEY RESPONSIBILITY</b>	<b>STATUS</b>
Undertake ongoing communication and engagement with traders within the Armadale City Centre.	<b>Community Development</b>	<b>Ongoing</b> – The City is attending Jull Street Trader Meetings and has initiated the City Centre Business Liaison Group.
Investigate opportunities to develop a joint business/community association to develop a community driven strategy.	<b>Community Development</b>	<b>Not commenced</b> – will investigate interest 2016/17
Implement empty spaces program, which uses vacant windows for art, promoting	<b>Community Development</b>	<b>In Progress</b> – Determining options

the City Centre or offering short term or discounted tenancies.		involving an Artist Co-operative.
Implement an annual events program within Jull Street Mall, including: <ul style="list-style-type: none"> <li>• Monthly twilight markets (November – March)</li> <li>• Music in the mall</li> <li>• Community development activities</li> <li>• Artistic performances</li> <li>• Themed activations (youth week, children’s week, harmony week)</li> </ul>	<b>Community Development</b>	<b>Completed</b> – Eleven (11) events held in Jull Street Mall from June – December 2015.
Deliver major events in Armadale City Centre and integrate with Jull Street Mall	<b>Community Development</b>	<b>Ongoing</b> - Christmas Parade in Jull Street Mall held to coincide with Carols in Memorial Park.
Implement street trading policy to encourage quality street traders in Jull Street Mall.	<b>Governance</b>	<b>Completed</b> – Jull Street Activities Policy endorsed.
Work collaboratively with police, local traders and community services agencies to manage anti-social behaviour.	<b>Community Development</b>	<b>Ongoing</b> – Meeting established with shopping centre security, Police and Hope Community Services.

**COMMENT**

The Armadale City Centre Activation Strategy is a three year plan, which commenced in July 2015. The City has made significant progress in implementing various actions in the plan, but some actions are categorized as ‘in-progress’ due to the level of investigation required.

When the plan was developed it was agreed that the revitalisation of the Armadale City Centre will not happen immediately and will require a consolidated effort from property owners, business owners and the City. While some infrastructure improvements are required, it is recognised that the bigger issue is about attracting new investment and improving the product quality and visitor experience.

Two key projects which are currently in-progress and are due to be considered by Council include:

- Investigate lighting in trees located in Jull Street Mall; and
- Implement an audio speaker system within the Jull Street Mall.

These projects will have a significant impact upon the public realm and vitality in the Armadale City Centre, but will not be considered in isolation. Both projects may have an impact upon the public realm in the Jull Street Mall due to the installation of infrastructure and will be considered as one project this financial year.

## **OPTIONS**

Council has the following options:

1. Note the Armadale City Centre Activation Plan progress report
2. Seek further information on the City Centre Activation Plan progress report.

## **CONCLUSION**

The Armadale City Centre Activation Plan provides a framework to guide the implementation of initiatives within the Armadale City Centre that can generate key economic and social benefits for the Armadale City Centre and the broader community.

The City has made significant progress in meeting the actions listed for 2015/16 in the Armadale City Centre Activation Plan. The progress report outlines the current status of the approved actions in the plan and a further report will be prepared in July 2016 to outline the completed actions.

## **RECOMMEND**

### **That Council:**

**Note the progress on the Armadale City Centre Activation Plan as detailed in this report.**

## **ATTACHMENTS**

There are no attachments for this report.

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***1.2 - A POTENTIAL CAREER DEVELOPMENT APPROACH FOR THE ARMADALE REGION***

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WARD : ALL  
FILE No. : M/977/15  
DATE : 20 October 2015  
REF : FB  
RESPONSIBLE : Executive Director  
MANAGER : Community Services

**In Brief:**

- The Council at its Ordinary Meeting of 10 August 2015 requested an investigation into the establishment of a Career Development Centre within the City of Armadale.
- Recommend that the City of Armadale in collaboration with Business Armadale increase work experience placements in local businesses and encourage the development of local business mentors to students about to enter employment.

**Tabled Items**

1. Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

The consideration of a career development approach for the Armadale region is consistent with the City of Armadale Strategic Community Plan in the outcome statements -

- 1.1 Services that support community growth and development.
- 1.3 Access to a wide range of culture, arts and learning opportunities.
- 3.3 A skilled, mobile and diverse workforce.

**Legislation Implications**

Nil.

**Council Policy/Local Law Implications**

Nil.

**Budget/Financial Implications**

The City of Armadale is able, in the short term, to provide advice and foster relationships between agencies active within the region without significant budget implications. Longer term commitments and strategies need to be reflected in both the City's Strategic Community Plan and Long Term Financial Plan to ensure that adequate resources are provided.

**Consultation**

1. Local educators and school principals.

**BACKGROUND**

In 2012 the Western Australian Department of Education, the Association of Independent Schools of Western Australia (Inc) and the Catholic Education Office of Western Australia jointly produced the Western Australian Guidelines for Career Development and Transitions.

The objective of the guidelines is to provide students with access to career development services and information that will assist them to make informed choices about learning, work and life opportunities.

In recent discussions with former Councillor Northcott, local principals and educators have clarified the need for career development to be a 'Womb to the Workplace' approach not only by schools but also by other agencies that interact with children and young people. Ms Stella Jinman, Principal Cecil Andrews Senior High School has met with City officers and provided some information about current approaches by the Federal Government to deliver more innovative graduates from our education systems with a particular focus on Science, Technology, Engineering and Maths (STEM). The Principal of Challis Primary School is also convening a Think Tank to harvest ideas about what a 'Womb to Workplace' strategy might look like for her school and supporting community.

The Armadale area currently experiences some relatively lower educational outcomes and relatively higher levels of youth unemployment. These indicators point to a need for improved processes, partnerships and transitions to employment for young residents of the region.

### **DETAILS OF PROPOSAL**

City staff met with Principal Stella Jinman, Shirley Parer from the Department of Education and Dara O'Donoghue, local workplace learning coordinator to further explore the concept of career development and to better understand what role Local Government might play in delivering better local employment outcomes.

There are models of career development approaches by local government, including the Shire of August Margaret River in Western Australia. Hosted on school premises and supported by a grant from the Federal Government, this centre has a dedicated staff member to work with young people on career progression opportunities. The service is delivered by a partnership between the local government, the high school, Federal Government and the community.

It has been identified that currently job seekers in Armadale looking for apprenticeship information are required to travel to Cannington or Perth CBD. Referral points for other employment and business opportunities are similarly distant and difficult for local job seekers to access.

The primary, short term, requirement is for greater work experience opportunities to be delivered locally and for local mentors to be identified and recruited. In the medium term grant funding might be accessed through the federal government's desire for innovation and increased focus on STEM ready students. There is also a role for the City of Armadale in advocating for increasing the number and availability of training and employment agencies in this region.

In the longer term an integrated career development service could be hosted locally where funded agencies collaborate in a central location to provide an employment one stop shop for local job seekers. In the medium term, the City could establish an advocacy strategy to attract employment and business development agencies to Armadale to improve career outcomes, particularly for young people and convene a meeting of agencies to further explore the development of a collaborative career development approach within the Armadale region. Both medium and longer term options would require additional time, resources and funding but could be progressed as they become available.

## **COMMENT**

### **ANALYSIS**

The City of Armadale will work collaboratively with Business Armadale to identify potential mentors and work experience opportunities for school based workplace learning coordinators to access.

Following the success of the Community Connect South advocacy strategy to Federal Government for increased local investment, local schools and educators are looking to leverage the City's relationships for similar wins in the career development area. The City is already negotiating with Polytechnic West over increased services in the region and this might be escalated with approaches to other agencies to better service our residents and business community.

The City of Armadale has an existing interest in the outcomes of the Australian Early Development Census (AEDC) and promotes strategies to respond to identified vulnerabilities in preschool aged children within the region. Although school based initiatives are the responsibility of the State Government, there are opportunities for the City to facilitate or convene multi agency meetings to consider problems and initiatives affecting our stakeholders. This approach mirrors work done with the Armadale Youth Intervention Project which seeks to better coordinate service delivery, information sharing and reduction of duplication of effort by youth agencies in the region.

Similarly, there are precedents for local government to encourage local business innovation such as the HIVE co-working project in the Moreton Bay Regional Council. HIVE is a co-working space for small businesses who would normally work from home as it gives the opportunity for co-location, networking and sharing of resources. Many local governments have been active in encouraging, and financially supporting, the establishment of Small Business Development Centres.

In addition the regional interagency network, South-East Metropolitan Human Services Managers' Group, with its wide ranging membership could be used as a forum for advocacy for this program and others. The City has an existing involvement with this group and has had success with engaging its membership in other programs such as the Armadale Youth Intervention Program.

### **OPTIONS**

1. Note the research undertaken about career development opportunities within the Armadale region but take no further action.
2. Note the research undertaken and support the development of mentoring and work experience relationships between Business Armadale and local workplace learning coordinators in the short term given restraints on time and resources.
3. Note the research but determine that a full strategy be undertaken which would include the short term option and also medium and long term options as noted elsewhere in this report, with the understanding that Council would need to either prioritise the project over others or commit additional resources.

Option 2 is recommended.

## **CONCLUSION**

The City of Armadale has been strongly supportive of increased training and employment initiatives for local residents. In keeping with its stated outcome objectives in the Strategic Community Plan 2013 – 2028 there appears to be a role for the City in using its strong stakeholder relationships to foster a more robust career development approach within the region. In the short term this should take the form of collaboration with Business Armadale and other local agencies to increase work experience placements in local businesses and encourage the development of local business mentors to students about to enter employment.

In the longer term the City might consider using its advocacy platform to lobby State and Federal Government for greater investment in the area with particular regard to post-secondary training and education, as well as increased access to work placement agencies for Armadale residents.

## **RECOMMEND**

### **That Council:**

- 1. Support a collaborative approach with Business Armadale to identify local businesses in key industries who may facilitate work experience placements for local students; and**
- 2. Encourage the development of a local business leaders network to provide mentoring to students who are about to enter employment.**

## **ATTACHMENTS**

There are no attachments for this report.

## **2.1 - MASTER PLANNING OF BOB BLACKBURN AND GWYNNE PARK RESERVES**

WARD : ALL  
FILE No. : M/1143/15  
DATE : 17 December 2015  
REF : NK  
RESPONSIBLE : Executive Director  
MANAGER : Community Services

### **In Brief:**

- This report follows the decision of the Council meeting on 9 November that the recommendation C53/11/15 be not adopted and recommitted to the Community Services Committee
- Recommend that Council approve the public advertising for the Draft Master Plans for Bob Blackburn Reserve Seville Grove and Gwynne Park Reserve Armadale, for a period of four (4) weeks, with any resulting community input to be incorporated into a final report in 2016.

### **Tabled Items**

Nil

### **Officer Interest Declaration**

Nil

### **Strategic Implications**

- 1.1 Services that support community growth and development.
- 1.2 Optimum quality of life for all citizens.
- 1.5 Sport, recreation, and leisure opportunities that contribute to community health and wellbeing.
- 2.4 Attractive and user friendly streetscapes and open space.
- 2.6 Council buildings and facilities that meet community needs.
- 2.7 Assets and infrastructure managed over the long term to meet current and future needs.

### **Legislation Implications**

Any works associated with the projects would need to be carried out in accordance with the Building Code of Australia and any other relevant legislation.

### **Council Policy/Local Law Implications**

- ENG 13 Asset Management Vision
- ENG 14 Landscaping
- RECN 1 Lighting on Sporting Reserves
- RECN 3 Club/Community Group Application(s) for Council Support of Capital Works Projects

### **Budget/Financial Implications**

Endorsement of the recommendation in this report does not have direct financial implications. Once a final consolidated Master Plan is developed and endorsed by Council the various design elements will be costed and prioritized, and then presented to Council for consideration as part of the annual and long term budgeting process.

### **Consultation**

1. Councillor site visit and briefing session on Tuesday 8 December, 2015.
2. Internal City departments

### **BACKGROUND**

At the Ordinary Meeting of Council held on 9 November 2015, a report was presented seeking Council's approval for public advertising of the Draft Master Plans for Bob Blackburn Reserve Seville Grove and Gwynne Park Reserve Armadale, for a period of four (4) weeks (C53/11/15). At that meeting Council decided not to adopt the recommendation requested that Draft Master Plans be re-committed to the Community Services Committee.

Council's recommendation is as follows:

Recommendation C53/11/15 - Master Plans for Bob Blackburn and Gwynne Park, Public Comment Period

Committee Recommendation

That Council approve the public advertising for the Draft Master Plans for Bob Blackburn Reserve Seville Grove and Gwynne Park Reserve Armadale, for a period of four (4) weeks, with any resulting community input to be incorporated into a final report in 2016.

*In moving the following recommendation a number of issues were discussed regarding the opportunity to create better linkages between the various facilities.*

That Recommendation C53/11/15 be not adopted and recommitted to the Community Services Committee.

MOTION DECLARED CARRIED (10/4)

On Tuesday 8 December 2015 site visits to both Reserves and a briefing session was held for Councillors in order to identify and discuss elements of the draft Master Plans that may require clarification prior to the draft Master Plans being recommitted. Matters raised during the site visits and briefing along with officer responses are as follows:

#### **Bob Blackburn Reserve**

- The orientation of the redeveloped Aquatic Centre to allow for more connectivity between the Aquatic Centre and the other facilities at the site.

*Response – For security reasons it is highly desirable to have one point of entry to the Aquatic Centre and it is impractical to move this from the South Eastern corner of the facility where it currently is and where it sits within the proposed redevelopment.*

- Ensuring that any modifications to access to the Aquatic Centre carpark do not result in the loss of bushland
- The perceived poor condition of the bushland between the Champion Centre and Champion Drive

*Response – consideration of the bushland around the site is a key component of any proposed upgrades. Future detailed designs will clarify that there will be no loss of significant bushland areas. To add to these comments, the City's environmental team has provided the following;*

*“The vegetation is Forrestfield complex 20b, which is classed as Threatened Ecological Community under State and Federal legislation. As it stands there is only 7% of this vegetation remaining on the Swan Coastal Plain, compared to pre-European migration levels. In addition, only 5% of this is currently earmarked for protection through appropriate land designation schemes. Consequently, this type of community attracts the highest level of protection for any vegetation complex under environmental legislation. Furthermore, the City has an Environmental Management Plan, covering the management and rehabilitation of Forrestfield complex vegetation under the City’s control. This spans seven reserves under the City’s control, including the area currently under consideration. This management plan was approved by Council in 2011. The area concerned has been under active rehabilitation from this point.”*

- Ensuring the Community Garden at the Champion Centre does not restrict the access way between the Champion Centre and the Seville Grove Library

*Response – The area between the Champion Centre and the Seville Grove Library is intended to serve the dual functions of a Community Garden and an accessible thoroughfare through the site.*

- Costings for Master Plan elements (for both Bob Blackburn Reserve and Gwynne Park)

*Response – As with the previous Master Plans (Springdale Park, Cross Park, Rushton Park, John Dunn Reserve, William and Alfred Skeet Reserves), indicative costs for the Master Plan elements are not included in the report to Council seeking endorsement to advertise the initial draft Master Plans for broad community comment. Indicative costs will be included, as with the previous Master Plans in a subsequent report to Council following the public comment period.*

*While financial implications are obviously vital, the initial phase of developing draft Master Plans prioritises developing ideas for the sites to ensure they are relevant and sustainable for the future needs of the Community. In addition to the subsequent report following the public comment period (that will include indicative costs), a further Outcomes Report will be presented to Council that collates and summarises all twelve Master Plans. This Outcomes Report will include an indicative cost schedule over all twelve hubs which should assist in identifying if/how/when the identified elements can be incorporated into the City’s long term financial plan (both expenditure and revenue).*

- Extend the Aquatic Centre car park to wrap around the South Western corner of the building
- Potential treatments for the wall at the back of the pool grandstand such as landscaping, a mural or removing the wall to allow a visual connection through the grandstand
- Moving the baseball nets away from adjacent residences
- Additional lighting and signage in the bush forever areas

*Response – the above points are noted and will be reflected, if feasible in Final Master Plan concepts to be presented to Council for consideration.*

## **Gwynne Park Reserve**

The Gwynne Park Reserve Draft Master Plan proposes a number of changes but over a long time frame of 15+ years. The Master Plan as presented in November 2015 was in two stages; short to medium term and medium to long term. At the briefing and site visit on 8 November the following matters were raised and discussed:

- **Relocation of the Bowling Club**

*Response - The proposed relocation of the Bowling Club and co-location with an upgraded Arena responds directly to the guiding principles of the overall Master Planning project, as reported to Council in February 2014 (C7/2/14), which are;*

- *Identify best use of available land to achieve community and sporting use functions*
- *Identify improvement of access and way finding arrangements for pedestrians from train stations and bus stops to reserves*
- *Leverage synergies between adjacent or on-site services to optimize benefit back to the Community*
- *Identification of 'destination' or civic land uses that can assist establishment of focal points for the local community*
- *Review of a variety of uses to respond to a wide range of community needs at different times of the day.*

*Some specific factors linked to these principles that relate to the proposed relocation of the Bowling Club are as follows;*

- *Consideration of moving from natural grass to synthetic greens as maintenance costs and water restrictions impact the sustainability of current playing surfaces. There will be a tipping point where the Club will need to determine if it should move to 100% synthetic surfaces which is the natural time to consider relocation.*
- *Co-location with other sporting and recreational facilities in one facility will provide the Club with greater access to future social and competitive member.*
- *A redeveloped Arena incorporating more collated functions and activity spaces including a relocated Bowling Club will be very important in meeting the recreational needs of the City's growing population, most significantly of the rapidly growing suburb of Hilbert.*

- **Staging of the Master Plan**

*Response - The Draft Master Plan for Gwynne Park is shown in two phases; Short – Medium Term and Medium – Long Term. It is not intended that this is a specific staged approach, but rather that the Short – Medium term concept indicates those elements that, from a design perspective can happen before the relocation of the Bowling Club which is not envisaged for 15 – 20 years.*

*The Medium – Longer term concept then includes the Bowling Club relocation and the additional works that can take place as a result of the relocation such as the creation of a central integrated all ages play space and the development of a single facility for Guides, Scouts and Men's Shed.*

- Co-location of Scouts and Guides into one building

*Response - This proposal is consistent with the principle of optimising usage of underutilised facilities. Ongoing discussion with the Scouts and the Guides regarding collocation will focus on ensuring the needs and rights of both organisations are met in any ongoing shared arrangement.*

## **DETAILS OF PROPOSAL**

The proposal of this report is in two parts:

1. To seek public comment on the Draft Master Plans for Bob Blackburne Reserve and Gwynne Park as shown in the Attachment to this report.

The public comment phase will include;

- Direct contact with all user groups and local residents who were invited to participate in the earlier consultation as well as those who actually participated.
  - A project link on the 'Out for Comment' Page on the City's website.
  - Local Newspaper advertising.
  - A mail drop to the community within a 400m radius catchment of the Reserves.
  - 'Have Your Say' poster displays at the City's Libraries and the Main Administration Building, Bert Tyler Vintage Machinery Museum, History House Museum, Champion Centre, Aquatic Centre and Armadale Arena.
  - 'Have Your Say' poster displays inside City owned facilities and in local businesses around the Bob Blackburn Reserve Precinct and the Gwynne Park Precinct.
  - Email notifications to Project Working Groups, State Sporting Associations, Government Departments and Servicing Authorities inviting them to make comment online.
  - Media releases to generate editorial comment.
2. That Council receives a further report incorporating community feedback and indicative costings for the Master Plan elements at both sites.

## **COMMENT**

### **ANALYSIS**

Master Planning the twelve Community Hubs is a significant body of work. Together, the reserves encompassed by the Master Planning project and the facilities located on them comprise the largest percentage of Community based infrastructure in the City's established areas. Approximately 40 individual facilities are located on the twelve Master Planned reserves along with the equivalent of around 25 playing fields. Around 80 clubs and community organisations regularly use these facilities.

The work being undertaken to develop the twelve individual Master Plans is determining how each of the sites and the facilities located on them can evolve as existing facilities age and as trends for future sporting, recreational and community participation change over time.

Once completed, the twelve Master Plans will be brought together in a consolidated Outcomes Report that will include an indicative costing schedule for the various Master Plan elements. This should provide Council with sound information on which to base decisions about how sporting, recreational and community facilities at these twelve hubs can remain relevant and how they can continue to contribute to the community wellbeing of the City's rapidly growing population.

The Draft Master Plans for Bob Blackburn Reserve and Gwynne Park have resulted from; site analysis, opportunities and constraints analysis, CPTED analysis (Crime Prevention through Environmental Design), landscape and design, and community and stakeholder input. The Draft plans have been developed through an interactive process with the community of interest (users), community of geography (surrounding residents), and Council through a plan and amend cycle. To ensure there is consistency in the community engagement process, the Draft Master Plans are to be made available for comment to the broader community. The feedback gathered will inform the preparation of the Final Master Plan Concepts which will be presented to Council for consideration.

## **OPTIONS**

Council could:

1. Not Approve the initiation of a public comment period
2. Request modification to the Draft Master Plans Prior to public advertisement
3. Approve the public advertisement of the Draft Master Plans developed for the Bob Blackburn Reserve Seville Grove and Gwynne Park Reserve Armadale

## **CONCLUSION**

Bob Blackburn Reserve and Gwynne Park are the City's most significant Community, Recreational and Sporting hubs. Feedback on the Draft Master Plans for these sites from the groups that have been involved in the consultation to date as well as from the broader City of Armadale Community will be incorporated into a further report to Council which will seek endorsement for final Master Plans for the two reserves.

## **RECOMMEND**

**That Council:**

- 1. Approve the public advertising for the Draft Master Plans for Bob Blackburn Reserve Seville Grove and Gwynne Park Reserve Armadale, for a period of four (4) weeks.**
- 2. Receive a further report which incorporates costs for the various Master Plan elements as well as the feedback received through the public comment period.**

## **ATTACHMENTS**

1. Master Planning Map

**3.1 - WORDING AND LOCATION APPROVAL FOR MEMORIAL PLAQUES FOR NAMED PARKS, AND WORDING APPROVAL FOR HISTORIC SITE PLAQUES.**

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WARD : ALL  
FILE No. : M/1131/15  
DATE : 9 December 2015  
REF : PW  
RESPONSIBLE : Executive Director  
MANAGER : Community Services

**In Brief:**

- This agenda item considers Memorial Plaques for Whiteley Park and Hensbroek Park, and Historic Site Plaques for the Narrogin Brook / Bedforddale School and the Churchman Brook Estate sites.
- Recommend that the wording and locations as recommended in this agenda item be approved.

**Tabled Items**

Nil

**Officer Interest Declaration**

Nil

**Strategic Implications**

- 1.3 Access to a wide range of cultural, arts and learning opportunities
- 1.3.3 Collect, preserve, interpret and exhibit the moveable and recorded history of the district.

**Legislation Implications**

Nil

**Council Policy/Local Law Implications**

Nil

**Budget/Financial Implications**

Approximately \$3,000 per plaque inclusive of plinth, funding included in the 2015/16 Budget

**Consultation**

1. History Reference Group
2. Parks and Reserves Department
3. Planning Services Department

**BACKGROUND**

Council has previously approved budgetary funding for a series of Memorial Plaques for the City's named Parks and Reserves and more recently approved budgetary funding for a series of Historic Site Plaques.

Memorial Plaques for Parks and Reserves:

At its Ordinary Meeting on 4 April 2005 (C23/3/05), Council adopted the following resolution in relation to memorial plaques to be placed in some parks and reserves:

1. *That Council undertakes an annual program of memorial plaque manufacture and installation at appropriate parks and reserves within the City.*
2. *That Council :*
  - a. *Adopts the Council Crest as the basis for the memorial plaques for parks and reserves;*
  - b. *Agrees the memorial plaques are to be of bronze and 400mm in diameter;*
  - c. *Agrees that the heritage information on the plaques and their location at the park or reserve be approved by Council through the appropriate Committee.*

The following further resolution was adopted by Council in relation to Heritage Plaques at its Ordinary Meeting of 21 January 2013 (C2/1/13):

5. *Endorse the proposal that any future parks or reserves when named, only be considered for plaques if they have some significance to the district's history. Parks and reserves named with new estates, where roads and parks follow a theme such as bird names, plant names etc. need not be considered by the History Reference Group or Council for a plaque.*

To date, some 51 plaques have been placed in named Parks and Reserves. As Parks and Reserves are named by Council via the Planning Services processes, they are then considered by the History Reference Group (HRG) as to their historic significance to the district's history. If a plaque is deemed to be appropriate for a park or reserve, research is undertaken for the wording by the HRG and submitted for recommendation of approval by Council.

Historic Site Plaques:

The following resolution was adopted by Council at its Ordinary Meeting of 9 March 2015 (C8/3/15).

*That Council:*

*Approve for consideration of inclusion in the 2015/16 Draft Budget an amount of \$10,000 per annum to fund approximately three (3) plaques each year, depending on actual cost, with the plaques to be placed at historic sites within the City.*

Funding of \$10,000 was subsequently approved in the 2015/16 Budget. Council further resolved at its Ordinary Meeting of 13 July 2015 (C31/7/15) the following detail regarding the layout of the Historic Site plaques:

*That Council:*

*Endorse suggested standard layout for historic site plaques of the words historic site in upper case on the left hand side of an A3 plaque, the City's crest on the bottom right hand side of the plaque and an appropriate outline of the subject matter on the top right hand side of the plaque.*

As a previous one-off project, three Historic Site plaques have been placed at the original sidings of the Armadale to Fremantle Railway line. The wording for a further Historic Site Plaque was approved by Council in July for the Migrant Camp No 2 Site. (The order for this plaque will be placed with those recommended for approval with this agenda item).

Also detailed in the March 2015 agenda item is advice that an annual Community Project would invite recommendations for Historic Site plaques. As well as requests from the HRG and Community Heritage Advisory Group members, it is appropriate that other community members be invited to make recommendations of historic sites. They will be required to provide historical information related to the site as well as copies of any documentation and photographs that they may have. This will assist in growing the historical collections of the Birtwistle Local Studies Library. This Community Project will be progressed with a media release on installation of the Historic Site plaques being submitted for approval.

### **DETAILS OF PROPOSAL**

The proposal is that Council approve the proposed wording and locations for Memorial Plaques in Whiteley Park and Hensbroek Park, noting that the date of vesting date for Hensbroek Park will be added at such time as the vesting in the City is finalized; approve the wording for Historic Site Plaques for the Narrogin Brook / Bedfordale School and the Churchman Brook Estate sites; and approve the recommendation that the final location of all Historic Site plaques be determined by the Technical Services Directorate taking into consideration pedestrian and traffic movement and any other planning and/or technical factors in the vicinity of the site.

### **COMMENT**

#### **ANALYSIS**

The HRG has determined that both Whiteley and Hensbroek Parks have sufficient historic significance, and sufficient biographical detail available, to warrant Memorial Plaques being installed.

The Narrogin Brook/Bedfordale School and Churchman Brook Estate sites have been recommended as fitting locations for plaques. The HRG determined that both are of sufficient importance and interest historically to warrant a plaque, and that there is sufficient historic information available to include on a plaque. Note that not all plaques will include an artistic outline related to the subject matter, depending on photographic or illustrated availability.

### **OPTIONS**

1. Approve the wording and locations as advised for Memorial and wording for Historic Site plaques.
2. Amend the wording and locations as advised for Memorial and Historic Site plaques.
3. Not approve a plaque being placed at one or all of the sites.

### **CONCLUSION**

To continue the adopted practice of installing Memorial Plaques in Parks and Reserves and to enact the newly adopted Resolution of Council to commence a series of Historic Site plaques, it is recommended that Council approve progressing plaques for Whiteley and Hensbroek Parks and the Narrogin Brook/Bedfordale School and Churchman Brook Estate historic sites.

**RECOMMEND**

**That Council:**

1. **Endorse the recommendation that the final location of all Historic Site Plaques be determined by the Technical Services Directorate taking into consideration pedestrian and traffic movement and any other planning and/or technical factors in the vicinity of the site.**
2. **Endorse the following recommended wording of Historic Site Plaques for Narrogin Brook/Bedforddale School and Churchman Brook Estate sites.**

**Narrogin Brook / Bedforddale School site**

**1896 to 1954**

**A three-acre Reserve was gazetted on 31 January 1896 as the original Bedforddale school site. It was located on the south-east corner at the junction of Admiral and Albany roads.**

**Miss Edwarda McNeale is recorded as the teacher appointed to the new school at Narrogin Brook, but it was Mr W. T. Angwin who first took up duties there in 12 May 1896 with 4 pupils. Six days later there were 21 enrolled.**

**The Bedforddale School Journals reveal that, by 1954 with some 22 pupils but many problems, the school was closed on May 14 “on account of the bus to Armadale” and all stock was transferred to the Armadale School.**

**Churchman Brook Estate**

**Matron Florence Grono 1888 – 1978**

**Matron Florence Grono established the Devonleigh Hospital in a house in Anstey Street Claremont in the late 1920s. The hospital was enlarged in the early 1930s to include a midwifery section, a bigger theatre and nurses' quarters.**

**Florence owned all of the land associated with the estate of Churchman Brook in Bedforddale for 40 years. She lived there from the mid-1940s with her parents, Robert and Mary Ann Grono. Devonleigh was also the name of her family home. The hospital was supplied with fruit & vegetables from the Churchman Brook land.**

**The hospital was purchased by the State Government in 1948.**

3. **Endorse the following wording of Memorial Plaques for Whiteley Park and Hensbroek Park, noting that the date of the vesting for Hensbroek Park will replace the words TBA when vesting in the City is finalized.**

**WHITELEY PARK**

**In recognition of the family who settled in the Wungong area in 1911. Mrs Mary Whiteley had a confectionary and grocery shop in Armadale in the 1930s.**

**Eldest son, James Murray Whiteley served in WW1 in France.  
Younger son Arthur, a cartage contractor, hired his truck to the Roads Board.**

**This land is jointly vested in the Water Corporation and the City of Armadale.  
The park naming was approved on 6 May 2013**

#### **HENSBROEK PARK**

**Pieter Robert Boele van Hensbroek**

**(1920 - 2011)**

**Manager of a Dutch firm contracted to work on  
dredging channels in Cockburn Sound in 1952.**

**He subsequently lived in Forrestdale and in 1976 he  
became a licensed land agent as Forrestdale Enterprises Limited.**

**This land was vested in Council on (TBA)**

4. **Endorse the recommended locations of Memorial Plaques for Whiteley Park and Hensbroek Park as illustrated on the plans attached to this agenda item.**

#### **ATTACHMENTS**

1. Memorial Plaques Whiteley
2. Memorial Plaques Hensbroek

***COUNCILLORS' ITEMS***

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Nil

***EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT***

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To be submitted

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

<b>COMMUNITY SERVICES COMMITTEE</b>		
<b>SUMMARY OF "A" ATTACHMENTS</b>		
<b>19 JANUARY 2016</b>		
<b>ATT NO.</b>	<b>SUBJECT</b>	<b>PAGE</b>
<b>2.1 MASTER PLANNING OF BOB BLACKBURN AND GWYNNE PARK RESERVES</b>		
2.1.1	Master Planning Map	27
<b>3.1 WORDING AND LOCATION APPROVAL FOR MEMORIAL PLAQUES FOR NAMED PARKS, AND WORDING APPROVAL FOR HISTORIC SITE PLAQUES.</b>		
3.1.1	Memorial Plaques Whiteley	30
3.1.2	Memorial Plaques Hensbroek	31



**ENHANCED GATEWAY**  
Provide large, clear and concise signage and lighting at each key gateway into the precinct. Prune and/or remove vegetation at vehicular entrances into the precinct from Champion Drive.

**POSSIBLE LIBRARY RE-PURPOSING (OPTION #1)**  
Opportunity to accommodate a range of community groups within the Seville Grove Library should the existing service be relocated.

**INTEGRATED CAR PARKING**  
Integrate Seville Grove Library and Champion Centre car parking areas and dedicate separate entry and egress points.

**ENTRY STATEMENT**  
Provide a large entry statement arch that welcomes the community and physically connects the Seville Grove Library and Champion Centre.

**BUSHLAND REHABILITATION**  
Rehabilitate degraded areas of bush land to the east and south of the Champion Centre.

**ENHANCED GATEWAY**  
Provide large, clear and concise signage and lighting at each key gateway into the precinct. Prune and/or remove vegetation at vehicular entrances into the precinct from Champion Drive.

Retain a commercial leisure based operation in this location (Aqua Slides or other).

**EXPANDED YEAR ROUND AQUATIC CENTRE**  
Refurbish and expand the Aquatic Centre, including refurbishment of the existing outdoor toilets and change rooms and provision of heated indoor swimming and play pools to enable year round use of this facility, along with a gymnasium, group fitness class space, crèche, and additional office and function space.

**EXPANDED CAR PARK**  
Expand and reconfigure the Aquatic Centre car parking area (including introduction of traffic calming devices) to enable greater and more convenient use, including additional lighting.

**FEATURE ART WALL**  
In conjunction with the Champion Centre and broader community, commission an artist to paint a locally contextual piece on the western Aquatic Centre spectator seating wall.

**REMEDIATE WATER LOGGING**  
Remediate north-east area of the playing surface prone to water logging.

**EXISTING LIGHTING UPGRADED AND PROVISION OF ADDITIONAL LIGHTING**  
Upgrade existing lighting to the west of the playing surface and provide additional lighting (AS2566) to enable increased usage for training purposes and passive use.

**ENHANCED BUSHLAND USEABILITY**  
Provide additional, well located lighting (within and along the edges), signage and environmentally friendly pathways with controlled access through the eastern area of bush land.

**EXPANDED CHAMPION CENTRE (OPTION #2)**  
Provide a new projecting awning that frames the entrance to the Champion Centre and expand the facility to the south-west enabling provision of additional office and storage space, along with an interface that engages with the southern portion of the precinct of Seville Grove Library remains.

**COMMUNITY GARDEN**  
Create an edible/harvestable garden at the rear of the Seville Grove Library and along the edges of the pathway between the Seville Grove Library and Champion Centre.

**BASEBALL CLAY MOUND**  
Provide a clay mound for Little League Baseball training.

**MULTI-PURPOSE TRAINING NETS**  
Provide 16 training nets (2 that can be utilised by baseball, softball and hockey).

**STAGED UPGRADED & EXPANDED BOB BLACKBURN PAVILION**  
Initial refurbishment to the existing pavilion, including upgrades to change room facilities, kitchen, cooling and heating, along with provision of additional externally accessible storage areas to the north of the pavilion. Subsequent expansion of the function and office components if and when warranted.

**EXPANDED CAR PARK**  
Expand the western car parking area and provide adequate lighting to enable safer and more convenient usage.

**CAR PARK FENCING GUARD**  
Provide a small chain mesh fence (900 millimetre high) to create a barrier between the western car park and edge of the playing surface.

**INTEGRATED PATHWAYS**  
Provide a formal footpath network that connects each of the car parking areas within the precinct to one another. Extend the pathway in front of the Bob Blackburn Pavilion to create an extension of the existing paved verandah area.

**ABORIGINAL ART**  
Introduce aboriginal art within and around the portion of the footpath network that connects the Champion Centre to the broader reserve.

**OUTDOOR EXERCISE EQUIPMENT**  
Provide a series of outdoor exercise equipment stations along the integrated precinct pathways.

**OUTDOOR CLASSROOM AND NATURAL PLAY AREA**  
Create an outdoor classroom (including outdoor fire pit) and nature play area to the south of the Champion Centre.

**COVERED PLAYGROUND**  
Provide a shade sail cover (or similar) over the existing playground to enable safe and comfortable use during the summer months.

**INTEGRATED PATHWAYS**  
Provide a formal footpath network that connects each of the car parking areas within the precinct to one another.

**ENHANCED GATEWAY**  
Provide large, clear and concise signage and lighting at each key gateway into the precinct.

**GROUND FENCING**  
Continue Challis Road perimeter fencing approach along northern and southern edges of the car park and playing surface interfaces to further deter motor/trail bike access.

Retain the Community Family Centre & Mundarida Childcare Centre.

**ADDITIONAL CASUAL/SPECTATOR SEATING**  
Provide chairs and tables to enable improved stop and perch opportunities, combined with the provision of waste bins.

tpg  
TERRACON CONSULTANTS  
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**ENHANCED GATEWAY**  
Provide large, clear and concise signage and lighting at each key gateway into the precinct.

**EXTERNALLY UPGRADED SPORTING CLUB PAVILION**  
Upgrade the external appearance of the pavilion, including extending the verandah, replacing the security screens with more attractive and visually permeable screens and painting the pavilion a consistent and complementary colour.

Retain playground and basketball half courts.

**ENHANCED GATEWAY**  
Provide large, clear and concise signage and lighting at each key gateway into the precinct.

**UPGRADED FIRE AND EMERGENCY SERVICES TRAINING AREA**  
Continue use for training purposes and resurface, appropriately cover open drainage area and formalise controlled north-western access to enable dual use as overflow car park.

Retain existing Bowling Club and Greens (4) until such time that the synthetic green requires replace or the club loses their greenkeeper.

Retain equipment storage shed.

**ADDITIONAL CASUAL/SPECTATOR SEATING**  
Provide spectator seating around perimeter of northern and southern playing surfaces.

**INTEGRATED PATHWAYS**  
Extend the network of footpaths throughout the precinct.

**INTEGRATED CAR PARKING AND ACCESS**  
Integrate the car parking areas accessible from Forrest Road and Townley Street to enhance accessibility through the precinct.

Retained cricket training nets (6)

**SEMI FORMAL CAR PARKING**  
Provide semi formal car parking along south-eastern precinct edge.

**MINOR SCOUT HALL REFURBISHMENT**  
Opportunity for shared use of Scouts Hall by Scouts, Girl Guides and Men Shed, along with refurbishment to improve use and enjoyment of facility. Minor refurbishments include roof and kitchen repairs, painting, security, lighting and signage upgrades.

Relocate PCYC and pigeon storage sheds to Scouts Hall land for collective use by Men Shed, Girl Guides and Scouts, which could also provide an enhanced buffer to nearby residential properties.

Retain tennis courts (14).

**REFURBISHED TENNIS CLUB PAVILION**  
Refurbish the existing Tennis Club Pavilion, including new flooring.

**ENHANCED GATEWAY**  
Provide large, clear and concise signage and lighting at each key gateway into the precinct.

**RELOCATED JOHN GREEN CENTRE SECURE PARKING**  
Relocate the secure parking area associated with the John Green Centre.

Demolish the Girl Guides Hall to enable the relocation of the John Green Centre secure parking and staged expansion of the car parking area.

**UPGRADE AND EXPANDED LOTTERIES HOUSE**  
Upgrade and expand Lotteries House to the south-west and enhance synergies with the John Green Centre.

**IMPROVED SKATEABLE LANDSCAPE**  
In partnership with local skaters, replace tired skatepark features with new temporary (future moveable), contemporary and more attractive features closer towards the Forrest Road and Townley Street intersection.

**ENHANCED GATEWAY**  
Provide large, clear and concise signage and lighting at each key gateway into the precinct.

**CONSOLIDATED ACCESS**  
Remove the secondary access point to the current Arena and Badminton Centre car park to consolidate and simplify access.

**INTEGRATED SPORT AND RECREATION FACILITY**  
Physically integrate the existing Arena and Badminton Centre through the construction of a new two-storey element that provides a new north-east entrance, lobby and upper storey space capable of accommodating youth service groups such as PCYC. Relocate creche, expand gymnasium and group fitness offer, and support facility becoming regional/ state headquarters for roller sports and badminton, including provision of adequate courtside spectator seating.

**ENHANCED GATEWAY**  
Provide large, clear and concise signage and lighting at each key gateway into the precinct.

**tpg**  
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Date: 20 June 2015  
Scale: 2500:1 A3  
Project Manager: AR  
Drawn: AF  
Checked: AR

Scale  
0 50 100 150 200

North Arrow

**Gwynne Park Precinct**  
**Preliminary Draft Master Plan Concept 1 (Short - Medium Term)**



Remove playground and half courts as these features will be included within the integrated all-ages play space.

**EXPANDED CAR PARK**  
Expand the car parking area to the north-east of the integrated all-ages play space.

**SHARED YOUTH AND MEN SHED FACILITY**  
Construct a new shared youth (Scouts and Girl Guides) and Men Shed facility at the rear of the Sporting Club Pavilion that addresses the new integrated all-ages play space.

**INTEGRATED ALL AGES PLAY SPACE**  
In the place of the former bowling club and greens, create an integrated all-ages play space that accommodates formal and informal play elements, including court space, skateable elements, play equipment, flexible grassed spaces, public toilet and barbecue facilities.

**REFURBISHED SPORTING CLUB PAVILION**  
Secondary refurbishment of the Sporting Club Pavilion to contemporise the facility and ensure the needs of the Football and Cricket sporting clubs continue to be met.

Relocate water tanks (2) to enable the integration of parking and access within the precinct.

**EXPANDED INTEGRATED SPORT AND RECREATION FACILITY COURTS**  
South-western court expansion of the integrated sport and recreation facility if and when warranted.

**NEW BOWLING CLUB SPACE**  
Demolish the existing Bowling Clubhouse and greens and construct a new facility that is physically accessible from the integrated sport and recreation facility lobby to the south and car park to the south-east.

**SYNTHETIC BOWLING GREENS**  
Provide two synthetic greens between the edge of the integrated sporting and recreational facility and Townley Street.

**RESIDENTIAL DEVELOPMENT**  
Explore disposal of Scouts Hall land to enable its development for residential purposes.

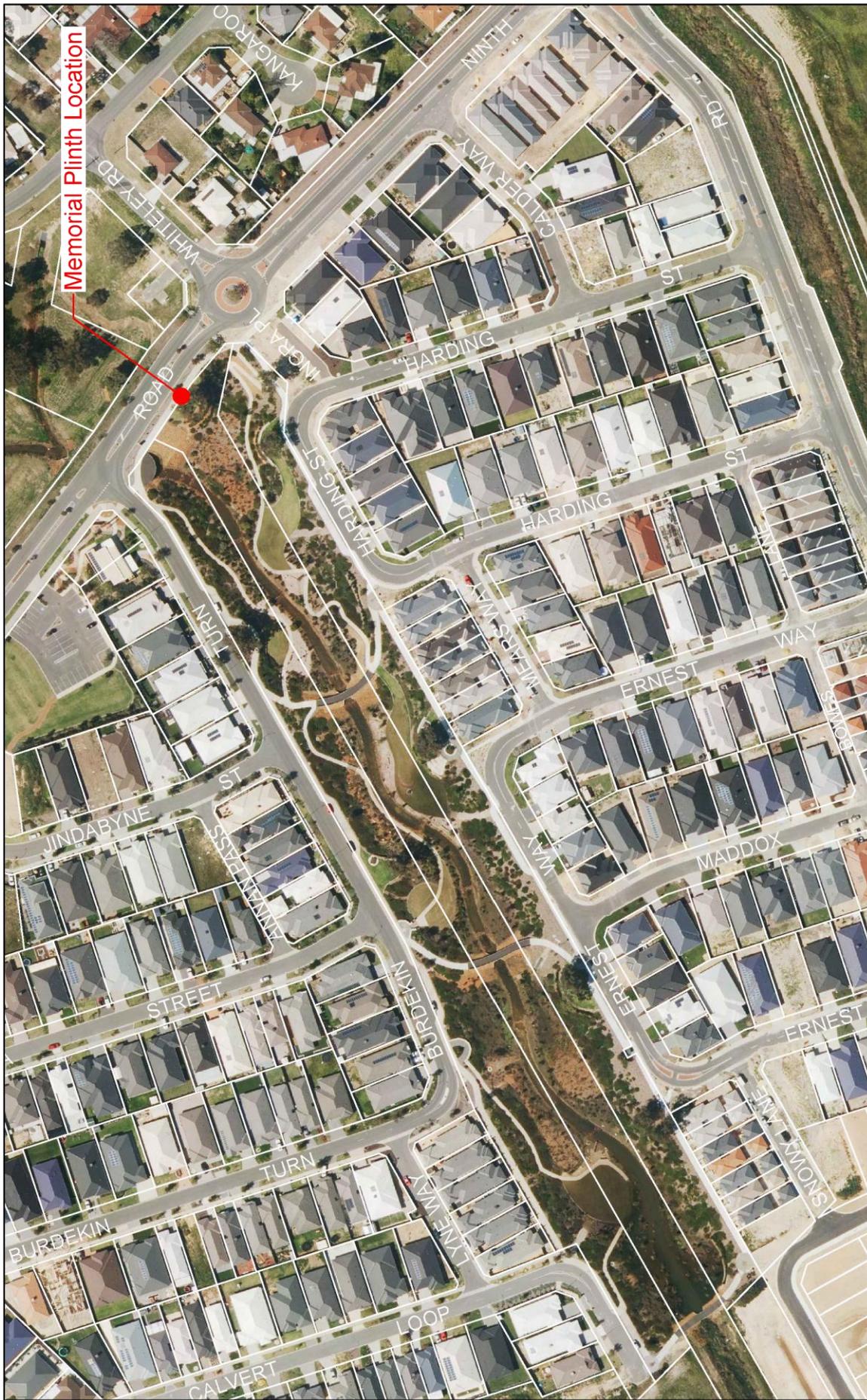


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DATE: 20 June 2015  
SCALE: 2500:1 AS3  
DRAWN: AF  
CHECKED: AR  
DRAWING NO: 712-211-MK-01

Project Manager: AR  
Drawn: AF  
Checked: AR



**Gwynne Park Precinct  
Preliminary Master Plan Concept 2 (Medium - Long Term)**



**MEMORIAL PLINTH LOCATION**  
**WHITELEY PARK**



Based on information provided by each of the respondents of the  
Western Australian Land Information Authority (LIDAR) as of 10/01/2015.  
Aerial photograph supplied by Landgate. Photographs by NewMap.

DATE 16 December 2015 - REVISION 1501  
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**MEMORIAL PLINTH LOCATION**  
HENSBROEK PARK



SCALE 1 : 2500

DATE 16 December 2015 - REVISION 1501  
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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, Photomaps by NearMap.

