

# CITY OF ARMADALE

## AGENDA

**OF COMMUNITY SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 7 DECEMBER 2021 AT 5.30PM.**

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*A meal will be served at 6:30 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**

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

## **DECLARATION OF MEMBERS' INTERESTS**

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## **QUESTION TIME**

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*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**

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## **CONFIRMATION OF MINUTES**

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## **RECOMMEND**

**Minutes of the Community Services Committee Meeting held on 19 November 2021 be confirmed.**

## **ITEMS REFERRED FROM INFORMATION BULLETIN**

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Report on Outstanding Matters – Community Services Committee

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

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## COMMUNITY SERVICES COMMITTEE

7 DECEMBER 2021

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***1.1 - COMMUNITY INFRASTRUCTURE PLAN - MINOR REVIEW 2021***

WARD : ALL  
FILE No. : M/607/21  
DATE : 15 September 2021  
REF : CW  
RESPONSIBLE MANAGER : Executive Manager  
Community Services

**In Brief:**

- Local Governments develop Community Infrastructure Plans to provide guidance for an appropriate level of provision of community infrastructure required to meet current and future community needs, and to provide evidence for funding through developer contributions and other sources.
- A 'minor review; of the City's Community Infrastructure Plan 2020-2036 has been undertaken. Based on this review, a draft Community Infrastructure Plan 2021 – 2037 has been prepared for Council's consideration.
- Recommend that Council endorse the draft Community Infrastructure Plan 2021-2037 as an informing document to assist with the current review of the City's Corporate Business Plan and Long Term Financial Plan.

**Tabled Items**

Nil

**Decision Type**

- Legislative**                      The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive**                              The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial**                      The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

**Officer Interest Declaration**

Nil

### **Strategic Implications**

#### **Strategic Community Plan 2020 - 2030**

- 1.1 Foster and strengthen community spirit
- 1.2 Improve community wellbeing
- 1.3 Community facilities meet community needs
- 1.4 An inclusive and engaged community
- 2.2 Attractive, inclusive, and functional public places
- 2.3 Functional, inclusive, and sustainable infrastructure
- 2.5 Quality development that enhances the amenity and livability of the City
- 3.2 Positive image and identity of the City
- 4.1 Strategic leadership and effective management

#### **Corporate Business Plan 2020 - 2025**

- 1.4.4.2 Review the City's CIP to ensure that the needs of the City's ageing population are met.
- 1.4.4.3 Review the City's CIP to ensure that the needs of the City's youth are met.

### **Legal Implications**

#### **Planning and Development Act 2005**

An Act to provide for a system of land use planning and development in the State and for related purposes. The purposes of the Act include:

- provide for an efficient and effective land use planning system in the State; and
- promote the sustainable use and development of land in the State.

#### **State Planning Policy 3.6 – Development Contributions for Infrastructure**

Infrastructure contributions is a long-standing mechanism where the development sector works with State and local government to deliver infrastructure to accommodate urban growth.

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

Council's Policy ENG13 *Asset Management Vision* relates to this report.

### **Budget/Financial Implications**

Financial implications related to the Community Infrastructure Plan (CIP) are considered when Council reviews and sets the City's Annual Budget, Corporate Business Plan and Long Term Financial Plan. There are no budget implications directly associated with this report.

### **Consultation**

1. Executive Leadership Team
2. City Departments

## **BACKGROUND**

Community infrastructure comprises a wide range of facilities and open spaces available for community use. This includes, but is not limited to sporting and passive open spaces, pavilions, halls, community centres, playgrounds, libraries, aquatic centres, recreation centres, skate parks, hard courts and theatres etc.

CIPs are developed by local governments as strategic documents that provide direction on the planning and delivery of community infrastructure in local government areas as they evolve.

Importantly CIPs are required under State Planning Policy 3.6 – Development Contributions for Infrastructure as the evidence required to justify development contributions which make up a significant funding stream for facilities in new areas. This is particularly relevant for the City at this time with reviews of the State Planning Policy 3.6 and also the Wungong Urban Water Development Contribution Scheme currently underway.

As well as providing the evidence base for developer contributions, CIPs and the needs and feasibility work that underpin them, form the evidence base for external funding submissions to state and federal funding agencies.

The City of Armadale CIP is an informing document and does not compel Council to any particular course of action or timeframe. The CIP informs the City's annual budget, the Corporate Business Plan and Long Term Financial Plan which incorporate the City's longer term forecasts regarding the timing and cost of delivering major community infrastructure projects.

Council endorsed the City's first CIP in 2010 (CS77/9/10) and it has been reviewed several times since in 2011, 2013 and 2020. The current review sits alongside the consideration of relevant City policies and plans; national, state and local participation trends; contemporary planning approaches to community infrastructure; existing community infrastructure trends and benchmarks; relevant State legislation, strategies, plans and guidelines; and existing and future demographics across the City's suburbs.

The current CIP 2020 – 2036 was endorsed in September 2020 (C25/9/20) and represented a major review from the previous versions. The current Corporate Business Plan has identified that an annual review of the CIP will be undertaken with regular reviews ensuring that contemporary data, trends and triggers are available when Council considers including community infrastructure projects in the Corporate Business Plan and Long Term Financial Plan. Annual reviews also ensure that any relevant council decisions relating to Community Infrastructure are incorporated into the CIP.

Given the significant review that was undertaken for the current 2020-2036 version, the draft presented with this report 2021 is considered a 'minor review' incorporating updated statistical data and information relating to Council feedback and decisions since the last version was endorsed.

The City's Corporate Business Plan 2020-2025 includes the following two action items, along with the Business Area deliverables for 2021-2022:

*1.4.4.2 Review the City's CIP to ensure that the needs of the City's ageing population are met*

*1.4.4.3 Review the City's CIP to ensure that the needs of the City's youth are met*

## **DETAILS OF PROPOSAL**

The review of the CIP has resulted in the following updates to be included in the draft CIP 2021-2037:

| UPDATE   | COMMENT   |
|--|---|
| <p>Information with relation to “Older” people following the inclusion of a key action in the City’s Corporate Business Plan: <i>1.4.4.2 Review the City’s CIP to ensure that the needs of the City’s ageing population are met.</i></p> | <p>Incorporates:</p> <ul style="list-style-type: none"> <li>▪ Demographic information of the City’s older people</li> <li>▪ Strategies that relate to facility provision for older people, including the CD strategy</li> <li>▪ Considerations for facility provision for older people</li> <li>▪ Industry benchmarks relevant to facility provision for older people</li> <li>▪ Current facility provision</li> </ul>  |
| <p>Information with relation to “Young” people following the inclusion of a key action in the City’s Corporate Business Plan: <i>1.4.4.3 Review the City’s CIP to ensure that the needs of the City’s youth are met.</i></p>             | <p>Incorporates:</p> <ul style="list-style-type: none"> <li>▪ Demographic information of the City’s youth</li> <li>▪ Strategies that relate to facility provision for youth, including the CD strategy</li> <li>▪ Considerations for facility provision for youth</li> <li>▪ Industry benchmarks relevant to facility provision for youth</li> <li>▪ Current facility provision</li> <li>▪ Opportunities for additional provision</li> <li>▪ Inclusion of location maps of current outdoor youth facilities.</li> </ul> |
| <p>Inclusion of an Executive Summary, including a consolidated implementation schedule</p>   | <p>Reworking of the <i>Introduction</i> of the previous version and inclusion of a consolidated implementation schedule combining the catchment projects and stages of delivery. Timing of delivery of projects has been revised to align with the current Corporate Business Plan and relevant Council decisions</p>   |
| <p>Updates to objectives and priorities from the City’s Strategic Community Plan that have implications for the Community Infrastructure Plan</p>  | <p>Updates to the table that referenced the previous SCP, replacing with the text from the current SCP.</p>   |
| <p>Addition of informing City documents that informs the CIP and further reference to external plans, strategies and policies</p>  | <p>Reference to other plans and strategies that have implications or reference to facility provision.</p>   |
| <p>Catchment maps have been updated to reflect recent Council decisions and completion of projects.</p>  |   |
| <p>Catchment Community Infrastructure Schedules have been updated</p>  | <p>Updated to include current timing based on endorsed 4YB, Capital Investment Book and LTFP.</p>   |
| <p>Completed key projects within last 5 years</p>  | <p>Brief summary information on projects delivered by previous iterations of CIP’s.</p>   |

For the purpose of this report, the draft CIP as attached, incorporates updates to the previous version which are highlighted in blue and new inclusions in the draft CIP highlighted in yellow. All other content of the draft CIP as attached, not highlighted, remain the same as the version previously endorsed by Council in September 2020.

## COMMENT

This review represents an update of information previously endorsed by Council either through the previous CIP, specific Council decisions or Council endorsement of strategies, plans or budget documents.

The additional information relating to *Young People* and *Older People* provides direction and context when considering facility provision for these groups, however does not introduce new projects. It is pertinent to note that the CIP is an overarching strategic document that provides the background and context necessary to meet the requirements of SPP3.6 *Development Contributions for Infrastructure* and to make evidence based submissions for external funding. The more detailed needs, feasibility and concept work is developed and considered at a project level. Consideration for young people and older people is given on a project by project basis and incorporated into functional briefs. Projects specifically to accommodate provision for these demographic groups would require further direction as to additional needs and feasibility work to be undertaken to identify and cost these works.

The implementation schedule is separated into two sections – the first being those where the timing and budget allocations have been endorsed through the Four Year Budget or Capital Investment Book (T42/7/21). The second section, while endorsed projects, will not have their timing confirmed until the Long Term Financial Plan is finalised and then in each iteration of the Four Year Budget process. Indicative timing is included.

It is anticipated that the next major review of the CIP will be in readiness for delivery of Corporate Business Plan objective 1.2.3.6 *Create a community DCP for infill areas to collect for CIP improvements (2022-23)*

## OPTIONS

1. Endorse the Community Infrastructure Plan 2021 – 2037.
2. Seek further information before considering the CIP.

Option 1 is the recommended option.

## CONCLUSION

As a minor review, the CIP 2021-2037 does not introduce new projects. The decisions around the timing of the various projects are made through other processes and reflected in the next review of the CIP.

The revised CIP provides the City with a contemporary evidence-based community planning document that guides the delivery of fit-for-purpose community infrastructure to meet the community's needs now and into the future.

## **RECOMMEND**

**That Council endorse the Community Infrastructure Plan 2021-2037 as an informing document to reviews of the City's Corporate Business Plan and Long Term Financial Plan, with the timing of projects to be updated with any changes when the Four Year Budget and Long Term Financial Plan are endorsed.**

## **ATTACHMENTS**

1. [↓](#) DRAFT Community Infrastructure Plan 2021-2037

## **2.1 - LEASE AND LICENCE POLICY - IMPLEMENTATION PLAN**

WARD : ALL  
FILE No. : M/623/21  
DATE : 20 September 2021  
REF : CW2/AS/WS  
RESPONSIBLE MANAGER : Manager Recreation Services

### **In Brief:**

- The City of Armadale's Lease and Licence Policy has been reviewed and was endorsed in April 2021.
- This report provides an approach for Council's consideration to implement the City's revised policy
- Recommend that Council endorse the facilities to be available for hire; facilities that are available for exclusive use through lease or licence arrangements and facilities to be the subject of direct negotiation with current user groups.

### **Tabled Items**

Nil

### **Decision Type**

- Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive** The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

### **Officer Interest Declaration**

Nil

### **Strategic Implications**

- 1.1 Foster and strengthen community spirit
- 1.1.2 Cultivate the sense of place generated by the City's heritage, vegetation and escarpment, wetlands and waterways as well as the participation in vibrant community hubs.
- 1.1.3 Support the development and sustainability of a diverse range of community groups.
- 1.2 Improve community wellbeing
- 1.2.2 Facilitate the alignment of service and program delivery to identified social priorities within the community.
- 1.2.3 Provide for a diverse range of active and passive recreational pursuits within the City.

1.4 An inclusive and engaged community

1.4.2 Encourage the provision of inclusive and accessible facilities, services and programs within the community.

1.4.4 Facilitate the provision of facilities, services and programs to meet the needs of the City's current and future demographics.

**Legal Implications**

*Local Government Act 1995* Section 3.58 – Disposing of Property

*Local Government (Functions and General) Regulations 1996*, Regulation 30

*Planning and Development Act 2005*

**Council Policy/Local Law Implications**

Council Policy – Lease and Licence

**Budget/Financial Implications**

There may be minor, non-material impacts on the City's budget resulting from changes to hire revenue for non-exclusive use facilities, and cost recovery of outgoings for exclusive use facilities.

**Consultation**

1. City of Armadale Officers

**BACKGROUND**

The City has 59 facilities comprising 127 bookable/leasable spaces (either entire buildings or part thereof) available for community use under the following arrangements;

- Casual Hire (a one-off, or irregular booking to a maximum of 11 per year)
- Regular Hire (ongoing or consistent bookings, with 12 or more per year)
- Seasonal Hire (consistent bookings for a defined sporting season)
- Exclusive Use (Lease or Licence of a facility or a portion of a facility). It is the occupancy arrangements related to these facilities which is the subject of this report.

**Hire Arrangements (multi use)**

Hire of community facilities and reserves is dealt with through Policy REC4 which promotes diversity of usage and ensures that usage is managed in a fair and equitable manner for the benefit of the community. Approximately 17,000 bookings took place in the 2020/21 financial year. Fees and charges for hire of these bookings are governed by Policy – Community Facilities and Reserves Fees and Charges and subject to annual review through the budget process. \$346,529 in bookings revenue was received in the 2020/21 financial year.

**Lease and Licence arrangements (exclusive or partial exclusive use)**

A review of the City of Armadale's Lease and Licence Policy, previously 'ADM2', has been undertaken with a revised policy endorsed by Council in April 2021 (C9/4/21). This Policy provides guidance for Council; City officers, current occupants and potential occupants when proposing and/or entering into leases or licences for community facilities.

Some pertinent elements of the Lease and Licence policy follow;

**Policy**

Community, Financial, Historical and Environmental consideration have been taken into account in developing the following Guiding Principles:

- The City’s preference for its community facilities is to encourage multiuse arrangements to maximise the benefit to the community. The City will, however, enter into a Lease or Licence agreement where significant community benefit or operational practicalities are identified. The City recognises the value in providing access to community facilities for a variety of activities, which enhance community, social, health and wellbeing outcomes.
- The City recognises the value in providing access to facilities to commercial organisations in circumstances where the organisation’s activities provide a significant community benefit.
- The City is the Asset owner and is responsible for providing safe and compliant facilities and ensuring that any proposed usage is appropriate to the type and location of facilities.
- The City aims to balance a fair and reasonable contribution from users of community facilities with the subsidy required from rates.

The policy sets out the categories of Occupancy Arrangements;

**2. Categories of Occupancy Arrangements**

| Category          | Application   | Term   |
|-------------------|---|--|
| Lease Agreement   | Exclusive use of whole or portion of a facility or land, at all times.                                  | <ul style="list-style-type: none"> <li>• Five years with a five year renewal option at the sole and absolute discretion of the City.</li> <li>• Council may consider shorter terms where required for transitional arrangements</li> </ul> |
| Licence Agreement | Non-exclusive continued use of the whole or portion of a facility or land for an agreed amount of time. |  |

The policy also articulates Council’s decision points in the process;

**3. Registration of Interest**

Organisations can register an interest in entering a Lease or Licence in one of two ways:

1. Where Council determines that City property is available for lease or licence, it will call for registrations of interest based on the criteria set out in this Policy (see Table 1 below). Registrations of interest will then be considered by Council.

2. An eligible organisation may at any time approach the City for a Lease or Licence for a City owned property by providing an evidence based case to demonstrate its activities respond effectively to identified community needs (see Table 1 below). In this case, Officers will consider whether a lease or licence is potentially feasible, and if so, a preliminary proposal is to be considered by Council to decide if the property can be made available for Lease or Licence following which a Registration of Interest process will be implemented.

In essence, the policy articulates a two-step process;

1. Council determines that it is in the best interests of the community for a facility or part of a facility to be made available for lease or licence
2. Following an ROI process Council determines which group, or groups can occupy a facility under a lease or licence

Currently, the City of Armadale's portfolio of occupancy arrangements is as follows;

- 21 Leases (buildings)
- 8 Leases – Land Only Agreements
- 4 Licences (reserves)
- 11 Management Agreements (buildings)
- 1 Management Agreement – Land Only
- 8 Memorandums of Understanding
- 1 Occupancy Agreement (building)
- 1 Service Agreement
- 6 arrangements where an Organisation is using a City facility with no formal agreement in place

The policy had been under review for some time resulting in 13 leasing agreements that have exceeded their term with occupancy currently under a standard 'holding over' clause that can be terminated by either party at a month's notice. In addition there are 15 expired alternative forms of occupancy arrangements, in the main through Management Agreements, and there are 6 instances of historical ongoing informal arrangements with limited supporting documentation. All of these agreements have been on hold pending the endorsement of a revised Lease and Licence Policy resulting in a backlog of 34 individual agreements that are currently required to be dealt with in the context of the revised policy.

Licence

## **DETAILS OF PROPOSAL**

The proposal of this report relates to section 3 of the Lease and Licence Policy which requires Council to determine which facilities or parts of facilities are to be made available for lease or licence. To this point in time, Council has determined that only Roleystone Hall is to be made available for exclusive use under the requirements of the recently reviewed Policy (C15/5/21). Given that all of the exclusive use groups in City facilities that have regular contact with the City have expressed an interest in continuing to have exclusive use, Council now need to provide direction on how related facilities, or parts thereof, should be dealt with (67 in total).

This report proposes that Council determine which facilities;

- Should be offered to use under hire arrangements
- Should be offered for exclusive use under a registration of interest
- Should be the subject of direct negotiation with current user groups

Council's direction will provide clarity for officers and community groups regarding these facilities without the need to return to Council for a decision if/when for example, groups express an interest in an already heavily used facility. Council always has the options of revising its policy position depending on circumstances, however having clarity around which facilities should not be offered for hire or exclusive use will be a very useful and practical first step.

Three tables have been compiled for this report;

- Table 1; facilities that are recommended for hire (non-exclusive use by multiple hirers)
- Table 2; facilities for potential exclusive use (under lease or licence arrangements).
- Table 3; Facilities for which the City should negotiate directly with current user groups regarding future arrangements.

It may be that Council would like additional information regarding some of the facilities mentioned before determining which arrangements should apply. In these cases facilities could be omitted from a table for the purpose of progressing arrangements for the balance and then providing further information for consideration at a later date.

### **Lease vs Licence**

Under the City's Lease and Licence Policy, a community facility leased by the City is one which will grant an occupant with exclusive use of whole or portion of a facility or land, at all times. A community facility licenced by the City is one which will grant an occupant non-exclusive continued use of the whole or portion of a facility or land for an agreed amount of time.

### **COMMENT**

Part of this proposal is that Council is being asked to endorse the offering of a facility for lease/licence in order to commence a Registration of Interest process. . Council will consider a further report with the results of the ROI process. At that point Council may;

- Decide on a preferred tenant
- Not accept any ROI and repeat the ROI process
- Not accept any ROIs and decide that a facility reverts to hire arrangements

Should a preferred occupant be endorsed by Council a likely timeframe to finalise a new agreement with a preferred occupant is approximately 20 weeks.

The usual process is as follows:

| Stage / Week                                   | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|--|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|
| Initial meeting with prospective occupant      | ■ | ■ |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |
| Occupant reviews agreement                     |   |   | ■ | ■ |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |
| Secondary meeting                              |   |   |   |   | ■ | ■ |   |   |   |    |    |    |    |    |    |    |    |    |    |    |
| Revise agreement                               |   |   |   |   |   |   | ■ | ■ |   |    |    |    |    |    |    |    |    |    |    |    |
| Seek internal City feedback                    |   |   |   |   |   |   |   |   | ■ | ■  |    |    |    |    |    |    |    |    |    |    |
| Finalise agreement                             |   |   |   |   |   |   |   |   |   |    | ■  |    |    |    |    |    |    |    |    |    |
| Agreement reviewed by by ELT                   |   |   |   |   |   |   |   |   |   |    |    | ■  | ■  |    |    |    |    |    |    |    |
| Agreement submitted to and endorsed by Council |   |   |   |   |   |   |   |   |   |    |    |    |    | ■  | ■  | ■  |    |    |    |    |
| Agreement executed by occupant                 |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    | ■  | ■  |    |    |
| Agreement executed by the City                 |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    | ■  | ■  |

In some cases the process may take longer due to a variety of factors including approvals required, volunteer capacities and other venue or group specific circumstances.

## ANALYSIS

The recently reviewed Policy - *Lease and Licence* provides clarity regarding arrangements between the City and exclusive use tenants of City facilities. In addition to more clearly articulating the responsibilities of the City and tenant groups when entering new agreements, the policy also aims to address some historic inconsistencies in arrangements.

In line with the Policy – *Lease and Licence*, the criteria assessed across all facilities in determining whether a facility is made available for exclusive use are summarized as follows:

- History of the facility
- Community perspective on change of operation model
- Will the property be utilized to its realistic potential?
- Availability of other facilities
- Financial impact on the City
- Any property modifications required and how these are proposed to be funded

The above information for a given facility and a prospective occupant will be established through the ROI process, allowing Council to determine whether to proceed with a lease or licence. In determining recommendations as to whether to commence that process via ROI, for each space as listed in this report, the primary drivers were:

- For current hire spaces: booking volumes and availability of other similar spaces
- For new spaces: informed estimate of demand and needs assessment
- For current exclusive use spaces: availability, usage and enquiries for similar facilities

There have been some recent instances where Council has agreed to enter into a lease or licence;

### Lease for the use of Cross Park Cricket and Netball Pavilion

The Cross Park Master Plan was endorsed by Council in March 2013 (C8/3/13) which identified the need for a refurbished cricket pavilion that also accommodated use by netball. In July 2017, Council endorsed a concept plan and supported submission of funding applications for the Cross Park Cricket-Netball Pavilion (C18/7/17).

Following successful funding submissions, a further report to Council in July 2019 sought to finalise the intentions of Council to enter into a lease with the Roleystone-Karagullen Cricket Club and to define the terms of such an agreement (C24/7/19). The report provided information on the club's requests, as well as recommending the agreement type and terms. This 'intention to lease' secured the interests of the club providing them with assurance to finalise their financial contribution towards the project (\$250,000) and allowing the project to proceed. Council endorsed a 20 year lease term with a 10 year option (C24/7/19).

#### Licence for the use of the Brian O'Neill Memorial Reserve Community Centre

In August 2019 a report was presented to Council regarding the future of the old Bedforddale Bush Fire Brigade Fire Station (C26/8/19). In November 2020 Council considered the future use of the community facility located at 2 Waterwheel Road, Bedforddale following the relocation of the Bedforddale Volunteer Bushfire Brigade to a new facility (C37/11/20).

A 'registration of interest' (ROI) process was conducted to enable a broad and transparent process of engagement with potential users of the facility. Part of Council Resolution's was to endorse the Armadale Community Men's Shed and Roleystone Community Men's Shed as the preferred co-tenants to occupy this facility and to receive a further report as to the proposal for occupancy arrangements, including responsibilities for ongoing costs. In July 2021, Council endorsed the City enter into a Licence Agreement with the Armadale Community Men's Shed Inc. and the Roleystone Community Men's Shed Inc. for the use of this facility (C22/7/21). In accordance with Policy – Lease and Licence, licence agreements are the appropriate type given neither group will have sole exclusive use of the facility and it will be shared between the two organisations. In this case the licences are based on a 5 year term with a five year renewal option which is consistent with the revised policy.

#### Lease for the Roleystone Theatre

In 2018 Council resolved (T5/2/18) to close the Roleystone Theatre until a detailed structural assessment of the building was completed with the findings presented to Council in August 2018 (T61/8/18). The City is currently progressing the redevelopment of the Roleystone Theatre building on Brookton Highway, Roleystone, with works due for completion in the second half of 2022. A further report on the future of the theatre building was considered in December 2018 (C37/12/18) with part of the decision of that report determining the following occupancy arrangements;

4. *Consider user arrangements that support the Roleystone Theatre Group as a primary tenant but considers opportunities for others.*
6. *Commit to the use of Roleystone Hall by the RTG until such time that the Roleystone Theatre is reopened.*

A draft lease is currently being developed for the theatre building that will ensure opportunities for other user groups can be realised. The draft lease will be presented to Council for consideration once it has been finalised.

#### Lease of Roleystone Hall by the Roleystone Theatre Group

Following the closure of the Roleystone Theatre in February 2018, the City worked with Roleystone Theatre Incorporated (RTI), to ensure the group was able to continue with its activities and modified Roleystone Hall to accommodate theatre productions. In February 2018, Council resolved (C4/2/20) to enter into a Lease with the RTI for Roleystone Hall on a two year term.

In December 2020, following discussion throughout the year, the City was advised by RTI of the organisation's intent to rescind its intent to lease the facility to enable the organisation to better regulate its expenses amidst COVID-19 disruptions. In March 2021 (C6/3/21) Council rescinded the decision originally endorsed in February 2020 and agreed to not proceed with entering into a lease with the RTI for the exclusive use of Roleystone Hall.

Lease of Roleystone Hall by the Roleystone Gymnastics Club

Council has previously determined that the Roleystone Hall can be made available for Lease and that Registrations of Interest (ROIs) are called from interested groups (C15/5/21). Council considered ROIs in August 2021 and decided to defer a final decision pending further information (C25/8/21). A total of three ROIs were received by the City and in November 2021 (C35/11/21), Council endorsed the Roleystone Gymnastics Club Inc. as the preferred lessee of the Roleystone Hall. A draft lease will now be developed for endorsement by Council.

In addition to considering facilities to be offered for hire or exclusive use through an ROI process, Council is being asked to consider direct negotiation between some user groups that have had a long standing historic relationship with particular facilities in particular locations. Examples are the Forrestdale Sporting Association's relationship with the Forrestdale Sporting Pavilion and the Armadale Sporting Association's relationship with the Gwynne Park Pavilion. This part of the proposal is consistent with the way Council has dealt with other groups in similar circumstances such as Roleystone Theatre Incorporated and Roleystone/Karagullen Cricket Club. This group of facilities also relates to those occupied by Child Health Services, in which case Council has previously determined that its facilities are made available for what it considers to be a valuable service in the community. Related facilities in this group are noted in table 3. Based on the considerations raised in this report, three tables have been developed.

**Table 1: Spaces Recommended for Hire**

| #    | Space   | Current Arrangement |
|------|---|---------------------|
| 1.1  | Arena – Courts 1 & 2; Armadale                              | Hire                |
| 1.2  | Armadale District Hall – Kim Fletcher Gallery; Armadale     | Hire                |
| 1.3  | Armadale District Hall – Main Hall; Armadale                | Hire                |
| 1.4  | Armadale District Hall – Supper Room; Armadale              | Hire                |
| 1.5  | Baker's House – Children's Activity Area; Harrisdale        | Hire                |
| 1.6  | Baker's House – Main Hall; Harrisdale                       | Hire                |
| 1.7  | Churchman Brook Community Centre – Main Hall; Bedfordale    | Hire                |
| 1.8  | Evelyn Gribble Community Centre – Main Hall; Hilbert        | Hire                |
| 1.9  | Frye Park Pavilion – Main Hall; Kelmscott                   | Hire                |
| 1.10 | Harold King Community Centre – Multipurpose Room 2; Camillo | Hire                |
| 1.11 | Harold King Community Centre – Main Hall; Camillo           | Hire                |
| 1.12 | Harrisdale Pavilion – Main Hall; Harrisdale                 | Hire                |
| 1.13 | John Dunn Hall – Main Hall; Kelmscott                       | Hire                |
| 1.14 | John Dunn Pavilion – Function Room 1; Kelmscott             | Hire                |
| 1.15 | Kelmscott Hall – Karda (Hills) Room; Kelmscott              | Hire                |
| 1.16 | Kelmscott Hall – Main Hall; Kelmscott                       | Hire                |
| 1.17 | Minnawarra Church; Armadale                                 | Hire                |
| 1.18 | Novelli Pavilion – Main Hall; Piara Waters                  | Hire                |
| 1.19 | Piara Waters Pavilion – Main Hall; Piara Waters             | Hire                |
| 1.20 | Rossiter Pavilion – Main Hall; Piara Waters                 | Hire                |

| #    | Space   | Current Arrangement   |
|------|---|-----------------------|
| 1.21 | Rossiter Pavilion – Multipurpose Room; Piara Waters | Hire                  |
| 1.22 | (New) Court – William Skeet Reserve; Forrestdale    | Yet to be constructed |
| 1.23 | (New) Creyk Pavilion – Main Hall; Kelmscott         | Under construction    |
| 1.25 | (New) Hall – Forrestdale – Main Hall; Forrestdale   | Yet to be constructed |
| 1.26 | (New) Pavilion – Morgan Park – Main Hall; Armadale  | Yet to be constructed |

**Table 2: Spaces Recommended for Exclusive Use through Registrations of Interest**

| #    | Space   | Current Arrangement |
|------|---|---------------------|
| 2.1  | Arena – Court 3; Armadale                                     | Hire                |
| 2.2  | Arena – Meeting Room; Armadale                                | Exclusive Use       |
| 2.3  | Arena – Multi-Purpose Room; Armadale                          | Hire                |
| 2.4  | Arena – Office Store Room; Armadale                           | Exclusive Use       |
| 2.5  | Armadale District Hall – Utility Room 1; Armadale             | Exclusive Use       |
| 2.6  | Bedforddale Hall – Main Hall; Bedforddale                     | Hire                |
| 2.7  | Bob Blackburn Pavilion – Main Hall; Seville Grove             | Hire                |
| 2.8  | Evelyn Gribble Community Centre – Meeting Room 2; Hilbert     | Exclusive Use       |
| 2.9  | Evelyn Gribble Community Centre – Multi-Purpose Room; Hilbert | Hire                |
| 2.10 | Evelyn Gribble Community Centre – Office; Hilbert             | Exclusive Use       |
| 2.11 | Frye Park Pavilion – Bar; Kelmscott                           | Storage             |
| 2.12 | Frye Park Pavilion – Meeting Room; Kelmscott                  | Hire                |
| 2.13 | Harold King Community Centre – Multi-Purpose Room 1; Camillo  | Hire                |
| 2.14 | Harold King Community Centre – Meeting Room; Camillo          | Hire                |
| 2.15 | Harrisdale Pavilion – Club Room; Harrisdale                   | Exclusive Use       |
| 2.16 | John Dunn Hall – Committee Room; Kelmscott                    | Exclusive Use       |
| 2.17 | John Dunn Pavilion – Canteen; Kelmscott                       | Hire                |
| 2.18 | John Dunn Pavilion – Function Room 2; Kelmscott               | Hire                |
| 2.19 | John Dunn Pavilion – Office; Kelmscott                        | Storage             |
| 2.20 | Kelmscott Hall – Bilya (River) Room; Kelmscott                | Exclusive Use       |
| 2.21 | Riverdale Childcare & Community Association – Land; Kelmscott | Exclusive Use       |
| 2.22 | Piara Waters Pavilion – Meeting Room; Piara Waters            | Hire                |
| 2.23 | Reg Williams Centre; Armadale                                 | Exclusive Use       |
| 2.24 | Rossiter Pavilion – Club Room; Piara Waters                   | Exclusive Use       |
| 2.25 | Rossiter Pavilion – Meeting Room; Piara Waters                | Hire                |
| 2.26 | Rushton Park Outdoor Centre; Kelmscott                        | Exclusive Use       |
| 2.27 | Settlers Common Field Study Centre; Bedforddale               | Exclusive Use       |
| 2.28 | Settlers Common Willow Heights; Bedforddale                   | Exclusive Use       |
| 2.29 | Springdale Pavilion – Main Hall; Karragullen                  | Hire                |
| 2.30 | Thomson House (Cross Park); Roleystone                        | Exclusive Use       |
| 2.31 | (New) Creyk Pavilion – Club Room; Kelmscott                   | Under construction  |
| 2.32 | (New) Creyk Pavilion – Multipurpose Room; Kelmscott           | Under construction  |

| #    | Space  | Current Arrangement   |
|------|--|-----------------------|
| 2.33 | (New) Creyk Pavilion – Venue Management; Kelmscott           | Under construction    |
| 2.34 | (New) Hall – Forrestdale – Child Friendly Service Space      | Yet to be constructed |
| 2.35 | (New) Hall – Forrestdale – Community Services Space          | Yet to be constructed |
| 2.36 | (New) Pavilion – Morgan Park – Club Room (not the main hall) | Yet to be constructed |
| 2.37 | (New) Pavilion – William Skeet Reserve                       | Yet to be constructed |

**Table 3: Facilities to be Considered Separately and Directly with Current Occupants**

| #    | Space   | Current Occupant   |
|------|---|--|
| 3.1  | Armadale Badminton Centre; Armadale                 | South Suburban Badminton Association                     |
| 3.2  | Armadale Bowling Club; Armadale                     | Armadale Bowling Club                                    |
| 3.3  | Armadale Guide Hall; Armadale                       | Guides WA / Armadale Guides                              |
| 3.4  | Armadale Lotteries House (Land); Armadale           | Armadale Lotteries House                                 |
| 3.5  | Armadale Scout Hall; Armadale                       | Scouts WA / Armadale Scouts                              |
| 3.6  | Armadale Tennis Pavilion; Armadale                  | Armadale Tennis Club                                     |
| 3.7  | Baker’s House (Portion of); Harrisdale              | Child and Adolescent Community Health                    |
| 3.8  | Cross Park Community Garden – Garden; Roleystone    | Roleystone Community Garden                              |
| 3.9  | Cross Park Community Garden – Shed; Roleystone      | Roleystone Community Garden                              |
| 3.10 | Cross Park Courts; Roleystone                       | Roleystone Tennis Club                                   |
| 3.11 | Cross Park Cricket and Netball Pavilion; Roleystone | Roleystone/Karragullen Cricket Club                      |
| 3.12 | Cross Park Football Pavilion; Roleystone            | Roleystone Senior Football Club                          |
| 3.13 | Cyril Rushton Centre (Rushton Park); Kelmscott      | Kelmscott Tennis Club and Kelmscott Agricultural Society |
| 3.14 | Eli Cook Pavilion (Cross Park); Roleystone          | Roleystone Tennis Club                                   |
| 3.15 | Evelyn Gribble Community Centre (Portion of)        | Child and Adolescent Community Health                    |
| 3.16 | Fletcher Park; Wungong                              | Wallangara Riding and Pony Club                          |
| 3.17 | Greendale Centre; Armadale                          | Dale Cottages  |
| 3.18 | Gwynne Park Fire Track; Armadale                    | DFES   |
| 3.19 | Gwynne Park Pavilion; Armadale                      | Armadale Sporting Club                                   |
| 3.20 | Gwynne Park Tennis Courts; Armadale                 | Armadale Tennis Club                                     |
| 3.21 | Hillandale Retirement Village (Land); Roleystone    | Amana Living   |
| 3.22 | John Greene Centre (Land); Armadale                 | Southern Districts Support Association                   |

| #    | Space   | Current Occupant                                     |
|------|---|--|
| 3.23 | Kanyana Guide and Brownie Hall (Cross Park); Roleystone | Guides WA (Roleystone Guides)                        |
| 3.24 | Karragullen Hall; Karragullen                           | Scouts WA (Roleystone Scouts)                        |
| 3.25 | Kelmscott Community Garden – Land; Kelmscott            | Kelmscott Community Garden                           |
| 3.26 | Kindaimanna Community Centre – Play Areas; Camillo      | Kindaimanna Community Kindergarten                   |
| 3.27 | Lance Morgan Pavilion; Karragullen                      | Hills Orchard Improvement Group                      |
| 3.28 | Lot 300 Albany Highway (Rifle Range); Bedforddale       | Southern Districts Rifle Association                 |
| 3.29 | Palomino Park Clubrooms; Champion Lakes                 | Riverside Park Pony Club                             |
| 3.30 | Roleystone Family Centre; Roleystone                    | Department of Communities (Roleystone Family Centre) |
| 3.31 | Rushton Park Tennis Courts; Kelmscott                   | Kelmscott Tennis Club                                |
| 3.32 | Ted Finch Pavilion (Alfred Skeet Reserve); Forrestdale  | Armadale Soccer Club                                 |
| 3.33 | Westfield Scout Hall; Seville Grove                     | Scouts WA (Westfield Scouts)                         |
| 3.34 | Westfield Seniors Centre; Camillo                       | Kelmscott/Westfield Seniors                          |
| 3.35 | Williams Road Storage Shed (CoA Depot); Kelmscott       | Lions Club WA  |
| 3.36 | (New) Champion Lakes Community Centre; Champion Lakes   | Champion Lakes Residents Association                 |
| 3.37 | (New) William Skeet Pavilion; Forrestdale               | Forrestdale Sporting Association                     |

The main focus of this report is community based exclusive use and so the City's commercial leasing arrangements are not included.

Working through ROIs for facilities with lapsed occupancy arrangements and those requiring new occupancy arrangements will be a significant and time consuming task. It is intended, that pending Council's endorsement, the first phase of working through the list would involve the following facilities (or part thereof);

1. Creyk Pavilion – Club Room
2. Harrisdale Pavilion – Club Room
3. Piara Waters Pavilion – Meeting Room (not the main hall)
4. Reg Williams Pavilion (Minnawarra House)
5. Rossiter Pavilion – Club Room
6. Redeveloped Child spaces – Forrestdale Hub New Hall – Forrestdale (New)
7. Morgan Park Pavilion – Club Room only
8. Armadale Arena (Parts thereof)

## OPTIONS

1. Council endorse the recommended positions on current hire spaces and new spaces; and support the offering of existing exclusive use spaces for ROI.

2. Council determine alternate positions for any of the current hire, new or current exclusive use spaces.
3. Council identify any facilities (or part thereof) in Table 1 or Table 2 requiring additional information.

## CONCLUSION

The endorsement of the new Lease and Licence Policy provides the City with the opportunity to address outstanding occupancy arrangements and investigate optimization of usage of other spaces. At present there are some inconsistencies in usage arrangements across the City that should be streamlined. This will be a progressive task and arrangements will need to be addressed incrementally over time. The overarching aim of maximizing community benefit has driven the process and recommendations in this report.

## RECOMMEND

### That Council:

1. **Endorse Table 1: Spaces Recommended for Hire as attached**
2. **Endorse Table 2: Spaces Recommended for Exclusive Use as attached**
3. **Endorse Table 3: Spaces to be dealt with separately and directly with current occupants as attached**

## ATTACHMENTS

1. [↓](#) Attachment 1 - Spaces Recommended for Hire
2. [↓](#) Attachment 2 - Spaces Recommended for Exclusive Use through Registrations of Interest
3. [↓](#) Attachment 3 - Facilities to be Considered Separately and Directly with Current Occupants

***COUNCILLORS' ITEMS***

---

Nil

***EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT***

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Nil

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

| <b>COMMUNITY SERVICES COMMITTEE</b>                          |   |             |
|--|---|-------------|
| <b>SUMMARY OF ATTACHMENTS</b>                                |   |             |
| <b>7 DECEMBER 2021</b>                                       |   |             |
| <b>ATT<br/>NO.</b>   | <b>SUBJECT</b>  | <b>PAGE</b> |
| <b>1.1 COMMUNITY INFRASTRUCTURE PLAN - MINOR REVIEW 2021</b> |   |             |
| 1.1.1  | DRAFT Community Infrastructure Plan 2021-2037   | 24          |
| <b>2.1 LEASE AND LICENCE POLICY - IMPLEMENTATION PLAN</b>    |   |             |
| 2.1.1  | Attachment 1 - Spaces Recommended for Hire  | 102         |
| 2.1.2  | Attachment 2 - Spaces Recommended for Exclusive Use through Registrations of Interest     | 103         |
| 2.1.3  | Attachment 3 - Facilities to be Considered Separately and Directly with Current Occupants | 104         |

# Community Infrastructure Plan



2021-2037



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2 Draft - Community Infrastructure Plan 2021 - 2037

The Community Infrastructure Plan is a critical document that serves to:

- identify the need for and timing of community infrastructure projects,
- advocate for external funding for those projects, and
- form part of the evidence base for external funding submissions.

It is designed to align with the *State Planning Policy no.6 – Development Contributions for Infrastructure (SPP 3.6)* which provides the opportunity to collect development contributions towards community infrastructure.

### Review history

| Version | Approval Date  | Title/Description  | Council Decision |
|---------|----------------|--|------------------|
| 1       | August 2010    | Community Infrastructure Plan Version 1 Revision 1: July 2010        | CS77/8/10        |
| 2       | September 2011 | Community Infrastructure Plan Version 1 Revision 2<br>September 2011 | D67/9/11         |
| 3       | December 2013  | Community Infrastructure Plan 2011-2031 Version 3                    | C42/12/13        |
| 4       | September 2020 | Community Infrastructure Plan 2020 - 2036                            | C25/9/20         |
| 5       | December 2021  | Community Infrastructure Plan 2021 - 2037                            |                  |

Front cover photo: Cross Park Cricket and Netball Pavilion  
Construction completed in 2020





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Draft - Community Infrastructure Plan 2021-2037

## Welcome to Country

*Authored by Viv Hansen, Community Elder*

Gnullah gjurapin noonarkah nitcha gnulla Whadjuk boodja  
Nitjah gnullah moort boodja koorah yey Kalyakool  
Gnullah koort ,gnulla wirryin bwora gnarduh Nitja gnullah boodja  
Woolah Gnullah Boodja

We are happy that you are here on the traditional lands of Whadjuk part of the Bibbulman nation and its people.

The land of our families past present forever. Our heart our blood and our spirit are buried deep in our land. This is where we are from. Welcome to our Country.

We also respectfully acknowledge the strength resilience and capacity of all our elders past and the contribution they have made for our people to move forward and participate in today's society and the City of Armadale for the strong relationship we share with each other.

## Acknowledgement of Country

The City of Armadale acknowledges the Traditional Owners and Custodians of the land upon which we stand, work and play.

We acknowledge the Aboriginal People as the First Nation People and their connection to the land and waters, as the land and waters are a part of them, spiritually and culturally.

We acknowledge their ancestors, the Elders past and present, who have led the way for us to follow in their footsteps.



City of Armadale, Champion Centre. Artwork by Matt Adnate, Rohin and Bradley Kicket



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4 Draft - Community Infrastructure Plan 2021 - 2037

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Draft - Community Infrastructure Plan 2021-2037

## Executive Summary

The City of Armadale (the City) is strategically located in Perth metropolitan South Eastern corridor. Despite global disruption as a result of COVID-19 the City continues to be one of the fastest growing local governments in Western Australia and in the country.

The City's estimated resident population for 2020 was 93,928 and is expected to reach 151,896 by 2041. The City's 3.4% annual population growth has consistently exceeded the State and National average over the last 10 years. The fastest growing communities are located to the west of the City Centre, predominantly in Piara Waters, Harrisdale, Haynes, and Hilbert.

The City holds a primary role for the provision of community infrastructure including community buildings and public open space to accommodate organised and social sporting, cultural, recreational and leisure activities. In order to ensure that residents have equitable access to fit-for-purpose, sustainable community infrastructure the City undertakes the regeneration of existing facilities in older more established areas, and provides new facilities in growth areas as communities become established.

For the purpose of this Plan community infrastructure refers to: "The buildings and space that are accessed by the community for a wide range of community, cultural, educational, recreational and sporting pursuits; both formally and informally. Community facilities at times perform additional functions, for example as pre-determined emergency welfare centres.

**The Community Infrastructure Plan (CIP) is a critical document in securing external funding for community infrastructure projects. It is designed to align with the State Planning Policy no.6 – Development Contributions for Infrastructure (SPP 3.6) which provides the opportunity to collect development contributions towards community infrastructure. The CIP also provides an evidence base for other external funding submissions.**

The CIP provides a vital link to the City's Strategic Planning Framework guiding the allocation of the City's resources toward the achievement of key City aspirations in the City's Strategic Community Plan. It aligns with key City strategic documents and informs the City's Corporate Business Plan and Long Term Financial Plan.

The City's CIP focusses on major community facilities such as community centres including libraries, sporting and recreational playing fields and associated buildings. These are the basic community infrastructure requirements that will help facilitate community participation, connection and a healthy lifestyle.

In addition to the key projects as outlined in the CIP, Council considers other more locally focused community facilities such as dog parks, youth spaces, community gardens and men's sheds. These are also important in bringing the community together. In some instances these elements would form part of a major project such as the redevelopment of a community hub or they may stand alone but they are not listed as specific projects in the CIP.

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The CIP provides an evidence based framework to assist Council in making decisions about the level of provision of community facilities throughout the City over time.

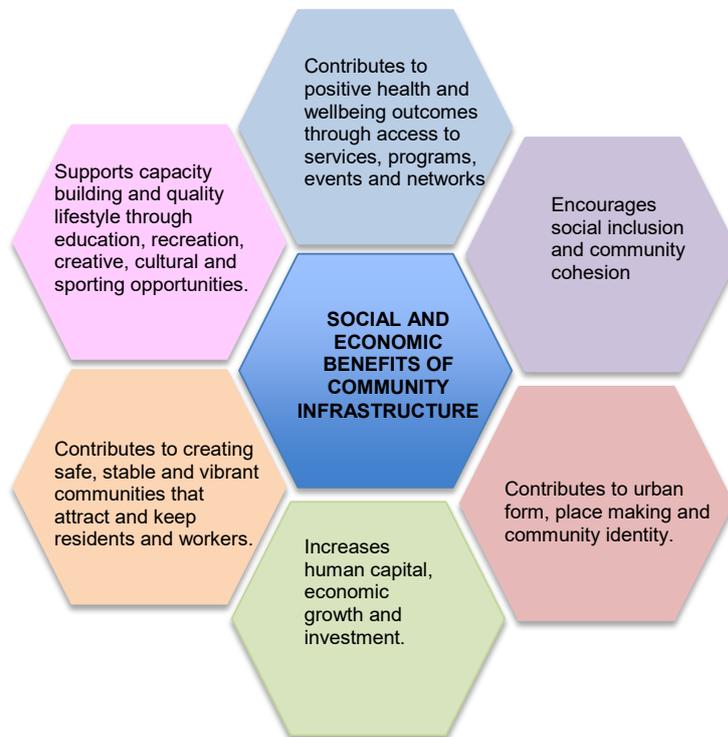
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From time to time, Council may consider other types of specific use facilities such as major performing arts centres, seniors' centres or youth centres. Any major projects developed following Council deliberations and decisions will then be included in the future revisions of the CIP.



**Social and Economic Benefits of Community Infrastructure**

The timing of delivery of CIP projects is based on population triggers and the availability of funds, and is reviewed annually as part of the City's budgeting process. The CIP uses the most current demographic data; this may be the 2016 Census or where available from more recent data sets.

The City's first CIP was developed in 2010 and has subsequently been reviewed three times in 2011, 2013 and 2020. An annual review of the CIP was identified as a key action in the City's Corporate Business Plan 2020-2025 (CBP).

This minor review includes the following amendments:

- Information with relation to "Older" people following the inclusion of a key action in the City's Corporate Business Plan: *1.4.4.2 Review the City's CIP to ensure that the needs of the City's ageing population are met.*
- Information with relation to "Young" people following the inclusion of a key action in the City's Corporate Business Plan: *1.4.4.3 Review the City's CIP to ensure that the needs of the City's youth are met.*
- Inclusion of an Executive Summary, including a consolidated implementation schedule
- Updates to objectives and priorities from the City's Strategic Community Plan that have implications for the Community Infrastructure Plan
- Addition of informing City documents that informs the CIP and further reference to external plans, strategies and policies





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- Catchment maps have been updated to reflect recent Council decisions and completion of projects.
- Catchment Community Infrastructure Schedules have been updated
- Completed key projects within last 5 years

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**Community infrastructure projects beyond the Four Year Budget**

| Project   | Cost estimate | 2021/2022 | 2022/2023 | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | 2029/2030 | 2030/2031 | 2031/2032 | 2032/2033 | 2033/2034 | 2034/2035 | 2035/2036 | +15 years |
|---|---------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Hilbert (South West) Sports Ground - Stage 2 Pavilion (Cell J)              | \$3,582,554   |           |           |           | Plan      | Design    | Construct |           |           |           |           |           |           |           |           |           |           |
| Haynes District Sports Ground Stage 1 - Ovals (Cell D)                      | \$4,758,924   |           |           |           | Plan      | Design    | Construct |           |           |           |           |           |           |           |           |           |           |
| Haynes District Sports Ground Stage 2 - Pavilion (Cell D)                   | \$4,758,924   |           |           |           |           | Plan      | Design    | Construct |           |           |           |           |           |           |           |           |           |
| Hilbert East District Community Centre (Cell G)                             | \$6,492,121   |           |           |           |           |           | Plan      | Design    | Construct |           |           |           |           |           |           |           |           |
| ARRR Stage 1 (Regional Netball Basketball Facility – TBC) (Cell A)          | \$48,690,000  |           |           |           | Plan      | Plan      | Design    | Construct | Construct |           |           |           |           |           |           |           |           |
| ARRR - Wungong District Playing Fields – 2 Community plus pavilion (Cell A) | \$16,502,825  |           |           |           |           |           |           | Plan      | Design    | Construct |           |           |           |           |           |           |           |
| Haynes Community Centre (Cell C)  | \$3,010,742   |           |           |           |           |           |           |           | Plan      | Design    | Construct |           |           |           |           |           |           |
| Hilbert (West) Community Facility (Cell K)                                  | \$3,010,742   |           |           |           |           |           |           |           |           |           |           |           |           | Plan      | Design    | Construct |           |
| ARRR - Wungong District Playing Fields – 2 community plus pavilion (Cell A) | \$16,208,743  |           |           |           |           |           |           |           |           |           |           |           |           | Plan      | Design    | Construct |           |
| Hilbert (East) Sports Ground - Oval (Cell G)                                | \$5,008,566   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | ✓         |
| Hilbert (West) District Sports Ground (Cell K)                              | \$9,997,460   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | ✓         |
| Hilbert (South East) Sports Ground - Stage 1 Oval (Cell H)                  | \$3,849,837   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | ✓         |
| Hilbert (South East) Sports Ground - Stage 2 Pavilion (Cell H)              | \$3,849,837   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | ✓         |
| Gwynne Park Upgrades – Phase 2  | \$10,904,000  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | ✓         |

The Community Infrastructure Implementation Schedule is indicative and provides guidance when considering including community infrastructure projects in the City's Corporate Business Plan and Long Term Financial Plan including the timing of projects.



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10 Community Infrastructure Plan 2021 – 2037

## Strategic Alignment

### City of Armadale Plans and Policies

#### Strategic Community Plan 2020-2030

The City's *Strategic Community Plan 2020-2030* is a blueprint for the future direction of the City of Armadale and our community. It sets out our vision, aspirations and objectives designed to strengthen and build on Armadale's natural beauty, rich heritage and culture, diverse landscapes and lifestyles, and wealth of business and investment opportunities. These objectives and aspirations guide the City's policies and actions which are then linked directly to operational functions to meet the needs of the current and future population. The objectives and priorities which specifically relate and inform the CIP are listed in the table below:

| OBJECTIVES  | STRATEGIES  | MEASURES   |
|---|---|--|
| <b>Outcome 1.1: Foster and strengthen community spirit</b>  |   |  |
| 1.1.2 Cultivate the sense of place generated by the City's heritage, vegetation and escarpment wetlands and waterways as well as the participation in vibrant community hubs. | <ul style="list-style-type: none"> <li>Community Hubs Master Planning Initiative 2017</li> </ul>  | Increase in % of community valuing the City as a place to live.  |
| 1.1.3 Support the development and sustainability of a diverse range of community groups.  | <ul style="list-style-type: none"> <li>Community Development Strategy 2017-2021</li> <li>Financial Assistance Program</li> </ul>  | Increase in % of community satisfied with services & facilities relating to – seniors, youth, people with disability and multiculturalism. |
| 1.1.4 Preserve and celebrate the City's built, natural and cultural heritage.   | <ul style="list-style-type: none"> <li>Museum Interpretation Plan 2008</li> </ul>   | Increase in % of community satisfied with how local history and heritage is preserved and promoted.  |
| <b>Outcome 1.2: Improve Community Wellbeing</b>   |   |  |
| 1.2.3 Provide for a diverse range of active and passive recreational pursuits within the City.  | <ul style="list-style-type: none"> <li>TPS No.4 &amp; Community Infrastructure Plan (CIP) 2020-2036</li> </ul>  | Increase in % of community satisfied   |
| <b>Outcome 1.3: Community Facilities meet Community needs</b>   |   |  |
| 1.3.1 Ensure the equitable provision of Community Facilities throughout the City.   | <ul style="list-style-type: none"> <li>Community Infrastructure Plan 2020-2036</li> <li>Advocacy Strategy 2020-2022</li> <li>Library Strategic Plan 2019-2026</li> <li>Development Contribution Plans (DCPs)</li> <li>Community Hubs Master Planning Initiative 2017</li> <li>Asset Management Plan – Building</li> </ul> | Increase in % of community satisfied with community buildings, halls and toilets.  |
| <b>Outcome 1.4: An inclusive and engaged community</b>  |   |  |
| 1.4.2 Encourage the provision of inclusive and accessible facilities,   | <ul style="list-style-type: none"> <li>DAIP 2016-2021</li> </ul>  | Increase in % of community satisfied with access to services and facilities for  |

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| services and programs within the community.   |  | people with a disability.  |
| 1.4.4 Facilitate the provision of facilities, services and programs to meet the needs of the City's current and future demographics.  | <ul style="list-style-type: none"> <li>• Age Friendly Communities Strategy</li> <li>• CIP 2020-2036</li> <li>• DAIP 2020-2021</li> <li>• Youth Places and Spaces Engagement Strategy</li> </ul>  | Increase in % of community satisfied with services and facilities for Youth.<br>Increase in % of community satisfied with facilities, services and care available for seniors. |
| <b>Outcome 2.5: Quality development that enhances the amenity and liveability of the City</b>   |  |  |
| 2.5.1 Ensure the City's planning framework is modern, flexible, responsive and aligned to achieving the outcomes of the Strategic Community Plan and Corporate Business Plan. | <ul style="list-style-type: none"> <li>• Local Planning Strategy 2016</li> <li>• Town Planning Scheme No.4 2005,</li> <li>• Local Planning Policies</li> <li>• Structure Plans</li> <li>• Development Contribution Plans</li> </ul>  | Increase in % of community satisfied with what the City of Armadale is doing to promote the area as a desirable place to live and work.  |
| <b>Outcome 4.1: Strategic Leadership and effective management</b>   |  |  |
| 4.1.1 Advocate for the delivery of key transformational projects.   | <ul style="list-style-type: none"> <li>• Advocacy strategy</li> </ul>  | Increase in % of community satisfied with Council's advocacy role – representing the local community at a State and Federal government level.                                  |
| 4.1.2 Develop and maintain a comprehensive suite of strategies and plans to guide the City's delivery of infrastructure and services to the community.                        | <ul style="list-style-type: none"> <li>• Strategic Community Plan</li> <li>• Corporate Business Plan</li> <li>• Local Emergency Management Arrangements 2011</li> <li>• Long Term Financial Plan</li> <li>• Workforce Plan</li> <li>• Asset Management Plans</li> <li>• Occupational Safety and Health Policy</li> </ul> | Increase in % of community satisfied the City has developed and communicated a clear vision for the area.  |

**Corporate Business Plan – Long Term Financial Plan**

The CIP informs the City's Corporate Business Plan and Long Term Financial Plan, both of which are reviewed annually by Council. While the CIP informs Council's decision making process, it is at the point of setting the annual budget and Corporate Business Plan that decisions regarding the timing of projects and the allocation of funding are made.

**Informing documents**

The CIP is informed by and is aligned with the following City of Armadale plans, strategies and studies and also with relevant external policies, and documents.



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| City of Armadale plan strategy or study                    | Implications for the CIP  |
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| Access and Inclusion Plan 2021 -2026                       | <p>Outcome 2: People with disability have the same opportunities as other people to access the buildings and other facilities of the City of Armadale.</p> <p>Strategies from this document applicable to the CIP include:</p> <p>2.1 Infrastructure planning and refurbishment of buildings and facilities to include access and inclusion requirement,<br/>                     2.2 Continuous improvement of external infrastructure.<br/>                     2.3 Updated information is available to residents about the accessibility of buildings, facilities and parks.</p> |
| Library Strategic Plan 2019-2026                           | <p>Recommendation 2:<br/>                     Develop new library facilities to meet community growth</p>   |
| Community Development Strategy 2021-2026                   | <p>Focus Area 1: Places and Spaces<br/>                     Priority action: Provide input into future planning of community facilities and service provision.</p>  |
| Digital Strategy 2017 -2022                                | <p>Strategy 3.2 Smart Technology: To improve the utilisation of City assets and provide innovation spaces for innovators within the City to collaborate and generate new ideas; will have implications for the CIP.</p>   |
| Asset Management Plans                                     | <p>City Asset Management Plan AMPs have been compiled to comply with local government regulatory requirements including the Integrated Planning and Reporting Framework requirements. They document the management practices, processes and strategies that are applied to ensure each individual asset is 'fit for purpose' and facilitates the delivery of the intended services.</p>   |
| Community Health and Wellbeing Plan 2021-24                | <p>The City contributes to community health and wellbeing in many ways including providing recreational and sporting facilities. The City's Health and Wellbeing Plan has two key actions that have implications for the CIP:</p> <p>Action 11.1.2.3 Integrate health and wellbeing components into the designing of new and upgraded facilities.<br/>                     Action 11.5.1 Enhance the appeal of the Armadale City Centre as a healthy place to shop, to access services, to enjoy recreation, leisure and entertainment services and facilities and business.</p>    |
| Local Emergency Management Arrangements (LEMA)             | <p>LEMA are produced and issued under the authority of section 41(1) of the <i>Emergency Management Act 2005</i>. The Plans are prepared to deal with identified emergencies should they arise. It is imperative the City provides resources and suitable facilities in support of an emergency, while still maintaining business continuity.</p>   |
| Corporate Greenhouse Action Plan (CGAP) 2020/21 to 2029/30 | <p>The City's Corporate Greenhouse Action Plan outlines an approach to reach the target of net zero greenhouse gas emissions by 2030. To meet this ambitious target the City will need to implement a number of measures across the organisation to ensure sustainability principles are embedded in decision making around future</p>  |



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|  | <p>development, including future community facilities. Some of these measures include:</p> <ul style="list-style-type: none"> <li>• Development of a City Policy for ‘Green Buildings’, which will outline requirements around materials and construction methods to minimise emissions from new City facilities, as well as inclusion of renewable energy options (i.e. solar).</li> <li>• Undertake a solar feasibility study for the City’s top 20 electricity using facilities.</li> <li>• Complete energy audits for two City facilities per annum, focusing on the top 20 electricity consuming sites.</li> <li>• Progressively implement a real-time energy and water monitoring system, initially targeting high demand (top 20) facilities.</li> <li>• Develop an approach to the production of a Climate Change Adaptation Management Plan and/or Strategy.</li> <li>• Review options for continuation of supply of ‘Green Power’ to the City’s contestable sites.</li> </ul> |
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### City of Armadale Planning Instruments

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| Local Planning Strategy 2015-2025 | <p>This Local Planning Strategy (LPS) reflects the planning intent of the City of Armadale for 2015-25. It recognises that land use and development for parts of the municipality remain governed by Development WA under the <i>Metropolitan Redevelopment Act (2011)</i>, however, land use and development in these areas will also be guided by the LPS which has been prepared with due regard and consistent with Development WA’s objectives.</p> <p>Accordingly, as the Armadale District Zoning Scheme and Metropolitan Region Scheme do not apply to these Development WA areas, for more detailed planning of Development WA precincts, further reference should be made to the Schemes of the former Metropolitan Redevelopment Authority including the Armadale Redevelopment Scheme 2.</p> |
| Town Planning Scheme No.4         | <p>Town Planning Scheme No. 4 (TPS) consists of the scheme text and a set of zoning and special control area maps.</p> <p>The TPS is to be read in conjunction with the Local Planning Strategy, Local Planning Policies and the Deemed Provisions (as set out in the Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015). Further information can be obtained from Department of Planning, Lands and Heritage.</p> <p>Town Planning Scheme No. 4 is being updated by a series of Scheme Amendments to Scheme 4 in accordance with the Local Planning Strategy and Scheme Review (Audit) Report.</p>   |
| Developer Contribution Plans      | <p>The purpose of Development Contribution Plans (DCPs) is to provide for equitable cost sharing arrangements for common</p>   |



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|                 | <p>infrastructure required to facilitate development within an area, commonly referred to as a Development Contribution Area (DCA). DCPs are adopted under Schedule 13 of TPS No.4 and set out the particular infrastructure to which cost sharing arrangements relate and the cost sharing arrangements which apply.</p> <p>Relevant DCP's to this revision of the CIP include:</p> <ul style="list-style-type: none"> <li>• North Forrestdale Development Contribution Plan No.3 (DCP No. 3).</li> <li>• Anstey Keane Precinct (Forrestdale) Development Contribution Plan No. 4</li> <li>• Wungong Urban Development Contribution scheme</li> </ul> <p>The CIP informs the DCPs in the City's high growth areas by ensuring that base level community facilities are planned for with the initial capital funding provided for through development as required under SP 3.6 - Development Contributions for Infrastructure.</p> |
| Structure Plans | <p>Structure Plans are prepared and adopted prior to subdivision or development of land within Development (Structure Planning) Areas as identified on Special Control Area Map 3.</p> <p>Additional provisions may also apply to each Development (Structure Planning) Area and are described in Schedule 12 of Town Planning Scheme No.4.</p> <p>Part 6A of the Town Planning Scheme No.4 outlines the requirements and procedures to follow when preparing a Structure Plan.</p> <p>A list of Structure Plans is available from the City's website.</p>   |



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## Risk Management

The City's Risk Management Framework assesses risk in the categories of reputation, governance, finance, human resources, City services, City assets and natural environment. This framework states:

### City assets:

*The protection of assets and ensuring they are fit for purpose (both the design and functional use) and meet the City's and community's needs are of paramount importance to the City. Examples of City assets include infrastructure, records and databases, environmental and intangible assets. Maintenance and lifecycle management provides for the sustainability of the City's assets which ensures their availability for community access and use now and into the future.*

| Risk  | Cause  | Possible outcome  | Risk Rating | Action required   |
|---|--|---|-------------|---|
| CIP insufficient to substantiate (DCP) funding.                               | Specific requirements of DCP not met or justified.   | Could result in developers challenging contribution responsibility.   | Medium      | Officers responsible for DCP consulted throughout development of the CIP.   |
| Infrastructure delivered does not meet needs.                                 | Inaccurate population figures, subjective assessment of need.  | Infrastructure delivered at the wrong time or in the wrong place.   | Low         | Use of experienced third party to generate population projections, gap analysis conducted alongside framework of community infrastructure planning standards.                                   |
| Infrastructure timing in Implementation Plan is inaccurate or not achievable. | Population growth in specific areas is happening at a faster or slower rate than forecast. Unforeseen circumstances impact start and/or commissioning years. | Infrastructure required sooner or later than identified in the CIP. Start date or commissioning date is either earlier or later than identified in the CIP      | Medium      | Annual review of CIP Implementation Plan and associated growth analysis. Review of individual projects throughout the year. Involvement of Corporate Services in developing Implementation Plan |
| Inaccurate project budgets.   | Price changes, varying markets, unforeseen project cost elements, cost escalation economic stimulus of the market as a result of COVID-19.                   | Over or under payment by developers, scope changes to adhere to, budget may compromise community outcomes.  | Medium      | Cost estimates developed by third party accredited quantity surveyors, and updated on an annual basis.  |
| CIP not endorsed by Council.  | Dispute regarding information within the document or project proposals.  | Projects not endorsed, incomplete Development Contribution Plan Report information.   | Low         | Councillor Engagement Session held prior to presenting the document to Council for endorsement, in order to address any issues.   |
| Insufficient capacity for the City to deliver the CIP Implementation Plan     | Changes in the City's financial capacity.  | Adjustment to the CIP Implementation Plan, may result in insufficient infrastructure provision to accommodate population growth or poor expectation management. | High        | Annual review of the CIP Implementation Plan, with the involvement of Corporate Services.   |



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## External Strategies, Plans, and Policies

### State Planning Strategy 2050

The CIP has been developed with the State Planning Strategy 2050 in mind. The Strategy outlines the Government's intention to undertake a collaborative approach in planning for the State's land availability, physical and social infrastructure (community facilities), environment, economic development and security. Social infrastructure (physical and social) is referenced as required to enable liveable, inclusive and diverse communities to grow and develop. It incorporates:

- Spaces and places – creating spaces and places that foster culture, liveability, enterprise and identity.
- Affordable living – enabling affordable living through housing diversity and compact settlements.
- Health and wellbeing – encouraging active lifestyles, community interaction and betterment.

It states all levels of government have a role to play in the delivery of social infrastructure which is highly complex. It includes schools, hospitals, civic centres, aged care, public open spaces as well as 'soft' elements of community infrastructure, which include social services, community building and culture and arts programs. 'Soft' elements may include programs, resources and services while 'Hard' elements relate to buildings within which the soft elements are often located. The strategy recommends that as each community has different social infrastructure needs, a detailed understanding of a community's makeup, cultural and social connections, and social pressures is required. This has to be seen in the context of an overall infrastructure framework and limited capital environment (particularly with reference to the management of the assets on an ongoing basis).

Public and private investment in social infrastructure is seen as essential. The financing of social infrastructure, in particular the 'soft' elements, will require innovative and creative approaches and partnerships. This also needs to take into account the revenue gap that is created from social infrastructure and the cost of providing and maintaining the infrastructure (i.e. subsidy of programming and the management / maintenance of the assets).

### State Planning Policy 3.6

The CIP has been prepared with consideration of the principles for development contributions as outlined in the Western Australian Planning Commission (WAPC) *State Planning Policy 3.6 – Development Contributions for Infrastructure (SPP.3.6)*. The CIP allows for the determination of potential developer contributions and the identification of required community infrastructure provision. Clause 5.5 of *SPP 3.6* requires that where a local government is seeking contributions for community infrastructure it must prepare a capital expenditure plan (at least 5 years out), which identifies the capital costs of facilities and the revenue sources (including capital grants) and programs for provision.

### Perth and Peel @3.5 Million

This overarching document builds on the vision laid down in *Directions 2031 and Beyond* and provides a link across the four sub-regional land use planning and infrastructure frameworks that define the Perth and Peel spatial plan for the next 30 years. The frameworks adhere to the principles detailed in *Directions 2031 and Beyond*. They are recognised under the *State Planning Framework (State Planning Policy No.1)* and are to be taken into account when preparing and reviewing strategies, policies and plans (Figure 3). They provide clear, definitive direction and guidance to government agencies and local governments on land use, land development,

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environmental protection, infrastructure investment and the delivery of physical and social infrastructure.

### Directions 2031 and Beyond

Directions 2031 identifies the connected city model as the preferred medium-density future growth scenario for the metropolitan Perth and Peel region. It highlights the role of local government planning processes in having responsibility to manage urban growth and make the most efficient use of available land and infrastructure. One of the strategies to deliver this is to plan for an efficient and equitable distribution of social infrastructure.

One of the key challenges identified is the equitable distribution of social infrastructure and ensuring that existing social infrastructure has the capacity to meet changing community needs while having sufficient resources to implement efficiently and effectively.

### United Nations Sustainability Goals

The Sustainable Development Goals or Global Goals are a collection of 17 interlinked global goals designed to be a "blueprint to achieve a better and more sustainable future for all". The Sustainable Development Goals were set up in 2015 by the United Nations General Assembly and are intended to be achieved by the year 2030. Goal 9 has implications for the CIP:

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| Goal 3: Good Health and Well-Being               | Ensuring healthy lives and promoting the well-being for all at all ages is essential to sustainable development                                   |
| Goal 5: Gender Equality                          | Gender equality is not only a fundamental human right, but a necessary foundation for a peaceful, prosperous and sustainable world.               |
| Goal 9: Industry, Innovation, and Infrastructure | Investments in infrastructure are crucial to achieving sustainable development.   |
| Goal 11: Sustainable Cities and Communities      | There needs to be a future in which cities provide opportunities for all, with access to basic services, energy, housing, transportation and more |

### SD6 Strategic Directions for the Western Australian Sport and Recreation Industry

This document provides vision and direction for Western Australia's Sport and Recreation Industry. It recognises that *"Local governments make the largest ongoing investment in places and spaces for sport and recreation. Courts, pools, recreation centres, playing fields, parkland and beaches are provided through planning, design, construction, management, maintenance and refurbishment by local governments."*

The document highlights thirteen vital strategic issues facing the sport and recreation industry in the coming years. The following key challenges relevant to the CIP are:

- Public Open Space and Urban Form: Urban parklands and green spaces for sport and active recreation are integral components of urban infrastructure and make a significant contribution to community health and wellbeing. To deliver public open space which meets the needs of communities into the future, we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces.
- Commercialisation: A small number of high profile sports with significant participation bases and integrated competition structures now have robust, commercially-oriented business



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models, while community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue.

- Financial [Un]Certainty: The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances. Sport and recreation stakeholders must be strong advocates for the many benefits that are enabled by continued investment.
  - Life Course and Life Stage Participation: The achievement of improved participation rates in sport and recreation, and more broadly active lifestyles, will require innovative responses to the life course and life stage circumstances of Western Australians. A combination of expanding pioneering initiatives and adapting successful concepts from other jurisdictions can stimulate healthier and socially beneficial outcomes for our community.

Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 identifies the following which need to be considered in the development of sporting infrastructure

- To deliver public open space which meets the needs of communities into the future we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces.
- Community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue.
- The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances.

### **National Sporting Organisations and State Sporting Association Facility strategies**

Several National Sporting Organisations and State Sporting Associations provide strategies and define standards of provision for their relevant sports. These plans are developed in collaboration with Councils, that when done well maximises any returns on investment through increased participation levels, clubs sustainability and community well-being.

Examples of these documents include, but are not limited to; AFL Preferred Facility Guidelines, Cricket Australia Community Cricket Facility Guidelines and Netball Australia National Facilities Policy.

### **South Metropolitan Perth Sub-Regional Planning Framework (2018)**

The framework, amongst other proposals, identifies requirements for:

- key community and social infrastructure, such as those required for health and tertiary education;
- sites to meet the growing requirements for regional sport and recreation facilities;
- encouraging and guiding increased connectivity between areas of open space or conservation through an integrated green network;
- guiding the staging and sequencing of future urban development.

Under the section of consolidated urban form, the objective is improved access to public transport, sport and recreation, community and commercial facilities, while minimising impacts on significant environmental attributes. Within the section on Community and Social Infrastructure, the objective is to provide a wide range of community and social infrastructure to enhance the health and wellbeing of the community and meet the community's needs, including health, education, sport



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and recreation, while promoting infrastructure co-location and optimising the use of existing facilities and infrastructure.

The document states *"predicted population growth will result in increased demand for additional regional and district-level sporting facilities within the sub-region that will be met through a combination of existing and new sports sites. The future use of existing sites and facilities will be maximised to cater for some of this additional demand."*

Armadale is identified as a Strategic Metropolitan Activity Centre which are to provide regional-level services and facilities, servicing population catchments of up to 300,000 people. It is the only strategic centre within the sub-regional area adjacent to the eastern foothills.

The plan states non-car based access to the centre will be critical for its future growth as the south eastern sector's key strategic employment centre.

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## Guiding Principles

The planning of new and redeveloped community infrastructure considers the following guiding principles. Due to localised considerations or other influencing factors it is not always possible or appropriate to adhere to these rigidly, however they provide a sound basis for the planning process.

### Community Infrastructure Guiding Principles

|                        |  |
|------------------------|--|
| <b>Principle One</b>   | Create diverse and flexible spaces that maximise use and community access through the utilisation of the community hub model.  |
| <b>Principle Two</b>   | Design community infrastructure that enhances built form and provides an integrated, safe and enjoyable environment for communities.   |
| <b>Principle Three</b> | Ensure an equitable range of community infrastructure of different sizes and functions are accessible to all of the City's residents.  |
| <b>Principle Four</b>  | Create sustainable community infrastructure which is responsive over time and meets current and future community needs.  |
| <b>Principle Five</b>  | Provide facilities in accordance with good practice asset management principles that ensure an appropriate balance between community infrastructure full lifecycle cost and community benefit. |
| <b>Principle Six</b>   | Maximise benefit to community from capital investment by achieving an efficient use of resources through cost-effective design and operation.  |
| <b>Principle Seven</b> | Provide the opportunity for fair, open and collaborative community consultation when planning community infrastructure.  |

### Benchmarks and Criteria

The provision of community infrastructure as set out in the next section of the CIP aligns with sector based benchmarking, research into good practice and alignment with relevant state government policy. In particular, the following source documents have been used;

- *Liveable Neighbourhoods* (WAPC, 2015);
- *Classification Framework for Public Open Space* (Department of Sport and Recreation, 2012);
- *Guidelines for Community Infrastructure* (Parks and Leisure Australia, 2020);
- *Community Infrastructure Plan (City of Armadale 2020)*.

In addition, the benchmarks and criteria have been compared with those from other comparable local governments.



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## Hierarchy of Provision

A hierarchy of provision provides an indication of the equity and diversity throughout the City. This enables communities with access to a good range of community infrastructure. Different types of community infrastructure will be provided at various hierarchy levels, with larger infrastructure serving a wider population and smaller infrastructure catering for local needs.

The catchment areas for community infrastructure are typically determined on a population, distance or drivability catchment. For areas which are isolated, a distance catchment can be more applicable as compared to areas of high density within contained areas where population catchments are more appropriate to determine the level of community infrastructure required. The hierarchy as used by the City and shown in the following table is consistent with that used throughout the sector.

While included as a guide they are but one consideration when determining facility provision. Other influences that may complement or contradict include historic provision, locational circumstances, sporting body guidelines. For example the PLA WA Guidelines for Community Infrastructure 2020 include 1:35,000 as district for lawn bowls however 1:15,000-30,000 is classified as district for tennis.

|                                    |  |
|------------------------------------|--|
| <b>Regional Infrastructure</b>     | <b>Distance Catchment:</b> Services the entire Armadale municipality, as well as bordering Cities and Shire  |
|                                    | Population Catchment: 1:100 000 – 150 000+   |
|                                    | <b>Service:</b> Regional level community infrastructure supports key strategic targets such as health, community, education and training, and culture and physical activity. Regional level infrastructure can incorporate specialist facilities that are required only at a regional level such as a performing arts centre and elite sport facilities. Due to the significant reach of this infrastructure, it is generally planned and substantially funded at federal and state government level, with some local government participation. The provision of regional community infrastructure must take into account the provision of similar regional facilities at a broader level than the City of Armadale.   |
| <b>Sub-Regional Infrastructure</b> | <b>Distance Catchment:</b> Approximately 10km catchment. Services a number of districts, typically with a population of 70 000 or more.  |
|                                    | Population Catchment: 1:70 000 – 100 000   |
|                                    | <b>Service:</b> Sub-regional community infrastructure supports larger scale facilities which address wide-ranging community need. This infrastructure would generally be planned at a local government level but may be developed through partnerships with state government or land developers. This hierarchy level is included in order to address the challenge of providing adequate community infrastructure for major population concentrations throughout the City, such as the forecasted growth areas of Hilbert and Haynes. The sub-regional classification enables provision where regional level community infrastructure may not be as easily accessed by the significant growth population but the population exceeds the capacity for district provision to be adequate. |
| <b>District Infrastructure</b>     | <b>Distance Catchment:</b> Approximately 3-10km catchment. Services several neighbourhoods which are typically bordered by urban or natural barriers   |
|                                    | Population Catchment: 1: 25 000-70 000   |
|                                    | <b>Service:</b> District level community infrastructure is typically planned at a local government level and services a number of suburbs. District level infrastructure is typically located in a hub model where people travelling to a district community infrastructure hub can access a range of services in one trip.<br>Infrastructure may attract significant funding from state government, particularly where the infrastructure services a significant portion of the municipal area and accommodates delivery of key community services.   |
|                                    | <b>Distance Catchment:</b> Approximately 1-3km catchment. Services surrounding community   |



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| <b>Neighbourhood Infrastructure</b> | Population Catchment: 1: 10 000 – 25 000  |
|                                     | <b>Service:</b> Neighbourhood level community infrastructure supports local social, sport and recreation, health and support services with potential links to services provided at regional and district level facilities. Infrastructure is typically planned by local government in partnership with land developers and community organisations. |
| <b>Local Infrastructure</b>         | <b>Distance Catchment:</b> Specific distance dependent on type of community infrastructure. Services immediate residential population.  |
|                                     | <b>Population Catchment:</b> 1: <10 000 – dependent on type of community infrastructure   |
|                                     | <b>Service:</b> Local level community infrastructure is provided for the immediate neighbourhood and should be designed for short stay trips. The planning and development of local infrastructure is typically the responsibility of land developers and ongoing management and maintenance undertaken by local government.                        |

## Assumptions

The following assumptions underpin the CIP:

- Population data is based upon data compiled by profile.id using Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016;
- Population projections are based on id. Forecast 2036 data which provides a medium term outlook.

Future revisions of the CIP will utilise forecasts beyond 2036 as appropriate. Continued monitoring and review of the CIP is important to ensure that the provision levels and desired outcomes remain relevant for the City's community. The CIP should take into account the most current census data to enable accurate forecasting.

## Thresholds for Provision

Thresholds inform when community infrastructure should be delivered. This is important to ensure that residents in new growth areas have access to community facilities in the early stages of development, when they are needed most. The timing for whole or part construction should be based on the following broad thresholds:

- When 30 per cent of the forecast lots have been created in the catchment, local and neighbourhood level facilities will, at a minimum, be in the design phase; and
- When 50 per cent of the forecast lots have been created in the catchment, district facilities will, at a minimum, be in the design phase.
- 

In the instance where growth far exceeds forecasts in new development areas where there is no existing community infrastructure, the development of core community infrastructure such as community centres/sports pavilions and sports playing fields should be prioritised. It is important that new communities in isolated development areas have access to community infrastructure to assist in developing a sense of belonging and community cohesion. In some cases, facilities may be built in stages

## Non City of Armadale Community Infrastructure

Organisations other than the City also provide facilities to encourage community participation and for the delivery of some community services. These organisations include churches, family centres, schools and other non-government agencies. In determining the City's provision of facilities, consideration is given to any non-City facilities to complement existing provision and avoid duplication.





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## Inclusion of Projects in the CIP

All projects included in the CIP have been considered and endorsed by Council. The schedules in the following section of the CIP indicate relevant council decisions relating to CIP projects.

Where gaps in facility provision have been identified, Council considers the implications of provision and options available to the City and makes determinations about potential inclusion of new facilities or major redevelopment of older facilities in the CIP.

It is important to note that the guiding principles, benchmarks and criteria referred to in the CIP are a guide to assist with Council's decision making process. From time to time there will be localised conditions or other strategic reasons for deviating from a general standard level of provision.

## Armadale Regional Recreation Reserve (ARRR)

A site of approximately 40ha has been identified west of Twelfth Road in Haynes for the purpose of a recreation reserve. A critical consideration in planning the ARRR, following The Active Sporting Reserves Feasibility Study 2008, and subsequent peer review, is that the establishment of a large multisport reserve is the only means of ensuring adequate active open space can be provided in Development WA's Wungong Urban development area.

The reserve is envisaged to serve the dual functions of:

- Assisting in meeting the demand for sporting infrastructure generated by the Wungong Urban development.
- Providing regional level facilities for a range of sports and activities to serve a catchment within and beyond the City's boundaries.

The ARRR will be designed as a multipurpose site, accommodating a variety of sports and recreational activities. It is proposed that the ARRR will be delivered in stages as demand for facilities grows and as funding becomes available. The infrastructure will also provide immediate and ongoing benefit to multiple community groups, meeting their needs for flexible community space, and improved sporting facilities including the ability to host a larger number of regional events.

### Wungong District Playing Fields

Eleven senior sized playing fields with associated supporting infrastructure are required to meet the demand generated by the forecast population of 42,000 of the Wungong Urban development area. Seven of these fields will be provided on shared school sites. The remaining four senior sized fields will be provided at the ARRR. The heavy reliance on shared school sites for seven fields along with the provision of the remaining four at a relatively isolated location in the ARRR is not ideal but is a pragmatic solution to the challenges inherent with the Wungong Urban development.

'Wungong District Playing Fields' is a project included in the South West Community Infrastructure Catchment Area schedule. This project is for four playing fields and two sporting pavilions and is an integral part of the Wungong Urban development which includes the suburbs of Haynes, Hilbert and parts of Wungong. Funding for this project is anticipated through the *Wungong Urban*



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**Development Contribution scheme.** However, the level and availability of funding has yet to be determined and will only be known once the current review of the *Wungong Urban Development Contribution Scheme* and the current review of State Planning Policy 3.6 – *Development Contributions for Infrastructure*, have been completed. The district component of the 4 playing fields makes up approximately 30% of the overall ARRR site.

In May 2021, Council received a status update report (C17/5/21) outlining the work completed on development of the ARRR, and the outstanding items requiring further progression. This report identified options for the initial stages of the project.

### Stage 1 – Regional Netball Basketball Facility

The proposed first stage is delivery of a regional netball/ basketball facility. The development of the needs and feasibility assessment for this facility (C31/10/20) identified a shortfall of netball and basketball court provision within the City. The assessment advised that the development of a regional facility comprised of 8 indoor courts, 20 outdoor courts, fitness provision and associated amenities would satisfy the existing latent demand for court access.

Given an existing identified shortfall of netball and basketball court provision within the City, there is a case for the construction of a regional netball and basketball facility to be a priority. A detailed business case for the facility is currently under development and is a key initiative that will interrogate the financial implications and benefits further. It will also look to refine the design of the facility.

Advocacy has been ongoing with other Western Australian outer growth local governments through the Growth Areas Perth and Peel (GAPP) initiative and the National Growth Areas Alliance (NGAA) to lobby for a funding pool for major regional level recreational facilities such as the ARRR.

A joint GAPP funding proposal to Infrastructure Australia has progressed with a Stage 3 Business Case Development application currently in preparation for January 2022 submission. If successful, delivery of this element is anticipated in 5-7 years.

### Further Stages

- **AFL ‘talent hub’.** During the State Sporting Association engagement process, the WA Football Commission have expressed a desire for the provision of a semi-elite ‘talent hub’ type facility not directly linked to one specific WAFL club. Such a facility would provide opportunities to relieve pressures on existing WAFL grounds, particularly with a renewed focus on opportunities for semi-elite and elite youth/colts and the ballooning semi-elite and elite female participation.

It is likely that facility would be delivered by means of enhancement to a proposed playing field. Further development of this element will be undertaken in 2022. This facility, coupled with the regional netball basketball facility, will provide an opportunity to begin with a signature facility provision at the ARRR.

- **Remaining elements.** Planning for the remaining elements will be an ongoing process refined as the site planning issues are progressed.



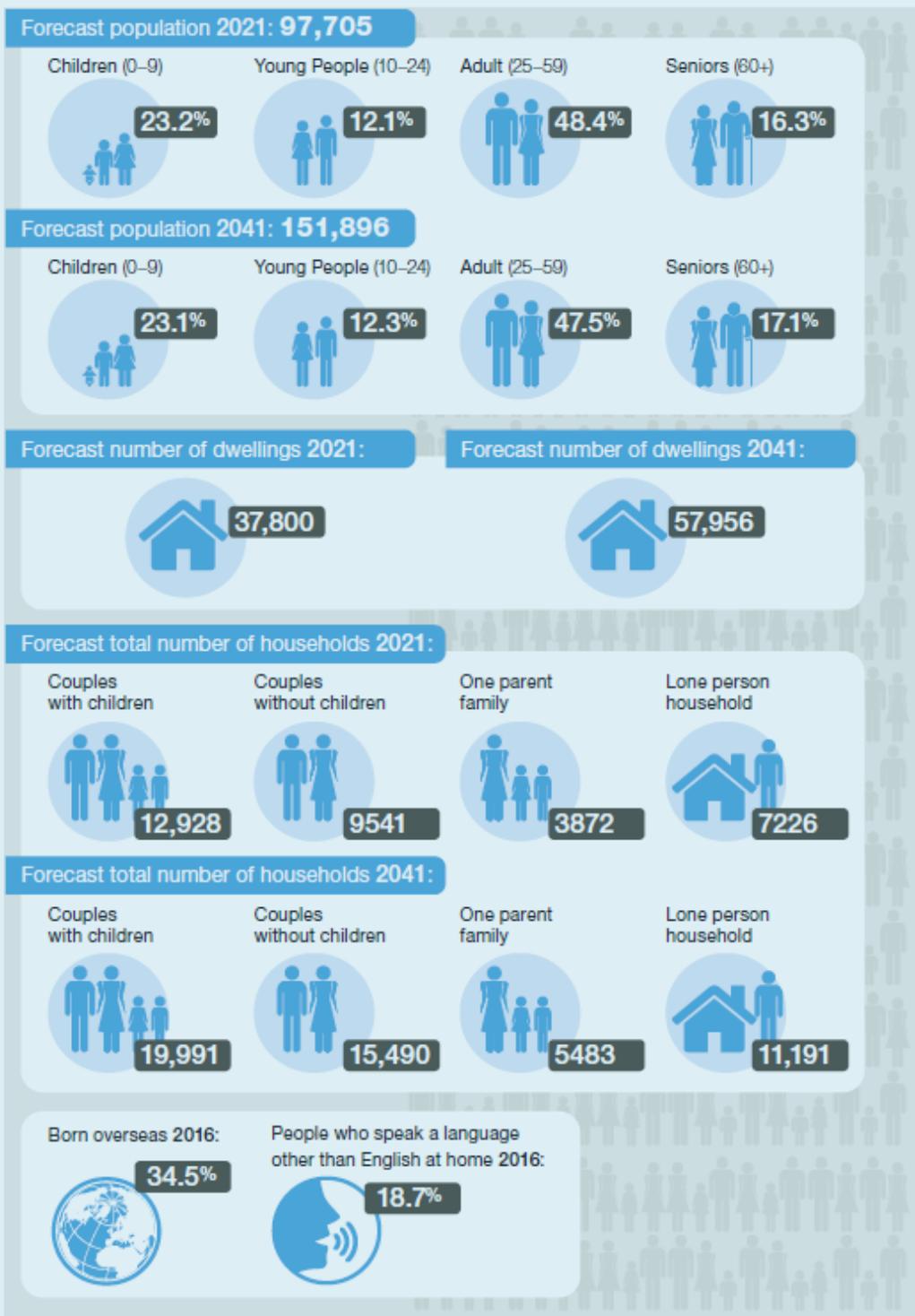
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# Demographic Data and Trends

## Demographic Snapshot



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## City-wide Forecast Population and Households

The City of Armadale is undergoing sustained high population growth. In 2006 the City's population was 50,800 and in 2016 was 82,280. In 2020 the population is 94,800 and by 2036 it is forecast to be 141,177.

There is an expected increase of approximately 21,000 households in the next 20 years in the City. Approximately 60% of these households will be 'couples' and 'couples with families.'

The City's population will increase in all age groups and this will lead to growing demand for all different types of community facilities. Notably **27% of the increase will be seen in the under 17 year age group**. In 2016 the City's age profile was significantly younger than that of Greater Perth. Corresponding with the large number of children in the City there will be a sizable population in the parents and homebuilder age group (21.8 %.) There will be growing demand for facilities and programs that support parents and families.

Between 2011 and 2016 the number of people of Aboriginal and Torres Strait Islander origin (ATSI) increased. Due to the significant population growth among non-ATSI residents, the proportion of ATSI origin people decreased (2.6%), though remained higher than that of Greater Perth (1.6%).

Another component of the City's rapidly changing ethnic profile is the recent and significant increase in new residents who were born overseas. Many of these new residents come from culturally and linguistically diverse (CaLD) backgrounds. In the 2016 Census several suburbs had a rapid increase, and high proportion of CaLD residents, many of whom were speaking a language other than English (LOTE) at home.

Analysis of households by income quartile in City of Armadale compared to Greater Perth shows there was a lesser proportion of households in the highest income quartile. However, if you break this down to the catchments the North West catchment has 34.9% of its population in the highest income quartile and the South Mid catchment only has 8.2% of the population in the highest income quartile.

| City of Armadale - Households (Enumerated) | 2016          |              |                 |
|--|---------------|--------------|-----------------|
|  | Number        | %            | Greater Perth % |
| Lowest group                               | 5,916         | 24.1         | 23.9            |
| Medium lowest                              | 7,021         | 28.6         | 24.6            |
| Medium highest                             | 6,631         | 27.0         | 25.2            |
| Highest group                              | 4,983         | 20.3         | 26.2            |
| <b>Total Households</b>                    | <b>24,551</b> | <b>100.0</b> | <b>100.0</b>    |

With lower incomes and levels of car ownership, community, sport and recreation facilities and opportunities need to be more easily accessible and low cost/ free in these areas.



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## Demographic Findings and Trends

### Demographic Findings and Trends

Key demographic findings from the City's *Demographic Insights Document 2018* highlights the differences in demographic profiles across the City include:

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|  <p>The City has a <b>large variance of SEIFA level of disadvantage</b> between suburbs. The lowest level of advantage within the City is experienced in Armadale (South) (843.4) and the highest level of advantage is experienced in Piara Waters (1096.1).</p>                        |  <p>Australia is the most common <b>country of birth</b> in the City followed by the <b>United Kingdom (8306), India (3260), New Zealand (2846) and South Africa (1348)</b>. From 2011 to 2016 there has been an increase of <b>47.7%</b> of overseas born residents living in the City.</p>  |
|  <p>The City has a <b>relatively young population</b> with a median age of <b>33 years</b>, three years lower than the Greater Perth median. This does vary with Brookdale-Wungong having the lowest median age of 28 and Mount Richon having the highest median age of 49 years.</p>    |  <p>The average population proportion of <b>people living with a disability</b> varied across the City with the highest proportion of people needing help in Armadale (South) (7.6%) and the lowest proportion in Piara Waters (1.2%).</p>  |
|  <p>When compared to established areas, the <b>average household size</b> in greenfields areas is higher (<b>3.12 persons</b>) and the average lot size is smaller—meaning more people are living in smaller properties.</p>  |  <p>The City (<b>9.2%</b>) has a higher <b>unemployment rate</b> than Greater Perth (8.1%).</p>  |
|  <p>The median weekly <b>household income</b> (\$1493) is significantly lower than Greater Perth (<b>\$1636</b>) and the WA median (\$1595). This varies significantly across suburbs within the City from a low of \$901 in Armadale (South) to a high of \$2222 in Piara Waters.</p> |  <p>In 2016 <b>11.2%</b> of the City's households purchasing their dwelling were experiencing <b>mortgage stress</b> compared to <b>9%</b> in Greater Perth. Bedforddale had the lowest proportion of people experiencing housing stress (6.3%) to a high of <b>14.7%</b> of people experiencing housing stress in Brookdale-Wungong.</p> |
|  <p>The City's <b>Aboriginal and Torres Strait Islander (ATSI) origin population</b> increased between 2006 and 2011, and the proportion of ATSI people living in the City (<b>2.6%</b>) was significantly higher than that of Greater Perth (<b>1.6%</b>) in 2016.</p>                |  <p>Over <b>70%</b> of resident workers <b>travelled outside the area to work</b> while <b>23.8% live and work locally</b>.</p>   |
|  <p>Approximately <b>45%</b> of the City's ATSI population were aged between <b>0-17 years</b>, whereas in the wider City community only <b>26%</b> of the population were aged between 0-17 years.</p>  |  <p>In terms of <b>health</b>, the City has a higher level of people who smoke regularly (<b>16%</b>), do not get enough physical activity (<b>55%</b>) and consume excessive amounts of alcohol (<b>54%</b>).</p>  |

The demographic data mentioned above highlights the requirement for place-based social planning mechanisms to be implemented in conjunction with the CIP. This will ensure that the City's communities are provided with infrastructure which is appropriate for each specific community.



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## Community Trends and Drivers

The City's community is influenced by social, cultural and built environment factors such as income and wealth, traditions and beliefs, employment, transport availability, housing types and education. These factors culminate in trends and drivers which must be taken into account when providing community infrastructure.

Trends and drivers include:

- Increased housing density coupled with increasing housing footprints which leads to reduced private open space;
- Increasing community diversity;
- Ageing population and increased life expectancy;
- Increased participation in individual sports and recreation activities;
- Increased participation in lifestyle, adventure and alternative sports;
- Increased mortgage stress and reduced disposable income;
- Increasing time pressures;
- Lack of efficient public transport;
- Increased work commutes and traffic congestion;
- Full time employed parents;
- Increased use of technology as a leisure activity;
- Increased sedentary lifestyles;
- Increased perception of risk;
- Biodiversity and conservation impacts;
- Reduced Government funding and financial uncertainty

## COVID Impacts

The global outbreak of COVID-19 has had a major impact in terms of significant health, social and economic concerns.

Despite this global disruption the City of Armadale continues to be one of the fastest growing local governments in Western Australia and in the country.

State and Commonwealth Government both implemented stimulus packages to support the housing and construction industry, and support economic recovery from the effects of COVID-19.

The number of building applications lodged at the City peaked in March 2021 at 350 for the month, surpassing previous boom periods in 2013, 2014 and 2015, with the month of March average number of applications in those years being 277.

The most significant impact was to the housing industry; average number of new dwellings applied for in the 2019/2020 financial year was 54 per month. The 2020/2021 financial year increased to an average of 123 dwellings per month. Whilst the grants have now ended, Building Services continues to experience higher application numbers than prior to the introduction of the grants, with average number of dwellings applied for being 90 per month.

There has also been a corresponding significant increase in the number of lots created as a result of stimulus programmes and subdivision activity. November 2020 was the most significant month



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for some years with 314 lots compared to 57 lots in November 2019. More lots have been created in the first 5 months of 2020-21 than the whole of the preceding year. (535 lots in total).

A second smaller wave of lot creation was experienced in February-April 2021. Lot production is a precursor to planning applications and building permits.

While various stimulus programs have been effective it is unknown at this stage if this is an 'acceleration' of existing need, or if there will be sustained and ongoing rapid growth when borders open and 'new normal' is achieved.

An unintended consequence of the effects of stimulus programs has been an increase in building costs, in some instances reduced availability of building products and also reduced availability of construction trades.

During the phased restrictions in Western Australia, the City readjusted most areas of its service delivery. Particular focus was emergency responses, online services, our more vulnerable community members, stimulus projects and community recovery.

In response to the COVID-19 pandemic and to minimise the economic and social impacts on our community Council also adopted a 'rate freeze' for the 2020/21 budget, meaning no ratepayer would pay more than the previous year. Council also adopted a Rates Assistance and Financial Hardship Policy to ease the burden on ratepayers experiencing financial distress, both during and after, this challenging time.

A recent article in the International Journal of Environmental Research on the Impacts of COVID-19 Restrictions on Western Australian Children's Physical Activity and Screen Time (Nathan et al, 2021) found that children in the 5 to 9 year old age group had no change in overall physical activity.

In Western Australia while frequency and total duration of organised physical activity significantly declined during COVID-19 distancing and restrictions; there was an increase in young children's unstructured physical activity and outdoor play.

The article attributes there being no overall change to physical activity to the following:

- Western Australia enforced the strongest COVID 19 border controls in Australia
- Western Australia had a relatively short lock-down period
- Western Australia is relatively isolated and has high levels of urban sprawl
- No sustained community transmission
- Exercise permitted restrictions

Many studies are now emerging with COVID-19 highlighting the importance of public recreation spaces – particularly active and close to home, along with the need to re-connect as a community – highlighting the importance of community infrastructure provision.





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## Key Participation Trends

Similarly to community trends and drivers, participation trends influence the provision of community infrastructure. This section outlines participation trends in a range of sectors including physical activity—both informal and organised recreation—as well as arts and tourism. Participation trends are important to consider when providing community infrastructure as provision will influence the level of opportunities for participation in a range of activities.

### Local Sport, Recreation, Arts and Cultural Trends

- The City has 81 organised sporting clubs who utilise open space and community buildings as their home base;
- Typically clubs in growth areas have a larger membership base than those within established areas of the City;
- On average the City's sporting clubs have 125 members, equating to approximately 10,125 total organised sporting club members across the City;
- 29 different types of organised sport are played in the City, AFL is the most popular (11 clubs), followed by cricket (10 clubs), soccer (6 clubs), equestrian (6 clubs), little athletics (6 clubs) and diamond sports (5 clubs).
- There is an increasing prevalence of social sport being undertaken in the City - typically these are migrant groups playing sports they would play in their country of origin;
- Not including organized sporting groups, 98 groups utilise the City's 61 community buildings, 49 of these groups are community organisations and 49 are commercial organisations;
- Of the community organisations providing services within the City, the most prevalent are education assistance (8), scouts/guides (6), religious groups (5), arts and crafts (4), family health care (3) and residents groups (2).
- Seven different private services are run from the City's community buildings including martial arts (10), dance (8), fitness (7), children's activities (6), pilates and yoga (6), performing arts (5) and out of hours school care (1);

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The *CIP* acknowledges the importance of providing a variety of community infrastructure which is adaptable and flexible to cater for the different requirements of groups and changing preferences

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The City's community infrastructure is well utilised by organised groups who provide a significant amount of activities and services for the community to engage in. The *CIP* advocates for the provision of shared use facilities enabling a greater number of groups to access spaces to conduct activities for communities.

### State Physical Activity Trends

- In Western Australia, health, fitness and enjoyment are the main reasons for participation in sport and recreation. The primary reasons for non-participation are insufficient time due to work or study and lack of interest in sport or physical activity;
- In 2012, the total sport and recreation (both organised and non-organised) participation by West Australians aged 15-24 year age group was 90.2 per cent, 64.8 per cent for 45-54 year olds and 55.5 per cent for persons aged 65+ years;
- The most popular physical activity was walking followed by aerobics/fitness and swimming;

The Western Australian population, in line with other States, has a higher participation rate of informal physical activity than formal physical activity.



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The desire to play and watch sport is a fundamental requirement in Australian culture. In a report by the CSIRO, it predicts that Australians will most likely still follow and participate in AFL, cricket, rugby, touch football, netball, sailing, soccer, swimming, basketball, lawn bowls and other sports in large numbers. However, Australia's culturally and linguistically diverse communities are growing and in some suburbs of the City of Armadale they are growing exponentially. Different cultures have different sporting preferences and different patterns of sporting behaviour. Catering for a changing community should be a consideration for Council when making decisions on sport provision.

### National Physical Activity Trends

- In 2014-15, around half (56 per cent) of Australians aged 18- 64 years participated in sufficient physical activity, whereas nearly one in three (30 per cent) were insufficiently active and 15 per cent were inactive;
- Adult physical activity levels decline with age, with more 18-24 year olds (59 per cent of males and 48 per cent of females) taking part in enough physical activity to benefit their health, compared with only 30 per cent of males and 20 per cent of females aged 75 or over;
- Females of all ages, generally have lower physical activity rates than males;
- Rates of sedentary levels of physical activity decline as the level of disadvantage decreases;
- Two thirds (66 per cent) of those living in the most advantaged areas participated in non-organised activities compared with 40 per cent of those living in the most disadvantaged areas, while the participation rates for organised sport were 35 per cent and 20 per cent;
- In 2011-12, walking for exercise attracted the largest number of both male and female participants. However, a much larger percentage of women participated in walking for exercise than men (30 per cent compared with 17 per cent).
- In 2011-12, participation of 18-24 year olds in non-organised sport and physical recreation participation was significantly higher than organised participation;
- The total participation rate for sport and physical recreation has remained similar over time, although there was a decrease in organised participation from 28 per cent in 2005-06 to 26 per cent in 2009-10;
- Persons aged 15-17 years had the highest participation rate for organised sport and physical recreation (58 per cent). This was also the only age group where the proportion of people participating was higher for organised activities compared with non-organised activities;
- In older age groups, participation rates for non-organised sport and physical recreation ranged from 40 per cent for those aged 65 years and over, to 58 per cent of those aged 35-44 years;
- In 2011-12, children aged 5-17 years participated in an average of one and a half hours (91 minutes) of physical activity per day, with just over 60 per cent averaging at least one hour per day;
- Approximately two thirds (66 per cent) of all children aged between 9-11 years participated in organised sport, higher than the participation rates of those aged 5-8 years and 12-14 years (56 per cent and 60 per cent respectively). More males (949,000) participated than females (727,000);
- Participation in organised sport was higher for children born in Australia (61 per cent) compared with those born overseas (52 per cent) and higher for children in couple families (64 per cent) compared with those living in one-parent families (48 per cent);
- Children's participation in more active recreational activities has increased since 2009, with the proportion of children skateboarding, rollerblading or riding a scooter rising from 49 per cent to 54 per cent, and the proportion of children bike riding increasing from 60 per cent to 64 per cent;



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- In general, children's physical activity decreases and screen-based activity increases as they get older.

Based on the above physical participation data, community infrastructure is required to provide people with the opportunity to engage in both formal and informal physical activity.

### State Arts and Cultural Trends

- 95% of the WA public consider it important for children to access arts and cultural activities as part of their education.
- 86% of the WA public believe that the government should invest in arts and cultural activities.
- In 2017-2018 95% of children aged 5-14 years participated in at least one cultural activity and 61.3% participated in one or more activities.
- In 2021 the main motivators for participation in cultural events are interest in the content, experiencing new things, having fun and interacting with family and friends.
- In 2021 West Australian's access to, and participation in arts and culture decreased slightly to an index core of 66 out of 100. This was down from 68 in 2020.
- In 2018 52,917 people worked in creative employment in WA.
- Creative industries are WA's 14<sup>th</sup> largest employer.
- In 2020-21 there were 1,027,405 library members in WA. The City of Armadale had 23,470 library members. In 2020-21 11,288,505 items were loaned by WA libraries. The City of Armadale loaned 308,785 items.

### National Arts and Cultural Trends

- In 2017-18, almost a third (31.4%) of the Australian population aged 15 years and over participated in at least one selected cultural activity
- Overall, women had a higher participation rate than men (37.1% compared with 25.4%);
- People aged 15-24 years had a higher participation rate (38.9%) than people of any other age group. After people aged 15-24 years, the next highest participation rate was for people aged 25-34 years (32.0%).
- People living in Australian households in the highest income quintile had a higher participation rate (34.8%) than those in the lowest (29.3%);
- In 2019, 14.1 million Australians attended arts events or festivals, or 68% of the population aged 15 years and over. Overall attendance has increased
- nearly 10 percentage points from 59% in 2016.
- Some participants were volunteering in the cultural activity they reported. This was most common for people engaging in performing arts, where 41.1% of people Performing in a drama, comedy, musical or variety act were volunteers and 32.7% of people Singing or playing a musical instrument were volunteers.
- In 2017-18, most Australian children aged 5 to 14 years participated in a cultural activity outside of school hours (95.6%).
- Nine in ten children participated in screen based activities (90.3%), and 78.5% of children participated in Reading for pleasure. Creative activities, including drama, music, dancing, art



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and craft activities, creative writing and creating digital content were also popular, with a participation rate of 63.4%.

- For creative activities, girls had a higher participation rate than boys (71.3% compared with 55.7%). Younger children were also more likely to participate, children aged 5 to 8 years and 9 to 11 years had higher participation rates (66.6% and 65.2% respectively) than children aged 12 to 14 years (56.6%).
- In 2018 to 2019 there were 1,410 public library branches in Australia. Nine million registered library members and 110 million customer visits.

## Key Infrastructure Trends

The following industry trends influence how community infrastructure is provided. These industry trends are heavily influenced by social, environmental and built environment factors as well as physical activity, arts and cultural participation trends.

### WA Guidelines for Community Infrastructure 2020

This publication is one of a number of documents collectively referred to as the Community Facility Guidelines (CFG) project initiated by Parks and Leisure Australia in Western Australia (PLAWA). The publication provides guidance for the provision of new community infrastructure development within existing or new development areas primarily in the Perth and Peel region.

The guidelines highlight the extent of community infrastructure provision required within developed or developing urban areas.

### Thirty Minute City

The Thirty Minute City approach addresses connectivity through the concept that no matter where you live, you can easily access the places you need to visit on a daily basis. The concept of a Thirty Minute City incorporates Marchetti's constant into urban planning objectives. Marchetti's constant theorises that people have a natural daily travel threshold of around an hour, or thirty minutes in one direction. The idea is to plan for cities where residents can access employment, schools, shopping, services and recreational facilities within thirty minutes of home.

### Smart Cities

A smart city uses technology and data to drive economic activity, accelerate innovation and better manage energy, resources and services. Smart cities are people focused and aim to improve people's experiences of the city so that it better meets their needs. Collecting, analysing and intelligently using data is core to the concept of a smart city as this data drives the insight and action to better manage and plan city resources and services.

### New Urbanism

New Urbanism is embedded into Western Australia's planning framework and advocates for a compact, pedestrian-friendly, mixed-use liveable community which promotes walking. New Urbanism encourages the co-location of daily needs requirements as well as a greater mix of shared and complementary land uses allowing for multiple activities to be undertaken, and different daily needs to be met in the one location. Locating open space and community buildings in proximity to local activity centres results in reduced travel times which have the potential to impact on opportunities for people to increase physical activity.



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### **Accessible, Multi-functional Open Space**

Historically the provision of open space was one dimensional with open space having only one function – either recreation, nature or sporting. Since the 1990s research indicates a greater community demand for more multi-functional open space. This approach to make parks more inclusive for whole communities has been well documented, and a number of researchers have suggested that the adaptation of these spaces is likely to increase the number of people using these spaces to engage in physical activity.

Research has shown that neighbourhoods with greater access to public open space within 400m are associated with a high participation rate of physical activity. Research also indicates that the more inviting and enjoyable public open space is, the more likely people are to frequent the open space therefore having a greater impact on individual physical activity.

### **Community Building Design and Management**

Community building design and management trends are typically centred on improving the function and sustainability of buildings: Key trends include:

- Co-locating health, fitness and community buildings with other leisure based activities, in order to improve financial and service sustainability;
- Building design considers community safety through the utilisation of Crime Prevention Through Environmental Design (CPTED);
- Greater consideration of people with a disability, especially those who require accessible facilities above the required building code;
- Flexible building designs are able to cater for multiple uses and are responsive to changing demands over time;
- Improved storage in multi-use buildings to cater for a greater number of users;
- Consideration of adequate car parking and effective and efficient pedestrian/cycle networks to buildings;
- Demand for female friendly (unisex change rooms), family change rooms, social spaces and baby change facilities. This is critical, particularly when considering the development of multi-functional buildings for wider community use;
- Community buildings must be influenced by social needs and not delivered through a typical 'cookie cutter design';
- The utilisation of environmental sustainable design (ESD).

The open space and community building design and location criteria within the *CIP* take the above trends into account. It should be noted that while ESD should be integrated into community building design, the balance between the cost of ESD and its effectiveness should be considered. A higher level of ESD should be incorporated in community buildings at a district and regional level, as typically these buildings have a greater return on investment for ESD mechanisms.

### **Co-location of Community Infrastructure**

Historically, community infrastructure has been provided in an isolated approach resulting in duplication, underutilisation or a lack of accessibility. New Urbanism (which encourages co-location), together with decreased land availability and increasing costs has influenced the trend of co-locating community infrastructure into community hubs.

The City defines community hubs as a cluster of community facilities or a single multi-purpose facility accommodating a variety of services that provide a space for local community groups and organisations to meet and participate in a range of activities, programs, services and events.



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Benefits of community hubs include:

- Less infrastructure duplication;
- Greater maximisation of community buildings and associated services;
- Creation of destinations which accommodate multiple activities and transactions;
- Reduced operating costs;
- Increased usage and revenue;
- Shared capital costs;
- Improved relationships between community groups and organisations resulting in greater community cohesion.

### **Environmental Conservation**

Public awareness of environmental and conservation issues is increasing with greater value placed on open space and environmental asset protection. A challenge for local governments is responding to the changing environment in an effective manner. Major factors include:

- Reduced rainfall and increased frequency of drought conditions;
- Increased prevalence of heat island effect;
- Increased amount of extreme events (flood, heatwaves and bushfires);
- Hotter, drier conditions resulting in a higher level of evaporation from open spaces and a deterioration of surface quality;
- Reduced groundwater recharge and reduced groundwater availability for self-supply;
- Increased incidence heatwaves is leading to a greater risk of injury, disease and death; and
- Damage to buildings and infrastructure due to heat stress and reduced moisture in the soil.

### **Alternative Funding Approaches**

Alternative funding approaches have been supported through State Government Policy which assists Local Governments in having the financial capacity to provide community infrastructure to meet current and future community needs. Alternative funding approaches which can be utilised by local governments for the provision of community infrastructure include:

- Developer Contributions;
- Department of Education and Local Government Shared Use Facilities; and
- Public Private Partnerships.
- Integrating revenue generating commercial and non-commercial activities into community buildings where appropriate



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## Young People

Information with relation to “Young” people is included below following the inclusion of a key action in the City’s Corporate Business Plan: *1.4.4.3 Review the City’s CIP to ensure that the needs of the City’s youth are met.*

### Demographics and Facility Demand



Between 2011 and 2016 the proportion of young people in the City increased significantly, and was also significantly higher than the proportion of young people across Greater Perth area. In particular there was an increase, and high proportion, of children aged 0–4 and 5–9 years.

This trend towards an increasing number of children indicates a prevalence of young families. In the short term this will affect the demand for age specific services such as child health, early learning, schools and family support services. In the longer term there will be a greater need for youth focused services, as these children become teenagers.

An increase in young families will also increase demand for community facilities such as community centres, libraries, parks and playgrounds, sporting pavilions, courts, connected cycling and walking infrastructure and an effective tree canopy for cooling and shade.

### Strategic Context

|  |   |
|--|---|
| Community Development Strategy 2021-26 | This strategy includes sections Children and Families and Young People and outlines the interaction with relevant social priorities and City programmes and support for the demographic cohort. While there are no specific references to facility provision, this strategy outlines the City’s current role and focus areas. |
| Youth Places and Spaces Project        | In November 2017 (C36/11/17), a report was presented to Council detailing an externally funded two part project, comprising a youth engagement component and a review of youth spaces and places. The project resulted  |





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in Council noting the following Guiding Principles for youth spaces (C32/10/18)

1. Promote positive culture, inclusion, and acceptance and provide a welcoming environment for all young people.
2. Ensure young people have significant input and consultation into the design and activation of youth places and spaces.  
Co-design processes are highly recommended to result in the young people feeling a sense of ownership for the spaces leading to optimal facility/ space use.
3. Be accessible in terms of transport, affordability and access for all abilities.
4. Promote safety, perception of safety and reduce barriers to participation through lighting, location, security, and the people (staff or leaders). This includes the consideration of adequate after hours lighting to ensure spaces can be used at night and the hours young people would like to attend each space.
5. Ensure places and spaces are not solely centred on or designed for prescribed activities; rather promote flexibility of activities and activation possibilities.
6. Be designed to successfully include and encourage participation in young people from different interests, behaviours, contexts and user groups.
7. Consider comfort and youth-friendly design elements.
8. Provide opportunities for young people; could entail providing support for jobs, pathways, homework; workshops for the development of life skills or even equipment designed to promote healthy active lifestyles and skill development.

The project also identified the following evidence based good-practice considerations for youth places and spaces:

- Any elements or equipment implemented in potential youth places and spaces must accommodate a range of young people with different ability levels such as beginner, intermediate and advanced skillsets.
- Successful youth precincts, hubs and spaces incorporate a variety of 'elements' some may include but are not limited to; ovals, 12+ play spaces, half courts, skate parks, etc or take into consideration the proximity of infrastructure to other youth facilities, allowing friends to participate in various activities within one precinct.
- W-Fi was noted as an essential resource for attracting and engaging young people.
- Adequate lighting must be considered for safety and passive surveillance.
- If a potential youth place or space is to be an open space, it must consider equipment or elements where outreach and activation can be conducted and incorporate structures such as shade, shelter, toilets, water, barbeques etc.
- Spaces need to be inclusive for diverse intersections eg male and female, the different cultures represented in the City, different interest



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|                                       | <p>and behavioural groups. For example; not all young people enjoy skating, riding scooters or BMX.</p> <ul style="list-style-type: none"> <li>• Signage is essential in communicating rules, guidelines and emergency information or numbers to report damage etc.</li> <li>• Safety must be paramount to all decisions regarding materials used for example; woodchips near a skate park are not a safe option.</li> </ul>   |
| <p>Parks Facilities Strategy 2019</p> | <p>The strategy includes a section on 12+ youth activity spaces, that includes the following considerations regarding the location of youth spaces:</p> <ul style="list-style-type: none"> <li>• Within easy walking distance of public transport</li> <li>• Easy access to roads and car parking</li> <li>• Passive surveillance in-line with CPTED principles and nearby active spaces such as schools, playgrounds, shops or sporting pavilions</li> <li>• Sufficient physical space</li> <li>• Separation from residential areas for noise complaints</li> <li>• Easy access or sight-lines to other facilities such as toilets, picnic areas, water, shade and shelter</li> <li>• Within proximity to other youth facilities, to allow friends to participate in various activities within one precinct</li> <li>• Located on cycle network</li> <li>• Lighting for safety, perception of safety and accessibility for optimal facility use</li> </ul> <p>It is critical that young people feel a sense of ownership of the space to ensure the space is used effectively and for its intended purpose.</p> |

**Considerations for Facility Provision**

Many of the City’s existing facilities are utilised by groups that cater for young people either on an exclusive use agreement, regular hire or as occasional hirers. These include after-school care, child health services, scouts and guides, playgroups and family centre’s among others. A hallmark of the City’s community facility provision is the *Community Infrastructure Guiding Principles* which underpin multi-use, flexible and efficient spaces. All hire facilities are available to organisations providing activities for young people. Exclusive use facilities are available via a Registration of Interest process for all community service providers. Most sporting organisations that utilise City facilities offer junior programs, and the City provides generous support in not charging for junior participation.

A large segment of community facilities for young people is via non-City provision. This includes education and wrap around services, health services, and the private sector through childcare centres, and activity providers. Many non-government agencies and not-for-profits provide services to young people in a range of settings that include State and Local government, religious organisations and private facilities.

**Benchmarks and guidelines**

The Western Australia Guidelines for Community Infrastructure (Parks and Leisure Australia, 2020) sets out a range of indicators for the ratio of provision for facilities for young people:



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| Facility   | Population Guideline  | Definition   | City Comment  |
|--|---|--|---|
| <b>Skate Park</b><br><br>Formal skate park facility generally within established public open space.  | 1:5,000 -10,000 Neighbourhood<br>1:10,000-25,000 District<br>1:25,000-50,000 Regional | Additional guidance from a consultation process to establish need and the design.<br><br>2km local catchment population.   | Provided by both developers and the City.<br>Current and proposed facilities shown in attached map.   |
| <b>BMX dirt track facility.</b>  | 1:5,000 -10,000 Neighbourhood   | BMX dirt tracks and other surfaced wheel sports tracks.<br><br>2km local catchment population.   | Provided by both developers and the City.<br>Current and proposed facilities shown in the map on page 50  |
| <b>BMX (formal bitumen facility)</b>   | 1:50,000-200,000 Regional   |  | Reviewed during needs and feasibility for John Dunn Challenge Park. Facilities included in Cockburn, Serpentine Jarrahdale – no additional facilities required.   |
| <b>Youth Centre/Youth Space</b><br><br>A centre providing leisure activities and advisory support for young people. To provide space for a youth worker, training programs, drop-in, formal areas and outreach programs. | 1:20,000-30,000 District  | A diversity of youth infrastructure not competing with independent youth service providers.<br><br>District – space available with a district centre facility<br>Neighbourhood – general not provided<br>Local – youth meeting areas such as outdoor youth facilities. | Some City provision via the Champion Centre. non-City provision at Armadale SHS 'The Hub' and PCYC in Gosnells.<br><br>The Community Development Strategy notes the City's support directly via programs such as Project Youth, Aspire and Nightfields, or via service agreements.<br><br>Project Youth ran from the Armadale Recreation Centre in 2021 as a multi-agency program and demonstrated strong demand with 45 young people attending per week. |
| Child Health Services  | 1:30,000-50,000   | Dedicated space within local community centres   | City provision at 3 locations under MOU with Department of Health.  |
| Playgroups   | 1:4,000-6,000   | Home based or incorporated into community centres.   | All facilities available for hire by playgroups.  |



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## Current Facility Provision for Young People

| Type of Facility         | Existing Provision   | City Comment  |
|--------------------------|--|---|
| Child Health Services    | Bakers House<br>Evelyn Gribble<br>Westfield Child Health Service   | The City has a Memorandum of Understanding with the Department of Health for its Child Health Services. This was last updated in Sept 2019 to increase the room at Bakers House. (C32/9/19)   |
| Leased Facilities        | Kindaimanna<br>Forrestdale Community Kindergarten<br>Harold King – School mates<br>Family Centres  |   |
| Libraries                | Armadale Library<br>Kelmscott Library<br>Seville Grove   | Library provision is determined by the Library Strategy   |
| Community Centres        | Armadale Active Girl Guides – Gwynne Park<br>Armadale Friendship Girl Guides – Gwynne Park<br>Roleystone Guides – Kanyana Guide Hall, Roleystone<br>Armadale Scout Group – Gwynne Park<br>Minnawarra District Scouts – Seville Grove<br>Roleystone Scout Group – Karragullen<br>Champion Centre      | Community centres typically include combinations of spaces such as activity, meeting and function spaces, kitchens, and storage. Community centres can be integrated with sports pavilions; the size of the community centre elements must still be applicable to the required hierarchy level. |
| Outdoor youth facilities | Skate Parks <ul style="list-style-type: none"> <li>• Armadale CBD</li> <li>• Forrestdale</li> <li>• Gwynne Park</li> <li>• Harrisdale</li> <li>• Roleystone</li> </ul><br>John Dunn Challenge Park   | See map on page 50 showing location of proposed and existing outdoor youth facilities.  |
| Parks and Playgrounds    | 15 active reserves<br>92 playgrounds   | Provision of parks and playgrounds is incorporated into the Parks Facilities Strategy   |
| Service provision        | Includes Anglicare WA, Argrove Counselling, Bedfriend, Bridging the Gap, Carers WA, Centrecare WA, Communicare, Headspace, Hope Community Services, Mercy Care, Mission Australia, My Integra, Neami, Outcare, Parkerville Children and Youth Care, The Fathering Project, The Smith Family, Wanslea |   |





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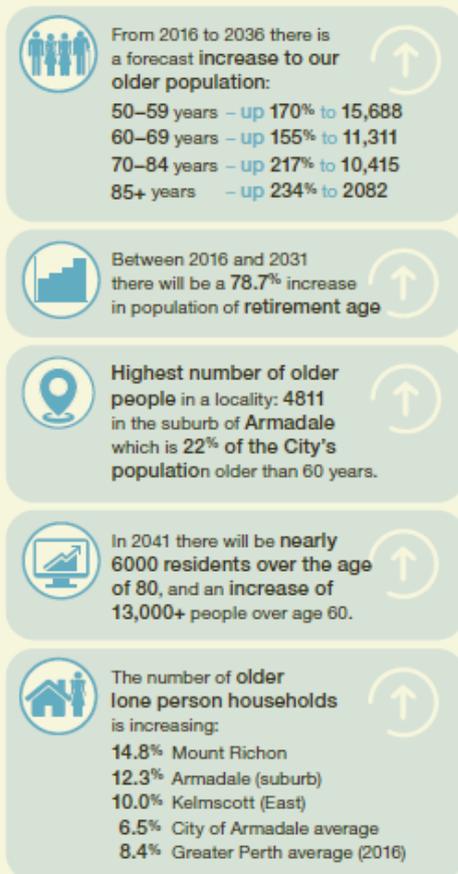
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## Older People

Information with relation to “Older” people is included below following the inclusion of a key action in the City’s Corporate Business Plan: 1.4.4.2 Review the City’s CIP to ensure that the needs of the City’s ageing population are met.

### Demographics and Facility Demand



The City has a significant proportion of older people. Between the 2011 and 2016 Australian Bureau of Statistics Census, the proportion of people aged over 50 years increased by 22%. By 2026 people aged over 50 years will make up 26% of the City’s population. As with the wider population, those aged over 50 years have diverse aspirations, needs and interests.

The City is committed to the aim of being an age friendly community that is inclusive and values older people.

- 11.4% of the Armadale population are older workers and pre-retirees (50 – 59 years)
- 9.1% of the Armadale population are empty nesters and retirees (60 – 69 years)
- 6% of the Armadale population are seniors (70 – 84 years)
- 1.2% of the Armadale population are elderly (85+ years)



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There is a wide spread of population profiles with some suburbs having a significantly older profile than others. For example Mt Richon had 14.9% of residents aged 70-84 in 2016 compared to the City rate of 6.0% and Brookdale with 3.0%.

### Strategic Context

|   |   |
|---|---|
| <p>Access and Inclusion Plan 2021-2026</p>    | <p>This strategy identifies issues and barriers to an accessible community, and notes with regard to people aged 65+ that barriers faced by this group include not being able to access the NDIS and the feeling of reduced access to supports, the experience of additional discrimination, and less access to opportunity in the workforce.</p> <p>While not all older people have physical access issues, there is a high representation of people with disability in older people. As such the AIP strategy with regard to access to facilities relates:</p> <p><b>2. People with disability have the same opportunities as other people to access the buildings and other facilities of the City of Armadale.</b></p> <p><i>2.1 Infrastructure planning and refurbishment of buildings and facilities to include access and inclusion requirements.</i></p> <p><i>2.2 Continuous improvement of external infrastructure.</i></p> <p><i>2.3 Updated information is available to residents about the accessibility of buildings, facilities and parks.</i></p> |
| <p>Age Friendly Strategy 2018-23</p>          | <p>This strategy is no longer current, having been replaced with the overall CD Strategy. The following pertain to facility provision for older people. The strategy was informed by the Western Australia State Government’s Age Friendly WA: The Seniors Strategic Planning Framework which in turn comes from the World Health Organisation (WHO) Guide to Age-Friendly Cities and Communities.</p> <p>The Age Friendly Communities project includes an audit tool for assessing the communities and this includes sections on public buildings and facilities.</p>  |
| <p>Community Development Strategy 2021-26</p> | <p>This strategy includes a section for Older People which outlines the interaction with relevant social priorities and City programmes and support for the demographic cohort. While there are no specific references to facility provision, this strategy outlines the City’s current role and focus areas.</p> <p>Older people are integrated into services and opportunities and the Access and Inclusion Plan but are not currently an identified social priority.</p>   |

### Considerations for Facility Provision

Many of the City’s existing facilities are utilised by groups that cater for older people either on an exclusive use agreement, regular hire or as occasional hirers. These include seniors groups, mens shed’s, physical activity providers and special interest groups. A hallmark of the City’s community facility provision is the *Community Infrastructure Guiding Principles* underpin multi-



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use, flexible and efficient spaces. All hire facilities are available to organisations providing activities for older people. Exclusive use facilities are available via a Registration of Interest process for all community service providers.

A large segment of community facilities for older people is via non-City provision. This includes aged care providers, health services, and the private sector, many non-government agencies and not-for-profits provide services to older people in a range of settings that include State and Local government, religious organisations and private facilities.

The City is committed to creating age-friendly and dementia-friendly communities to encourage safe interaction in public spaces and places as well as ageing in place. Many of the needs of older people are covered by improving the overall accessibility of facilities, however there are some particular considerations including elements such as:

- Gopher charging points
- Clearly visible directional and identification signage.
- Facilities accessible by public transport and pedestrian arrival
- Inclusion of drop-off points.
- Level and non-slip surfaces
- Adequate shade and scattered seating

### Benchmarks and guidelines

The Western Australia Guidelines for Community Infrastructure (Parks and Leisure Australia, 2020) sets out a range of indicators for the ratio of provision for facilities for older people:

| Facility   | Population Guideline  | Definition  | City Comment   |
|--|---|---|--|
| <p><b>Senior Centre</b></p> <p>A place where older adults can congregate to fulfil many of their social, physical, emotional and intellectual needs.</p> | <p>1:20,000 -30,000 District</p> <p>(dependent on aging demographic)</p>  | <p>Dedicated seniors facilities are not supported and should be co-located within a community centre.</p> <p>Seniors activity should be part of an integrated service offering within a community hub.</p>  | <p>Provision is generally via non-City facilities.</p> <p>Current provision at Greendale Centre.</p> |
| <p><b>Aged Day Care</b></p> <p>Provides an opportunity to participate in a range of social and recreational activities.</p>                              | <p>1:30,000 -40,000 District</p> <p>Noted that population driven guidelines may not be applicable for local government.</p> | <p>A community facility with regular opening hours and staff that provide for health, social, nutritional and educational services and activities.</p> <p>Generally aged day care is catered for within a multi-functional district community centre as an integrated service delivery.</p> | <p>Not a core local government service.</p>  |



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|   |                                   | Changes to HACC funding and transition to NDIS   |   |
| <b>Mens/Womens Sheds</b><br><br>A community facility primarily for sharing and developing trade skills while improving mental and physical health outcomes. | Area, location and need specific. | The local government role should not be one of provision, but facilitation on appropriate land where need, benefit and viability is evidenced.<br><br>Typically incorporate workshops, kitchen and meeting rooms varying from 200m2 to 1000m2. | Currently work establishing two shed groups into former Bedforddale Fire Station, several men's shed groups in non-City facilities. |

### Current Facility Provision for Older People

| Type of Facility  | Existing Provision  | City Comment  |
|-------------------|---|---|
| Day centres:      | <ul style="list-style-type: none"> <li>Dale Cottages</li> <li>Rise</li> <li>Southern Districts Support Association</li> </ul> |   |
| Leased Facilities | Greendale Centre<br>Thompson House - Roleystone<br>Karragullen Seniors<br>Hillandale Retirement Village (Land Only)           |   |
| Libraries         | Armadale Library<br>Kelmescott Library<br>Seville Grove   | Library provision is determined by the Library Strategy   |
| Community Centres | Harold King (Westfield Seniors)   | Community centres typically include combinations of spaces such as activity, meeting and function spaces, kitchens, and storage. Community centres can be integrated with sports pavilions; the size of the community centre elements must still be applicable to the required hierarchy level. |
| Sheds             | Armadale Community Men's Shed<br>Roleystone Men's Community Shed  | Non-City provision:<br>Harrisdale Men's Shed<br>Forrestdale Men's Shed<br>Rise<br>Crossways   |
| Service provision | Including but not limited to:   |   |



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|  | <ul style="list-style-type: none"><li>• People Who Care; J E Murray Home; Armadale Place Care Community; Fairhaven; Juniper Sarah Hardey; MercyCare Kelmscott; MercyCare; Silver Chain; Juniper; TPG Aged Care CHSP Home Mods; Auscare;</li></ul> |
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# Community Infrastructure Requirements

## Community Infrastructure Catchment Areas

Up until 2006, the City experienced a relatively stable population growth however the release of land in the western growth corridor of Armadale has seen a dramatic increase in the numbers of people moving into the City. The rezoning of undeveloped land primarily used for agricultural purposes to urban has resulted in significant increases in the population. Areas of strong growth, all of which experienced recent greenfield development, include Harrisdale, Piara Waters, Champion Lakes, Hilbert and Haynes. In addition to this greenfield development driving an increased population, it is anticipated that 6497 more dwellings will become established in the City due to infill by 2036, which will increase the population by 17,996 in older established areas of the City.

Together, greenfield and infill development create a unique challenge where new community infrastructure is required in new urban settings and greater demand is placed on existing and ageing community infrastructure in older established areas where infill is occurring.

The City consists of nineteen suburbs and localities and for the purposes of community infrastructure planning these suburbs are naturally aggregated into distinct catchment areas (as shown in the table below). The catchment areas have been established based on location, land use, major access barriers such as Albany Highway, Armadale Road, train lines etc.

The City's suburbs have been allocated into the following catchment areas:

- North West: Harrisdale and Piara Waters;
- South West: Forrestdale, Hilbert and Haynes;
- North Mid: Champion Lakes, Camillo, Seville Grove, Kelmscott West and Armadale North;
- South Mid: Brookdale, Wungong, Armadale South and Mt Richon
- East: Kelmscott East, Mt Nasura, Roleystone, Karragullen and Bedfordale

The use of catchment areas is an internal method of organisation and is not a determinant in calculating the provision of community infrastructure.

### Community Infrastructure Catchment Areas

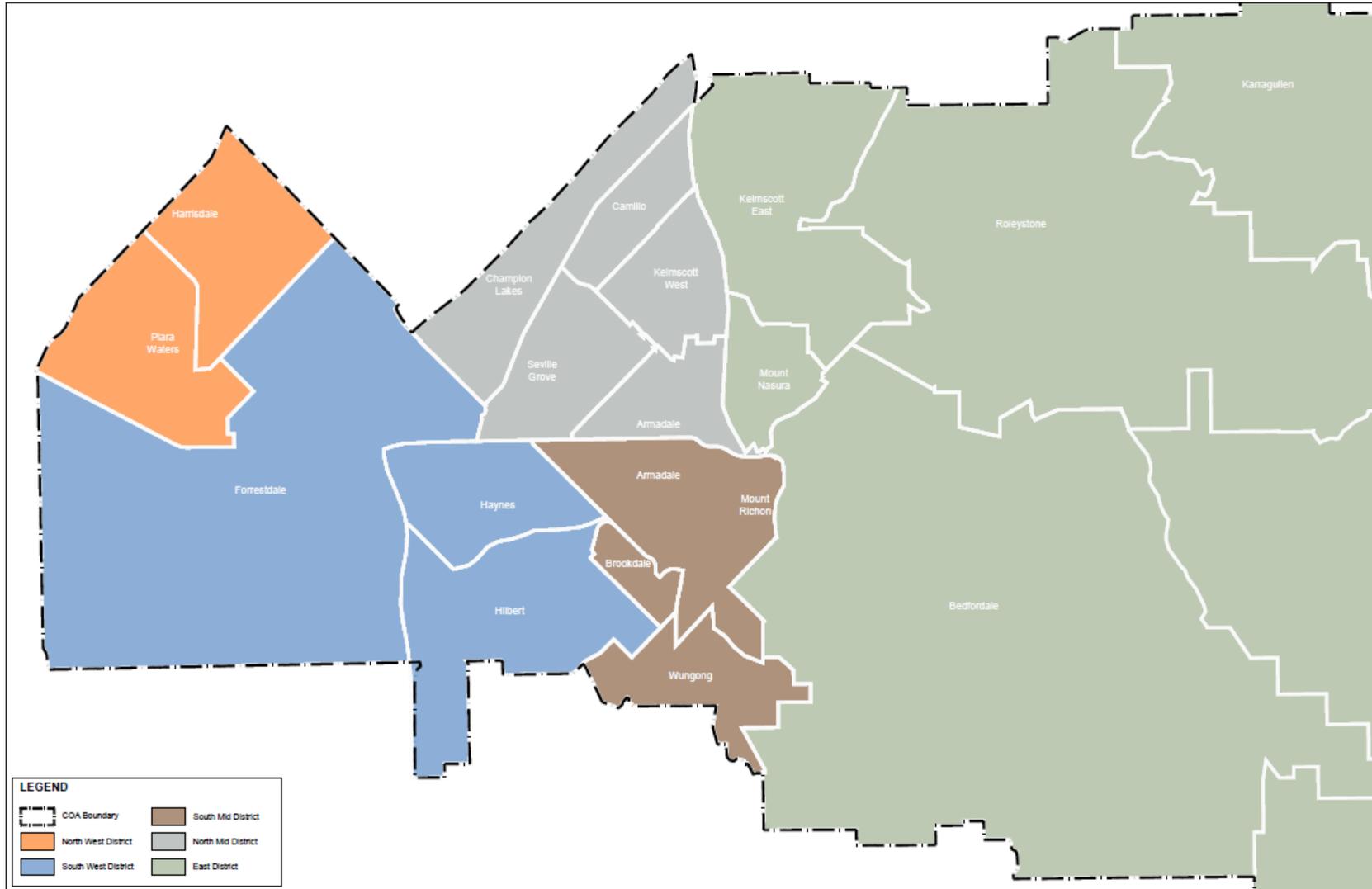
| Catchment Area     | Forecast Year |        |        |        |         | Variance |
|--------------------|---------------|--------|--------|--------|---------|----------|
|                    | 2016          | 2021   | 2026   | 2031   | 2036    |          |
| Population Summary |               |        |        |        |         |          |
| North West         | 18,996        | 27,090 | 31,774 | 35,370 | 37,314  | +18,318  |
| South West         | 3,472         | 8,289  | 15,465 | 22,697 | 34,474* | +31,002* |
| North Mid          | 27,714        | 29,126 | 31,665 | 33,489 | 35,086  | +7,372   |
| South Mid          | 13,198        | 13,746 | 14,446 | 15,772 | 17,302  | +4,104   |
| East               | 13,366        | 13,709 | 13,932 | 14,164 | 14,425  | +1,059   |

\*An additional population of 4,368 people is expected to reside within the Anstey Keane Precinct which is currently progressing through land use planning. Due to the nature of this proposal the forecast population is known (and included in the above 2036 total population figure) but no detailed demographic data is known.



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COMMUNITY PLANNING CATCHMENT AREAS

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## North West Catchment

### Demographic Snapshot

The North West catchment consists of the suburbs of Harrisdale and Piara Waters.

| Forecast population,<br>households and dwellings | 2016   | 2021   | 2026   | 2031   | 2036   |
|--|--------|--------|--------|--------|--------|
| Population                                       | 18,996 | 27,090 | 31,774 | 35,370 | 37,314 |
| Change in population (5yrs)                      |        | 8,094  | 4,684  | 3,596  | 1,944  |
| Households                                       | 6,274  | 8,983  | 10,649 | 11,943 | 12,783 |

By 2036 the population of the North West catchment area is expected to almost double with the majority of this growth expected over the next eight years. The growing population (+18,318 people) will require the provision of additional community infrastructure within the North West catchment, the majority of future community infrastructure is already planned through the *North Forrestdale Development Contribution Plan No.3*.

The largest increase of households between 2016 and 2036 is forecast to be in ‘*couple families with dependents*’, which will increase by 2,235 households and account for 44.6% of all North West catchment households. ‘*Couples without dependents*’ will also experience growth rising from 855 households in 2016 to 2,410 households in 2036.

From 2016 to 2036 the largest growth in persons will be experienced in people aged 35 – 59 (+7,412 people) and people aged 0-17 years (+5,569).

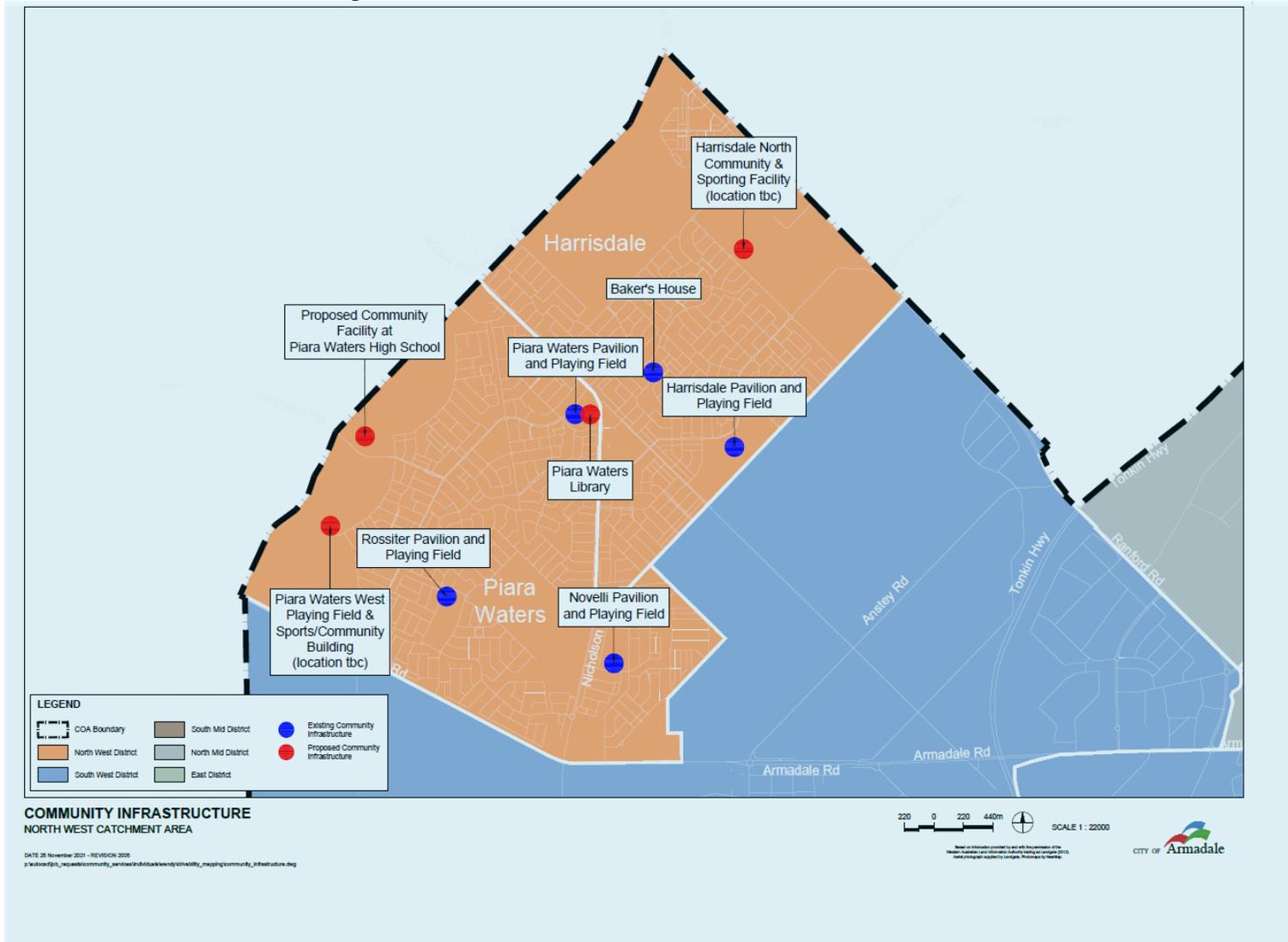
Although the North West catchment has a relatively small older population (60 years and above), in line with the broader ageing population, the proportion of people aged over 60 will increase from 5.6% of the total population to 11.5% by 2036. Therefore, community infrastructure must be flexible and adaptable to cater for all ages within the North West catchment, with particular consideration of the increasing population of young people aged under 17 and people aged between 35-59 years.

The North West catchment compared to the wider City of Armadale has a larger proportion of people born overseas. Approximately 9.5% of the population in this catchment were born in India. More than one in every three people in the Northwest Catchment speaks a language other than English at home.

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### North West Catchment Map



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### North West Catchment Community Infrastructure Schedule

| PROJECT   | COMMUNITY PLANNING KEY PROJECTS | STRATEGIC LINK/ COUNCIL DECISION  | HIERARCHY | COST ESTIMATE | FUNDING SOURCES         |
|---|---------------------------------|---|-----------|---------------|-------------------------|
| <b>NORTH WEST CATCHMENT AREA</b> (Harrisdale, Piara Waters)   |                                 |   |           |               |                         |
| Piara Waters Library  | 2021/22                         | Community Services Minutes C12/4/21   | Local     | \$4,350,000   |                         |
| Piara Waters Secondary College Netball court facility – toilets and store.                              | 2022/23                         | C27/9/20<br>Element of Nth Forrestdale Developer Contribution Plan no. 3 Community Infrastructure Schedule. | Local     | \$450,000     | Developer Contributions |
| Harrisdale North Community and Sporting Pavilion - senior playing field and community/sporting building | 2024/25                         | Element of Nth Forrestdale Developer Contribution Plan no. 3 Community Infrastructure Schedule.             | Local     | \$3,530,000   | Developer Contributions |
| Piara Waters West playing field and sports/community pavilion on a shared school site                   | 2025/26                         | Element of Nth Forrestdale Developer Contribution Plan no. 3 Community Infrastructure Schedule.             | Local     | \$9,031,480   | Developer Contributions |



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## South West Catchment

### Demographic Snapshot

The South West catchment consists of the suburbs of Forrestdale, Haynes and Hilbert.

| Forecast population, households and dwellings | 2016  | 2021  | 2026   | 2031   | 2036    |
|---|-------|-------|--------|--------|---------|
| Population                                    | 3,472 | 8,289 | 15,465 | 22,697 | 34,474* |
| Change in population (5yrs)                   |       | 4,817 | 7,176  | 7,232  | 7,409   |
| Households                                    | 1,217 | 2,851 | 5,225  | 7,559  | 10,011  |

\*An additional population of 4,368 people is expected to reside within the Anstey Keane Precinct which is currently progressing through land use planning. Due to the nature of this proposal the forecast population is known (and included in the above 2036 total population figure) but no detailed demographic data is known.

The growing population (+31,002 people) will require the provision of additional community infrastructure within the South West catchment area. The majority of future community infrastructure will be provided through the Wungong Urban Area Development Contribution Plan. The proportion of household types is expected to remain similar within the South West catchment area from 2016 to 2036. The catchment has a range of household types and therefore community infrastructure should be diverse and flexible. Similarly to the North West catchment, the high amount of family households, coupled with smaller lot sizes within the South West catchment will drive demand for access to community infrastructure particularly for children and family activities.

In 2016 the dominant age group within the South West catchment was people aged 35-59 (32.5% of total population), this will remain consistent through to 2036 where the 35-59 year age group will comprise 31.8% of the population.

Against the trend of an ageing population, the proportion of people aged over 60 will decrease within the South West catchment from 2016 (11%) to 2036 (8%).

The South West catchment compared to the wider City of Armadale has a smaller proportion of people born overseas, however this proportion is increasing. Community infrastructure must cater for the South West catchment's growing diverse community and cater for all proportions of the population. When planning community infrastructure traditional activities and sports as well as those which are undertaken by these new emerging communities must be considered. This will provide opportunities for the South West community to engage in safe and welcoming activities which the whole community can participate in.



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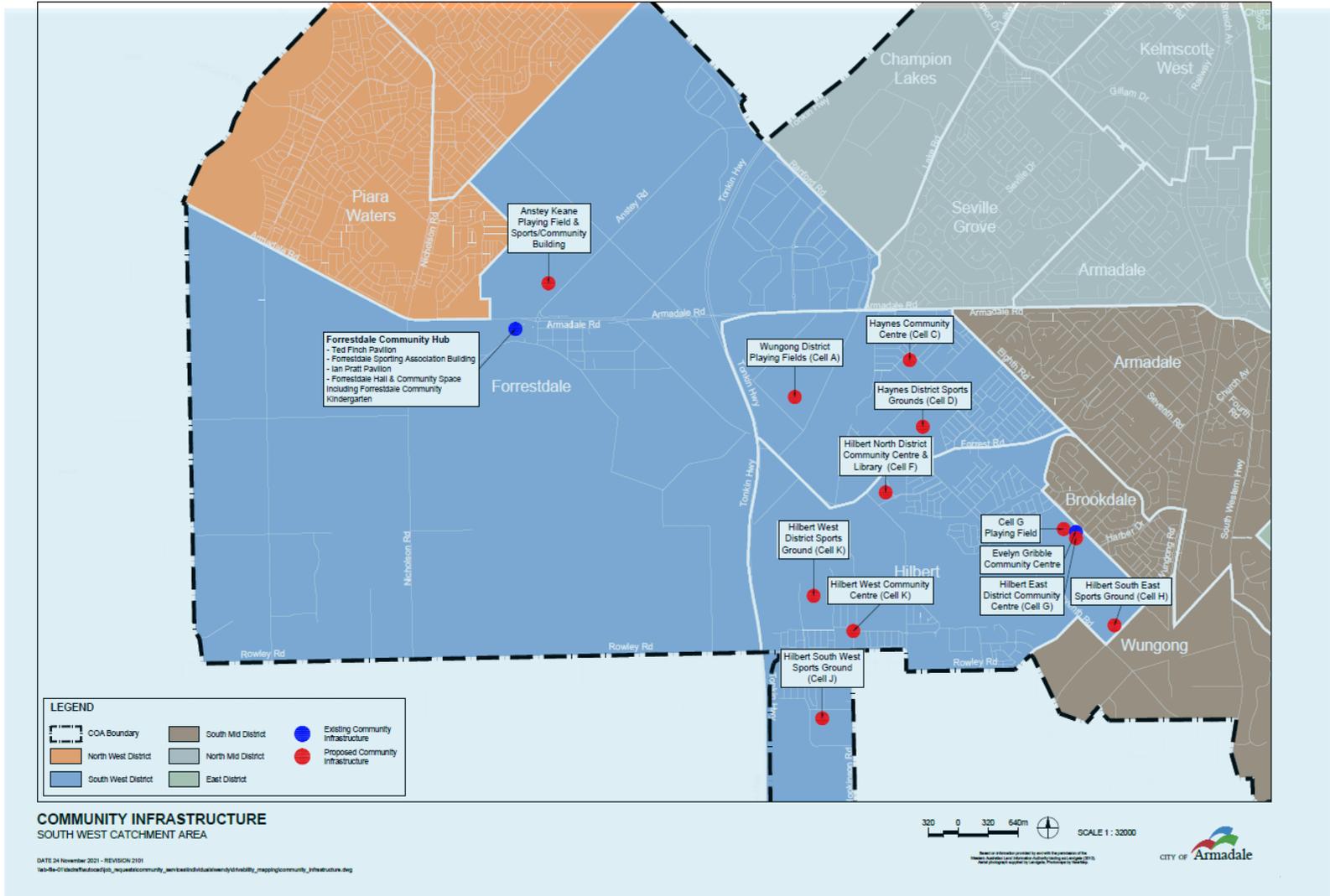
The South West catchment, although having a higher average income than the wider City area, comprises 45% households earning low-medium (lowest) incomes per week (less than \$1,582 per week). A large proportion of the community will rely on accessible community infrastructure to participate in physical and social activities.



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**South West Catchment Map**



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### South West Catchment Community Infrastructure Schedule

| <b>SOUTH WEST DISTRICT CATCHMENT AREA</b> (Forrestdale, Haynes and Hilbert)   |         |  |          |             |  |
|---|---------|--|----------|-------------|--|
| Forrestdale Hub sports and community facilities redevelopment                 | 2021/22 | Master Plan key project endorsed by Council (C42/11/16)<br>Council decision (C38/10/19)<br>Council decision (C6/3/20)  | District | \$5,835,000 | Municipal Funds<br>Developer Contributions<br>External Grants<br>POS Funds |
| Hilbert North District Community Centre and Library (Cell F)                  | 2024/25 | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)<br>City's Library Strategic Plan (C7/4/19)<br>Council decision (C16/6/20) | District | \$6,492,121 | Developer Contributions (to be confirmed)**                                |
| Anstey/Keane Community Facilities   | 2025/26 | DCP4   | Local    | \$9,181,744 | Developer Contributions  |
| Hilbert South West Sports Ground Stage 1 - one senior playing field. (Cell J) | 2025/26 | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)   | Local    | \$3,582,554 | Developer Contributions (to be confirmed)**<br>DoE Contribution            |
| Hilbert South West Sports Ground Stage 2 Pavilion (Cell J)                    | 2026/27 | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)   | Local    | \$3,582,554 | Developer Contributions (to be confirmed)**<br>DoE Contribution            |
| Haynes District Sports Ground Stage 1 - Ovals (Cell D)                        | 2026/27 | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)   | Local    | \$4,758,924 | Developer Contributions (to be confirmed)**                                |
| Haynes District Sports Ground Stage 2 - Pavilion (Cell D)                     | 2027/28 | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)   | Local    | \$4,758,924 | Developer Contributions (to be confirmed)**                                |
| Hilbert East District Community Centre (Cell G)                               | 2028/29 | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)   | District | \$6,492,121 | Developer Contributions (to be confirmed)**                                |

\*\*Final developer contributions to be confirmed on completion of the Wungong Urban Developer Contribution Plan and State Planning Policy 3.6 Review.



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|   |           |  |          |              |   |
|---|-----------|--|----------|--------------|---|
| ARRR Stage 1 Regional Netball/Basketball Facility (Cell A)                | 2027/29   |  | Regional | \$48,690,000 | External Grants                             |
| ARRR - Wungong District Playing Fields 2 community plus pavilion.(Cell A) | 2029/30   | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16) | District | \$16,502,825 | Developer Contributions (to be confirmed)** |
| Haynes Community Centre (Cell C)  | 2030/31   | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16) | Local    | \$3,010,742  | Developer Contributions (to be confirmed)** |
| Hilbert West Community Facility (Cell K)                                  | 2035/36   | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16) | Local    | \$3,010,742  | Developer Contributions (to be confirmed)** |
| ARRR - Wungong District Playing Fields 2 community plus pavilion.(Cell A) | 2035-36   | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16) | District | \$16,208,743 | Developer Contributions (to be confirmed)** |
| Hilbert East Sports Ground –Oval (Cell G)                                 | 15+ years | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16) | Local    | \$5,008,566  | Developer Contributions (to be confirmed)** |
| Hilbert West District Sports Ground (Cell K)                              | 15+ years | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16) | District | \$9,997,460  | Developer Contributions (to be confirmed)** |
| Hilbert South East Sports Ground – Stage 1 Oval (Cell H)                  | 15+ years | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16) | District | \$3,849,837  | Developer Contributions (to be confirmed)** |
| Hilbert South East Sports Ground – Stage 2 Pavilion (Cell H)              | 15+ years | Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16) | District | \$3,849,837  | Developer Contributions (to be confirmed)** |

\*\*Final developer contributions to be confirmed on completion of the Wungong Urban Developer Contribution Plan and State Planning Policy 3.6 Review.



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## North Mid Catchment

### Demographic Snapshot

The North Mid catchment consists of the suburbs of Kelmscott West, Camillo, Champion Lakes, Seville Grove and Armadale North.

| Forecast population, households and dwellings | 2016   | 2021   | 2026   | 2031   | 2036   |
|---|--------|--------|--------|--------|--------|
| Population                                    | 27,714 | 29,126 | 31,665 | 33,489 | 35,086 |
| Change in population (5yrs)                   |        | 1,412  | 2,539  | 1,824  | 1,597  |
| Households                                    | 10,455 | 11,058 | 12,034 | 12,838 | 13,548 |

By 2036 the population of the North Mid catchment area is expected to grow by approximately 7,300 people through the development of small greenfield residential areas within Champion Lakes as well as infill development through Kelmscott West, Camillo and Seville Grove.

The largest increase of households between 2016 and 2036 is forecast to be in *'couple families without dependants'*, which will increase by 1,126 households and account for 24.5% of all North Mid catchment households. From 2016 to 2036 the highest proportion of all households will remain *'couple families with dependants'*.

The catchment has a range of household types and therefore community infrastructure should be diverse and flexible to cater for all types of households. The high amount of family households, coupled with infill development (which will reduce lot sizes) within the North Mid catchment will drive demand for access community infrastructure particularly for children and family activities.

In 2016 the dominant age group within the North Mid catchment was people aged 35-59 (approximately 31% of total population), this will remain consistent through to 2036 where the 35-59 year age group will remain at approximately 31% of the population. Community infrastructure must be flexible and adaptable to cater for all proportions of the population within the North Mid catchment.

The North Mid catchment compared to the wider City of Armadale has a similar proportion of people born overseas, however this proportion is greater within Champion Lakes where 38% of the population was born overseas. A larger percentage of people born in India (5.6%) compared to the City of Armadale 4.1%.

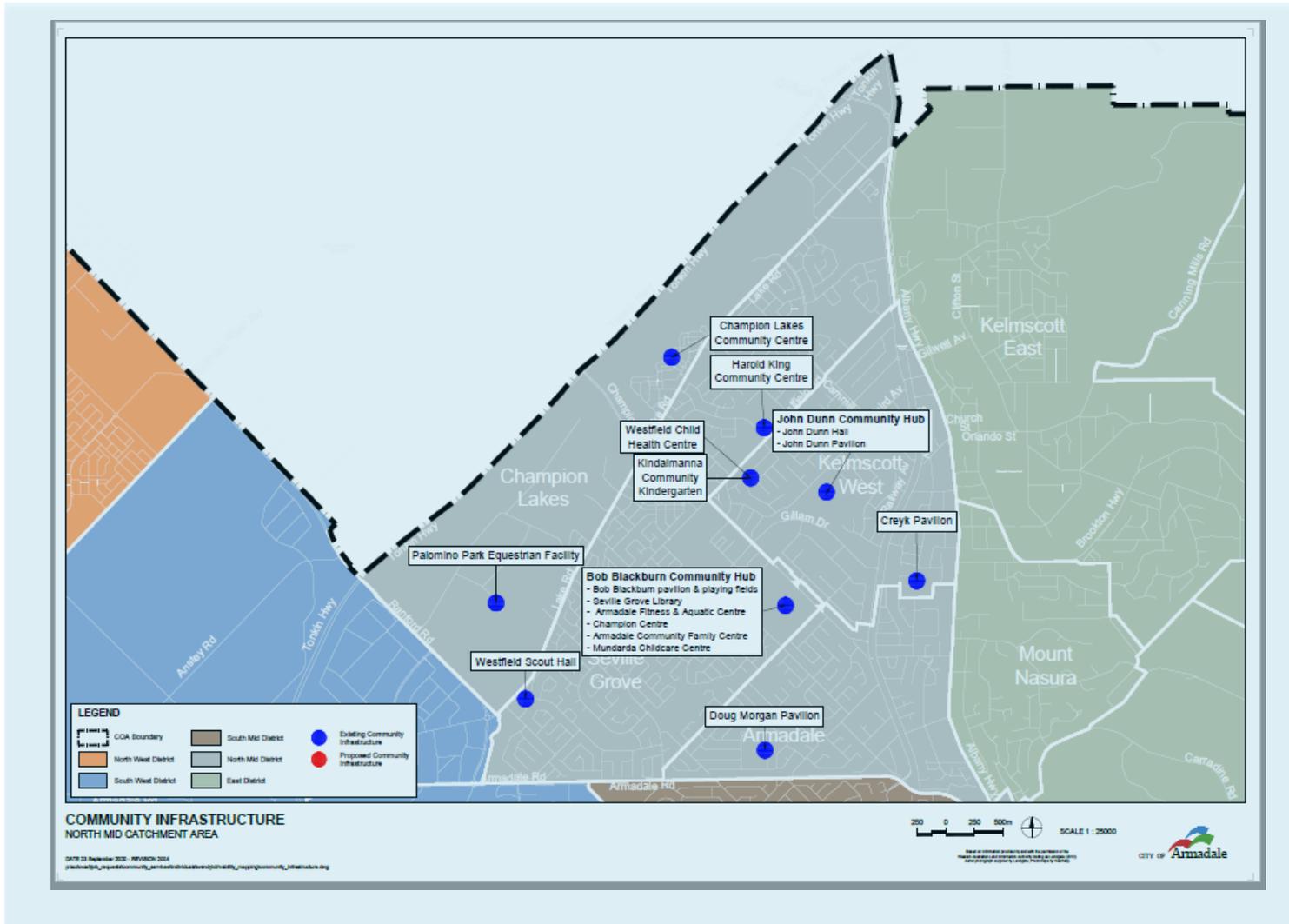
Approximately 63% of households within the North Mid catchment earn less than \$1,582 per week and will rely on accessible community infrastructure to participate in physical and social activities.



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### North Mid Catchment Map



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### North Mid Catchment Community Infrastructure Schedule

| PROJECT   | COMMUNITY PLANNING KEY PROJECTS | STRATEGIC LINK/ COUNCIL DECISION                                   | HIERARCHY | COST ESTIMATE | FUNDING SOURCES                    |
|---|---------------------------------|--|-----------|---------------|------------------------------------|
| <b>NORTH MID DISTRICT CATCHMENT AREA</b> (Kelmescott West, Camillo, Champion Lakes, Seville Grove and Armadale North) |                                 |  |           |               |                                    |
| John Dunn Challenge Park Cycle Facility   | 2020/21                         | Master Plan key project<br>Council decision (C1/2/19)              | District  | \$1,500,000   | Municipal Funds<br>External Grants |
| Creyk Pavilion  | 2020/21                         | Council decision (C5/2/20)<br>Council decision (C15/6/20)          | Local     | \$3,000,000   | Municipal Funds<br>External Grants |
| Morgan Park redevelopment   | 2021/22                         | Master Plan key project (C42/11/16)<br>Council decision (T21/5/20) | Local     | \$3,770,000   | Municipal Funds<br>External grants |



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## South Mid Catchment

### Demographic Snapshot

The South Mid catchment consists of the suburbs of Armadale South, Mt Richon, Brookdale and Wungong.

| Forecast population,<br>households and dwellings | Forecast year |        |        |        |        |
|--|---------------|--------|--------|--------|--------|
|  | 2016          | 2021   | 2026   | 2031   | 2036   |
| Population                                       | 13,198        | 13,746 | 14,446 | 15,772 | 17,302 |
| Change in population (5yrs)                      |               | 547    | 700    | 1,326  | 1,530  |
| Households                                       | 5,357         | 5,598  | 5,848  | 6,339  | 6,919  |

By 2036 the population of the South Mid catchment area is expected to grow by approximately 4,100 people typically through infill development. The growing population will require the provision of additional community infrastructure within the South Mid catchment area. The South Mid catchment is primarily built out and the provision of additional community infrastructure may not be possible instead the improvement of existing community infrastructure to increase capacity for more users can be undertaken.

Compared to the City of Armadale, the South Mid catchment has a higher proportion of lone persons households (29.9% compared to 20.9%) and a higher proportion of one parent households (16% compared to 11.9%). The high amount of lone person and one parent households within the South Mid catchment drives a need for spaces which can create opportunities for social interactions and foster community connections.

In 2016 the dominant age group within the South Mid catchment was people aged 35-59 (28.6% of total population), this age group will remain the dominant age group within the catchment at a steady rate of approximately 27% of households. The South Mid catchment accommodates a broad range of age groups; community infrastructure must be flexible and adaptable to cater for all proportions of the population.

The South Mid catchment has a small but growing range of people from culturally diverse backgrounds; those born overseas are from predominately English speaking countries. Community infrastructure must provide opportunities for communities to create social connections in safe and welcoming environments.



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Analysis of the distribution of households by income quartile in the South Mid catchment, compared to the City of Armadale, shows that there was much higher proportion of households in the lower income quartile (38.1%). However, Mt Richon has a much higher number of households in the highest group with 18% of households compared to Armadale South 4.6% and Brookdale – Wungong with 10.5%.

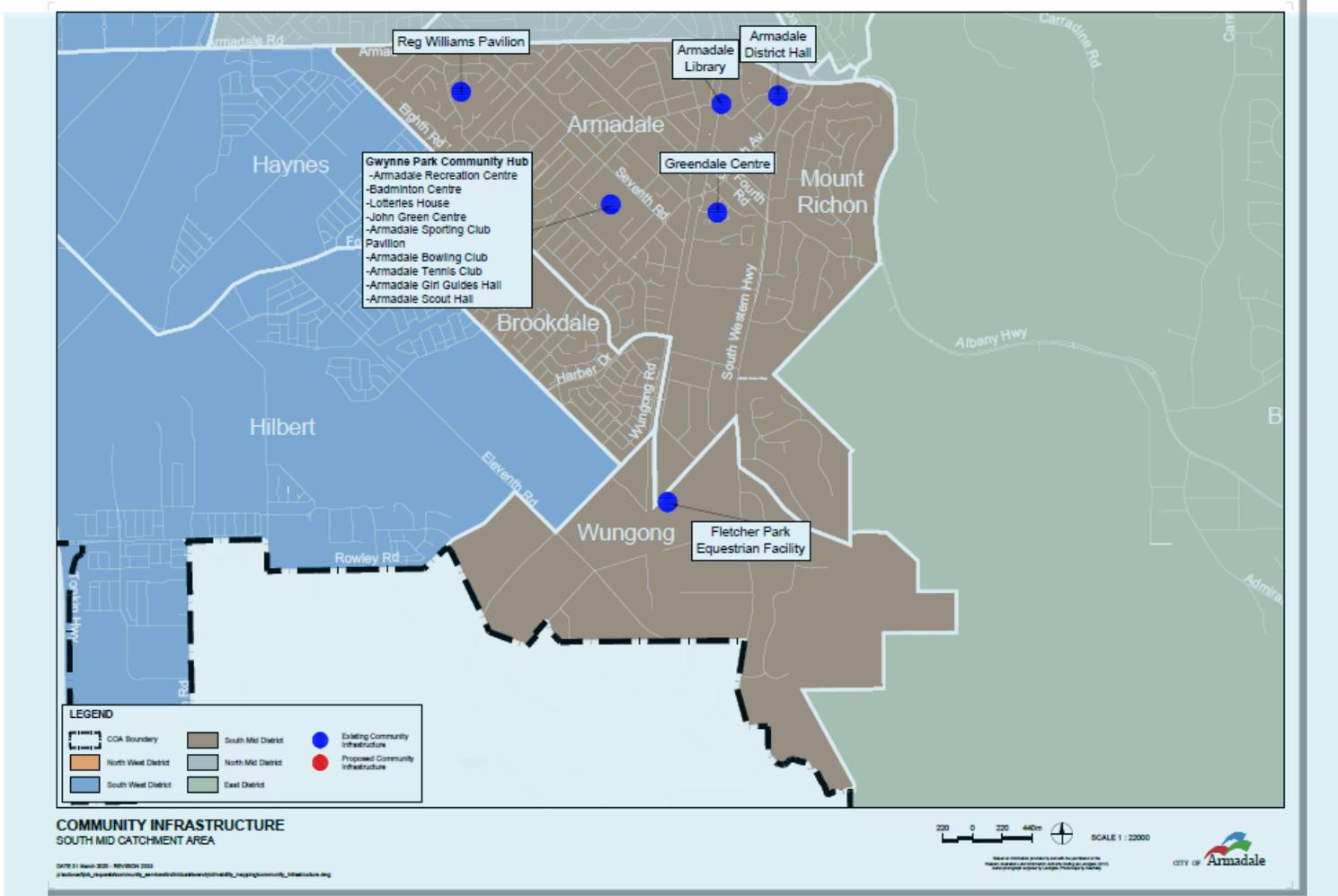
Armadale South and Brookdale – Wungong are ranked extremely low compared to Mt Richon and City of Armadale in SEIFA rankings. Armadale South (27%) and Brookdale – Wungong (21%) also have high number of disengaged youth. With lower incomes and levels of car ownership, community, sport and recreation facilities and opportunities need to be more easily accessible and low cost/ free in these areas.



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### South Mid Catchment Map





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### South Mid Catchment Community Infrastructure Schedule

| PROJECT   | COMMUNITY PLANNING KEY PROJECTS | STRATEGIC LINK/ COUNCIL DECISION  | HIERARCHY | COST ESTIMATE | FUNDING SOURCES                    |
|---|---------------------------------|---|-----------|---------------|------------------------------------|
| <b>SOUTH MID DISTRICT CATCHMENT AREA</b> (Armadale South, Mt Richon, Brookdale and Wungong)   |                                 |   |           |               |                                    |
| Gwynne Park Pavilion redevelopment  | 2022/23                         | Master Plan Key Project<br>Council Decision (C42/11/16)<br>Council decision (T21/5/20)                                      | District  | \$4,285,500   | Municipal Funds<br>External Grants |
| Gwynne Park Balance of Phase 1 – Provision for further works                                  | 2022/23                         | Master Plan Key Project<br>Council Decision (C42/11/16)   | District  | \$1,734,500   | Municipal Funds<br>External Grants |
| Gwynne Park Redevelopment <ul style="list-style-type: none"> <li>Phase 2 Provision</li> </ul> | 2025/26                         | Master Plan Key Project<br>Council Decision (C42/11/16)<br>Stage 2 envisaged beyond 15 years<br>Council decision (T21/5/20) | District  | \$10,904,000  | Municipal Funds<br>External Grants |



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## East Catchment

### Demographic Snapshot

The East catchment consists of the suburbs of Roleystone, Karragullen, Bedforddale, Ashendon, Kelmscott East, Lesley and Mt Nasura.

| Forecast population,<br>households and dwellings | Forecast year |       |       |       |       |
|--|---------------|-------|-------|-------|-------|
|  | 2016          | 2021  | 2026  | 2031  | 2036  |
| <b>Summary</b>                                   |               |       |       |       |       |
| Population                                       | 13366         | 13709 | 13932 | 14164 | 14425 |
| Change in population (5yrs)                      |               | 344   | 223   | 232   | 261   |
| Households                                       | 4766          | 4642  | 4778  | 4891  | 4978  |

By 2036 the East catchment population is expected to grow by approximately 1,059 people. The East catchment will experience the smallest population growth of all Community Planning catchment areas. The catchment is expected to only grow by 212 households. The high amount of *'lone person'* and *'couples without dependants'* within the East catchment drives a need for spaces which can assist in the development of social connections.

In 2016 the dominant age group within the East catchment was people aged 35-59 (35.4% of total population), this age group will continue to remain the dominant age group with approximately 32% of the population in this age category.

The under 17 year olds will increase in the East catchment by approximately 537 persons and the persons in the over 60s category will also increase by approximately 1537 persons. The East catchment accommodates a broad range of age groups; community infrastructure must be flexible and adaptable to cater for all proportions of the population within the East catchment.

The majority of people born overseas living in the East Catchment are from the United Kingdom (23%) and New Zealand (3.4%).

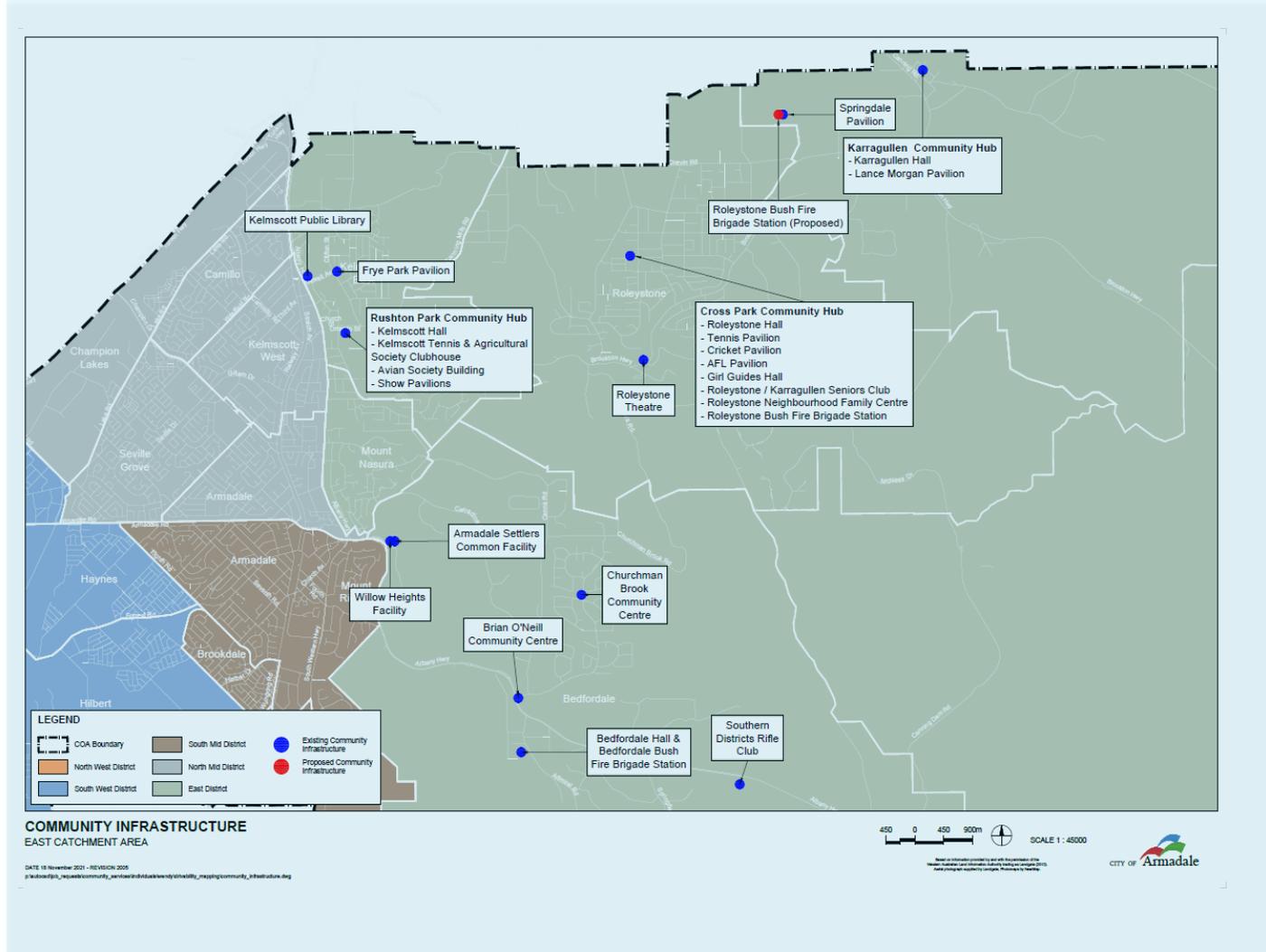
The East catchment has a relatively even spread of household incomes with people in the lowest income group at 21.5% and the highest group accounting for 26.8%.

The SEIFA index for all the suburbs in the East Catchment is above 1,000. Areas with an index above 1,000 are above the Australian average and are relatively less disadvantaged.

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**East Catchment Map**



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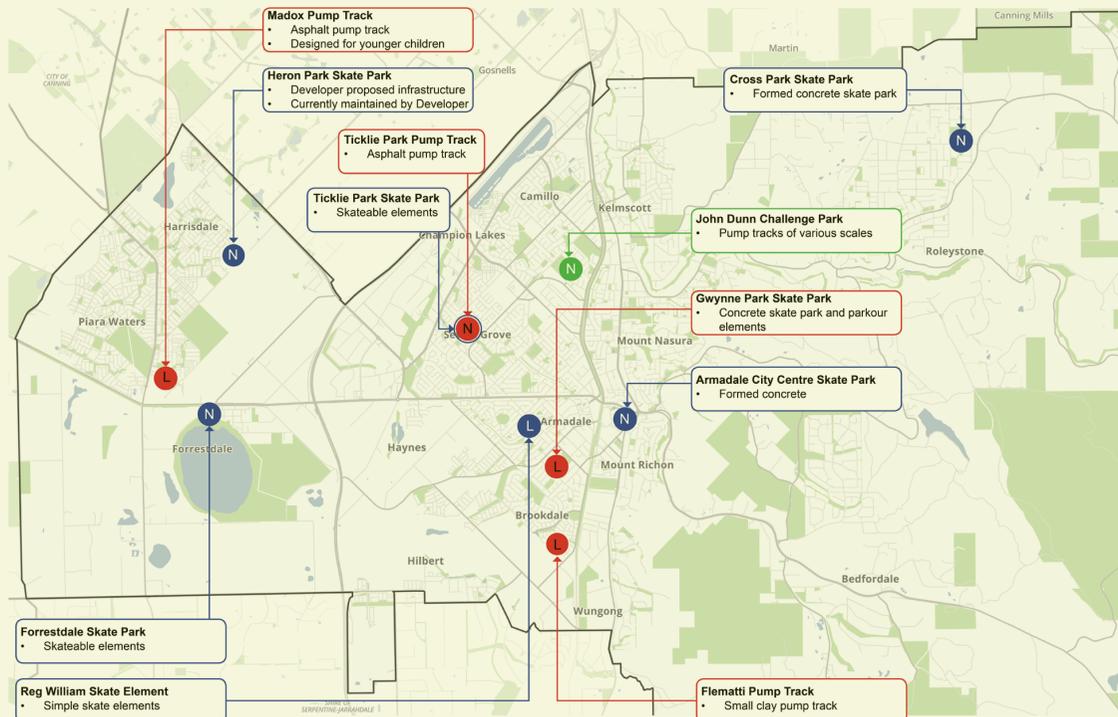
### East Catchment Community Infrastructure Schedule

| PROJECT  | COMMUNITY PLANNING KEY PROJECTS | STRATEGIC LINK/ COUNCIL DECISION   | HIERARCHY | COST ESTIMATE | FUNDING SOURCES                    |
|--|---------------------------------|--|-----------|---------------|------------------------------------|
| <b>EAST CATCHMENT AREA</b> (Kelmscott East, Mt Nasura, Roleystone, Karragullen, Lesley, Ashendon and Bedfordale) |                                 |  |           |               |                                    |
| Roleystone Theatre Redevelopment   | 2020/21                         | Council Decision (C37/12/18)   | District  | \$4,000,000   | Municipal Funds                    |
| Springdale Park - additional changerooms   | 2024/25                         | Master Plan Key Project<br>Council Decision (C8/3/13)<br>Council decision T42/7/21 | Local     | \$600,000     | Municipal Funds<br>External grants |
| Roleystone Girl Guides   | 2024/25                         | Council decision T42/7/21  | Local     | \$450,000     | Municipal Funds<br>External grants |

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## Location of Outdoor Youth Spaces



### Outdoor Youth Space Mapping

Plan CD 001 (A)

October 2021



#### Legend

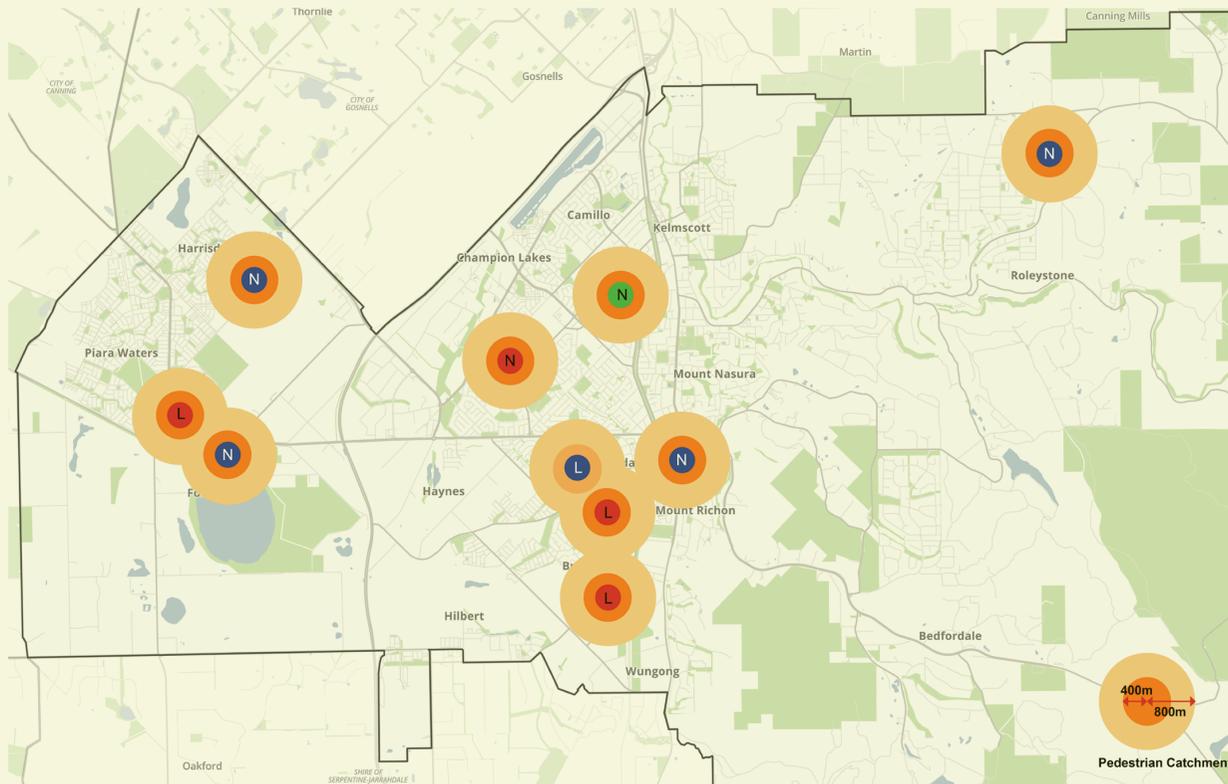
- Challenge Park
- Skate Park
- Pump Track

- D - District facility
- N - Neighbourhood facility
- L - Local facility



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## Outdoor Youth Space Pedestrian Catchments

Plan CD 002 (B)

October 2021



### Legend

- 400m Pedestrian catchment  
Approximate 5 minute walk
- 800m Pedestrian catchment  
Approximate 10 minute walk

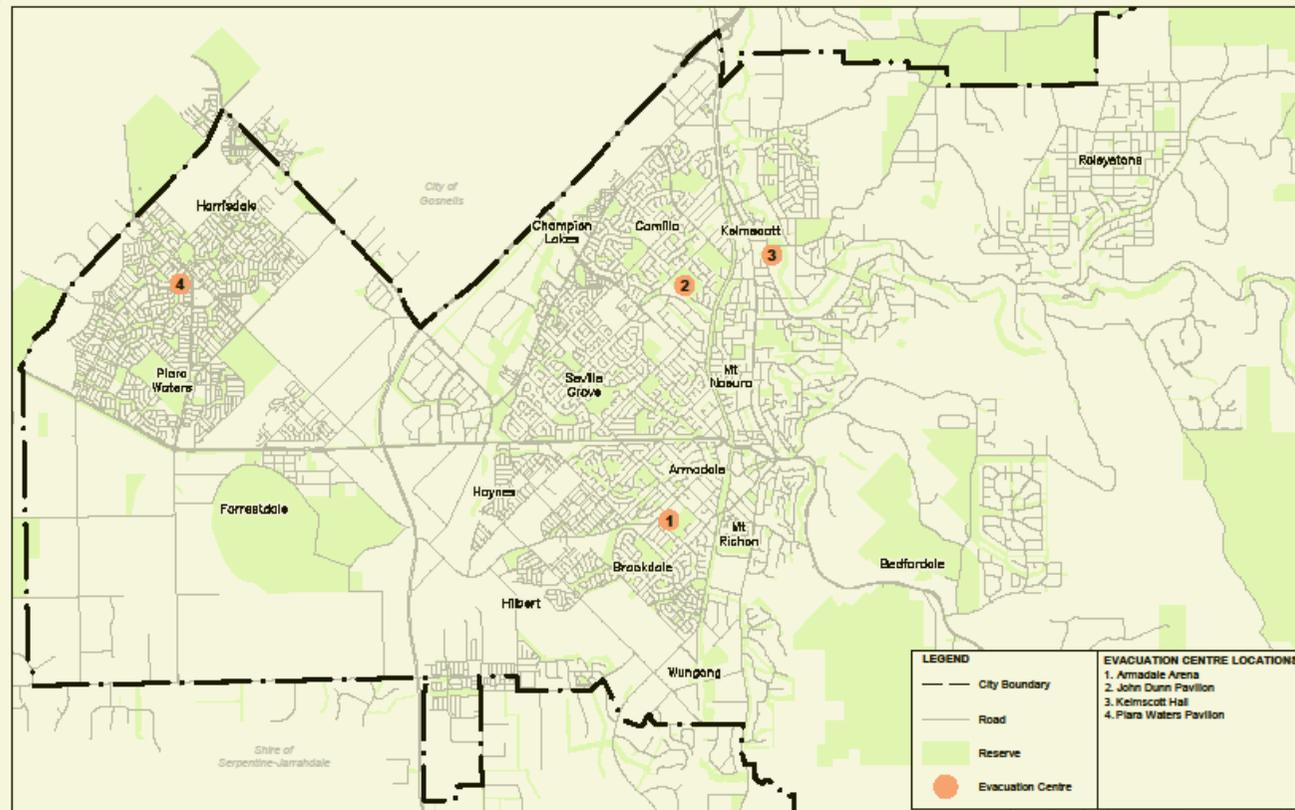
- D - District facility
- N - Neighbourhood facility
- L - Local facility



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## Community Facilities Identified as Pre-Determined Welfare Centres



### EVACUATION CENTRES City of Armadale

DATE 11 February 2021 - REVISION 2101  
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Based on information provided to you with the permission of the  
 Western Australian Land Information Authority (Landsat 2010)  
 All other information is the property of the City of Armadale





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## Completed Key Community Infrastructure Projects (Last 5 Years)

| <b>Armadale District Hall</b> |   |
|-------------------------------|---|
| Location                      | 90 Jull St, Armadale  |
| Year of completion            | 2019  |
| Project description           | <p>In May 2019 the Armadale District Hall was officially reopened. Originally built in 1936 and located in the heart of the Armadale City Centre, the historic Armadale District Hall has been transformed into a modern, inviting, and open community facility with a complementary mixture of heritage and contemporary built form.</p> <p>A new multipurpose hall was built adjacent to the original hall to improve the functionality of the building. This design has allowed for a unique space for significant community events and performance, whilst also providing a base for weekly programs that keep the facility activated on a daily basis. Both halls are connected by an elegant foyer with a small plaza between spaces.</p> |
| Features                      | <ul style="list-style-type: none"> <li>• Gallery – 50 people</li> <li>• Supper room – capacity 50 people</li> <li>• Multi-purpose hall with kitchenette and concertina dividing wall for flexible use of space – capacity 190 people</li> <li>• Green rooms</li> <li>• Lift access to the stage</li> </ul>  |
| Total project costs:          | \$4,300,000   |
| Funding sources               | <ul style="list-style-type: none"> <li>• \$1,000,000 Lotterywest Grant</li> <li>• Balance - City of Armadale</li> </ul>   |
| Awards                        | Western Australian Heritage Awards – Conservation or Adaptive Reuse Category 2020   |



| <b>Champion Centre and Seville Grove Library</b> |  |
|--|--|
| Location   | 78 Champion Dr, Seville Grove  |
| Year of completion                               | 2019   |
| Project description                              | In 2017, a feasibility study on the Champion Centre and Seville Grove Library was completed, underpinned by data analysis, review of good practice examples and comprehensive consultation with the Aboriginal community. This study resulted in Lotterywest granting the City \$4,060,000 for the redevelopment of the Champion Centre and community elements of the Seville Grove Library. |
| Features   | <ul style="list-style-type: none"> <li>• Public Library</li> <li>• Multipurpose Hall</li> <li>• Commercial kitchen</li> <li>• Boardroom</li> <li>• Meeting Rooms</li> <li>• Yarning Circle</li> <li>• Garden</li> </ul>  |
| Total project costs:                             | \$4,300,000  |
| Funding sources                                  | <ul style="list-style-type: none"> <li>• \$4,060,000 Lotterywest Grant</li> <li>• Balance – City of Armadale</li> </ul>  |

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| <b>Armadale Fitness and Aquatic Centre</b> |  |
|--|--|
| Location                                   | 76 Champion Drive, Seville Grove   |
| Year of completion                         | 2019   |
| Project description                        | The beautifully redeveloped Armadale Fitness and Aquatic Centre opened on 19 March 2019. This redevelopment of the existing seasonal pool facility provides our community with a fully integrated, modern, year round facility.  |
| Features                                   | <ul style="list-style-type: none"> <li>• indoor 25 metre pool, leisure pool and program pool</li> <li>• outdoor 50 metre pool and zero depth splash pad</li> <li>• crèche and café</li> <li>• gym and group fitness rooms.</li> </ul>  |
| Total project costs:                       | \$26,000,000   |
| Funding sources                            | <ul style="list-style-type: none"> <li>• \$10,000,000 Community Development Grants program (Federal)</li> <li>• \$1,000,000 - Community Sporting and Recreation Facilities Fund Grant (State)</li> <li>• Balance - City of Armadale</li> </ul>   |
| Awards                                     | <ul style="list-style-type: none"> <li>• Parks and Leisure Australia Community Facility of The Year 2019</li> <li>• UDIA Award for Social and Community Infrastructure Award 2020</li> <li>• AustSwim Recognised Swim School of the Year 2020</li> <li>• Parks and Leisure Australia Finalist Best Use of Technology 2020</li> <li>• Royal Lifesaving WA Lifeguard Challenge winners 2021</li> <li>• Water Corp/LIWA Endorsed Waterwise Facility 2021</li> <li>• Fitness Australia Multi-service Business of the Year 2021</li> <li>• Fitness Australia Finalist Quality Accredited Business of the Year 2021</li> <li>• AIRAH Finalist for Excellence in Sustainability 2021</li> <li>• Nominated for IESWA LIDA Lighting Award 2021</li> </ul> |





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| <b>Cross Park Cricket and Netball Pavilion</b> |   |
|--|---|
| Location                                       | Jarrah Road, Roleystone   |
| Year of completion                             | 2020  |
| Project description                            | <p>The Cross Park Cricket and Netball facility provides a beautiful home for the Roleystone Karragullen Cricket Club and the Roleystone Netball Club, overlooking the shady Frank Cross Park.</p> <p>The newly built pavilion replaced an aging facility that was no longer fit for purpose and has been tastefully designed to be inclusive of all participants.</p> |
| Features                                       | <ul style="list-style-type: none"> <li>• 279m<sup>2</sup> pavilion</li> <li>• Club storage for cricket and netball</li> <li>• Kitchen and club server</li> <li>• Bar and cool room</li> <li>• Changerooms</li> </ul>  |
| Total project costs:                           | \$1,100,000   |
| Funding sources                                | <ul style="list-style-type: none"> <li>• \$220,000 Roleystone Karragullen Cricket Club</li> <li>• \$30,000 Roleystone Netball Club</li> <li>• \$500,000 Community Sport Infrastructure Fund - Sport Australia (Federal)</li> <li>• Balance - City of Armadale</li> </ul>  |
| INSERT PHOTO OF FACILITY                       |   |

| <b>Creyk Pavilion</b>    |   |
|--------------------------|---|
| Location                 | Waltham Road, Kelmscott   |
| Year of completion       | 2021  |
| Project description      | <p>The City will replaced the original pavilion at Creyk Park with a multi-purpose facility built to accommodate senior sport and community activities.</p> <p>The new facility included four unisex senior change rooms, along with facilities to support the use of the oval including cricket nets.</p> <p>The facility is also be able to accommodate share community use alongside the seasonal sports with an inclusion of both a community hall and an activity space available for casual or regular users.</p> |
| Features                 | <ul style="list-style-type: none"> <li>• 850m<sup>2</sup> pavilion</li> <li>• Community hall</li> <li>• Community activity room</li> <li>• Club rooms</li> <li>• 4 x senior change rooms</li> <li>• cricket practice nets</li> <li>•</li> </ul>   |
| Total project costs:     | \$3,000,000   |
| Funding sources          | <ul style="list-style-type: none"> <li>• \$953,400 Local Roads and Community Infrastructure Program (Federal)</li> <li>• Balance - City of Armadale</li> </ul>  |
| Photo yet to be provided |   |



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| <b>Greendale Centre</b>  |  |
|--------------------------|--|
| Location                 | Coombe Avenue, Armadale  |
| Year of completion       | 2018   |
| Project description      | Originally built in 1972 the Greendale Centre underwent a significant redevelopment and was officially reopened in November 2018. The centre boasts a variety of dementia-friendly, features.  |
| Features                 | <ul style="list-style-type: none"> <li>• A major upgrade of the foyer/lobby /reception area</li> <li>• Creating a discrete library/sitting area</li> <li>• Creating spaces that can be leased to relevant seniors focused services</li> <li>• Creating an alfresco area with open access to the existing dining room</li> <li>• Replacing air conditioning in main activity areas</li> <li>• New equipment and furnishings throughout</li> </ul> |
| Total project costs:     | \$2,050,000  |
| Funding sources          | <ul style="list-style-type: none"> <li>• \$1,550,000 Lotterywest</li> <li>• \$500,000 City of Armadale</li> </ul>  |
| INSERT PHOTO OF FACILITY |  |

| <b>Gwynne Park Skate Park</b> |   |
|-------------------------------|---|
| Location                      | Cnr Seventh and Forrest Road, Armadale  |
| Year of completion            | 2021  |
| Project description           | A long awaited update to the skate park on the corner for Townley and Forrest, this project will create an all ages, all abilities youth space. Following extensive community engagement, this project includes nine of the top ten most frequently requested street and transition elements.   |
| Features                      | <ul style="list-style-type: none"> <li>• Elevated platform</li> <li>• Bowl, quarter pipe with alternate starting points</li> <li>• Out-ledge, out rail, three stair, hubba ledge and slappy bank, mellow banks.</li> <li>• A-frame hip with rail, combo ledge/manual pad, flat rail.</li> <li>• Long quarter pipe with bank extension</li> <li>• Mini-ramp</li> <li>• Parkour course</li> </ul> <p style="text-align: center;">Shade, BBQ, seating, drink fountain, lighting and toilet block</p> |
| Total project costs:          | \$820,000   |
| Funding sources               | City of Armadale  |
| INSERT PHOTO OF FACILITY      |   |





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| <b>Harrisdale Pavilion and Playing Fields</b> |  |
|---|--|
| Location                                      | 83 Gracefield Boulevard  |
| Year of completion                            | 2017   |
| Project description                           | Harrisdale Pavilion and Playing Fields was opened in March 2017. Located between the Harrisdale Primary School and Secondary School, the 4.7 hectare pavilion and playing field site was the first of nine facilities where a shared use partnership struck between the City and the WA State Government will allow public use of school sites. The site currently accommodates regular and casual community hirers and sporting clubs including cricket, teeball and rugby union. |
| Features                                      | <ul style="list-style-type: none"> <li>• Pavilion</li> <li>• District Playing Fields</li> <li>• Floodlights</li> <li>• Playground</li> <li>• Exercise equipment</li> <li>• Car park</li> <li>• Changing rooms</li> <li>•</li> </ul>  |
| Total project costs:                          | \$8,031,000  |
| Funding sources                               | <ul style="list-style-type: none"> <li>• 7,231,000 Developer Contribution Plan No.3</li> <li>• \$800,000 Community Sporting and Recreation Facilities Fund Grant (State)</li> </ul>  |
| INSERT PHOTO OF FACILITY                      |  |

| <b>Kelmscott Hall</b>    |   |
|--------------------------|---|
| Location                 | 60 River Road   |
| Year of completion       | 2019  |
| Project description      | The Kelmscott Hall was originally built in 1967 and following extensive renovations and upgrades the hall was officially reopened in June 2019.   |
| Features                 | <ul style="list-style-type: none"> <li>• Main hall including stage</li> <li>• Lesser Hall</li> <li>• Change Rooms including storage</li> <li>• Meeting room</li> <li>• Kitchen</li> <li>• Toilets</li> <li>•</li> </ul> |
| Total project costs:     | \$2,,370,000  |
| Funding sources          | <ul style="list-style-type: none"> <li>• City of Armadale</li> </ul>  |
| INSERT PHOTO OF FACILITY |   |





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| <b>Novelli Pavilion and Beach Volleyball</b> |  |
|--|--|
| Location                                     | Novelli Parade. Piara Waters   |
| Year of completion                           | 2021   |
| Project description                          | <p>Opened in early 2021 the state-of-the-art sports pavilion features a multi-purpose function room, unisex change rooms, a kitchen/kiosk, veranda and car parking. This site includes the City's first public beach volleyball court.</p> <p>The playing field was completed in December 2018, as the first part of the staged development and provides an important open space for local residents to enjoy and encourages increased recreation, leisure and sports participation.</p> |
| Features                                     | <ul style="list-style-type: none"> <li>• 403 m<sup>2</sup> pavilion</li> <li>• Floodlights</li> <li>• Playground</li> <li>• Car park</li> <li>• Changing rooms</li> <li>• Playing Field</li> <li>• Beach Volleyball Court</li> </ul>   |
| Total project costs:                         | <ul style="list-style-type: none"> <li>• \$3,233,333</li> </ul>  |
| Funding sources                              | <ul style="list-style-type: none"> <li>• \$3,225,000 Developer Contribution Plan No.3</li> <li>• \$8,333 Community Sporting and Recreation Facilities Fund Grant (State) (Volleyball court only)</li> </ul>  |
| INSERT PHOTO OF FACILITY                     |  |

| <b>Rossiter Pavilion</b> |  |
|--------------------------|--|
| Location                 | 16 Tuberoso Rd, Piara Waters   |
| Year of completion       | 2018   |
| Project description      | <p>Rossiter Pavilion and Playing Fields was the second facility constructed in the growing suburb of Piara Waters and is part of a significant shared recreation precinct with the Aspiri Primary School.</p> <p>The light and bright modern multi-purpose community facility boasts a large main hall, multipurpose room, meeting room, fully equipped kitchens, a large sports playing field with floodlights and tiered seating for spectators, children's playground, an outdoor barbecue area, four change rooms, storage areas and two referee change rooms.</p> |
| Features                 | <ul style="list-style-type: none"> <li>• 681m<sup>2</sup> Pavilion</li> <li>• Changing rooms</li> <li>• Playing Field</li> <li>• Floodlights</li> <li>• Playground</li> <li>• Exercise equipment</li> <li>• Car park</li> </ul>  |
| Total project costs:     | \$7,340,000  |
| Funding sources          | <ul style="list-style-type: none"> <li>• \$6,500,000 Developer Contribution Plan No.3</li> <li>• \$500,000 Community Sporting and Recreation Facilities Fund Grant (State)</li> <li>• \$340,000 Department of Education</li> </ul>   |
| INSERT PHOTO OF FACILITY |  |





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| <b>William Skeet Oval Upgrade</b> |   |
|-----------------------------------|---|
| Location                          | 748 Armadale Road, Forrestdale  |
| Year of completion                | 2021  |
| Project description               | Due for completion in 2021, the upgrade to William Skeet oval forms part of a wider upgrade of the Hub to district level to support growth in the North Forrestdale development area.   |
| Features                          | <ul style="list-style-type: none"> <li>• Slight increase to size to full senior size AFL oval</li> <li>• Irrigation and surface works</li> <li>• New lights to 100 lux</li> <li>• Associated infrastructure – new pitch, football backnets, softball backnet, cricket nets, goal posts</li> </ul> |
| Total project costs:              | \$1,100,000   |
| Funding sources                   | <ul style="list-style-type: none"> <li>• \$ 800,000 Developer Contribution Plan No.3</li> <li>• \$ 300,000 - Community Sporting and Recreation Facilities Fund Grant (State)</li> </ul>   |
| INSERT PHOTO OF FACILITY          |   |





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| #    | Space   | Current Arrangement   |
|------|---|-----------------------|
| 1.1  | Arena – Courts 1 & 2; Armadale                              | Hire                  |
| 1.2  | Armadale District Hall – Kim Fletcher Gallery; Armadale     | Hire                  |
| 1.3  | Armadale District Hall – Main Hall; Armadale                | Hire                  |
| 1.4  | Armadale District Hall – Supper Room; Armadale              | Hire                  |
| 1.5  | Baker's House – Children's Activity Area; Harrisdale        | Hire                  |
| 1.6  | Baker's House – Main Hall; Harrisdale                       | Hire                  |
| 1.7  | Churchman Brook Community Centre – Main Hall; Bedfordale    | Hire                  |
| 1.8  | Evelyn Gribble Community Centre – Main Hall; Hilbert        | Hire                  |
| 1.9  | Frye Park Pavilion – Main Hall; Kelmscott                   | Hire                  |
| 1.10 | Harold King Community Centre – Multipurpose Room 2; Camillo | Hire                  |
| 1.11 | Harold King Community Centre – Main Hall; Camillo           | Hire                  |
| 1.12 | Harrisdale Pavilion – Main Hall; Harrisdale                 | Hire                  |
| 1.13 | John Dunn Hall – Main Hall; Kelmscott                       | Hire                  |
| 1.14 | John Dunn Pavilion – Function Room 1; Kelmscott             | Hire                  |
| 1.15 | Kelmscott Hall – Karda (Hills) Room; Kelmscott              | Hire                  |
| 1.16 | Kelmscott Hall – Main Hall; Kelmscott                       | Hire                  |
| 1.17 | Minnawarra Church; Armadale                                 | Hire                  |
| 1.18 | Novelli Pavilion – Main Hall; Piara Waters                  | Hire                  |
| 1.19 | Piara Waters Pavilion – Main Hall; Piara Waters             | Hire                  |
| 1.20 | Rossiter Pavilion – Main Hall; Piara Waters                 | Hire                  |
| 1.21 | Rossiter Pavilion – Multipurpose Room; Piara Waters         | Hire                  |
| 1.22 | (New) Court – William Skeet Reserve; Forrestdale            | Yet to be constructed |
| 1.23 | (New) Creyk Pavilion – Main Hall; Kelmscott                 | Under construction    |
| 1.25 | (New) Hall – Forrestdale – Main Hall; Forrestdale           | Yet to be constructed |
| 1.26 | (New) Pavilion – Morgan Park – Main Hall; Armadale          | Yet to be constructed |

**Table 2: Spaces Recommended for Exclusive Use through Registrations of Interest**

| #    | Space   | Current Arrangement   |
|------|---|-----------------------|
| 2.1  | Arena – Court 3; Armadale                                     | Hire                  |
| 2.2  | Arena – Meeting Room; Armadale                                | Exclusive Use         |
| 2.3  | Arena – Multi-Purpose Room; Armadale                          | Hire                  |
| 2.4  | Arena – Office Store Room; Armadale                           | Exclusive Use         |
| 2.5  | Armadale District Hall – Utility Room 1; Armadale             | Exclusive Use         |
| 2.6  | Bedforddale Hall – Main Hall; Bedforddale                     | Hire                  |
| 2.7  | Bob Blackburn Pavilion – Main Hall; Seville Grove             | Hire                  |
| 2.8  | Evelyn Gribble Community Centre – Meeting Room 2; Hilbert     | Exclusive Use         |
| 2.9  | Evelyn Gribble Community Centre – Multi-Purpose Room; Hilbert | Hire                  |
| 2.10 | Evelyn Gribble Community Centre – Office; Hilbert             | Exclusive Use         |
| 2.11 | Frye Park Pavilion – Bar; Kelmscott                           | Storage               |
| 2.12 | Frye Park Pavilion – Meeting Room; Kelmscott                  | Hire                  |
| 2.13 | Harold King Community Centre – Multi-Purpose Room 1; Camillo  | Hire                  |
| 2.14 | Harold King Community Centre – Meeting Room; Camillo          | Hire                  |
| 2.15 | Harrisdale Pavilion – Club Room; Harrisdale                   | Exclusive Use         |
| 2.16 | John Dunn Hall – Committee Room; Kelmscott                    | Exclusive Use         |
| 2.17 | John Dunn Pavilion – Canteen; Kelmscott                       | Hire                  |
| 2.18 | John Dunn Pavilion – Function Room 2; Kelmscott               | Hire                  |
| 2.19 | John Dunn Pavilion – Office; Kelmscott                        | Storage               |
| 2.20 | Kelmscott Hall – Bilya (River) Room; Kelmscott                | Exclusive Use         |
| 2.21 | Riverdale Childcare & Community Association – Land; Kelmscott | Exclusive Use         |
| 2.22 | Piara Waters Pavilion – Meeting Room; Piara Waters            | Hire                  |
| 2.23 | Reg Williams Centre; Armadale                                 | Exclusive Use         |
| 2.24 | Rossiter Pavilion – Club Room; Piara Waters                   | Exclusive Use         |
| 2.25 | Rossiter Pavilion – Meeting Room; Piara Waters                | Hire                  |
| 2.26 | Rushton Park Outdoor Centre; Kelmscott                        | Exclusive Use         |
| 2.27 | Settlers Common Field Study Centre; Bedforddale               | Exclusive Use         |
| 2.28 | Settlers Common Willow Heights; Bedforddale                   | Exclusive Use         |
| 2.29 | Springdale Pavilion – Main Hall; Karragullen                  | Hire                  |
| 2.30 | Thomson House (Cross Park); Roleystone                        | Exclusive Use         |
| 2.31 | (New) Creyk Pavilion – Club Room; Kelmscott                   | Under construction    |
| 2.32 | (New) Creyk Pavilion – Multipurpose Room; Kelmscott           | Under construction    |
| 2.33 | (New) Creyk Pavilion – Venue Management; Kelmscott            | Under construction    |
| 2.34 | (New) Hall – Forrestdale – Child Friendly Service Space       | Yet to be constructed |
| 2.35 | (New) Hall – Forrestdale – Community Services Space           | Yet to be constructed |
| 2.36 | (New) Pavilion – Morgan Park – Club Room (not the main hall)  | Yet to be constructed |
| 2.37 | (New) Pavilion – William Skeet Reserve                        | Yet to be constructed |

| #    | Space   | Current Occupant   |
|------|---|--|
| 3.1  | Armadale Badminton Centre; Armadale                     | South Suburban Badminton Association                     |
| 3.2  | Armadale Bowling Club; Armadale                         | Armadale Bowling Club                                    |
| 3.3  | Armadale Guide Hall; Armadale                           | Guides WA / Armadale Guides                              |
| 3.4  | Armadale Lotteries House (Land); Armadale               | Armadale Lotteries House                                 |
| 3.5  | Armadale Scout Hall; Armadale                           | Scouts WA / Armadale Scouts                              |
| 3.6  | Armadale Tennis Pavilion; Armadale                      | Armadale Tennis Club                                     |
| 3.7  | Baker's House (Portion of); Harrisdale                  | Child and Adolescent Community Health                    |
| 3.8  | Cross Park Community Garden – Garden; Roleystone        | Roleystone Community Garden                              |
| 3.9  | Cross Park Community Garden – Shed; Roleystone          | Roleystone Community Garden                              |
| 3.10 | Cross Park Courts; Roleystone                           | Roleystone Tennis Club                                   |
| 3.11 | Cross Park Cricket and Netball Pavilion; Roleystone     | Roleystone/Karragullen Cricket Club                      |
| 3.12 | Cross Park Football Pavilion; Roleystone                | Roleystone Senior Football Club                          |
| 3.13 | Cyril Rushton Centre (Rushton Park); Kelmscott          | Kelmscott Tennis Club and Kelmscott Agricultural Society |
| 3.14 | Eli Cook Pavilion (Cross Park); Roleystone              | Roleystone Tennis Club                                   |
| 3.15 | Evelyn Gribble Community Centre (Portion of)            | Child and Adolescent Community Health                    |
| 3.16 | Fletcher Park; Wungong                                  | Wallangara Riding and Pony Club                          |
| 3.17 | Greendale Centre; Armadale                              | Dale Cottages  |
| 3.18 | Gwynne Park Fire Track; Armadale                        | DFES   |
| 3.19 | Gwynne Park Pavilion; Armadale                          | Armadale Sporting Club                                   |
| 3.20 | Gwynne Park Tennis Courts; Armadale                     | Armadale Tennis Club                                     |
| 3.21 | Hillandale Retirement Village (Land); Roleystone        | Amana Living   |
| 3.22 | John Greene Centre (Land); Armadale                     | Southern Districts Support Association                   |
| 3.23 | Kanyana Guide and Brownie Hall (Cross Park); Roleystone | Guides WA (Roleystone Guides)                            |
| 3.24 | Karragullen Hall; Karragullen                           | Scouts WA (Roleystone Scouts)                            |
| 3.25 | Kelmscott Community Garden – Land; Kelmscott            | Kelmscott Community Garden                               |
| 3.26 | Kindaimanna Community Centre – Play Areas; Camillo      | Kindaimanna Community Kindergarten                       |
| 3.27 | Lance Morgan Pavilion; Karragullen                      | Hills Orchard Improvement Group                          |
| 3.28 | Lot 300 Albany Highway (Rifle Range); Bedfordale        | Southern Districts Rifle Association                     |
| 3.29 | Palomino Park Clubrooms; Champion Lakes                 | Riverside Park Pony Club                                 |

| #    | Space  | Current Occupant                                     |
|------|--|--|
| 3.30 | Roleystone Family Centre; Roleystone                   | Department of Communities (Roleystone Family Centre) |
| 3.31 | Rushton Park Tennis Courts; Kelmscott                  | Kelmscott Tennis Club                                |
| 3.32 | Ted Finch Pavilion (Alfred Skeet Reserve); Forrestdale | Armadale Soccer Club                                 |
| 3.33 | Westfield Scout Hall; Seville Grove                    | Scouts WA (Westfield Scouts)                         |
| 3.34 | Westfield Seniors Centre; Camillo                      | Kelmscott/Westfield Seniors                          |
| 3.35 | Williams Road Storage Shed (CoA Depot); Kelmscott      | Lions Club WA  |
| 3.36 | (New) Champion Lakes Community Centre; Champion Lakes  | Champion Lakes Residents Association                 |
| 3.37 | (New) William Skeet Pavilion; Forrestdale              | Forrestdale Sporting Association                     |