

CITY OF ARMADALE

AGENDA

OF COMMUNITY SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 5 JUNE 2018 AT 7.00PM.

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

PRESENT:

APOLOGIES:

OBSERVERS:

IN ATTENDANCE:

PUBLIC:

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

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

Public Question Time is allocated for the asking of and responding to questions raised by members of the public.

Minimum time to be provided – 15 minutes (unless not required)

Policy and Management Practice EM 6 – Public Question Time has been adopted by Council to ensure the orderly conduct of Public Question time and a copy of this procedure can be found at <http://www.armadale.wa.gov.au/PolicyManual>

It is also available in the public gallery.

The public's cooperation in this regard will be appreciated.

DEPUTATION

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Community Services Committee Meeting held on 17 April 2018 be confirmed.

ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 8

Report on Outstanding Matters – Community Services Committee

Community Planning

Community Development

Recreation Services Report

Library & Heritage Services Report

Ranger & Emergency Services Report

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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5 JUNE 2018

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Springdale Park

KARRAGULLEN

Location Plan



1.1 - SPRINGDALE PARK MASTER PLAN – INCLUSION OF A MEN'S SHED

WARD : HILLS
FILE No. : M/240/18
DATE : 18 April 2018
REF : CW/NK
RESPONSIBLE : Executive Director
MANAGER : Community Services

In Brief:

Roleystone Men's Community Shed Inc. (RMCS) currently operate from the former primary school site on Robin Road, Roleystone but must relocate due to redevelopment plans for that site.

The City has assisted and supported previous proposals to find a permanent home for the RMCS including at Cross Park and on private land on Thompson Rd.

Due to issues with previous sites RMCS is proposing that they relocate to Springdale Park.

Recommend that;

- Council support the inclusion of a Men's Shed at Springdale Park subject to all relevant approvals and requirements and endorse an amendment to the Springdale Park Master Plan to that effect.
- In the event that support to include a Men's Shed at Springdale Park is endorsed, that the officers continue to work with the RMCS to address outstanding matters and that a further report is provided to Council with a final proposal in preparation for the lodgment of a Development Application by the RMCS to the Western Australian Planning Commission.
- Note that further information will be provided to Council on the progress of the RMCS proposal and other potential initiatives at Springdale Park.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

This report relates to the following elements of the City's Strategic Community Plan 2016-2031:

- 1.3.1 Plan for services and facilities in existing and emerging communities.

And also;

- 2.2.1.1 Deliver new and upgraded facilities that are multi-purpose where appropriate
- 2.2.1.2 Facilitate the delivery of best locations for community facilities including colocation

The Springdale Park Master Plan which forms a part of the City's broader Community Hubs Master Plan initiative covers the subject area of this report.

Legislation Implications

There are no legislative considerations with respect to the recommendations included in this report; however subsequent reports may be subject to specific legislative impacts relating to occupancy arrangements and development conditions.

Council Policy/Local Law Implications

Council Policy ADM2 – Property Lease Rental may be applicable for a future report should Council determine that an occupancy agreement be granted.

Budget/Financial Implications

While there are no immediate budget implications with the recommendations of this report – that is, provide in-principle support to amend the master plan – there may be financial implications to consider if the project is to proceed. More detail on potential financial implications is included in the 'Comment' section of this report.

Consultation

1. Roleystone Men's Community Shed Inc.
2. City Departments

BACKGROUND

Previous related reports to Council

March 2018	C7/3/18	Review of Master Plan Major Projects
August 2017	D41/8/17	RMCS Development Application – Thompson Road
November 2016	C42/11/16	Master Planning Initiative – Assessment & Implementation
August 2016	D28/8/16	Development Application – Cross Park
June 2015	C26/6/15	RMCS and Community Garden Footprint – Cross Park
11 March 2013	C8/3/13	Endorsement for Springdale Park Master Plan

Springdale Park Master Plan

A three stage approach (Short, Medium and Long Term) was adopted by Council for the Springdale Park Master Plan (C8/3/13) which is included as an attachment to this report.

This followed recommendations from the Active Sporting Reserves and Community Hubs Study that were endorsed by Council in February 2012 (C7/2/12) that provided guiding principles with respect to sustainable and equitable provision of sporting and community facilities.

The preparation of the Springdale Master Plan involved site context and analysis; staff and key stakeholder engagement; concept design and feasibility; community and stakeholder engagement and master plan finalisation.

At the time the Springdale Master Plan was developed there was no demand for a Men's Shed at Springdale Park. However it should be noted that the future plans for Springdale Park were not based on an immediate demand for more facilities but rather on a rare opportunity to deliver an additional sports field and other community facilities at some point in the future. In this respect the proposal for a Men's Shed does not conflict with any other identified demands.

In March 2018 Council considered a report reviewing the status of all of the City's Community Hub Master Planned sites (C7/3/18). With regard to Springdale Park, that report noted;

“Over the past 12 months or so there has been more interest from community and sporting groups in Springdale Reserve. These include the Roleystone Men's Shed, Roleystone Gymnastics as well as a proposal from the resident junior clubs to expand the change room facilities.

Investigations are currently underway with these groups to determine the feasibility of their ideas. It is anticipated that further information will be provided for Councillors as these investigations progress.”

Roleystone Men's Community Shed Inc.

The Roleystone Men's Community Shed Inc (RMCS) was established in 2011, and made their first approach to Council for support in finding a permanent home in the same year. This initial proposal was a combined community garden and men's shed and the sites considered were Cross Park, Roleystone Primary School and Lina Hart. Subsequently, the men's shed and community garden established temporarily at the old school site while the Lina Hart reserve was pursued as the preferred location. Currently, the community garden has development approval and lease to establish at Cross Park. The RMCS remain at the school site, though ownership has changed from Department of Education to private ownership by a developer. Current tenure subject to the developers plans with advice on timeframe ranging from six to twenty four months. The WAPC's Statutory Planning Committee approved the proposed Local Development Plan for the former Primary School Site at its 8 August 2017 meeting, allowing the landowner to progress with further subdivision and development.

Lina Hart Reserve site was considered but not recommended due to potential noise issues, land clearing and impacts on adjoining residents. Warwick Savage Reserve was also considered at this time but not pursued for similar reasons.

During the master planning process for Cross Park undertaken in late 2012, the men's shed and community garden groups were identified as stakeholders and the concept designs included sites for the groups to establish a community hub, along with the market group. A proposal was submitted to Council in June 2015 that included a 300m² men's shed, shared meeting room, 250m² garden site and storage for the markets. The combined site was recommended to optimise the opportunity for wider community engagement. Council approved the proposed footprint, provided support for a Lotterywest funding application, and agreed to the preparation of a lease agreement. The two groups since pursued separate planning and funding applications for adjacent sites.

The RMCS submitted a Development Application for the Cross Park site in August 2016. This application was for a 300m² shed, however the adopted resolution reduced the width of the shed (and therefore its floor area), meaning that the shed was approved at a floor area less than 300sqm.

In March 2017, the City received a development application for a men's shed to locate at Thompson Road, after the RMCS advised that Cross Park site previously approved would not allow for future expansion. This site is privately owned by Roleystone Congregational Church. The application was approved in August 2017 for a 461sqm shed, and 15 car-bays. Subsequent negotiations between the landowner and the RMCS regarding the lease conditions resulted in the RMCS no longer wishing to pursue this site and approaching the City in January 2018, with the suggestion of Springdale Park.

In January 2018, meetings commenced between representatives of the RMCS and City officers on the current proposal.

As part of the discussion, previous sites were reviewed and dismissed. Officers also contacted the Roleystone Community College about the possibility of locating a shed on the school site. The college principal was receptive to the idea, having previous experience with establishing an on-site men's shed. A site was identified on the school grounds adjacent to an existing car-park, bus-stop and in close proximity to the manual arts facility. This suggestion was forwarded to the RMCS for consideration, but was initially dismissed. More recently, the RMCS has indicated that it may contact the college to explore this potential option further; however it is not considered optimal due to tree clearing and slope of land.

On 6 February 2018, correspondence was received from the RMCS requesting consideration of three sites at Springdale, with a preferred site located in un-cleared area in the south east corner.

The City subsequently requested an updated project proposal from the RMCS to more accurately consider the Springdale Park proposal. The updated business plan and project proposal were received on 21 March 2018 and are included as attachments to this report.

Council Support for Men's Sheds initiatives within the City

Current and recent support for groups providing Men's Shed or Men's services are:

- RMCS applied for a 2015-2016 Community Grant Round 1 but was not successful. They received \$980 in the 2011-2012 Community Grants Round 2 for a Community Open Day.
- Armadale Men's Shed: The Armadale Men's Shed are currently operating from a house owned by the MRA on a monthly tenancy agreement until the land is sold. They have approached officers for assistance with finding a permanent location. Armadale Men's Shed applied for a 2015-2016 Community Grant Round 2 but was not successful. They received \$300 in the 2013-2014 Community Grant Round 1.
- Heart and Soul: Heart & Soul Men's Shed received \$400 in the 2008-2009 Community Grants Round 2.
- Crossways and Rise (these both provide small facilities for men's shed type activities, not all funding for these groups is directed to the men's shed activities). The City's volunteer service (Armadale Volunteer Services) provides professional support with volunteers referred on a regular basis. Crossways has received annual contributions ranging from \$2,000pa to \$18,000pa since 2009. Rise received \$7,500 in 2016 (through its predecessor Anchor Home Help)

DETAILS OF PROPOSAL

The proposal of this report is in three parts;

- 1) Support the inclusion of a Men's Shed at Springdale Park subject to all relevant approvals and requirements and endorse an amendment to the Springdale Park Master Plan to that effect.

Endorsing this part of the proposal will provide the RMCS the opportunity to progress its planning for a shed on Springdale Park.

- 2) In the event that support to include a Men's Shed at Springdale Park is endorsed, that the officers continue to work with the RMCS to address outstanding matters and that a further report is provided to Council with a final proposal in preparation for the lodgment of a Development Application by the RMCS to the Western Australian Planning Commission.

It is important to note that as vested Crown Land, it the Western Australian Planning Commission and not the City that has planning authority for Springdale Park. However the City must endorse a Development Application prior to lodgment with the WAPC. The intention of part 2 of the proposal is to provide Council with all relevant information required to consider RMCS's proposal for endorsement.

- 3) Note that further information will be provided to Council on the progress of the RMCS and other potential initiatives at Springdale Park as outlined in this report.

Roleystone Men's Community Shed – updated project proposal summary

The updated project proposal and business plan are included as attachments to this report. This proposal is to locate a 30 x 15m shed in the cleared area between the access road and the existing fence along the southwest face of the oval at Springdale Park.

The current proposal indicates a membership of 35 financial members for 2017-18. Members are engaged in activities including:

- Making items for sale at the Roleystone Markets and Hills Festival
- Woodworking
- Metalworking
- Music, electronics and computer technology
- Volunteer work with a variety of community groups.
- Future shed to also include pool, table tennis and darts, along with board games.

Hours of operation are Tuesday, Thursday and Saturday from 9am to 12pm with a monthly Friday night sundowner.

RCMS has requested:

- City owned/controlled land with sufficient space to incorporate parking, water tank, soak wells and leach drains and provision for expansion in the future.
- Help with provision of mains power above the monies already budgeted for it
- Provide access to the shed site outside other organisations operating times

ANALYSIS

The RMCS is aware that it will be required to fund 100% of the construction cost for a new facility including connecting any required services. However, as indicated in their request, the group may still approach the City to assist with service connection costs over and above what they have provided for in their project budget. The group's rationale is that the City may be required to upgrade services anyway when any other Master Plan upgrades are undertaken.

As with some other sites in the City's Hills areas, there are aspects of services provision that can be more problematic and costly than in other areas. While the RMCS proposal only seeks support for the provision of mains power there are some other aspects of the project that are quite likely to require funding in excess of what the group has currently provided for in the project budget. Some initial comments on these aspects of the project follow;

Power supply

The project budget includes \$15,000 for a power supply. Quotes were obtained by the City in January 2018 and were in the range of \$36,000 to \$57,000 not including excavation (potentially up to \$50,000) and connection costs. The sub-station is located on the opposite side of the oval to the requested site and sub-soil is noted as containing heavy rock/ironstone which impacts the trenching costs. Further work is required before accurate cost estimates for a permanent power supply are identified; however it is inevitable that it will be well above the current allocation of \$15,000.

It is possible that a generator may be adequate but would be subject to full compliance with regulatory provisions. Additional detail on this option is included further in the report.

Septic Tanks/Leach Drains

A quote of \$100,945 was obtained by the City in January 2018 to install new septic tanks; leach drains, connect to existing water, run to new building, and installation of two tanks and connect storm water from roof. This is inconsistent with the allocation of \$10,000 for water in the group's project budget.

Bushfire Management Plan – Preparation and Implementation

It has been identified that there are likely to be significant issues arising from the State Government's requirements for the preparation of a Bushfire Management Plan and DFES assessment. The RMCS is strongly advised to engage a qualified and experienced consultant (with particular experience in successful liaison/negotiation with DFES) to prepare a Bushfire Management Plan prior to a development application being lodged. The risk of proceeding without this in place, or without other site options, is that the group can incur the expense and time of preparing detailed drawings, development application, and specifications, only to have the project derailed or significantly delayed due to unachievable requirements of a Bushfire Management Plan or (an) unachievable site option(s) from State Government Agencies. Emergency access routes and surrounding vegetation have been flagged as potential issues, but the impact of these (and any other) issues cannot be properly quantified without a satisfactory Bushfire Management Plan. It is likely that the Bushfire Management Plan will be one of the main influences on where the shed can be located.

The RMCS has allocated \$3,000 towards the preparation of a Bushfire Management Plan. It is highly unlikely that an adequate Bushfire Management Plan can be developed, and liaison with State Government agencies undertaken, for this figure.

Location on the Reserve

The aerial photograph at the beginning of this report shows an approximate representation of the footprint of the proposed building at the preferred site. There are a number of factors to be considered at a more detailed design stage before a final design including an exact location can be determined. These include;

- How the internal design relates to external access and the implications for general access to the facility
- How parking can be catered for
- Final design and size of septic/water tanks etc. and how that impacts the overall footprint
- Implications (including cost) of implementing a bushfire management plan
- Environmental considerations including removal of vegetation
- How the facility and the activities of the group relate to other activities at Springdale Park

At this early stage of planning, it is not recommended that defined parameters around the location of a final site be stipulated. RMCS has proposed a preferred site that takes into account how the facility relates to the existing pavilion, impact on existing vegetation and access as well as some early assumptions about the cost of providing services to the site. Officers are working closely with the group with this first option as the preferred outcome. However, restricting consideration of other locations on the reserve in the event that the preferred site becomes impractical may simply stop the project all together.

Officers will remain in close contact with the group as they develop their proposal further to ensure they are considering all the relevant factors including developing a more accurate budget. Council will be able to decide on the merits of a more fully developed proposal in a future report.

Additional comments on the proposal have been provided by City departments as follows;

Planning

As this site is reserved under the Metropolitan Region Scheme, the development application is assessed and determined by the WA Planning Commission. The City will need to forward the application to the WAPC within 7 days of receipt, and then forward any recommendations within 42 days of receipt. If consultation is required, it will need to occur prior to lodgment. WAPC determination is generally 60 days after the WAPC's receipt, but may be subject to further state government department referral (for example, DFES for bushfire management consideration).

Health

The City's Health Services Department provided standard advice regarding compliance with the Health (Public Buildings) Regulations 1992.

Waste

The facility would need a stand-alone commercial system which is designed for the maximum number of people advised in the application. This can be a septic/leach system or an Alternative Treatment Unit. ATU's of a commercial standard may be cost prohibitive and are required to be under a service contract involving ongoing operational costs; however it is up to the proponent to submit compliant plans. The RMCS may wish to amend their project proposal and business plan to reflect less aspirational member numbers.

Toilets would require universal access, male and female provision of 1 WC per 30 people. This can be reduced with urinals for male provision.

Size of building – if the size of the building including the patio/verandah exceeds 500m² then additional fire control provisions will be required. The Men's Shed should ensure their design stays under this threshold and avoid significant additional costs.

Building

Full compliance to BCA standards would be required. The building would be classified as a public building and the requirements met, however there is some limited flexibility in the application of these standards. Universal access would be required from the carpark to the entrance.

The City would need to be satisfied with management plans with regard to on-site activities.

Property Services

Power - There is no redundancy available via the existing building. A service would need to be extended from the sub-station located on the eastern side of the reserve.

Power – use of generator. Building services have advised that the proposal would need to be considered while assessing plans before issuing a building permit however may need performance solutions for safety equipment like emergency lighting and illuminated exit signage (that need mains power at all times to remain compliant.) There may be additional bush fire safety measures required for the “generator building and fuel storage” if there is one and it is separate from the main building. Council would also need to accept the onsite storage of fuel supply as a condition of occupancy.

Water – a 90,000L tank will be required as a minimum, plumbed through the building. If food preparation is required, then the water supply will need to be potable. This may be accommodated by utilising the kitchen at the Springdale Pavilion for public events, and negating the requirement for potable water.

Governance & Administration

Governance & Administration recommend that any in principle support should be granted subject to the requirement for RMCS to enter into a formal occupancy arrangement. As the subject site is on crown land, if that occupancy arrangement is to be a lease then it will be subject to Minister for Lands approval.

Any occupancy arrangement will be subject to required planning/building approvals.

Community Planning

It is recognised that Springdale Park is not the group's first choice option and that it is being considered somewhat out of necessity rather than because it is an ideal location. The concept of a Men's Shed is very sound with many examples of successful groups operating around the country. However the isolated location makes it less than ideal in terms of being part of a vibrant community hub that is accessible and used by a wide variety of groups and community members. The group's initial Cross Park proposal, developed in partnership with the Roleystone Community Garden was an excellent example of a hub model. Unfortunately this proved impractical due the constraints of Cross Park.

It is possible that over time, as Springdale Park develops and more activities operate from there, that the site will evolve as a community hub. This is probably a medium term aspiration and not so likely in the next few years.

Other considerations for Springdale Park

As indicated earlier in this report, over the past 12 months or so there has been more interest from community and sporting groups in Springdale Park. These include;

Expanded change rooms for the Springdale Park Pavilion.

The City has received a request from the Roleystone Junior Football Club to expand the current change rooms at the pavilion to cater for larger numbers and increasing female participation. Officers are in discussion with the club about this proposal.

Senior Football

In July 2017 Council considered a report relating to the redevelopment of the Cross Park Cricket pavilion (C18/7/18). That report also identified a number of other facility related issues at Cross Park including the future of the Roleystone Senior Football Club. What follows is a brief extract from that report;

“Football Club

As noted earlier in this report, the football club currently has just one senior team and the grounds lack the carrying capacity to accommodate an increase in high impact football activity. The clubrooms were used until recently by the Musicians Club which is currently operating from a tavern at Karragullen because of the increasing number of people they attract to their events.

The current football pavilion will require upgrade works in the future, however it is difficult to justify investing funds into the existing facility or catering for additional facilities at the proposed pavilion given the small playing membership of the club.

An option may be for the Club to undertake works themselves to upgrade the facility, which they have advised they would like to do. However, the City needs to be confident that any works undertaken will be of the required standard.

The club has indicated that it does not want to relocate away from Cross Park. However they may need to consider moving, potentially to Springdale Park, which has the capacity to cater for additional activity should the future viability of the current football pavilion at Cross Park become a serious issue.”

The City is currently in discussion with the Roleystone Senior Football Club about the limitations of their facility and where they may be located in the longer term. While the club's position to this point has been that it does not wish to move to Springdale Park, it is likely that will at least need to reconsider this option in light of the ongoing viability of the facility they currently operate from.

Whether it is the Roleystone Senior Football Club or another club, it is quite possible that senior football will operate from Springdale Park at some stage in the future. Planning for future facility development at Springdale Park should have this in mind.

Gymnastics

The City has received a proposal from the Roleystone Gymnastics Club to relocate to Springdale Park. This matter was raised as a Councillor Referral item at the March 2018 Community Services meeting (C10/3/18) as follows;

“4.1 - ROLEYSTONE GYMNASTICS CLUB

At the Council meeting held on 29 January 2018, Cr Wielinga referred the following matter to the Community Services Committee.

That the matter of the Roleystone Gymnastics Club be referred to the Community Services Committee.

Comment from Cr Wielinga

The Roleystone Gymnastics Club currently operates out of the Lance-Morgan “pavilion” at Karragullen. The “pavilion” is actually a very large but simple shed. The gymnasts proposed relocation to Springdale to be part of the other local sports groups, such as junior football and tee-ball. Springdale pavilion as it currently exists would not likely be large enough to contain the gymnasts and may require the construction of an extension of some sort. Springdale is one of the City’s Master Planning sites, which does not currently include the gymnasts. I would like feedback from the Officers on the Club’s proposal.

Officer Comment

The City has two gymnastics clubs operating in the community; The Roleystone Gymnastics Club, which is located at Karragullen Oval and is the subject of this item, and the Armadale Gymnastics Club which is located at the Arena. Both are thriving with strong memberships and both, for different reasons are facing challenges at their venues. The Roleystone club has indicated the issues it has with the Lance Morgan Pavilion as outlined in Cr Wielinga's item, and the Armadale Club faces equipment storage issues as it needs to pack up each time it uses space at the Arena. Officers have already identified the need to be speaking with both clubs about their concerns and aspirations for the future, and how the City may be able to assist in their ongoing development. The Roleystone club's desire to relocate to Springdale Park is a part of that conversation. It is envisaged that officers will speak with the clubs to determine their current situation; the challenges they face, how those challenges might be addressed and what role the City might play in assisting them.

OFFICER RECOMMENDATION

That Council note that officers are in discussion with the Roleystone Gymnastics Club regarding their future development and venue requirements, which includes Springdale Reserve as a possible option.

RECOMMEND

C10/3/18

That Council note that officers are in discussion with the Roleystone Gymnastics Club regarding their future development and venue requirements, which includes Springdale Reserve as a possible option, and request a progress update within six months.”

It is not the intention of this report to present options addressing these other considerations but rather to note that work is currently underway on them. As indicated in the recommendation of this report, it is intended that further information will be provided to Council once options have been identified and investigated.

OPTIONS

1. Support the inclusion of a Men’s Shed at Springdale Park subject to all relevant approvals and requirements and endorse an amendment to the Springdale Park Master Plan to that effect.

This is the preferred option as it would provide the RMCS with confidence to progress their proposal to relocate to Springdale Park.

2. Defer a decision on providing support to include a Men’s Shed at Springdale Park pending further investigations.

This option is not recommended as it would have no impact on the work currently underway but would hinder the further development of the RMCS’s proposal

3. Reject outright the proposal to locate a Men’s Shed at Springdale Park.

This option is not recommended. The City has provided significant support to the RMCS over a number of years with their various proposals to find a permanent home. Withdrawing support at this stage would leave the group with a less certain future than at present.

CONCLUSION

Supporting the concept of locating of a Men’s Shed at Springdale Park is a simple matter. While not necessarily an ideal location, the site has the potential to accommodate a Men’s Shed and other community related activities in line with the Springdale Park Master Plan.

As outlined in this report, the practical feasibility of locating a Men’s Shed at Springdale Park becomes more problematic. It is possible that some discretion may be possible on some of the matters raised in this report, for example using generator rather than mains power, however the extent to which discretion can be applied needs further investigation. Council would also need to be comfortable that any compromises don’t result in a legacy that may require retrospective and potentially costly treatments.

The current Master Plan for Springdale Park anticipates a fairly substantial but long term expansion of facilities and sports grounds with no funds allocated towards the project in the 15 year horizon of the current Long Term Financial Plan.

Introducing the project in the short term, even partially would trigger the need for more detailed feasibility analysis of the entire site and the need to either delay projects currently in the LTFP or to provide additional funding. Council would need to consider this issue if funds are requested from the RMCS for their proposal. This would not apply if the proposal is fully funded with no expectation of an allocation from the City.

The City has worked closely with the RMCS on their current proposal and has provided support and advice to enable them, as the proponent to put together a Development Application. The Group now has some decisions to make about how it should act on that advice as they progress their plans. The City will continue to assist in this process.

RECOMMEND

That Council:

- 1. Support the inclusion of a Men's Shed at Springdale Park subject to all relevant approvals and requirements and endorse an amendment to the Springdale Park Master Plan to that effect.**
- 2. In the event that support to include a Men's Shed at Springdale Park is endorsed, that the officers continue to work with the RMCS to address outstanding matters and that a further report is provided to Council with a final proposal in preparation for the lodgment of a Development Application by the RMCS to the Western Australian Planning Commission.**
- 3. Note that further information will be provided to Council on the progress of the RMCS proposal and the other initiatives related to facilities at Springdale Park as identified in this report.**

ATTACHMENTS

- 1.** [↓](#) Attachment 1 - Information from Roleystone Men's Community Shed including revised Business Plan
- 2.** [↓](#) Attachment 2 - Springdale Park Master Plan - Short, Medium and Long Term

2.1 - SPONSORSHIP OF MAJOR EVENTS IN THE CITY OF ARMADALE 2018/19

WARD : ALL
FILE No. : M/258/18
DATE : 1 May 2018
REF : ES
RESPONSIBLE : Executive Director
MANAGER : Community Services

In Brief:

- This report provides details for the sponsorship of Major Events for 2018/19 in accordance with Council Policy RECN7 Sponsorship of Major Events.
- Recommend that Council approves Sponsorships in report to the total amount of \$50,000.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Community

- 1.1 A strong sense of community spirit
 - 1.1.1 Provide opportunities to connect individuals to each other
 - 1.1.2 Contribute financial and in-kind support to local initiatives

Economy

- 3.1 A desirable destination
 - 3.4.1 Promote the district and opportunities for visitors in the region

Leadership

- 4.4 Effective communications
 - 4.4.1 Market the City's brand and tell the positive stories of Armadale

Legislation Implications

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

Council Policy/Local Law Implications

Assessment of Policy / Local Law indicates that the following is applicable:

RECN7 Major Event Sponsorship

Budget/Financial Implications

Council has a budgeted amount of \$50,000 for Major Event Sponsorship.

Seven requests for sponsorship have been received equating to \$102,000. It is recommended that the budgeted amount of \$50,000 be allocated.

Consultation

1. Economic Development
2. Community Services
3. Communications

BACKGROUND

Council's RECN7 Major Event Sponsorship Policy provides guidelines for how Council responds to sponsorship requests for Major Events within the City boundaries. The intent of the policy is to use sponsorship of major events as a means of promoting the City and supporting events that benefits local community and businesses.

Events for consideration can be of any nature eg tourism, cultural or sporting that meets the following eligibility criteria:

- Attract visitors, participants and spectators to the local and wider community
- Provide promotional opportunities for the City before, during and after the event
- Local, national or international recognition and affiliation with relevant community groups and governing bodies.
- Can demonstrate a high level of interaction with local business and residents
- Has the ability to manage a high profile event of the proposed type
- Must present a sponsorship agreement

Council resolved the following sponsorships for 2017/18 (C19/7/17):

1. *That Council approve the following Major Event Sponsorships to the 2017/18 Annual Budget:*

Organisation	Event	Requested	Recommend 2018/19
Araluen Botanic Park	It's Yates Springtime Araluen	\$5,000	\$3,000
Forrestdale Sporting Association	Forrestdale Summer Series	\$5,000	\$1,000
Kelmscott Agricultural Society Inc	Kelmscott Annual Show	\$10,000	\$3,000
Perth Cycling Group	Perth Integrated Health Cycling Group	\$15,000	\$10,000
Roleystone Market Committee	Roleystone Markets	\$7,000	\$3,000
Rowing WA	State Rowing Championships	\$5,000	\$1,000
Triathlon WA	City of Armadale Way Out West Endurance Triathlon	\$10,000	\$9,000
TriEvents	City of Armadale Australian Duathlon Championships	\$22,000 combined package	\$20,000 combined package
	City of Armadale Triathlon		
Total		\$79,000	\$50,000

Organisations are required to provide a report on their event which is summarized below:

Araluen Botanic Park	
<i>Event</i>	It's Yates Springtime Araluen
<i>Amount</i>	\$3,000
<i>Summary</i>	The Yates Springtime Festival ran from 19 August - 25 September 2017 and attracted 66,462 visitors; numbers were down from the previous year by approximately 8,000 which was attributed to poor weather over the last weekend of the Festival.

Forrestdale Sporting Association	
<i>Event</i>	Forrestdale Summer Series
<i>Amount</i>	\$1,000
<i>Summary</i>	Due to changes in volunteer availability the Forrestdale Summer Series did not eventuate and hence funds were not required.

Kelmscott Agricultural Society Inc	
<i>Event</i>	Kelmscott Annual Show
<i>Amount</i>	\$3,000
<i>Summary</i>	<p>The Kelmscott Show was held 20 - 21 October 2017 and attracted 13,600 visitors. The event was promoted at six different community events and information stalls in the lead up to the show and the Exhibition Schedule was available at 44 locations in the region.</p> <p>Online promotion continued to increase with website views and social media, including launch of an Instagram page.</p> <p>All promotional material included the City of Armadale logo and was displayed for approximately three months prior to the show. Public Announcements were also made acknowledging the City at the event.</p>

Perth Cycling Group	
<i>Event</i>	City of Armadale Grand Fondo
<i>Amount</i>	\$10,000
<i>Summary</i>	<p>The City of Armadale Grand Fondo was held on 20 May 2018 and attracted 220 participants. Start and finish of the event was at local cafe Dome Kelmscott.</p> <p>The event organisers initiated Visit Armadale as part of the event 5 years ago with the intention to promote the local region including infrastructure, sights, tourism and accommodation.</p>

Roleystone Markets Committee	
<i>Event</i>	Roleystone Markets
<i>Amount</i>	\$3,000
<i>Summary</i>	<p>The Roleystone Markets are held four times a year in line with the seasons. They have become well recognised for focusing on small business and handmade artisan goods. Over 50% of stall holders reside in the City of Armadale.</p> <p>The 2017/18 markets attracted an estimated 14,000 visitors and a distribution sample identified that 60% were from outside the City, with 5% overseas visitors. The markets acknowledge the City of Armadale with logos on flyers and posters, all social media platforms and also verbally on radio interviews.</p>

Rowing WA	
<i>Event</i>	State Rowing Championships
<i>Amount</i>	\$1,000
<i>Summary</i>	<p>The WA State Championships were held 16 – 17 September 2017 and attracted 664 competitors and approximately 1,000 spectators. It was the first time that the event/s were live- streamed on their facebook channel, enabling spectators and participants to watch races all the way down the course.</p> <p>The City had naming rights to two premier events of the regatta - the last two events of the State Championships program were the City of Armadale Women's A Grade Coxed Eight and City of Armadale Men's A Grade Coxed Eight.</p> <p>The City was also recognized on the front cover of the official program, and internally with a full page advertisement, on the Rowing WA website, in the RWA E-News and in social media promotions.</p>

Triathlon WA	
<i>Event</i>	City of Armadale Way Out West Triathlon
<i>Amount</i>	\$9,000
<i>Summary</i>	<p>The national championship event was held 3 - 4 March, 2018 and attracted an attendance of approximately 1,000 people. Of the 208 Competitors, 147 were international or interstate athletes. Athlete and Support Staff surveys showed that 45% of the interstate/international athletes and support staff stayed at accommodation within the City of Armadale.</p> <p>The total spend in the region was estimated to be approximately \$90,000 and the City logo was prominent on all promotional material which included social media attracting almost 16,000 hits.</p>

TriEvents	
<i>Event</i>	City of Armadale Australian Duathlon Championships City of Armadale Triathlon
<i>Amount</i>	\$20,000
<i>Summary</i>	<p>Duathlon – The event was held on 8 October, 2017 attracted 500 participants and over 1000 spectators to Champion Lakes, including Rio Olympian Ryan Bailie and World Duathlon Champion Felicity Sheedy-Ryan.</p> <p>The City logo was displayed on all signage, event paraphernalia, websites and e-news. 12 newsletters were distributed to a database of over 10,000 people; with an average 27.5% read rate.</p> <p>Triathlon – The event is part of a series of 5 triathlons over a 5 month period. The Champion Lakes event on February 18 2018 attracted 716 participants and over 1400 spectators.</p> <p>The City logo was displayed on all signage, event paraphernalia, websites and e-news over the 4 month period resulting in significant exposure over a long term period.</p> <p>Through various Social Media channels TriEvents heavily promoted the “5 top” for various activities in Armadale eg places to eat, children’s activities and a Snapchat Geofilter was made for competitors. The event was listed on calendars such as Eventfinda, Experience Perth, My Community Diary, and various triathlon and club websites, including Triathlon WA’s website.</p>

DETAILS OF PROPOSAL

Organisations which received sponsorship in 2017/18 were invited to apply in 2018/19, along with any additional events in the region suitable for sponsorship.

Seven organisations have submitted a total of \$102,000 in sponsorship requests for community, state and national events. All event management groups enter into a formal agreement with the City of Armadale outlining commitments by both parties and include clearly defined objectives, requirements and opportunities for the City, along with post event report within two months of the event.

Applications are summarised below:

Araluen Botanic Park	
Event	It’s Yates Springtime in Araluen
Date	18 August to 24 September
Visitor estimates	120,000

Summary of event	<p>“It’s Yates Springtime at Araluen” attracts domestic and international visitors. Visitors experience Perth’s biggest display of tulips and spring flowers and enjoy a day trip to the region.</p> <p>Araluen Botanic Park will include the City of Armadale in promotional material prior to the Festival, during the Festival in promotional material and offer its Information Marquee for the City to promote the region during the Festival.</p>
Requesting Amount	\$10,000
Recommendation	It is recommended the City sponsors \$7,000.

Kelmscott Agricultural Society	
Event	Kelmscott Show
Date	19 and 20 October 2018
Visitor estimates	15,000
Summary of event	<p>The Kelmscott Agricultural Society Inc (KAS) is a volunteer not-for-profit organisation established in 1898. The Kelmscott show objectives include Competitive Exhibitions and Equestrian Events, promoting the region and other community interests. The Kelmscott Show is the largest metropolitan agricultural show outside the Perth Royal Show.</p> <p>The sponsorship request includes recognition of the City in paper advertisements, naming rights for a “section”, public address announcements and logo placement on the website.</p> <p>The City provides significant inkind support for the Show by way of on- site assistance, supply and removal of rubbish bins, installation of entry statements and venue preparation.</p>
Requesting Amount	\$15,000
Recommendation	It is recommended the City sponsors \$4,000.

Perth Cycling Group	
Event	City of Armadale Grand Fondo
Date	May 2019
Visitor estimates	600 participants plus fortnightly training rides throughout the metro area, including in Armadale hills, starting and finishing at local businesses eg Dome Kelmscott.
Summary of event	<p>The 7th City of Armadale Grand Fondo in 2019 will continue to engage local enterprises and themes promoting the region. This event is considered more than just a cycling tour, with a variety of training programs and networks being incorporated throughout the year.</p> <p>Perth Cycling Group regularly advertises the event at Triathlons, Rottnest Channel Swim, MS Ocean Ride and other large sporting events creating significant exposure for the City of Armadale brand. The City logo is clearly displayed on all merchandise and participants wear the clothing year round.</p> <p>Approximately 95% of participants in the event are visitors to the area.</p>

Requesting Amount	\$12,000
Recommendation	It is recommended the City sponsors \$10,000. Any amount under \$10,000 will remove naming rights for the event.
Roleystone Markets Committee	
Event	Roleystone Markets and Concert
Date	September, December, March and June
Visitor estimates	4,000 per event
Summary of event	<p>Roleystone Markets are held four times per year, aligning with the seasons. The authentic and professional run event has attracted significant attention from regional marketing bodies and social media influencers.</p> <p>Through a distribution of visitors sampled over 60% are from outside the City of Armadale, including 5% overseas visitors. These visitors tend to make it a day trip and visit other attractions in the region. Roleystone Markets acknowledge the City of Armadale on event flyers, through social media posts and in radio interviews.</p>
Requesting Amount	\$7,000
Recommendation	It is recommended the City sponsors \$6,000.

Rowing WA	
Event	2019 Australian Masters Rowing Championships
Date	22- 25 May 2019
Visitor estimates	2,000
Summary of event	<p>The Australian Masters Rowing Championships is a national and international event, that includes competitors from South-East Asian countries, India and Indonesia. Event promotion commences in May 2018, giving 12 months exposure prior to the championships. The event will be promoted to 30,000 rowing and 40,000 supporters nationally with international competitors being included by way of invitation.</p> <p>Over 650 participants are expected to compete in the event with over 1,300 spectators and support staff.</p> <p>The sponsorship package includes logo placement on the Rowing WA and Australian Masters Rowing website, links to the event bulletins, social media posts, signage at the facility, logo recognition for mass print promotion, crowd interaction and trade stall opportunities and PA announcements at the event.</p>
Requesting Amount	\$25,000
Recommendation	It is recommended the City sponsors \$4,000 and Officers negotiate a suitable sponsorship package for this amount.

Sri Lankan Cultural Association of WA	
Event	Heron Park Harmony Festival
Date	To be confirmed
Visitor estimates	3,000

Summary of event	<p>The Heron Park Harmony Festival began as a partnership between Saraswati Mahavidyalaya / Temple of Fine Arts, City of Armadale and Heron Park Estate in 2015 to celebrate the culturally diverse families settling in the Harrisdale and Piara Waters area. The event has since evolved into a highly anticipated event in the wider multicultural community. Event surveys have demonstrated that over 20% of respondents live more than 5km from the festival.</p> <p>The event itself is attracting visitors to our newer suburbs and actively promotes the cultural diversity of the area. The festival has grown over the past four years, with increasing attendance and a variety of activities offered.</p> <p>The sponsorship will include pre, during and post event logo placement, social media interactions and acknowledgement in event media releases, acknowledgement in speeches and announcements on the day and opportunity to attend the event.</p>
Requesting Amount	\$15,000
Recommendation	It is recommended the City sponsors \$4,000.

TriEvents	
Event	City of Armadale Duathlon
Date	October 2018
Visitor estimates	1,700
Summary of event	<p>The Duathlon event is a premier event in Western Australia, and includes the Australian National Duathlon Series.</p> <p>The event attracts elite athletes ranging in age from 7 to 70 to the Champion Lakes Regatta Centre which is attractive because it offers perfect location for spectators, is a safe environment and where most of the course is visible.</p> <p>TriEvents actively promote the region as a destination before, during and after the event through electronic emails, social media advertising, banners, flags and logos on all participant packs, stickers and bibs on the day. The City's logo is included on all promotional material and the region is promoted as a destination in all articles.</p>
Requesting Amount	\$18,000
Recommendation	It is recommended the City sponsors \$15,000. Any amount under \$15,000 will remove naming rights for the event.

COMMENT

Seven organisations have submitted a total of \$102,000 in sponsorship requests for community, state and national events. Major events attract a cross section of visitors to the City promoting the Armadale region and increasing spend of the tourism dollar.

All groups enter into a formal agreement with the City of Armadale, outlining commitments by both parties and include clearly defined objectives, requirements and opportunities for the City, along with a detailed post event report within two months of the event.

Given the increase in requests this year and in an effort to align with the budget, reduced sponsorship amounts have been offered. Officers will negotiate final sponsorship agreements. Naming rights events have been prioritised, these events provide longer and more visible exposure to the Armadale brand in pre, during and post event advertising and media opportunities.

ANALYSIS

The following table summarises the requests that Council may consider sponsoring for the 2018/19 financial year, identifying amounts and recommendations for the total budget allocation.

Organisation	Event	Requested	Recommended 2018/19
Araluen Botanic Park	It's Springtime in Araluen	\$10,000	\$7,000
Kelmscott Agricultural Society	Kelmscott Show	\$15,000	\$4,000
Perth Cycling Group	City of Armadale Grand Fondo	\$12,000	\$10,000
Roleystone Markets Committee	Roleystone Markets and Concert	\$7,000	\$6,000
Rowing WA	2019 Australian Masters Rowing Championships	\$25,000	\$4,000
Sri Lankan Cultural Association of WA	Heron Park Harmony Festival	\$15,000	\$4,000
TriEvents	City of Armadale Duathlon	\$18,000	\$15,000
	Total	\$102,000	\$50,000

OPTIONS

1. Approve Sponsorships as recommended to the amount of \$50,000 for the 2018/19 financial year.
2. Vary the amounts for sponsorship consideration and approval for the 2018/19 financial year.
3. Not endorse sponsorship, as presented, at this time.

CONCLUSION

The recommended events for sponsorship meet the criteria as outlined in REC N7 – Sponsorship of Major Events.

RECOMMEND

That Council approve the following Major Event Sponsorships for the 2018/19 financial year:

Organisation	Event	Requested	Recommended 2018/19
Araluen Botanic Park	It's Springtime in Araluen	\$10,000	\$7,000
Kelmscott Agricultural Society	Kelmscott Show	\$15,000	\$4,000
Perth Cycling Group	City of Armadale Grand Fondo	\$12,000	\$10,000
Roleystone Markets Committee	Roleystone Markets and Concert	\$7,000	\$6,000
Rowing WA	2019 Australian Masters Rowing Championships	\$25,000	\$4,000
Sri Lankan Cultural Association of WA	Heron Park Harmony Festival	\$15,000	\$4,000
TriEvents	City of Armadale Duathlon	\$18,000	\$15,000
	Total	\$102,000	\$50,000

ATTACHMENTS

There are no attachments for this report.

2.2 - RECREATION FACILITIES NAMING REPORT

WARD : ALL
FILE No. : M/315/18
DATE : 21 May 2018
REF : MH
RESPONSIBLE : Executive Director
MANAGER : Community Services

In Brief:

- In preparation for the opening of the redeveloped Aquatic Centre, the City engaged a consultant to prepare a Marketing Plan. The Plan proposes that the City considers renaming the Centre to maximise its brand and identity.
- This report provides an overview of the Marketing Plan and proposed alternative names for the Aquatic Centre. It also considers the current name of the Armadale Arena with an opportunity to take advantage of clarifying its purpose through a return to its original name of Armadale Recreation Centre.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

- 1.3 The community has the services and facilities it needs.
- 1.3.1 Plan for services and facilities in existing and emerging communities.
- 1.3.1.3 Deliver an all year round indoor aquatic centre.

Legislation Implications

Nil

Council Policy/Local Law Implications

Council Policy DEV 2 – Naming of Roads, Parks, Places and Buildings

Budget/Financial Implications

Previous budget planning for the redevelopment of the Armadale Aquatic Centre incorporated a marketing budget into the City's long term financial plan. The costs associated with renaming and rebranding the centres can be accommodated in budget provision for 2018/19.

Consultation

- Development Services
- Communications and Marketing Department
- Community Services

BACKGROUND

The City of Armadale operates two recreation facilities, Armadale Aquatic Centre and Armadale Arena.

The Armadale Aquatic Centre was opened in December 1980 and operated for thirty eight years as a seasonal outdoor centre before the final closure on Saturday 8 April 2017. Previous centre facilities included:

- 50 metre pool
- 25 metre pool
- Kids splash Pad
- Leisure swimming spaces
- Barbeques and picnic area
- Change rooms
- Meeting room
- Kiosk

The twenty seven million dollar redevelopment underway at Armadale Aquatic Centre will provide a state of the art multi-purpose facility providing a range of services. The year round aquatic, health and fitness facilities includes:

- Outdoor heated 50 metre pool
- Outdoor covered leisure pool including walking lanes and learn to swim area
- Outdoor kids splash pad
- Indoor 25 metre lap pool
- Program pool
- Universal access to all pools
- 550 square metres of Gym facilities
- Two studios with combined total of 410 square meters of group fitness space
- Wellness facilities – spa, sauna and steam room
- Male and female aquatic and gym change areas
- Family and accessible change facilities
- Indoor crèche including an outdoor covered area
- Café
- Retail shop
- Lawn picnic area with barbeque facilities
- Staff administration offices and training room.

The Armadale Arena has been in operation as an indoor recreation facility since 1979. The centre had a major expansion in November 1992 with the additional of a third indoor sports court.

The Armadale Arena provides a large selection of dry based health and fitness programs and services including gym, personal training, and group fitness classes, crèche, sporting competitions and programs including facility hire spaces for community user groups. Facilities include:

- Gym facilities
- Group fitness studio
- Three indoor sport courts
- Crèche and courtyard
- Multi-purpose room
- Mezzanine boxing studio
- Change areas

The Armadale Arena is an element that is included in the Gwynne Park Master Plan which has been envisaged to be staged in two phases, short to medium and medium to long term. The reason for the two phases is the most significant initiative, which is the relocation of the Bowling Club to be co-located with the Arena would not occur for up to 20 years. The first phase of the project includes integration of the Armadale Arena and Badminton Centre into one Sport and Recreation facility and consolidated access to the current Arena and Badminton Centre carpark by removal of the secondary access point. Phase two includes expansion of the Sport and Recreation facility courts.

The City has recently commissioned a future activities study in regard to the Armadale Arena and the possible impact of the new Aquatic Centre's health and fitness facilities (group fitness and gym). The outcomes will inform a future report to Council on the viability of operating both services. The scope does not include the facility courts at the Arena as they are the only current indoor sports provision in the City of Armadale, other than some schools who may provide limited availability for community use.

Marketing Plan – Aquatic Facility

Knowl'edge Consultants were engaged to develop a Marketing Plan for the refurbished Aquatic Centre which outlines marketing activities pre-launch to twelve months post-launch. It covers :-

- Brand communication
- Foundation membership
- History exhibit of previous facility
- Local school engagement
- Club and Corporate membership
- Media opportunity with politician(s) – result of funding arrangements
- Launch event
- Shopping Centre displays
- Target marketing to segments and specific situations such as positive ageing, family fun & fitness, post baby fitness, post-Christmas fitness, learn to swim, ancillary offer (café/crèche/natural environment) and a member referral program.

The Marketing Plan recommends the development of a Brand Identity and Style Guide including revised naming. The consultants have not recommended any names but in doing so have included the following in the Plan:

Positioning of Centre as a New Facility

The redevelopment is of such immense scale that it is significant enough to be considered a new facility. The importance of it being seen as a new facility, rather than a redevelopment of the old facility is critical to the management of several perspectives.

Branding: *A brand identity is not only required for the new facility but also to assist with moving to an overall 'recreation facilities' brand i.e. for Facebook, website, staff working across two centres, cross promotions with the Recreational facility. The Brand identity should be easily remembered and a descriptive name/brand will assist to reach target audiences and compete with other similar facilities. A brand is more than a name or logo, it evokes emotion and a promise of what will be delivered. The new facility is far more than a pool. Using words like 'Fit' or 'Health' are emotive, and also describe what people can expect from the new facility.*

Customer expectations: *The positioning of it being a completely new centre will ensure previous Armadale Aquatic Centre users, don't necessarily expect the same service, conditions or prices as experienced in the past. A new name helps differentiate everything, including opening hours, as it is now open all year round (not seasonal).*

Community expectations: *The community asked for an all seasons facility for a long time, so a new name is a clear way to show that the City of Armadale has delivered that and also so much more than most community expectations.*

Culture/Recruitment perspective: *It is made clear to any 'returning' Aquatic Centre staff, current staff and new recruits that it is a totally new facility with totally new operations and staffing structure/culture/expectations.*

In summary, the mantra, repeated through the brand and marketing needs to be it's a new centre, new services, with a new name. Patrons will experience new policies, processes, prices and expectations. The brand identity must clearly state what the facility actually is. This will avoid confusion in the market as to what it offers.

Whilst not included in the scope of the Marketing Plan, the consultant noted the need for a brand that reflects 'recreation facilities' rather than singling out the Aquatic Centre. Whilst the City has a number of recreation facilities that all have various names, the consultants discussion with officers noted the confusion sometimes encountered with the name of the Armadale Arena and as such has suggested that consideration be given to reviewing the Armadale Arena name in keeping with a 'branding identity.'

Armadale Arena History

The Armadale Arena was called Armadale Recreation Centre from 1979 – 2003 and is still regularly referred to as the Recreation Centre by customers. In 2003 the City commenced a Management Agreement with the Armadale PCYC for management of the Armadale Recreation Centre at which time the name of the Centre was discussed with both the PCYC Management Committee and Council. Whilst PCYC wished to retain the name of Armadale Recreation Centre primarily because it gave a clear indication of where and what the Centre was, Council determined to rename the facility to Armadale Arena as a means of establishing a new image under the changed management structure and centre refurbishments.

Officers have noted that the name Armadale Arena has been confused by enquiring customers with Joondalup Arena and more recently Perth Arena. The name Armadale Arena is not necessarily descriptive of what the centre offers (indoor sports, gym, group fitness etc) and the public have confused it with an entertainment centre.

Whilst there is no definitive reason for reverting to the original name other than recognising that it more adequately describes the facility and its location, the synergies with the redeveloped Aquatic facility lends itself towards a more connected yet distinctive difference of purpose of each. That is, the Aquatic facility has a health and fitness focus and the Arena having a primary focus on indoor sport.

Policy – DEV2 Naming of Roads, Parks and Buildings

Council's adopted Policy DEV 2 Naming of Parks, Places and Buildings and associated management practice provides a framework and matters to be considered when naming and to enable the acknowledgement of local history, recognise the contribution of individuals to the community and facilitate the identification of parks and reserves in the City.

The Policy states that proposed names for facilities developed and owned by the City or roads located within the City, shall be in accordance with the current Management Practice and Geographic Names Committee Guidelines. The following will be taken into consideration:

- a) The locality within which the facility is situated (e.g. – Kelmscott Hall);
- b) Any historical events associated with or near the site (e.g. – Martin's Cairn, Cole's Shaft);
- c) Indigenous and cultural heritage relevant to the site (e.g. - Minnowarra Park, Migrant Park);
- d) Marketing opportunities for the City (e.g. - Armadale Arena);
- e) Pioneering families (family names only) associated with the immediate area (5-10 kilometres radius) (e.g. - Fancote Park);
- f) Social or calendar events relevant to the place or building (e.g. – Kelmscott Agricultural Showgrounds);
- g) Individuals who have contributed substantially to the community, including business owners and service providers (e.g. - Harold King Community Centre); and
- h) Road name theme suitability of the proposed development and associated location.

Ovals, parks and sporting reserves should be named with the intention of assisting easy location by users or visitors. Landgate's Geographic Names Team (GNT) criteria require that any park / reserve over one (1) ha needs the name approved by the Minister for Lands.

Landgate's approval is not required for the naming of facilities, however it would be beneficial to obtain their support to ensure that the Aquatic and Recreation facilities names are included in digital data sets.

It is not proposed to name either facility from the List of Possible Names according to the Policy, rather the names should reflect purpose and location. The two facilities are the City's major recreation facilities and as such it is appropriate that they contain 'Armadale' in the title. Additionally the name should reflect the purpose and use of each.

Naming considerations

1. That the name Armadale be retained in the title to ensure that the centre is recognised by its geographical location and can be identified both in the Perth Metropolitan area and state wide.
2. The intent is for the name to be a positive image and statement of what the facility provides as a multi-purpose destination for aquatic and fitness facilities.
3. By naming after a person or using the current centre name it will limit public awareness of the new facilities and services.
4. A short, sharp and easy to pronounce name that they public can easily remember and so that staff can answer the phone and relay the name of the facility in a quick and concise manner.

Name Options – Aquatic Facility

The following names are provided as options:

- AquaFit Armadale (Officer Recommendation)
- Armadale Fitness and Aquatic Centre
- Armadale Leisure Centre
- Armadale Regional Aquatic and Recreation Centre (Planning name)
- Armadale Indoor Aquatic and Fitness Centre

In regard to the Armadale Arena it is proposed that it revert to its original name of Armadale Recreation Centre. If Council is not of the mind to change the name then it is recommended that it retain its current name.

DETAILS OF PROPOSAL

It is proposed that Council consider rebranding its two major recreation facilities to co-incide with the opening of the redeveloped Aquatic Centre to enable clearer marketing and promotion of the focus of each facility.

The proposed names are:

Aquatic Facility – AquaFit Armadale.

Recreation Facility – Armadale Recreation Centre.

ANALYSIS

Armadale Aquatic Centre

Service delivery

The current name Armadale Aquatic Centre aligned perfectly with the facilities, programs and services offered in the old facility. Although the current name Armadale Aquatic Centre meets the needs of the local community with previous programs and services it is not considered satisfactory to promote the future programs and services of the new centre. The

point of difference the new centre will have is the ability to provide significant dry based health and fitness programs (gym, group fitness, personal training) alongside the aquatic provision including additional services of crèche and café operations. A large gym floor of 550m² and two group fitness studios encompassing 293m² and 117m² respectively will enable the centre to deliver a range of programs that will meet the health and fitness needs of the local community.

Therefore with the redevelopment of the site an opportunity exists to rename the Armadale Aquatic Centre to better reflect and recognise the intended future use of the facility and particularly to better identify the designation and be inclusive of the broad range of programs and services offered at the facility.

Marketing

The renaming of the facility will provide better marketing potential of the City's signature aquatic and fitness facility. This will help in the aim to become a regional leader in Perth's south-east metropolitan area in the provision of recreation centres programs and services to enhance the health and fitness of the City of Armadale residents and surrounding areas.

It is anticipated that the new centre will see a significant increase in attendance compared to the 150,000 visits per annum that the old centre attracted. In the operation of such facilities membership sales is the key revenue stream to operate a viable business model and reduce the need for additional municipal funds. The facility will need to compete in a highly competitive market with other local government leisure facilities in the surrounding areas that offer both fitness and aquatic facilities, including a number of private sector health clubs and facilities in close proximity to the new centre. This risk can be mitigated through effective marketing and promotion of the redeveloped facility particularly through a name change. To achieve the membership sales, program enrolments and centre visitations forecasted the facility will require solid marketing and branding. The facility needs to have a name and brand that support the ambitions of the facility to be a destination in its own right, where people want to visit and spend time and not just another local government aquatic centre. The naming of the facility is the first step in the process of developing a brand guide; once this is determined a full marketing campaign can begin for the new facility.

Armadale Arena

With the renaming of the Armadale Aquatic Centre an opportunity also presents itself to review the name of the Armadale Arena. From a marketing and promotional perspective it is useful and advantageous for recreation facilities to have a name that identifies both the location and the function of the centre.

For many years the name Armadale Arena has been confused by enquiring customers with an entertainment venue most commonly Joondalup Arena and more recently Perth Arena. The name Armadale Arena is not descriptive of what the centre offers (indoor sports, gym, group fitness) and public often ask for an explanation of what Armadale Arena is and the activities and functions of the centre are.

In the short, medium and long term there is a number of advantages to rename the Armadale Arena to better reflect and recognise the intended use of the facility. This is particularly true to better identify the designation, and be inclusive and informative of the range of programs and services offered at the facility.

In the short term a name change to Armadale Recreation Centre would be better descriptive of the centre and predominantly recognise the primary use of the centre of having indoor sports courts and gym facilities. With the forecasted population increase in the City and in particular the Sienna Wood development at Haynes/ Hilbert which is close proximity to the centre, a name change would advance the marketing and purpose of the centre to new residents. In addition to this as there is huge community interest in the redevelopment of the Aquatic Centre, a benefit and opportunity is a develop a marketing brand across both the City's two recreation facilities recognisable that are familiar to the public. Having a recognisable brand for both centres coupled with a name change will enhance the community awareness of the centre increasing usage and revenue.

In terms of medium to long term vision a name change will also support the Gwynne Park Master Plan intentions with the integration of the Armadale Arena and the Badminton Centre especially with the expansion of the site as a sport and recreation facility. A name change would be appropriate to the future development and intentions of the site as a recreation facility and realign with the original name and use as a recreation centre.

OPTIONS

Council has the following options:

Aquatic Centre

1. Endorse the naming of the Aquatic Centre to AquaFit Armadale.
2. Determine an alternative name for the Aquatic Centre
3. Determine to maintain the name of Armadale Aquatic Centre

Recreation Centre

1. Endorse the renaming of Armadale Arena to Armadale Recreation Centre.
2. Determine an alternative name for the Recreation Centre
3. Not endorse the renaming of Armadale Arena to Armadale Recreation Centre.

CONCLUSION

In analysis of the renaming of the Armadale Aquatic Centre it is recommended that the name AquaFit Armadale is used for the new facility. The reason for this over the other suggestions is it is short, contains the key facilities of the centre and will be easily relatable for the community. There is uniqueness to the name for the community to remember with successful local government centres (Cockburn ARC, LeisureFit Melville, Kwinana Recquatic) using brief names so that they can positively market their product and brand.

It is recommended that Armadale Arena name is changed back to its original name Armadale Recreation Centre to avoid confusion with other Arena named facilities and to provide an enhanced name that is better descriptive of the programs and services at the centre.

RECOMMEND

That Council:

- 1. Endorse the name AquaFit Armadale be used for the name of the new facility.**
- 2. Endorse the name change of Armadale Arena back to its original name, Armadale Recreation Centre with the transition being incorporated into the branding of the new AquaFit Armadale for consistency across both facilities.**

ABSOLUTE MAJORITY RESOLUTION REQUIRED

ATTACHMENTS

There are no attachments for this report.

3.1 - COMMUNITY SERVICES DIRECTORATE 2018/2019 DRAFT BUDGET

WARD : ALL
FILE No. : M/302/18
DATE : 16 May 2018
REF : LJ
RESPONSIBLE : Executive Director
MANAGER : Community Services

In Brief:

- This Report presents the 2018/19 Draft Budget for the Community Services Directorate
- The Report recommends that the Draft 2018/19 Budget Report as presented, (with or without modifications made by Committee / Council) be referred to the Special meeting of the City Strategy Committee to be held on 26 June 2018 (the business of that meeting being to recommend to Council the 2018/19 Annual Budget), for consideration and inclusion in Council's 2018/19 Annual Budget.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

- 4.1 Visionary Civic leadership and sound governance
- 4.3 Financial Sustainability
 - 4.3.1 Prepare and implement short to long term financial plans

Legislation Implications

Section 6.2 of the *Local Government Act 1995* refers, ie.

6.2. Local government to prepare annual budget

- (1) *During the period from 1 June in a financial year to 31 August in the next financial year, or such extended time as the Minister allows, each local government is to prepare and adopt*, in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the 30 June next following that 31 August.*
- (2) *In the preparation of the annual budget the local government is to have regard to the contents of the plan for the future of the district made in accordance with section 5.56 and to prepare a detailed estimate for the current year of—*
 - (a) *the expenditure by the local government;*
 - (b) *the revenue and income, independent of general rates, of the local government; and*
 - (c) *the amount required to make up the deficiency, if any, shown by comparing the estimated expenditure with the estimated revenue and income.*

- (3) *For the purposes of subsections (2) (a) and (b) all expenditure, revenue and income of the local government is to be taken into account unless otherwise prescribed.*

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

In accordance with the agreed 2018/19 Budget Adoption Timetable, this Report presents the 2018/19 Draft Budget for the Community Services Directorate for Committee's consideration and recommendation.

Consultation

This report is informed by:

1. Councillor Workshops held over the last two months relating to the City's Strategic Community Plan, Corporate Business Plan, Long Term Financial Plan, Workforce Plan & Asset Management Plan;
2. Meetings of the Rating Review Working Party; and
3. Meetings of the Management Executive.

BACKGROUND

Nil

DETAILS OF PROPOSAL AND COMMENT

Committee is referred to the Draft 2018/19 Budget Report as attached. (Refer to Attachment circulated separately.)

Committee's task in considering the attached Draft Budget Report is:

- to consider and confirm the key actions to be taken during 2018/19;
- to consider and confirm the reasonableness of the revenue and expenditure estimates as relating to each of the services and programs proposed for the 2018/19 year;
- to consider/identify whether there are any other budget matters arising, that Committee would recommend as a priority for inclusion in the draft budget, should funding levels subsequently allow.

CONCLUSION

That Committee approve the 2018/19 Draft Budget Report as presented, with or without modification, for referral to the special meeting of the City Strategy Committee to be held on 26 June 2018.

RECOMMEND

That Council refers:-

The Draft 2018/19 Community Services Directorate Budget Report; as presented, (with or without modification) to the Special meeting of the City Strategy Committee to be held on 26 June 2018 (the business of that meeting being to recommend to Council the 2018/19 – 2022/23 Corporate Business Plan and Annual Budget), for consideration and inclusion in Council’s 2018/19 Annual Budget.

ATTACHMENTS

1. [1](#) 2018 May Separate Attachment Sheet for Community Services Directorate Draft Annual Budget 2018/19

3.2 - REVIEW OF ANIMAL TRAPPING AND HOLDING

At the Council meeting held on 26 March 2018, Cr Wielinga referred the following matter to the Community Services Committee.

That the matter of animal trapping and holding be referred to the Community Services Committee.

Comment from Cr Wielinga

The matter of cessation of animal trapping & holding pending review of:

- the required capacity of animal holding facilities;
- the identification, verification, notification and documentation procedures for held animals;
- the holding time of animals; and
- the required training and authority of persons trapping animals

The main issues are around the trapping of animals and containment procedures. Whether the public should be trapping animals or whether this should be the responsibility of the City's Rangers. I would like that all animals coming into the care of the City are documented in regard to dates, times, photos, particulars (collars, tags, microchipped etc) what was the departure method (collected by owner, surrendered to local animal rescue group or euthanized) and for this information to be available online.

Officer Comment

The management of Animals that the Rangers are authorised under is legislated under the *Cat Act 2011*, *Dog Act 1976* and *Local Government (Miscellaneous Provisions) Act 1960*. The majority of the matters above are dealt with under those legislative requirements or powers under the legislation.

The relevant Acts legislates the animal processing and record keeping information. This requires the City to keep registers on impounded animals containing all of the information on the animal, its owner, any costs, comments etc. These registers are maintained in accordance with records legislative requirements. The information can be provided to anyone who requests it within the privacy legislative requirements.

The City's website is utilised to rehome impounded animal to their owners as quickly as possible. Only animals that the Rangers are unable to identify or secure to a property (after all attempts have been exhausted) are impounded. These animals will appear on our website, and everything reasonable will be done to locate the animal's owner. The information on the website includes photo, animal type, sex, description (microchip, collar, colour etc) and where the animal was found.

The trapping of animals is the recommended 'safe' way of dealing with small animals (cats) by the RSPCA. Members of the public who request traps are provided with the RSPCA information issued on the safe trapping of animals which includes their obligation to ensure the welfare of trapped animals. They are required to sign conditions of use of the traps which advises them what is required if an animal is caught and ensures they do not

contravene other Laws like the Animal Welfare Act 2002. Rangers are notified when an animal has been trapped and collect them.

The consideration of Rangers setting traps in addition to collecting trapped animals needs to take into account increases in cost and the impact on Ranger resources.

RECOMMEND

That Council:

To be considered

ATTACHMENTS

There are no attachments for this report.

COUNCILLORS' ITEMS

To be submitted

EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT

To be submitted

MEETING DECLARED CLOSED AT _____

COMMUNITY SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
5 JUNE 2018		
ATT NO.	SUBJECT	PAGE
1.1 SPRINGDALE PARK MASTER PLAN – INCLUSION OF A MEN'S SHED		
1.1.1	Attachment 1 - Information from Roleystone Men's Community Shed including revised Business Plan	43
1.1.2	Attachment 2 - Springdale Park Master Plan - Short, Medium and Long Term	83
3.1 COMMUNITY SERVICES DIRECTORATE 2018/2019 DRAFT BUDGET		
3.1.1	2018 May Separate Attachment Sheet for Community Services Directorate Draft Annual Budget 2018/19	86



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Roleystone Men's Community Shed Inc
PO Box 1060
Roleystone
WA 6111

Your Ref: CD/CP/17/1

19 March 2018

City of Armadale
Attn: Neil Kegie
Executive Manager Community Services
Locked Bag 2
Armadale WA 6992

Dear Neil

Location of Proposed Roleystone Men's Community Shed at Springdale Park

Many thanks for the meeting today and your clarification of the items required by the City of Armadale before we can progress further with our application for a Development Application.

In answer to the dot points raised in your letter of 6/3/18, please find below the answers along with our attached Business Plan.

1. Current Information About Your Group's Status, Members and Activities, Including Partnerships

At present the Shed has a membership of 88, 35 being financial for the year 2017/2018. Our shed activities revolve around the main Men's Shed items of woodworking and metal working. Through this we make items for sale at the quarterly Roleystone Market Days and the yearly Hills Festival. Since our inception we have more than been able to meet our financial needs (please see the Business Plan 2018 and ancillary budget sheets). In addition to these interests we cater for those interested in music, electronics and computer technology. Our future shed will also incorporate a games area where we will offer pool, table tennis and darts as well as numerous board and card games.

For the building of a new Shed we have been sponsored by the Lotterywest Commission, the Department of Veteran's Affairs, the Department of Infrastructure, our local Bendigo Bank, Fidock & Co Real Estate, Jarrah Settlements, Stephanie Boyle (Artist), Organic Webs (I.T.), Joe Dirt Bobcat &



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Truck, Corinthian Doors (Timber), Stokes and Associates (Accounting services), Roleystone Chemist, Roleystone Family Medical Centre.

In addition, we are associated with the Roleystone Community Garden and have carried out work for Kanyana Wildlife Rehabilitation Centre, Roleystone Theatre, Gumnuts Playgroup, Roleystone Junior Gymnastics, Child Protection Armadale and Roleystone Family Centre.

2. Project Proposal, Including Details of Investigation into Sites Not On City Land, and Partnerships/Colocation Opportunities Explored

The project proposal is to **build a Men's Shed** on public/Council land. The following other sites have been investigated:

Location Selection within Roleystone

Four locations were ranked against several criteria to assess the most suitable site for the Roleystone Men's Community Shed. The assessed locations were:

- Old Camp Simons - Araluen Regional Park
- Lena Hart Reserve, Roleystone
- Roleystone Community College, Roleystone
- Springdale Park, Karragullen

The selection criteria were: -

- Vesting authority of the site
- Proximity to Roleystone population
- Compatibility with adjoining uses
- Terrain
- Existing vegetation
- Availability of services
- Bushfire management impacts
- Capability to accommodate the size of area required to house the Shed's community services including meeting, social, workshops and parking spaces as well as appropriate storm and waste water disposal and management.

The location site that best serves each of these criteria is Springdale Park, Karragullen.



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At Springdale Park: -

- The City of Armadale is the vested management authority
- Springdale is adjacent to the main population areas of Roleystone
- The current and planned uses for Springdale Park are compatible with those of the Shed and, other than Saturdays, do not occur simultaneously with those of the Shed

Site Selection within Springdale Park

Three sites within Springdale Park were examined in detail to determine the most effective and efficient site for the Shed. These locations were: -

- The Southeast corner of Springdale Park at the entrance to the Park
- The Western edge of the casual parking area to the West of the existing reticulation water tank installation to the West of the existing Pavilion
- The cleared space between the access road and the existing fence along the Southwest face of the oval.

RMCS Preferred Site within Springdale Park

Of these three sites, the cleared space between the access road and the existing fence along the Southwest face of the oval is the most suitable. In particular: -

- The cleared area's terrain is essentially level
- The cleared area contains limited vegetation
- The potential exists for power supply from the existing power circuits or from the power line at the south east corner of the Park on Springdale Road
- Asset protection for Bushfire Management requires manageable vegetation impact
- The size of the cleared area accommodates the Shed and its ancillary requirements.

RMCS Summary of Order of Preference for Springdale Park Sites

Preferred Site:

The cleared space between the access road and the existing fence along the Southwest face of the oval.





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If the cleared area be deemed unsuitable by the City for the City's master planning or operational reasons, then the Site: -

- At the Southeast corner is the next best fit with the suite of selection criteria.

If both these sites were considered unsuitable, then the third Site: -

- The Western edge of the casual parking are to the West of the existing reticulation water tank installation to the West of the existing Pavilion. However, this site meets the selection criteria to a more limited level than either of the other two sites.

Summary of Location and Site

The assessment of potential locations and of sites within the preferred location is: -

PREFERRED LOCATION: SPRINGDALE PARK

PREFERRED SITE WITHIN SPRINGDALE PARK:

The cleared space between the access road and the existing fence along the Southwest face of the oval. (See Fig.1)

3. Layout & Dimensions of the Proposed Project Structures and Surrounds, and Ancillary Facilities Required.

The proposed build is for a shed 30m x 15m x 4.2m as per the attached drawing (Fig. 2). This would comprise of:

- a meeting room including kitchen (12m x 6m),
- toilet facilities for ambulant and non-ambulant members/visitors (6m x 3m),
- a games room to provide space for pool, darts, table tennis, card and board games (8.5m x 5m),
- a computer skills area and office together with an electronics work section (4.5m x 5m),
- a wood work shop (9.5m x 16.5m + 4m x 5m) ,
- a metal work shop (6.75 x 15m).





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The shed would be of metal construction with the main dividing walls of meeting area/toilets and metal and wood working area also being of metal construction. All other internal walls would be frame and stud walls.

4. Proposal For Access To Services, and Specifications of What Services Are Required.

The services required would be:

- electricity
- water
- car parking
- access during Shed working hours

Electricity: The Shed has budgeted for a supply from Western Power with the sum of \$15,000. If the shed were not able to be connected to the grid (we would prefer mains power), we have investigated the use of a stand alone generator together with battery and solar power.

Through calculations we have estimated our present **MAXIMUM** load as 32Amps/phase on three phase power and our Electrical Installer for the new Shed has calculated our **MAXIMUM** power load at 42.5amps/phase. However, historical data (electricity bills for the last 2 years) reveals that our present usage averages 19 units per session (items Fig. 3).

Water: As no mains water is available at Springdale Park, it is proposed to have use water catchment and a storage tank adjacent to the Shed to provide water for toilets and washing. Drinking water would be supplied by bottle water.

Waste (grey and black) water would be disposed of by septic tank and leech drains or as specified by the City of Armadale.

Storm water would be harvested and an excess disposed of by means of soak wells or as directed by the City of Armadale.

Car Parking: Casual parking spots for up to 15 cars would have to be located around the shed site. Non-ambulant parking is incorporated within the shed design adjacent the main entry door.

Access: The Shed's present operating hours are Tuesday, Thursday and Saturday mornings, 9 to 12 noon. It is envisaged that once a stable venue is available,



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WA 6111

membership may grow to require opening on one additional day and the Saturday session being extended to 4pm. These are dependant on Shed members' requirements.

5. Updated Business Plan.

Please find attached (Fig.4) our present Business Plan.

6. Project Implementation Plan:

Project Timelines as at March 2018

- DA Approval - TBD
- Building Licence issued - 4 Weeks after DA Issued
- Site possession by Builder - Monday following BL Issue
- Shed Materials completed and on site - Builder's Program
- Shed structure erection commence - Builder's Program
- Shed structure erection complete - Builder's Program
- Shed fit out commence - Immediate Follow on
- Shed fit out complete - 4 - 6 Weeks Duration
- Certificate of Occupancy - 2 Weeks after fit out Complete
- Existing Shed machinery breakdown - Concurrent with Fit out
- Transfer operation commences - Fit out Complete
- Transfer operation complete - By Certificate of Occupancy
- Settling in period commences - Immediately After Certificate of Occupancy
- Settling in period complete - 10 Weeks duration
- Soft opening - Week 6 of Settling In Period
- Hard opening - 8 Weeks after Settling in complete.

7. Support Sought from City of Armadale:

- Provide city owned/controlled land suitable for the building of a shed 30x x 15m x 4.2m with sufficient space around to incorporate parking for up to 15 cars, space for a water collection tank, space for soak wells and septic tank & leech drains, with the provision for expansion in the future.



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- Position the shed such that mains power electricity is available to it, or help in the provision of mains power above the monies already budgeted for it. If no mains power were to be available, allow for a stand alone generator/battery/solar solution above the monies already budgeted for the provision of mains power.
- Provide access (keys/etc.) to the shed site outside other organisations operating times/green waste opening times.

A handwritten signature in black ink, appearing to read 'Philip Aked', is written over a white background.

Philip Aked
Chairman



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www.roleymensshed.com.au
email: phil@aked.com.au



ABN 24723927588

Fig.1

Roleystone Men's Community Shed Inc
PO Box 1060
Roleystone
WA 6111

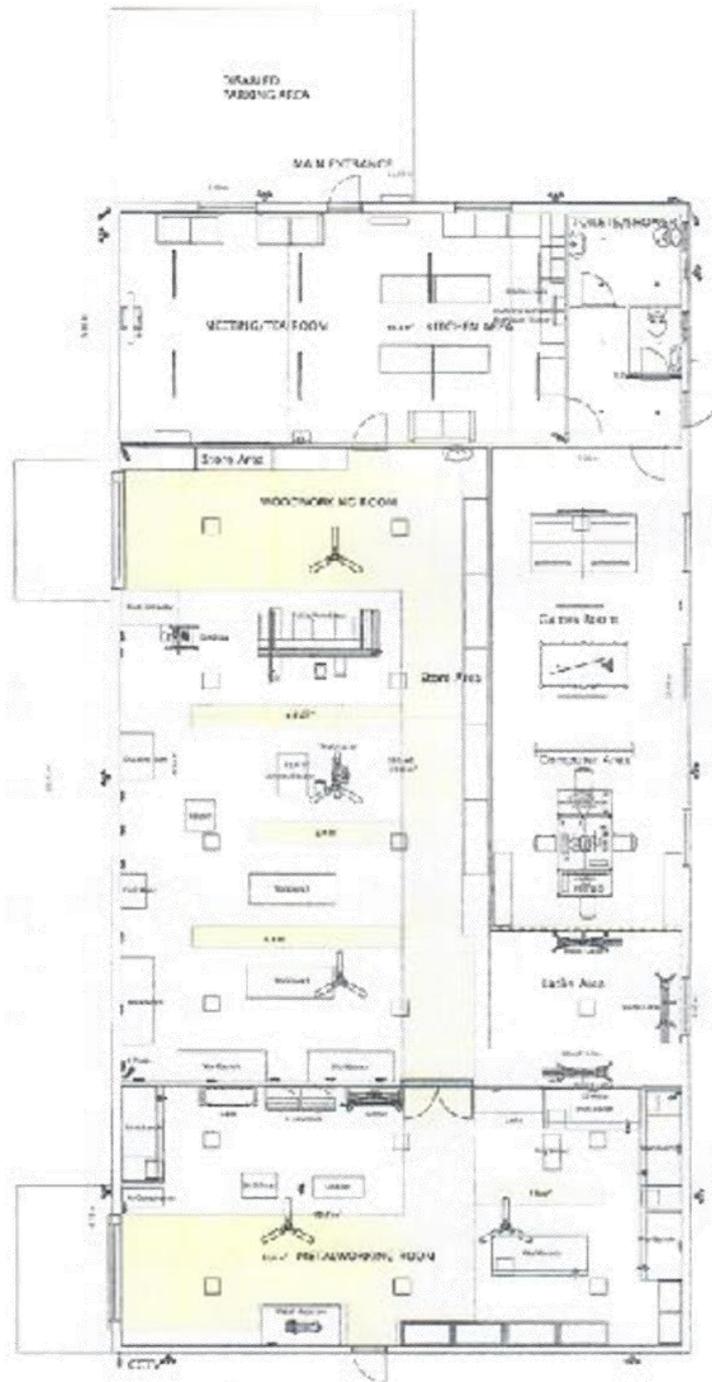




ABN 24723927588

Fig. 2

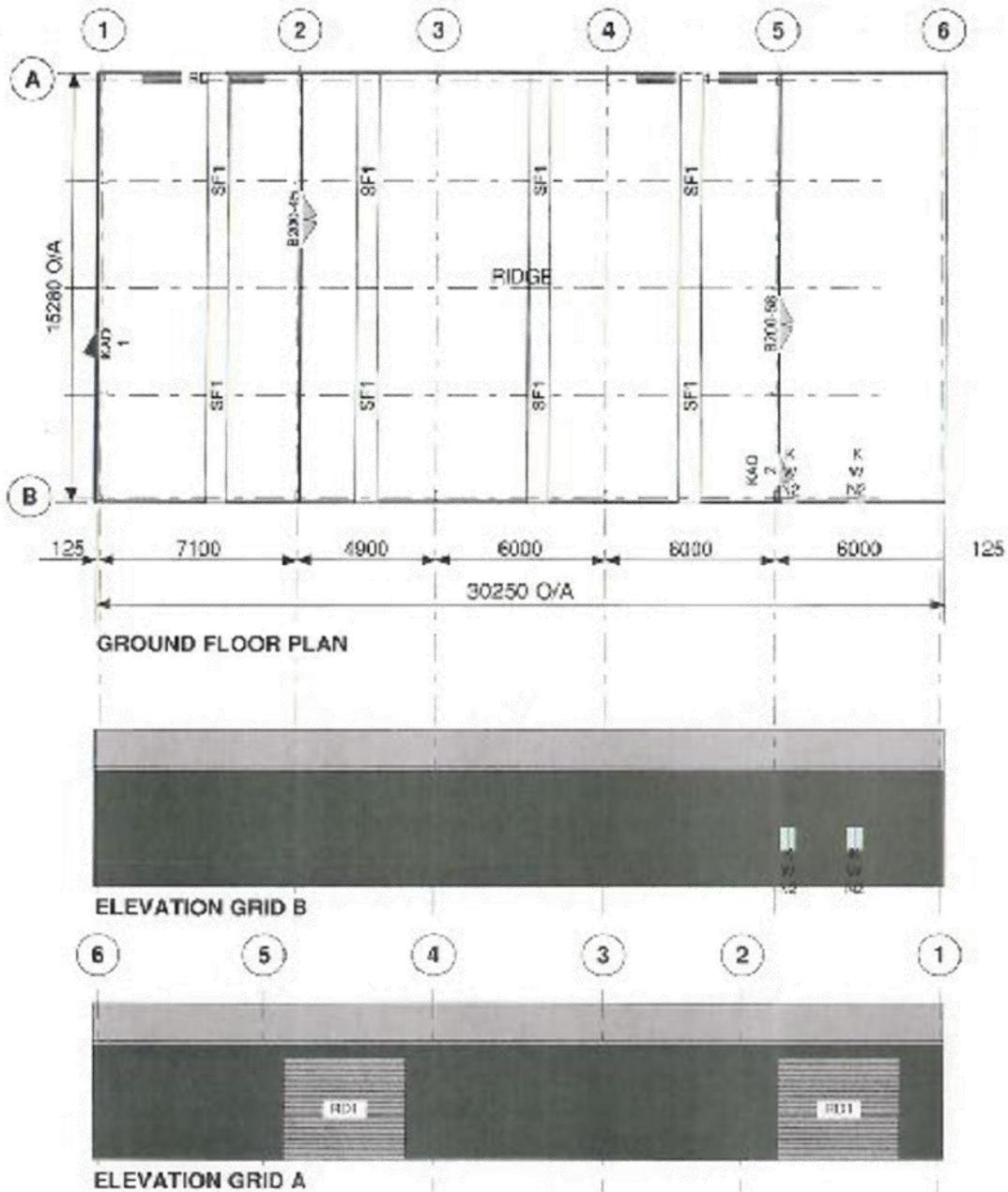
Roleystone Men's Community Shed Inc
PO Box 1060
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WA 6111





ABN 24723927588

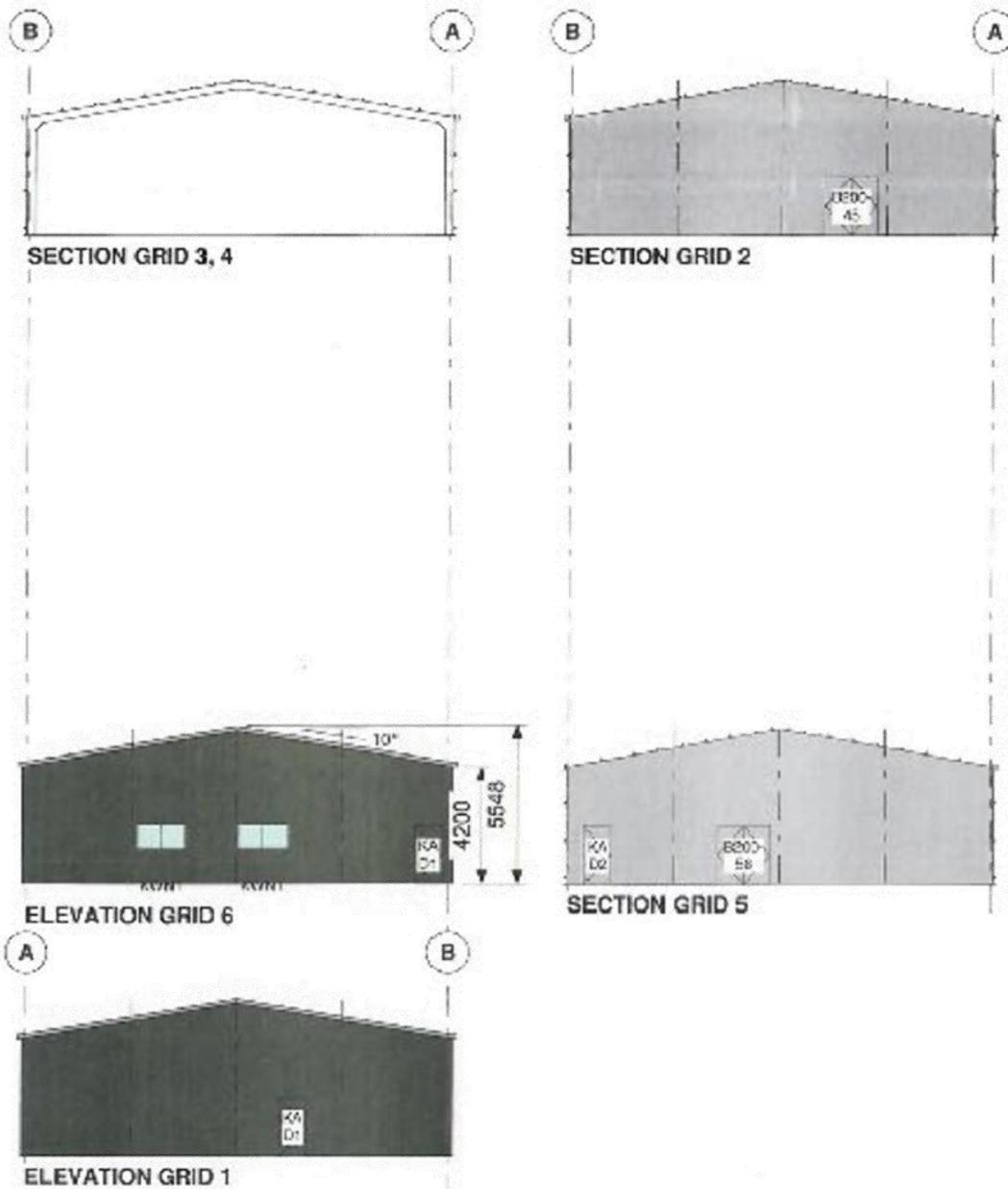
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Fig. 3

Roleystone Men's Community Shed Inc
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Roleystone
WA 6111

Electricity Bill Shed 2016

Month	Amount	KW/H
January	\$188.90	21
February	\$165.00	18
March	\$165.00	22
April	\$165.00	18
May	\$205.35	18
June	\$175.50	20
July	\$162.65	18
August	\$194.65	17
September	\$165.00	18
October	\$224.75	20
November	\$162.10	17
December	\$172.15	19
TOTAL	\$2146.05	226
Av/Month	\$238.45	19





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Roleystone Men's Community Shed Inc
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Electricity Bill Shed 2017

Month	Amount	Units
January	\$230.05	21
February	\$151.95	15
March	\$168.60	22
April	\$188.25	17
May	\$151.65	18
June	\$205.55	20
July	\$179.05	18
August	\$190.25	17
September	\$231.30	21
October	\$177.50	20
November	\$190.50	17
December	\$262.00	19
TOTAL	\$2326.65	225
Av/Month	\$193.89	19





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Electrical Loads RMCS

Shed Electrical Loads	Red	White	Blue
Lights Off	0.8A	1.2A	0.0A
Light On	13.1A	15.7A	5.4A
Woodwork Shop On	27A	1.3A	15.8A
Woodwork Shop Off	10A	4.5A	1A
Totals	56A	15A	23A
@4A/KW=14KVA			

Maximum Demand Report

Customer

Mens Shed

Maximum Demand Calculation

Group	Sub Group	Description	Connected Load			Diversity Factor	Effective Load (A)		
			Red phase	White phase	Blue phase		Red phase	White phase	Blue phase
A		lights	1,055 W 230 V	4.587 A	1,055 W 230 V	100%	4.587	4.587	4.587
B	II	power	20 points @ 230 V	20 points @ 230 V	20 points @ 230 V		12.609	12.609	12.609
B	IV	15 amps	15 A	15 A	30 A	75%	11.25	11.25	22.5
C	I	Water heater / Oven	15 A	16 A		100%	15	16	0
Totals							43.446	44.446	39.696

Report generated 22/01/2018 by .

Maximum demand calculation by Cable Planner @ <http://wiring-rules.com.au>





ABN 24723927588

Sample Electricity Bills

Roleystone Men's Community Shed Inc
PO Box 1060
Roleystone
WA 6111

synergy
ABN 58 673 822 106

Your account details
Account number: 247 698 040
Invoice number: 2104342710
Date of issue: 19 Apr 2018
Account period: 17 Jan 2018 - 21 Feb 2018 (36 days)

Your account summary

Opening balance	\$0.00
New charges	\$194.90
Total	\$194.90

Electricity Account Tax Invoice

Need help with your bill? Visit synergy.net.au/businesshelp

Payment options

Direct Debit: Use your My Account to set up direct debit. Visit synergy.net.au/businesshelp for more information.

Credit Card: Use your My Account to set up credit card payments. Visit synergy.net.au/businesshelp for more information.

Cash: Bring your cash payment to Synergy with the payment slip to the Synergy office. Visit synergy.net.au/businesshelp for more information.

How much energy have you used?

Last year: 412 kWh
Last bill: 503 kWh
This bill: 528 kWh

Your average daily usage: 30,962 units
Your average daily cost: \$5.54 per day

Payment options

Direct Debit: Use your My Account to set up direct debit. Visit synergy.net.au/businesshelp for more information.

Credit Card: Use your My Account to set up credit card payments. Visit synergy.net.au/businesshelp for more information.

Cash: Bring your cash payment to Synergy with the payment slip to the Synergy office. Visit synergy.net.au/businesshelp for more information.

How much energy have you used?

Last year: 162 kWh
Last bill: 161 kWh
This bill: 158 kWh

Your average daily usage: 38,209 units
Your average daily cost: \$5.30 per day

synergy
ABN 58 673 822 106

Your account details
Account number: 247 698 040
Invoice number: 2104342710
Date of issue: 19 Apr 2018
Account period: 15 Mar 2017 - 13 Apr 2018 (30 days)

Your account summary

Opening balance	\$0.00
New charges	\$188.25
Total	\$188.25

Electricity Account Tax Invoice

Need help with your bill? Visit synergy.net.au/businesshelp

Payment options

Direct Debit: Use your My Account to set up direct debit. Visit synergy.net.au/businesshelp for more information.

Credit Card: Use your My Account to set up credit card payments. Visit synergy.net.au/businesshelp for more information.

Cash: Bring your cash payment to Synergy with the payment slip to the Synergy office. Visit synergy.net.au/businesshelp for more information.

How much energy have you used?

Last year: 162 kWh
Last bill: 161 kWh
This bill: 158 kWh

Your average daily usage: 38,209 units
Your average daily cost: \$5.30 per day

Payment options

Direct Debit: Use your My Account to set up direct debit. Visit synergy.net.au/businesshelp for more information.

Credit Card: Use your My Account to set up credit card payments. Visit synergy.net.au/businesshelp for more information.

Cash: Bring your cash payment to Synergy with the payment slip to the Synergy office. Visit synergy.net.au/businesshelp for more information.

How much energy have you used?

Last year: 162 kWh
Last bill: 161 kWh
This bill: 158 kWh

Your average daily usage: 38,209 units
Your average daily cost: \$5.30 per day

synergy
ABN 58 673 822 106

Your account details
Account number: 247 698 040
Invoice number: 2104342710
Date of issue: 19 Apr 2018
Account period: 12 Feb 2017 - 12 Mar 2017 (30 days)

Your account summary

Opening balance	\$0.00
New charges	\$168.60
Total	\$168.60

Electricity Account Tax Invoice

Need help with your bill? Visit synergy.net.au/businesshelp

Busy during work hours?

Synergy's My Account lets you see and control your energy pay bills online, away from billing history and more, from any device.

Register or log in to My Account today at synergy.net.au/myaccount

How much energy have you used?

Last year: 497 kWh
Last bill: 497 kWh
This bill: 511 kWh

Your average daily usage: 38,207 units
Your average daily cost: \$6.07 per day

Payment options

Direct Debit: Use your My Account to set up direct debit. Visit synergy.net.au/businesshelp for more information.

Credit Card: Use your My Account to set up credit card payments. Visit synergy.net.au/businesshelp for more information.

Cash: Bring your cash payment to Synergy with the payment slip to the Synergy office. Visit synergy.net.au/businesshelp for more information.

How much energy have you used?

Last year: 162 kWh
Last bill: 161 kWh
This bill: 158 kWh

Your average daily usage: 38,209 units
Your average daily cost: \$5.30 per day

Electricity Account - Tax Invoice

Account Number: **24 765 8040**

synergy
ABN 58 673 822 106
CPO box 10193
Perth WA 6855

ENQUIRIES
13 13 14
TTY: 08 9328 9408
MyEnergy Service: 13 13 14
synergy.net.au
Hours of issue: 200-10-2016

Direct Debit On
07 Nov 2016

AMOUNT

Total of Previous Bill	\$224.75
Payments & Adjustments	\$224.75CR
Balance	\$0.00
Current Charges	\$162.10
Total	\$162.10

Giving you control to beat your electricity bills

Synergy's online tools let you see and control your energy usage and give options like spreading your bills to make payments easier, from any device.

Find out more at synergy.net.au/myaccount

Thank you for paying by Direct Debit

Amount to be debited: **\$162.10**
on: **07 Nov 2016**

Your nominated account will be debited on or immediately after this date.

If you have any enquiries or have trouble meeting this payment, please contact Synergy on 13 13 14 before 12 noon on 04 Nov 2016. Debitroned payments will incur a fee that will be charged on your next account.



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www.roleymensshed.com.au
email: phil@aked.com.au



Roleystone Men's Community Shed Inc
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Fig. 4 See Business Plan

Fig. 5 Quote for Electrical Works

					
DATE: 27/07/2017					
AMENDED DATE:					
Quoted by - STEVE					
QUOTATION					
JOB: MENS SHED					
Description	Unit	Price	Quantity	Total	Comments
ELECTRICAL as QUOTED	Quote			\$ -	
POWER SUPPLY SUPPLIED & INSTALL TO SITE	Each	\$342.00		\$ -	
END OF LINE POLE (COUNTRY BLOCKS OR UNIT SITE WHERE DOME IS MORE THAN 30M AWAY)	Each	\$525.00		\$ -	
LIGHT POINT NOT INCLUDING LIGHT FITTINGS	Each	\$37.50	14	\$ 525.00	
LIGHT POINT NOT INCLUDING LIGHT FITTINGS UNDER SLAB	Each	\$48.00		\$ -	
WEATHERPROOF LIGHT POINTS NOT INCLUDING LIGHT FITTINGS	Each	\$42.00		\$ -	
WEATHERPROOF LIGHT POINTS NOT INCLUDING LIGHT FITTINGS UNDER SLAB	Each	\$52.00		\$ -	
JUNCTION BOX / PLUG BASE	Each	\$40.00		\$ -	
DOWNLIGHT INSTALLATION ONLY INC INSULATION BARRIER	Each	\$38.20		\$ -	
DOWNLIGHT INSTALLATION ONLY DOES NOT INC INSULATION BARRIER (LED'S ONLY)	Each	\$30.00	6	\$ 180.00	
LIGHT FITTING INSTALLATION (STANDARD TYPE)	Each	\$27.00	18	\$ 486.00	
STARLIGHT INSTALLATION (one install per set of 3 starlights/ 2 installs per set of 5 starlights)	Each	\$24.00		\$ -	
STARLIGHT INSTALLATION LED	Each	\$24.00		\$ -	
RECESSED WALL LIGHT INSTALLATION ONLY	Each	\$71.00		\$ -	
CLIPSALED LIGHT FITTINGS (LIGHT POINTS/INSTALLATION INCLUDED IN PRICE)					
36w BARE FLUORESCENT CLIPSALED INCLUDES LIGHT POINT & INSTALL SINGLE DB136	Each	\$95.70		\$ -	
36w BARE FLUORESCENT CLIPSALED INCLUDES LIGHT POINT & INSTALL DOUBLE DB236	Each	\$107.27		\$ -	
DOUBLE 36w SURFACE MOUNTED DIFFUSED FLUORESCENT	Each	\$120.00		\$ -	
DOUBLE 36w RECESSED FLUORESCENT	Each	\$137.00		\$ -	
UP & DOWN LIGHT (EXTERNAL/STAINLESS LED INCLUDING LIGHT POINT & INSTALL	Each	\$148.50		\$ -	
12V STAR LIGHTS 3 x LIGHT KIT LED	Each	\$195.50		\$ -	
150 WATT HANACO HIGH BAY	Each	\$310.00	18	\$ 5,580.00	
				\$ -	
LIGHT FITTINGS (LIGHT POINTS/INSTALLATION NOT INCLUDED IN PRICE)					
LED FLUORO	Each	\$65.00	8	\$ 520.00	
LED TWIN SPOT WITH SENSOR	Each	\$42.00	10	\$ 420.00	
15 WATT CLIPSALED FIXED DOWN LIGHT (WHITE OR SATIN FITTING ONLY)	Each	\$42.50		\$ -	
11 WATT CLIPSALED FIXED LED DOWNLIGHT (WHITE FITTING ONLY)	Each	\$25.30	6	\$ 151.80	
11 WATT CLIPSALED FIXED LED DOWNLIGHT (SATIN CHROME FITTING ONLY)	Each	\$27.30		\$ -	
				\$ -	
SHADES & GLOBES (INCLUDES COMPACT FLUORO LAMP)	Each	\$13.20		\$ -	
ECO GLOBE ONLY (TO WEATHERPROOF LIGHT POINTS)	Each	\$6.00		\$ -	
GYSTER STYLE LIGHT FITTING STANDARD (INTERNAL) (FITTING ONLY)	Each	\$45.60		\$ -	
BUNKER LIGHT EXTERNAL (FITTING ONLY)	Each	\$35.00		\$ -	
SAFETY SWITCHES (large houses with over 25 DGPO require an extra safety switch)	Each	\$92.30		\$ -	
INSTALL SENSOR TO LIGHT (LABOUR ONLY)	Each	\$37.50		\$ -	
WEATHER PROOF SENSOR TO LIGHT (SUPPLIED & INSTALLED) CLIPSALED INFRASCAN	Each	\$207.00		\$ -	
ELECTRIC TIMER SWITCH E/O STANDARD SWITCH	Each	\$98.50		\$ -	
TWO WAY SWITCH	Each	\$35.58		\$ -	
THREE WAY SWITCH	Each	\$67.00		\$ -	
SMOKE DETECTOR 240V HARD WIRED	Each	\$121.00		\$ -	
				\$ -	
SINGLE POWER POINT	Each	\$38.00		\$ -	
SINGLE POWER POINT UNDER SLAB	Each	\$55.00		\$ -	
DOUBLE POWER POINT	Each	\$48.00	33	\$ 1,584.00	
DOUBLE POWER POINT SUSPENDED ON CHAIN ON OWN CIRCUIT	Each	\$108.00	6	\$ 648.00	
QUAD POWER POINT	Each	\$77.00		\$ -	
QUAD POWER POINT UNDER SLAB	Each	\$85.00		\$ -	
SINGLE WEATHER PROOF POWER POINT	Each	\$66.00		\$ -	
SINGLE WEATHER PROOF POWER POINT UNDER SLAB	Each	\$83.00		\$ -	
GPO TO METER BOX	Each	\$46.00		\$ -	
DOUBLE WEATHER PROOF POWER POINT	Each	\$83.70		\$ -	
DOUBLE WEATHER PROOF POWER POINT UNDER SLAB	Each	\$95.00		\$ -	
15 AMP SINGLE POWER POINT	Each	\$108.00	4	\$ 432.00	
15 AMP SINGLE WEATHER PROOF GPO	Each	\$146.75		\$ -	
15 AMP DOUBLE WEATHER PROOF GPO	Each	\$192.00		\$ -	
20amp ISOLATOR WEATHER GPO FOR A/R CONDITIONER	Each	\$154.00		\$ -	
32amp ISOLATOR WEATHER GPO FOR OUTDOOR SPA BATH	Each	\$170.00		\$ -	
40amp ISOLATOR	Each	\$210.00		\$ -	





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3 PHASE 10 AMP POWER POINT - inc 40m CABLE	Each	\$540.00		\$ -
3 PHASE 15 AMP POWER POINT - inc 15m CABLE	Each	\$432.00		\$ -
EXIT SIGNS	Each	\$108.00	3	\$ 324.00
EMERGENCY STOP SWITCH	Each	\$240.00	2	\$ 480.00
BRUSHED ALUMINIUM COVER PLATES	Each	\$0.00		\$ -
BLACK COVER PLATES - SINGLE PIP & SWITCHES (incl TV/Phone)	Each	\$5.00		\$ -
BLACK COVER PLATES - DOUBLE PIP	Each	\$4.00		\$ -
GLN METAL WITH BLACK SWITCH 1 GANG	Each	\$8.00		\$ -
GLN METAL WITH BLACK SWITCH 2 GANG	Each	\$9.00		\$ -
GLN METAL WITH BLACK SWITCH 3 GANG	Each	\$10.00		\$ -
E/O SINGLE GPO GLN METAL BLACK	Each	\$7.00		\$ -
E/O DOUBLE GPO GLN METAL BLACK	Each	\$10.21		\$ -
E/O DOUBLE GPO SATURN HORIZON BLACK	Each	\$57.50		\$ -
WALL OVEN CONNECTION	Each	\$129.00		\$ -
DOUBLE WALL OVEN CONNECTION	Each	\$135.00		\$ -
FREE STANDING OVEN CONNECTION (SEPERATE CIRCUIT INCLUDES ISOLATION SWITCH) 32 AMP	Each	\$400.00		\$ -
FREE STANDING OVEN CONNECTION (SEPERATE CIRCUIT INCLUDES ISOLATION SWITCH)	Each	\$198.00		\$ -
ELECTRIC HOTPLATE CONNECTION (INCLUDES INDUCTION) (INCLUDES ISOLATION SWITCH)	Each	\$226.00		\$ -
EXHAUST FAN (CEILING MOUNTED) CLIPSAID DEF40 (INCLUDING DRAFTSTOPPER) (NO DUCTING)	Each	\$147.00	2	\$ 294.00
EXHAUST FAN (250mm DRAFTSTOPPER AUTO RETRACTING BLADES)	Each	\$167.00		\$ -
EXHAUST FAN (WALL MOUNTED)	Each	\$249.00		\$ -
EXHAUST FAN (WINDOW MOUNTED)	Each	\$229.00		\$ -
COMBINATION EXHAUST FAN / LIGHT UNIT	Each	\$230.00		\$ -
WIRE & INSTALL CLIENT SUPPLIED COMBINATION FAN / LIGHT / HEATER UNIT	Each	\$80.00		\$ -
CLIPSAID 660A W/ DUCTED COMBINATION FAN/LIGHT/HEATER UNIT - 2 X RADIANT HEAT LAMPS	Each	\$290.00		\$ - STANDARD
CLIPSAID 760A TP W/ ENERGY EFFICIENT FAN/LIGHT/HEATER UNIT - 2 X RADIANT HEAT LAMPS	Each	\$388.00		\$ - STANDARD
CLIPSAID 650A W/ DUCTED COMBINATION FAN/LIGHT/HEATER UNIT - 4 X RADIANT HEAT LAMPS	Each	\$358.00		\$ - STANDARD
CLIPSAID 750A TP W/ ENERGY EFFICIENT FAN/LIGHT/HEATER UNIT - 4 X RADIANT HEAT LAMPS	Each	\$425.00		\$ -
COMBINATION FAN/LIGHT/HEATER UNIT - 4 HEAT LAMPS - DRAFTSTOPPER	Each	\$339.50		\$ -
SWEEP FAN TO CEILING INSTALLATION ONLY	Each	\$82.00		\$ -
CLIPSAID STAINLESS STEEL FAN WITH LIGHT 1200 ML SUPPLIED & INSTALLED (SAME AS BRUSHED CHROME)	Each	\$250.00		\$ -
CLIPSAID STANDARD CEILING FAN WHITE (SUPPLY AND INSTALL)	Each	\$200.00		\$ -
STRUCTURED CABLING PACK	Each	\$1,520.00		\$ -
NBN 4 POINT DATA AND TV PACKAGE	Each	\$870.00		\$ -
EXTRA C1 POINT (TV)	Each	\$90.00		\$ -
EXTRA D1 POINT (DATA)	Each	\$110.00		\$ -
SPLIT C1D1 INTO 1 X C1 & 1 X D1	Each	\$110.00		\$ -
EXTRA D3 POINT	Each	\$280.00		\$ -
EXTRA C1D1 POINT	Each	\$190.00		\$ -
BOOSTER TO ROOF SPACE (IF MORE THAN 3 X COAX POINTS) (USE WITH BASIC FTTP PACK ONLY)	Each	\$50.00		\$ -
MULTI ROOM AUDIO SYSTEM (INCLUDES 2 ZONES 4 SPEAKERS 2 VOLUME CONTROLS)	Each	\$1,200.00		\$ -
EXTRA ZONE FOR MULTI ROOM AUDIO SYSTEM (2 SPEAKERS)	Each	\$500.00		\$ -
DIGITAL TV POINT	Each	\$88.00	1	\$ 88.00
STANDARD PHONE/FAX POINT	Each	\$88.00	2	\$ 176.00
COMPUTER POINT (FROM ONE POINT IN HOUSE TO ANOTHER INCLUDES DATA POINT EACH END)	Each	\$98.00		\$ -
PHONE CABLING TO BUILDERS ENTRY POINT 1st POINT	Each	\$37.00		\$ -
TELSTRA LEAD IN CONDUIT - UP TO 10m SHARED TRENCH TO BEP	Each	\$55.00		\$ -
E/O TELSTRA LEAD IN CONDUIT FOR DISTANCE GREATER THAN 10m	ln m	\$4.00		\$ -
TELSTRA LEAD IN CONDUIT NOT IN SHARED TRENCH WITH MAINS (up to 10m)	Each	\$88.00		\$ -
COMMUNICATION SERVICES	Each			\$ -
SINGLE PHASE MAIN SWITCH BOARD (includes x2 RCD)	Job	\$620.00		\$ -
THREE PHASE MAIN SWITCH BOARD (includes x2 RCD)	Each	\$640.00	1	\$ 640.00
SINGLE PHASE SMART POWER METER	Each	\$120.00		\$ -
THREE PHASE SMART POWER METER	Each	\$148.00		\$ -
INTERNAL SWITCHBOARD (FUSE BOX) SUPPLIED & INSTALLED	Each	\$199.00	3	\$ 597.00
REMOTE METER TO FUSE BOX	Each	\$175.00		\$ -
ELECTRIC M/BOX MOUNTED ON POLE	Each	\$750.00	1	\$ 750.00
VIEWING WINDOW TO ELECTRIC M/BOX ON POLE	Each	\$35.00		\$ -
24 DIN RAIL SYSTEM UPGRADE TO METER BOX	Job	\$50.00		\$ -
FINAL METER CONNECTION - SINGLE PHASE	Job	\$401.40		\$ -
FINAL METER CONNECTION - THREE PHASE	Job	\$430.00	1	\$ 430.00
STANDARD SINGLE PHASE UNDERGROUND MAINS (length only applicable if dome goes where proposed)	ln m	\$32.00		\$ -
STANDARD THREE PHASE UNDERGROUND MAINS (length only applicable if dome goes where proposed)	ln m	\$34.00	52	\$ 1,768.00
SUB MAINS (THREE PHASE)	Each	\$22.00	43	\$ 946.00
STANDARD DISTRIBUTION POLE 4 UNIT SITE (only applies if situated next to dome)	Each	\$1,008.00		\$ -
HOT WATER SYSTEM STORAGE - ELECTRIC STORAGE	Each	\$100.00		\$ -
SOLAR - HOT WATER SYSTEM - WEATHER PROOF DOUBLE PIP TO SUIT GAS BOOSTED	Each	\$77.00		\$ -

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phone: 0429 688 844
www.roleymensshed.com.au
email: phil@aked.com.au



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PO Box 1060
Roleystone
WA 6111

HOT WATER SYSTEM SOLAR - ROOF CONNECTION	Each	\$120.00		\$ -
INSTALL CONTROLLERS FOR INSTANTANEOUS HOT WATER UNIT (INCLUDES CONDUIT AND INSTALLATION)	Each	\$91.00		\$ -
SEPERATE CIRCUIT (CONNECTION POINT ON HOUSE)	Each	\$91.00	5	\$ 455.00
CONDUIT TO WIRING 20MM	Each	\$11.00		\$ -
CONDUIT TO WIRING 25MM	Each	\$12.00		\$ -
CONDUIT DRAW WIRE & WALL BOX ONLY 20mm	Each	\$24.00		\$ -
CONDUIT DRAW WIRE & WALL BOX ONLY 25mm	Each	\$28.00		\$ -
CONDUIT DRAW WIRE & WALL BOX ONLY 32mm	Each	\$32.00		\$ -
PRE-LAY TO KITCHEN ISLAND BENCH	Each	\$140.00		\$ -
UNIVERSAL DIMMER	Each	\$66.00		\$ -
RETURN TRIP	Each	\$90.00		\$ -
DEPT OF HOUSING JOBS (include the following 2 items below)				\$ -
1 x EXTRA RCD	Each	\$65.00		\$ -
SMOKE DETECTOR WITH RECHARGABLE LITHIUM BATTERY	Each	\$127.00		\$ -
TRAVEL ALLOWANCE NORTH OF CARRAMAR	Job	\$50.00		\$ -
TRAVEL ALLOWANCE SOUTH OF MANDURAH	Job	\$50.00		\$ -
SOLAR PROVISION	Each	\$140.00		\$ -
INSTALL STANDARD CANOPY RANGEHOOD (INCLUDES FLEXI DUCT CONNECTION TO FLUME)	Each	\$200.00		\$ -
INSTALL SLIMLINE OR GLASS RANGEHOOD (INCLUDES FLEXI DUCT CONNECTION TO FLUME)	Each	\$300.00		\$ -
INSTALL ISLAND CANOPY RANGEHOOD (INCLUDES FLEXI DUCT CONNECTION TO FLUME)	Each	\$500.00		\$ -
STANDARD RANGEHOOD INSTALLATION ONLY (slideout)	Each	\$160.00		\$ -
E/O FOR WALL PENETRATION (REAR VENTED RANGEHOODS ONLY)	Each	\$120.00		\$ -
E/O FOR MEASURE AND MARK (REQUIRED ONLY IF GLASS SPLASHBACKS IN KITCHEN)	Each	\$110.00		\$ -
SUPPLY OF FLUE TUBE	Each	\$25.00		\$ -
DISPLAY HOME DISCOUNT (5% of Total excludd all light fittings, Audio System and Structured Cabling, NBN)				
SUB TOTAL				\$ 17,484.80
COPPER LEVY (4% of order total before GST)	Job	\$699.39		\$ -
			TOTAL	\$ 17,484.80
			GST	\$ 1,748.48
			TTL INC GST	\$ 19,233.28





ABN 24723927588

Quote for Ranbuild Shed

Roleystone Men's Community Shed Inc
 PO Box 1060
 Roleystone
 WA 6111

ALLEN GLEDHILL BUILDING CONSULTANT S312

ABN 45766386959

**16 WAHROONGA ROAD
 MOUNT NASURA 6112**

Ph 94952765 / 0428711168

Estimation Only

email allengledhill1@gmail.com

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To: ROLEYSTONE COMMUNITY MEN IN SHEDS
 PHIL AKED
 ROBIN ROAD
 ROLEYSTONE 6112

Client Ph 93979012 Mob 0429688844

Estimate No.	E1056
Estimate Date	25-05-2017
Account Number	1849
Job No.	ROLEYSTONE MIS
Order No.	PHIL AKED

Qty.	Description	Unit ExPrice	Tax	Total
	TO SUPPLY OF A RANBUILD 'BIG G' SHED KIT AS PER DRAWINGS SUPPLIED ON QUOTE 653/1 ON 15/03/2017 and DD 4021/2017-13 ESTIMATE 'A' SHED INCLUDES COLORBOND WALL FRAMED SHED WITH COLORBOND ROOFING WITH SKYLIGHTS AS PER DRAWINGS. PROTECTIVE MESH SUPPORT FOR SKYLIGHTS AND ANTICON INSULATION. AIRCELL TO EXTERNAL WALLS. 2 X INT WALLS, 2 X ROLL DOORS AND ALUMINIM WINDOWS AS SHOWN AND ACCESS DOORS AS SHOWN. SUB TOTAL KIT PRICE	\$76609.0909	10%	\$84,270.00
	BELOW ARE ESTIMATES FOR CONSTRUCTION ITEMS FOR SHED ONLY: ENGINEERED CONC FLOOR & FOOTINGS INC MESH AND POLY MEMBRANE	\$30909.0909	10%	\$34,000.00
	SEE NOTES FOR EXCLUSIONS BELOW. TO CONSTRUCT ALL SHED FRAME, WALLS, DOORS AND WINDOWS DOESN'T INCLUDE INTERNAL WC AREA OR MEETING ROOM WORK. (SUBTOTAL OF SHED ONLY WORK \$152,270 inc gst.)	\$30909.0909	10%	\$34,000.00
	ESTIMATE 'B' PLUMBING AND ELECTRICAL: SANITARY PLUMBING AS PER QUOTE FROM KELMSCOTT PLUMBING NO ELECTRICAL ATM AS WE DON'T HAVE A SCHEMATIC AS YET ALSO SURE ABOUT ANY UPGRADES REQUIRED. IN PROGRESS.	\$9818.1818	10%	\$10,800.00
	ESTIMATE 'C' ANCILLARY WORK: ESTIMATES ON PORTICOS SUPPLY AND FITTING. WC FRAMING, LINING AND FITTING, INCLUSIVE OF FLOOR TILES . MEETING ROOM FRAMING, R2.5 INSULATION, LINING AND FITTING.			
450	TERMITE TREATMENT BY DIRTY DEEDS ROLEYSTONE(STD \$3.30m2)	\$2.00	10%	\$990.00
		TOTAL ON NEXT PAGE		

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To: ROLEYSTONE COMMUNITY MEN IN SHEDS
PHIL AKED
ROBIN ROAD
ROLEYSTONE 6112

Estimate No.	E1056
Estimate Date	25-05-2017
Account Number	1849
Job No.	ROLEYSTONE MIS
Order No.	PHIL AKED

Client Ph 93979012 Mob 0429688844

Qty.	Description	Unit ExPrice	Tax	Total
	N.B. SITEWORKS COST TO BE CONFIRMED INCLUDING CLEANING SANDFILL, COMPACTION, RETAINING WALLS, SUB SOIL DRAINAGE, LEACH DRAINS AND TANKS AND STORMWATER DISPOSAL.(JOE DIRT)			
	WORKERS COMP INSURANCE FOR PRINCIPLE CONTRACTORS.	\$909.0909	10%	\$1,000.00
	CONSTRUCTION AND PL INSURANCE FOR PROJECT ON \$260K est.	\$1363.6364	10%	\$1,500.00
	MY BUILDERS FEE IS TO BE 5% OF THE ABOVE TOTALS AS DISCUSSED PREVIOUSLY. INCLUDES MANAGEMENT OF ALL TRADES INVOLVED WITH THE CONSTRUCTION OF THE BUILDING AND ASSOCIATED WORKS			
	ITEMS NOT INCLUDED: DALE DESIGN SERVICE FEES COUNCIL APPLICATION FEES PAINTING SURVEYING AND SETOUT AIR CONDITIONING KITCHEN CUPBOARDS LOFT/ MEZZANINE SUPPLY AND CONSTRUCTION BUT CAN BE ARRANGED. SIGNAGE ATM = At the minute.			

	Ex-GST Total	\$151,418.18
	GST Total	\$15,141.82
	Total With GST	\$166,560.00
	Estimate Total	\$166,560.00

This Estimates Pricing can change if costs go up.

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Funding Sources:

Roleystone Men's Community Shed Inc
PO Box 1060
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	Item	Subtotals	Rolling Balance
FUNDING & ALLOCATIONS			
Roleystone Mens Community Shed			
Cash on Hand	\$110,000		
Lottery West remaining Grant Monies	\$150,000		
		\$260,000	\$260,000
Grants allocated to specific expenditure			
Stronger Communities - Electrical	\$20,000		
DVA - Kitchen & Toilet, Airconditioning, Furniture	\$28,000	\$48,000	\$212,000

NOTE: FURTHER GRANTS STILL TO BE SOURCED.

EXPENDITURE OUTSTANDING			
Supply & Construction of Shed Building	\$166,560		
Less - Deposit paid	(\$42,135)		
Draftsman Costs	\$20,000	\$144,425	\$67,575
TRADE ESTIMATES			
Earthworks	\$10,000		
Septics & Drainage	\$10,000		
Western Power	\$15,000		
Builders Fee	\$8,000		
Bushfire Management Plan	\$3,000	\$46,000	\$21,575
			For Contingencies





Business Plan EXECUTIVE SUMMARY

A. DESCRIPTION OF THE BUSINESS

Men's Sheds have long been recognised as meeting places where all men can find social support, physical and mental health as well as camaraderie. Roleystone Men's Community Shed started as a combined venture with the Roleystone Community Garden and Roleystone Markets in 2011.

B. OBJECTIVES

Roleystone Men's Community Shed objectives are to create an inclusive environment for men to meet, create projects, learn, teach and support each other. It is orientated towards retired men, who have worked in an environment with others, and enjoy the support of the working environment. The group has in the past, also be able to support through the same goals, a younger age group as members in our YouthShed program.

Roleystone Men's Community Shed members are encouraged to develop, redevelop or learn new skills which will enhance their self-esteem, and in turn provide a positive impact upon their lives, their family and the community.

C. GOALS

The goals of the group are to grow in a scale relative to the demand of the social groups within the Roleystone and surrounding areas, thus achieving a sustainable 'business'.

Membership	Number	Financial
2012	23	23
2013	52	52
2014	55	45
2015	74	39
2016	80	36
2017	84	35
2018	89	36
2019	-	45
2020	-	75

D. TARGET MARKET

There are currently 450 in the target demographic of the Roleystone-Karragullen area (based on the last Census). The intention is to appeal to men of all ages, including men with disabilities, isolated men, unemployed men and men from culturally diverse backgrounds.

1. LEGAL PLAN

1.1. LEGAL AND ADMINISTRATIVE REQUIREMENTS

In order to guarantee compliance with its legal requirements, the Roleystone Men's Community Shed is a member of the Men's Shed Western Australian Association (MSWA).

1.2. NAME

The shed is named "The Roleystone Men's Community Shed Inc".

1.3. LEGAL STRUCTURE

The Roleystone Men's Community Shed Inc. is a not for profit entity, staffed and managed by volunteers who have a diverse background, that support a positive environment for members. The constitution is available upon request.

The Association was registered on the 2 February 2011 under the Associations Incorporation Act 1985 under the Name 'The Roleystone Men's Community Shed Inc' registration number 24723927588.

1.4. TAXATION

The Roleystone Men's Community Shed was registered for GST at the start of operations in April 2011.

1.5. INSURANCE

The Roleystone Men's Community Shed, as a part of its membership of MSWA, contributes a percentage of the individual members, membership fee to cover all relevant insurances. These being Public & Products Liability, Association Liability, Volunteer's Personal Accident. This is renewed annually with a strict policy being in place, that without being a fully paid up member, no access to the workshop facilities are available.

Building and contents insurance is supplied by Arthur J Gallagher.

Worker compensation: The Roleystone Men's Community Shed is a not for profit entity staffed by volunteers and as there is no payroll, there is no requirement to meet WorkCover charges.

2. MARKET RESEARCH

In order to understand the need for the unique services provided by the Men's Shed environment, particularly in Roleystone, before the shed commenced, three types of research were conducted:

- Desktop research: review of literature on and the success of the Men Sheds model in addressing social needs.
- Community research (including literature review, community meetings and key community representative's targeted interviews).
- Discussion and observation of existing Men Sheds to review the model against an operational environment.

2.1. DESKTOP RESEARCH

The benefits of men's sheds to the health and wellbeing of men has been established by recent research (Misan 2010, pp. 4-7).

The Australian Men's Health Policy Strategy has identified men's sheds as an important community health innovation.

Recent research has demonstrated that men's sheds are effective in decreasing social isolation, creating friendships, and enhancing self-esteem. Men's sheds provide mateship and a sense of belonging through positive and therapeutic informal activities and experiences with other men. Men's shed programs can lead to positive health, happiness and wellbeing outcomes for men who participate, and their partners, families and communities.

Research has also found that men's sheds have the ability to reach older and isolated men and be a vehicle for health promotion and illness prevention programs. However, in the absence of social and emotional health, men are less likely to act on health promotion messages, as men's key concerns relate to social and emotional issues such as loneliness, boredom, social isolation, loss of self-esteem, purpose and identity since retirement, rather than physical problems such as heart disease, diabetes or cancer (Misan 2010, p6). In responding to the social and emotional needs of men, men's sheds may improve the likelihood that men will respond to health promotion messages and participate in illness prevention programs.

During the consultations for the National Male Health Policy there was considerable support expressed for men's sheds for their demonstrated success in reaching marginalised and isolated males and in contributing to improvements in male health and wellbeing.

Support for Men's Sheds is an initiative under the National Male Health Policy. All Men's Sheds in Australia have access to a wide range of resources and support for their particular Shed.

Initial Community Consultation:

After a Community Forum hosted by the Roleystone-Karragullen Bendigo Bank in 2010, it was decided that a men's shed was a high priority. Later that year, the community was invited to its' initial meeting. The support was encouraging with around 50 men attending. This strong attendance and positive outcomes demonstrated support for the project. The Roleystone Men's Community Shed was formed and commenced operation at Easter 2011.

Sources:

- Golding B et al, Men's sheds in Australia - Learning through Community contexts, NCVER, 2007.
- Misan G and Sergeant P, Men's sheds—a strategy to improve men's health, paper delivered at the 10th National Rural health Conference, 2010.
- Australian Men's Shed Association website <http://mensshed.org/home/.aspx>

2.2. COMMUNITY RESEARCH.

Roleystone's population is currently facing a number of challenges:

- Ageing population:

With approximately 21% of the population currently 55 years and over, it is forecast that the number of people aged 50+ years in the Armadale area will nearly double between 2007 and 2026. (Census information).

- Growing number of Sporting Associations:

Although Roleystone/Karragullen is a small and diverse community, a growing number of young families are attracted to the area. Their families engage in all forms of sporting activities. The area around the oval at Springdale Park provides space to build sporting meeting places, along with facilities such as a men's shed.

2.3. RESEARCH ON EXISTING MEN SHEDS

Before it's inauguration in 2011, The Roleystone Men's Community Shed Committee met with a variety of other men's sheds in the Metro area. (Mosman Park, Heart & Soul, Kalamunda, Gosnells, Joondalup and Fremantle). Discussions with these Men's Sheds and with the Australian Men's Shed Association indicated that it is possible to become self-sustaining once the initial establishment costs of the building and equipment have been met. It was also a useful exercise to observe what operational models were in place and how effective they are.

2.4. CONCLUSION OF RESEARCH

In conclusion, the community and business support for the Roleystone Men's Community Shed was overwhelming. In order to continue this strong bond, the Roleystone Men's Community Shed has continued to work closely and talk regularly with the organisations mentioned in this document.

<p>Strengths:</p> <ul style="list-style-type: none"> i. Men helping Men ii. Men helping and mentoring youth iii. Staffed by volunteers iv. Strong Community Support v. High level of motivation of members vi. Strong association with the Roleystone Community Garden and the Roleystone Markets. 	<p>Weaknesses:</p> <ul style="list-style-type: none"> i. Staffed by volunteers ii. Minimal cash flow
<p>Opportunities:</p> <ul style="list-style-type: none"> i. To provide a positive impact upon a large number of people in the Roleystone - Karragullen area ii. To promote health and welfare amongst those men who have not sought help or support. 	<p>Threats:</p> <ul style="list-style-type: none"> i. Lack of financial support.

The Roleystone Men's Community Shed is not a project working in isolation, but a member of an evolving, active and growing community. It is a community project at the heart of the community.

2.5. SWOT ANALYSIS

Strengths:

In addressing the strengths and how we will build on them:

- Positive outcomes will help build the strength behind men helping men in a non-competitive environment.
- By regularly rotating roles within the volunteer management structure, we believe a positive developing environment will be maintained.
- Ensuring that community support is nurtured at all times and ensuring that the group maintains a positive presence in the community – always being out there.
- A positive committee structure that does allow for flexibility in roles.
- Many members are fully qualified in their careers to contribute in a positive manner to the management of the organisation.

Opportunities:

The seizing of opportunities: All opportunities need to be addressed to expand the membership base to all age groups. This needs to be done by positive review of all aspects of the position of the Roleystone Men's Community Shed within the community.

Weaknesses:

In addressing the Weaknesses, we do as a group ensure that the core committee would always the most qualified individuals who are enthusiastic and available to pursue the task required.

The balance of income and expenditure is reviewed at all times through the committee and treasurer roles, to ensure that the income would exceed expenditure.

Threats:

In mitigating the Threats, the Committee work hard to ensure that access to all possible funding avenues are explored to their full extent.

The combined experience of the age demographic within the group ensures a good level of appropriate experience in all aspects of running a men's shed.

3. PARTNERSHIP

Based on our research, like any new business or community operation, men's sheds are most vulnerable during their start-up phase. Enthusiasm is high but experience is minimal, processes are lacking and capital is scarce; this is when planning and support count

most. Being reliant on volunteers, fledgling men's shed groups can struggle with the regulations and complexities associated with the establishment of men's sheds. Partnerships with other community organisations can be critical to providing the support, access to resources and expertise that men's shed organisations need.

For this reason, Roleystone Men's Community Shed has key partnerships with:

- Roleystone Community Gardens & Roleystone Markets Group:

This partnership has been in operation since the inception of both the Shed and Garden in 2011. It will be further enhanced by specific projects in the future.

- Health Department: Roleystone Men's Community Shed is a very strong conduit for health bodies to promote health messages. For example, The DIY Health Toolbox is a health promotion initiative under the National Male Health Policy that is directed at Australian males of all ages to build on the valuable roles that men play in Australian society and encourages them to put more importance on looking after their health. The DIY Health Toolbox has been developed in consultation with Minister Susan Leys Male Health Reference Group, the Australian Men's Shed Association and Men Sheds Australia to ensure the items and health promotion messages contained in the toolbox are appropriate and useful in the shed environment. The DIY Health Toolbox is a real toolbox that contains useable items such as tape measures, carpenter's pencils, magnetic clips and note books featuring positive health messages and referral pathways.

The Roleystone Men's Community Shed has developed a close relationship with the local Roleystone Medical Family Centre and the Roleystone Family Chemists to help provide medical information and talks directed at men's health.

- Local Schools: The Roleystone Men's Community Shed has developed in conjunction with the local Scripture Union the Roleystone Men's YouthShed, where students attended after school activities constructing items (skate boards, gum ball machines, repairing bikes, construction of skate board ramps).
- Businesses: Though corporate sponsorship and partnerships the Roleystone Men's Community Shed continues to build it's presence within the local area.

4. MARKETING PLAN

4.1. FUNDRAISING:

A fundraising policy and procedures will be developed to actively encourage all members in ensuring the shed's financial security. The basis of the policy is to produce a basic range of products as well as charge members on a time basis for the use of the facility for personnel projects

4.1.1. Producing products for sale:

Products that the Roleystone Men's Community Shed manufacture for sale have are:

- Gas Bottle BBQs
- Wooden bowls and turned items
- Dog kennels
- Children's Forts
- Garden tables and seats
- Trophies
- Cubby Houses
- Spice racks
- Children toys
- Bird houses
- Possum boxes

Roleystone Men's Community Shed will also design and manufacture of speciality products to meet specific requests. 'The community needs will be researched in order to develop products that suits individual needs'.

Media

4.1.2. Hold a major raffle.

Roleystone Men's Community Shed has held two major raffles with a paintings donated by a local artist. This events were promoted to the community to raise money for the intended new shed build.

4.1.3. Undertaking projects for community agencies and services for a donation:

Over the last three years the Roleystone Men's Community Shed has undertaken many and various projects with the community, some of which are:

- Repair and refurbishment of a local residence through the local Lions Club of Armadale.
- Construction of a garden bench incorporating an old farm sign for a couples 55 year anniversary.
- Production of a painting display stand and mirrored teaching equipment for a local artist.
- Make new wooden components for a local businessman's vintage car.
- Construct two movable partitions for a local Kindergarten & Children's Playgroup.
- Construct stage furniture for a local theatre.
- The construction of a Cubby House and Fort for the Armadale Child Protection Services.

4.1.4. Seek sponsorship from businesses:

Local businesses have provided sponsorship for the Roleystone Men's Community Shed over the years since it's start. These businesses include:

Roleystone-Karragullen Bendigo Bank,
Fidock & Co Real Estate,
Jarrah Settlements,
Roleystone Family Centre,
Corinthian Doors,
Organic Webs,
Mitre 10,
Byford Glass,
Halligan's Building,
Roleystone Family Medical Centre,
Roleystone Community Chemist,
Joe Dirt Bobcat & Truck Services,
Stephanie Boyle (local artist),
Crossways.

A sponsorship strategy has been developed to offer different options to interested businesses and offer a fair exposure of their business in return funds or the supply of tools and or materials.

4.2. PROMOTION PLAN

The objective of the promotion plan has two levels:

1. Promote the Roleystone Men's Community Shed to potential new members.
2. Promote the Roleystone Men's Community Shed to the community as a whole in order to promote products made and potential services to the community, including the donation of timber and other material supplies.

Branding:

The logo of the Roleystone Men's Community Shed is a key element of the Promotion strategy and has been designed professionally.



Wednesday, 23 May 2018



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The logo and badge will be use systematically in the community communication such as letterhead, brochures and signage.

Shirts, hats and jackets have been purchased for members with the Shed logo. A local business sponsors our shirts with their own logos being placed upon on the sleeves to advertise their businesses.

Roleystone Men's Community Shed uses the local magazine to actively promote its service and existence to the Roleystone-Karragullen community through regular press releases.

- Print advertising

Coloured brochures of the Roleystone Men's Community Shed are distributed in prominent areas throughout the Roleystone and Karragullen community such as doctors' surgeries, hardware stores, pharmacies and Family Centre.

- Website

Roleystone Men's Community Shed website is a key component of the marketing strategy. The website allows the Roleystone Men's Community Shed to provide information to the community and potential members about its activities, services and projects. Local businesses and community groups have been approached to add the Roleystone Men's Community Shed link to their websites.

The Roleystone Men's Community Shed also runs a Facebook page to keep local residents and others up to date with Shed activities.

- "Bandiwords"

The Shed produces a monthly newsletter for members and to be read by the public called "Bandiwords". Within this publication details of Shed activities, news, personalities and other event are publicised to members.

4.3. REVIEW

Regular reporting on the increasing number of members who join the Roleystone Men's Community Shed and number of members regularly using the Roleystone Men's Community Shed facilities. The Shed not only reports on financial soundness but also mission outcomes. Activities are measured to report on how effective the shed is meeting the needs of its members. Discussion and feedback will be sought from key community groups.

5. OPERATIONS PLAN

5.1. NEW PREMISES

It is hoped that the new Roleystone Men's Community Shed will be located at Springdale Park. Roleystone Men's Community Shed has been designed by a members of the shed in conjunction with the shed builder.

Physical Structure:

Funding is constantly being sought from a number of sources. However we have accumulated enough funds over the years from the membership, the community and businesses to commence work at once. We are seeking to build a shed of 460Sqm. The initial shed layout will provide adequate facilities as determined for a membership of up to 75 persons.

Shed Design: See attached diagram

Internal Fit Out:

The internal structure will be insulated and lined to provide sound and climate controlled environment. It will also provide for a small kitchen, toilet facilities and a multipurpose meeting area as well as a small office for the Shed Coordinator in the computer area that will house the computer, printer and phone. The design allows for natural daylighting and ventilation.

Electrical:

Electrical supply at present, will be provided by a three phase, stand alone generator to meet the power requirements of the installed machinery. A low load external supply will be may be required to power emergency exit lighting and security lighting out of shed normal operating hours, however these items may be met by solar power and battery if funds allow.

Water and Waste:

Although water supply needs are minimal, up to a 90,000 ltr tank is to be installed to provide the required water supply for coffee and tea making facilities, plus sink and shower supply. Water will be harvested from the shed roof. A septic system as required by the City of Armadale, will dispose of waste grey and black water. A storm water disposal will dispose of excess rainwater after filling the water tank.

Toilet Facilities:

Toilet facilities for both (male/female) ambulant and non-ambulant members or visitors will be provided together with a kitchen for the use of members of the Roleystone Men's Community Shed. It is envisaged that other social groups made make use of these facilities in the future by mutual agreement.

5.2. PLANT AND EQUIPMENT

Plant and equipment is already directed towards wood and metal work for use by the Roleystone Men's Community Shed membership. The shed has a complete set of hand and power tools to enable all members to have involvement in projects that will develop team interaction, enhancement and transfer of skill sets, communication and empathy amongst each of the members, creating an environment where similar experiences and past trauma can be discussed in an open and friendly environment.

It is planned to have enough plant and equipment, along with that already acquired, so that members will be able to continue to achieve an outcome that will generate an income stream contributing to the financial security of the Roleystone Men's Community Shed.

<ul style="list-style-type: none">• Thicknesser• Band saw• Lathes• Drum Sander• Jointer• Mortiser	<ul style="list-style-type: none">• Wood lathe• Various electric hand tools• Belt/Disc Sander• Dust Extraction	<ul style="list-style-type: none">• Metal Lathe• Welders• Table saw• Drill Press• Other fit out requirements
--	---	--

Types of plant and equipment that the shed has already acquired are:

5.3. IT REQUIREMENTS

There is a need for a basic IT system comprising of:

- One computer – Loaded Windows Software.
- One printer/copier– Colour Web access.
- Internet Access

It is also proposed to have 5 additional workstation for teaching of basic computer literacy to Men's Shed Members. The Shed will use the Software available at no cost through its membership of Australian Men's Shed Association.

5.4. STAFFING AND COMMITTEE

The daily affairs of the Roleystone Men's Community Shed will be managed by a Management Committee consisting of:

- Chairman
- Vice-Chairman
- The Treasurer
- The Secretary
- Three (3) ordinary committee members (this a minimum with up to 5 committee members) Sub-committee will be created for different strategic areas such as marketing and special fundraising events.

5.5. OCCUPATIONAL HEALTH AND SAFETY RESPONSIBILITIES

Responsibility for safety is a requirement imposed upon all volunteer staff and shed members. To support the Roleystone Men's Community Shed Safety Program, the Committee has in place a comprehensive safety manual that covers the application of risk assessment for each and every task that members will be undertaking. The risk assessment will develop safe work practices for the use of all plant and equipment used within the Men's Shed in Roleystone.

Key members are trained in, and maintain currency in First Aid.

An induction process and equipment maintenance plan is part of the Roleystone Men's Community Shed Safety Program.

5.6. HOURS OF OPERATION

General hours of operation at present:

9.00am to 12.00pm Tuesday, Thursday and Saturday. Each last Friday of the month we hold a Sundowner from 6.00pm to 8.00pm for members to meet discuss the operation of the Shed and for the Committee to pass on information. This session also allows for a guest speaker. Hours of operation may expand in the future to a further day and/or all day Saturday to 4pm, as required by the membership.

6. FINANCIAL PLAN

6.1. SET UP OF NEW SHED COSTS

CONCEPT AND DESIGN

The Roleystone Men's Community Shed has acquired grants from the following organisations (see page 16 &17)

- Lottery West = \$200,000
- Veterans Association = \$28,000
- Stronger Communities Program through local Federal MP = \$20,000
- Bendigo Bank = \$10,000
- Local Businesses = \$10,000
- Membership = \$30,000

Additionally, the Roleystone Men's Community Shed is actively seeking sponsorship and donations from the community for equipment and other expenses as part of the new-shed costs.

6.2. PROJECTED PROFITS AND LOSS

Notes:

- Member amenities include = tea, coffee, milk, sugar, biscuits etc. Payment of \$2/ session.
- Refreshments at \$2/each at Sundowners
- Consumables = glue, paint, oil, sharpening blades for saws etc., timber as donated.
- Equipment = use of all general equipment within the Shed.
- Volunteers insurance = \$15 per person year (included in Membership fee)

Membership Fees:

Year 1 members fees = \$100 (reduced after year one to encourage greater membership).

Year 2 members fees = \$55 (inc GST)

Year 3 members fees = \$55 (inc GST)

Year 4 members fees = \$77 (inc GST)

Year 5 members fees = \$77 (inc GST)

Year 6 members fees = \$77 (inc GST)

Year 7 members fees = proposed \$77 (inc GST)

As seen from the profit and loss, the Roleystone Men's Community Shed has been financially viable and sustainable in order to offer activities to all members on an ongoing basis. Generating income requires commitment and effort on the part of all members and will be a part of the commitment of all joining members.

Future income will include:

- Products produced and sold at the Roleystone Markets, Karragullen Expo, Kelmscott Markets
- Fundraising through special events such as raffles, quiz nights etc.
- Memberships fees
- Tea/coffee monies
- Sundowner events
- Projects
- Commissions
- External projects

OUTGOINGS Item	2012		2013		2014		2015		2016		2017		2018 (YTD to Feb)	
	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
Power (Dept of Education initially)	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$50	\$1,000	\$530	\$1,500	\$1,644	\$2,500	\$1,877
Water (Dept of Education & Developer)	\$500	\$0	\$500	\$0	\$500	\$0	\$500	\$84	\$500	\$1,000	\$0	\$0	\$0	\$0
Telephone (Mobile Dongle)	\$0	\$0	\$0	\$100	\$360	\$90	\$360	\$107	\$360	\$0	\$0	\$0	\$0	\$0
Advertising		\$270		\$1,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sundry Hardware & Consumable Materials		\$151		\$2,180	\$2,000	\$1,739	\$2,000	\$2,574	\$3,000	\$2,408	\$4,000	\$4,413	\$4,000	\$1,612
Catering - Coffee, Meetings & Sundowners		\$14		\$1,179	\$1,200	\$1,023	\$1,200	\$965	\$1,500	\$890	\$1,200	\$895	\$1,200	\$554
Expenses Special Projects & Fund Raising				\$2,222	\$2,000	\$1,561	\$2,000	\$949	\$1,500	\$712	\$1,000	\$403	\$1,000	\$334
Expenses Retail Sales & Repair Items									\$1,800	\$1,303	\$1,600	\$1,245	\$2,500	\$1,454
New Shed Building Expenses									\$0	\$3,160		\$16,804		\$42,133
Miscellaneous (Stationery, Postge etc.)				\$688	\$800	\$617	\$1,000	\$1,046	\$1,000	\$586	\$1,000	\$1,154	\$1,000	\$401
Insurance PL, Building & Contents		\$487		\$970	\$1,000	\$1,200	\$1,200	\$1,032	\$1,200	\$1,200	\$1,200	\$784	\$700	\$660
Equipment purchase				\$2,400	\$2,500	\$2,500	\$2,000	\$1,900	\$2,000	\$0	\$2,000	\$0	\$2,000	\$1,699
Club Tshirts		\$346		\$562	\$600	\$636	\$500	\$161	\$500	\$0	\$500	\$503	\$1,000	\$1,152
Safety & Security				\$100	\$400	\$1,180	\$500	\$79	\$500	\$58	\$500	\$517	\$500	\$0
Rubbish Collection - Developer									\$400	\$0	\$400	\$0	\$400	\$0
Emergency Services Levy - Developer									\$200	\$0	\$200	\$0	\$200	\$0
Accounting - No Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Totals	\$1,500	\$1,268	\$1,500	\$11,449	\$12,360	\$10,546	\$12,260	\$8,947	\$15,460	\$11,847	\$15,100	\$28,362	\$17,000	\$51,876
Details of Equipment Purchases				Computer, Saw, Extractor, Linn, Grinder		Security and Camera - Projector		Defibrillator	Welder	Welder				Generator

INCOME	Year	Financial Year											
	30/6/201	30/6/2013	30/6/2013	30/6/2014	30/6/2014	30/6/2015	30/6/2015	30/6/2016	30/6/2016	30/6/2017	30/6/2017	28/2/2018 YTD	28/2/2018 YTD
Item	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
1 Sponsorship	\$6,578	\$3,000	\$3,000	\$2,500	\$1,250	\$2,000	\$1,200	\$15,000	\$12,000	\$2,000	\$0	\$4,000	\$3,346
2 Grants								\$50,000	\$50,000	\$28,000	\$28,225	\$22,000	\$21,103
3 Memberships (Notes 1 + 2)	\$2,500	\$1,500	\$1,450	\$2,000	\$2,060	\$2,500	\$2,700	\$3,000	\$2,673	\$2,500	\$2,054	\$2,500	\$1,820
4 Community Events (Markets /Sales) (Note 4)	\$0	\$2,500	\$3,620	\$2,500	\$1,931	\$2,500	\$2,255	\$2,500	\$2,169	\$2,000	\$1,550	\$4,000	\$1,796
5 Commissioned Community Projects	\$0	\$0	\$0	\$0	\$436	\$3,000	\$5,361	\$4,500	\$1,210	\$3,000	\$2,562	\$4,000	\$1,320
6 Sale of Goods	\$0	\$0	\$0	\$500	\$540	\$2,500	\$3,040	\$5,000	\$6,853	\$5,000	\$4,688	\$8,000	\$5,532
7 Fundraising (raffles etc)								\$2,500	\$3,011	\$2,000	\$1,183	\$2,000	\$898
8 Sale of Services (Note 3)	\$0	\$0	\$0	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	\$1,730
9 Contributions & Donations	\$0	\$0	\$85	\$1,000	\$841	\$3,000	\$4,530	\$5,000	\$9,186	\$5,000	\$4,972	\$8,000	\$5,508
8 Bank Interest	\$10	\$100	\$112	\$100	\$68	\$100	\$98	\$200	\$321	\$400	\$674	\$400	\$400
Totals	\$9,088	\$7,100	\$8,267	\$8,600	\$9,126	\$15,600	\$19,184	\$87,700	\$87,423	\$49,900	\$45,908	\$56,900	\$43,453

Year	2013	2014	2015	2016	2017	2018
Total Income (Excluding Grants)	\$8267.00	\$9126.00	\$19184.00	\$34423.00	\$17683.00	\$22305.00

Note 1	M/ship to 06/2012 includes Founding Members ex Gratia Payment \$200
Note 2	M/ship to 06/2013 Members Fees discounted during Membership drive -
Note 3	Lions Club Community Project
Note 4	BBQ's sold at Market Day in Retail Sales
Note 5	\$2 per week was introduced for Coffee/tea as a consequence of membership being reduced from \$110 to \$55 to make it more affordable to join.
Note 6	Sponsorship - Bendigo Bank - \$10,000 - Fidock & Co - \$2,000 - Veterans Affairs - \$50,000 - Minor Sponsors - \$5,000
Note 7	Total 2016 excluding sponsorship for new Shed

Capital Funding Sources			
Funding source	Amount Approved	Status and Conditions	
Lottery West	\$200,000		
RMCS Cash on Hand	\$27,000	Actual \$87,950 (less Sponsorship received to date ** below)	
**Stronger Communities (A Hastie MP)	\$20,000	Electrical works inside shed and outside security lighting	
** DVA	\$28,000	Kitchen fitout, (incl cabinets, benchtops), installed by RMCS, Toilet Fittings, Airconditioning, Furniture.	
** Bendigo Bank	\$10,000	New Shed Sponsorship	
** Dale Design Service	\$2,950	Sponsorship Advertising	
Fidock & Co	\$1,500	New Shed Sponsorship	
Jarrah Settlements	\$1,500	New Shed Sponsorship	
Roleystone Chemist	\$200	New Shed Sponsorship	
Roleystone Medical Centre	\$200	New Shed Sponsorship	
Karragullen Show	\$300	Assisting at entry gate - Karragullen Show	
Community Events & projects, Markets, Sales of goods & services, Fundraising, Donations and Memberships.	\$15,000	Monies raised by RMCS activities as per Business Plan NB: 50% retained for operating costs.	
"Supported in Kind" <i>Grey highlight</i>			
Stephanie Boyle		Donated painting for raffles	
Organic Webs		Free hosting of Website	
Joe Dirt		Donation of work	
Corinthian Doors		Donation of timber	
Stokes and Associates		Accountant Services	
Council Request			
TOTAL	\$306,650		
Capital Expenditure Items		To Lock up Stage	
Item	Amount	Detail	Contractor
Supply & construct building	\$166,560	Incl concrete floor, plumbing & construction insurance	Allen Gledhill Builder
Drafting	\$1,000		
Earthworks	\$10,000	To prepare foundations & base for carparking	Joe Dirt Earthmoving
Septics and Drainage	\$10,000	To install septics and drainage	Joe Dirt Earthmoving
Western Power	\$15,000	Connection Fee to spend on Generator plus Solar Battery Backup - due to COA advice no mains electricity available	TBA
Builders Fee	\$8,000		Allen Gledhill Builder
Bushfire Management Plan	\$3,000	Estimated on previous expense	Entire Fire Management
DA	\$2,000		COA
Carparking	\$0	See Earthworks	Joe Dirt Earthmoving
External lighting	\$0	included in Electrical	
Signage	\$1,000		
Fencing	\$0	Temporary Fencing provided by builder	Allen Gledhill Builder
Survey & Lease Costs	\$500		
Fit-out	\$10,000	Labour by RMCS - Materials as required	RMCS
Construction Insurance	\$0	Included in building construction	Allen Gledhill Builder
Electrical - (Grant - A Hastie MP)	\$23,000	Electrical works inside shed and outside security lighting	Blue Wave Electrical
DVA - Kitchen and amenities	\$28,000	Kitchen fitout, (incl cabinets, benchtops), installed by RMCS, Toilet Fittings, Airconditioning, Furniture	Various & RMCS team
90,000 Litre Water Tank	\$8,450	Colourbond tank - No access to Scheme Water	
TOTAL	\$286,510		

SPRINGDALE PARK

SHORT TERM MASTERPLAN OPTION



Retained existing car park and water tank infrastructure. Possible expansion of water collection to be investigated

FORMALISED HARD STAND
Formalised and stabilised surface area with spectator facilities, shelters and all abilities playground (structures to be removed upon new pavilions construction)

Green waste composting facility to be retained in the short to medium term

NEW EMERGENCY ACCESS
Formalised emergency access driveway and parking only. Could also be utilised for construction vehicles of new pavilion

NEW FEMALE & UMPIRES FACILITIES
Existing pavilion to be retained and a temporary building containing;
- female change/toilets
- umpire change rooms; and
- storage facilities to be added to the ground floor

NEW SPECTATOR FACILITIES
Team and spectator shelters to be placed along the edge of the diamond and within the existing trees

NEW SPECTATOR FACILITIES
North/south orientated baseball diamond with permanent mounds located off the principle sporting oval

Existing primary oval (175mx135m) to be used exclusively for AFL in the winter and baseball in the summer

Retention of existing service point

NEW JUNIOR BASEBALL DIAMONDS
Junior baseball diamonds on the ovals southern perimeter

NEW PROTECTIVE FENCING
3.6m cyclone fence to be constructed behind the AFL goals

Existing entry road to be retained and upgraded with additional right angled car parking

<p>Complete Community Solutions</p>	<p>TPG Town Planning Urban Design & Heritage Level 7, 162 St Georges Tce, Perth WA 6000 Telephone: +61 8 9289 8300 www.tpgwa.com.au</p>	<p>0 10 20 50m</p>	<p>SPORTING AND COMMUNITY HUB MASTERPLAN SPRINGDALE PARK - SHORT TERM Springdale Park, Karragullen As endorsed by Council on 11 March 2013 (C8/3/13)</p>
		<p>Date: 23 November 2012 Drawing No: 712-304 SPST.ai Scale 1:1,000 @ A2</p>	

This concept has been prepared for the purpose of meeting client specifications. The drawing is subject to concept approval and final survey.
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SPRINGDALE PARK

MEDIUM TERM MASTERPLAN OPTION



Retained existing car park and water tank infrastructure. Possible expansion of water collection to be investigated

FORMALISED HARD STAND
Formalised and stabilised surface area with spectator facilities, shelters and all abilities playground (structures to be removed upon new pavilions construction)

Green waste composting facility to be retained in the short to medium term

NEW EMERGENCY ACCESS
Formalised emergency access driveway and parking only. Could also be utilised for construction vehicles of new pavilion

NEW FEMALE & UMPIRES FACILITIES
Existing pavilion to be retained and a temporary building containing;
- female change/toilets
- umpire change rooms; and
- storage facilities
to be added to the ground floor

NEW SPECTATOR FACILITIES
Team and spectator shelters to be placed along the edge of the diamond and within the existing trees

NEW SENIOR BASEBALL DIAMOND
North/south orientated baseball diamond with permanent mounds located off the principle sporting oval

NEW ORGANIC CAR PARK
Potential semi-formalised organic car parking to fit in with existing vegetation

REORIENTATED ENTRY ROAD
Entry road to be reorientated around the north of the oval with potential car parking to front the oval

NEW SECONDARY ENTRY POINT
Potential secondary entry point to serve as emergency access

Retention of existing service point

Existing primary oval (175mx135m) to be used exclusively for AFL in the winter and baseball in the summer

NEW JUNIOR BASEBALL DIAMONDS
Junior baseball diamonds on the ovals southern perimeter

NEW PROTECTIVE FENCING
3.6m cyclone fence to be constructed behind the AFL goals

Existing entry road to be retained and upgraded with additional right angled car parking

<p>Complete Community Solutions</p>	<p>TPG Town Planning Urban Design & Heritage Level 7, 182 St Georges Ter, Perth WA 6000 Telephone: +61 08 9289 8300 www.tpgpa.com.au</p>	<p>0 10 20 50m</p>	<p>SPORTING AND COMMUNITY HUB MASTERPLAN SPRINGDALE PARK - MEDIUM TERM Springdale Park, Karragullen As endorsed by Council on 11 March 2013 (CB/3/13)</p> <p>This concept has been prepared for the purpose of meeting client specifications. The drawing is subject to concept approval and final survey. © The Planning Group WA Pty Ltd</p>
		<p>Date: 23 November 2012 Drawing No: 712-304 SPMT.al Scale 1:1,000 @ A2</p>	

SPRINGDALE PARK

LONG TERM MASTERPLAN OPTION



Existing green waste facility to be retained and consolidated in an efficient facility

NEW SENIOR BASEBALL DIAMOND
North/south orientated baseball diamond with permanent mounds located off the principle sporting oval

Retained existing car park and water tank infrastructure. Possible expansion of water collection to be investigated

ADDITIONAL CAR PARKING
Potential additional car parking facility on the western portion of the site

NEW CENTRAL PAVILION
Potential new central dual sided pavilion with views to all sports playing surfaces and to be shared by all sporting codes

CENTRAL EMERGENCY ACCESS
Formalised central emergency access point. Potential to serve as a central drop off point for elderly spectators and service delivery

NEW PLAYING SURFACE
Secondary playing surfaces (205mx175m) could contain summer and winter users including: AFL, Cricket, Soccer and Rugby

NEW JUNIOR BASEBALL DIAMONDS
Junior baseball diamonds on the ovals southern perimetre

Existing vegetation to be retained where possible. Entry road to be aligned to reduce the removal of existing vegetation

Existing pavilion to be retained for local community and club use as well as private hire

SECONDARY ACCESS ROAD
Northern access road to serve as a fire break as well as driveway to car park

NEW SPECTATOR FACILITIES
Team and spectator shelters to be placed along the edge of the diamond and within the existing trees

NEW SENIOR BASEBALL DIAMOND
North/south orientated baseball diamond with permanent mounds located off the principle sporting oval

NEW ORGANIC CAR PARK
Potential semi-formalised organic car parking to fit in with existing vegetation

Existing primary oval (175mx135m) to be used exclusively for AFL in the winter and baseball in the summer

OVAL PERIMETRE CAR PARKING
Car parking to surround the existing oval to rejuvenate the 'local oval' feeling

Retention of existing service point

ADDITIONAL CAR PARKING
Potential additional car parking facility on the south eastern portion of the site, with direct access from the entry point

NEW JUNIOR BASEBALL DIAMONDS
Junior baseball diamonds on the ovals southern perimetre

NEW PROTECTIVE FENCING
3.6m cyclone fence to be constructed behind the AFL goals

Existing entry road to be retained and upgraded with additional right angled car parking

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		<p>Date: 23 November 2012 Drawing No: 712-304 SPLTail Scale 1:1,500 @ A2</p>	

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Community Services Directorate
2018 - 2019
Draft Annual Budget

See Separate Attachment