

CITY OF ARMADALE

AGENDA

OF COMMUNITY SERVICES COMMITTEE TO BE HELD IN THE FUNCTION ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 8 SEPTEMBER 2020 AT 7.00PM.

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

PRESENT:

APOLOGIES:

OBSERVERS:

IN ATTENDANCE:

PUBLIC:

“For details of Councillor Membership on this Committee, please refer to the City’s website – www.armadale.wa.gov.au/your_council/councillors.”

DISCLAIMER

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

DECLARATION OF MEMBERS' INTERESTS

QUESTION TIME

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

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

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

It is also available in the public gallery.

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

DEPUTATION

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Community Services Committee Meeting held on 4 August 2020 be confirmed.

ITEMS REFERRED FROM INFORMATION BULLETIN

Report on Outstanding Matters – Community Services Committee

If any of the items from the information bulletin require clarification or a report for a decision of Council, this item to be raised for discussion at this juncture.

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8 SEPTEMBER 2020

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1.1 - SIX-MONTH PROGRESS REPORT OF THE SUBURB-LEVEL SOCIAL PRIORITIES

WARD : ALL
FILE No. : M/511/20
DATE : 18 August 2020
REF : RM /LB
RESPONSIBLE MANAGER : Executive Director
Community Services

In Brief:

- This report presents an update on strategies to address endorsed suburb-level social priorities detailed in this report
- Recommend that Council note the update on strategies to address endorsed suburb-level social priorities detailed in this report

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

Community

- 1.3 The community has the services and facilities it needs
- 1.3.1 Plan for services and facilities in existing and emerging communities
 - 1.3.3 Advocate and share responsibility for service delivery
- 1.4 The community is engaged and understood
- 1.4.1 Consult the community in diverse ways
 - 1.4.2 Identify our strengths, challenges and opportunities

Legal Implications

Nil

Council Policy/Local Law Implications

ADM19 – Procurement of Good and Services

Budget/Financial Implications

The 2020/21 expense budget for the four social priorities is \$110,000. The expense budget for the service agreements for contracted service delivery is \$110,000.

2020/21 expenditure to date (31 August): \$9923

2019/20 Budget: \$69,800

2019/20 expenditure: \$49,648

Consultation

1. City of Armadale departments
2. Community organisations and service providers

BACKGROUND

In August 2019, Council resolved (C27/8/19):

1. *Endorse four social priorities across five suburbs as detailed in this report as follows:*
 - *Armadale South: Youth engagement and education*
 - *Brookdale: Early Years and Family Support*
 - *Camillo: Community Safety*
 - *Harrisdale: Culturally and Linguistically Diverse Community connection to groups and services*
 - *Seville Grove: Community Safety*
2. *Receive information on actions taken to address these suburb level social priorities.*
3. *Through a biennial report, review suburb-level social priorities.*

In March 2020, a report was presented to Council providing an update on the progress of suburb-level social priorities resulting in (C8/3/20):

Note the update on strategies to address endorsed suburb-level social priorities detailed in this report.

The City's social priorities approach is based on identifying the most important aspirations and issues in the City's individual suburbs through a range of data sets and community/sector engagement. Four social priorities were selected across five suburbs comprising:

- Armadale South: Youth engagement and education

- Brookdale: Early Years and Family Support
- Camillo: Community Safety
- Harrisdale: Culturally and Linguistically Diverse Community (CALD) connection to groups and services
- Seville Grove: Community Safety

Strategies to address the priorities are based on researched good practice examples and are categorised as follows:

- Advocacy
- Coordination of internal and external stakeholders
- Contract of services
- Capacity building

DETAILS OF PROPOSAL

The attached tables comprises a summary of the responses for each social priority for the suburbs of Armadale South, Brookdale, Camillo, Harrisdale and Seville Grove.

Impact of COVID-19 on the social priorities strategies

The information provided in the attached tables includes the impact of the COVID-19 pandemic and associated restrictions on the social priorities approach. This includes the delay of the delivery of contracted services due to the risks staff and volunteers may have been exposed to, the closure of community facilities and being unable to provide services due to social distancing requirements (for example, playgroups).

Based on discussion with service providers and assessments of the individual service agreements, the City extended the contracts until 31 December 2020. This will allow time for delivery of purchased services and for reporting and data collection to be evaluated prior to the two-year review of the current social priorities in early 2021 comprising data analysis and community engagement. The City will ask for Registrations of Interest for further programs to address the reviewed social priorities.

Projects coordinated by the City which required interaction and gathering of residents were postponed in accordance with the relevant COVID 19 restrictions and guidelines.

ANALYSIS

The social priorities strategies presented in this six-month update report have been impacted by the COVID-19 pandemic and the associated restrictions. This is reflected by the fact that organisations amended or postponed their services to ensure they were compliant with the restrictions at the time. However most services and programs, whether delivered externally or by the City, were able to operate in some form, have resumed or are planned to be delivered by the end of this calendar year. All seven organisations contracted to provide services have resumed their operations. With regards to the City's initiatives, four have been completed, 10 will commence prior to 31 December 2020 and six have been postponed until 2021.

The effects of the COVID-19 pandemic on the community is certain to be reflected in the City's engagement with residents to be conducted in early 2021.

Anecdotal community feedback is also being collated now via current community engagement activities such as the *Street Meet & Greet* events. Engagement with the community at a suburb level is an integral element of the two-year Social Priorities review and informs subsequent strategies including Service Agreements.

OPTIONS

Council has the following options:

1. Note the update on strategies to address approved suburb-level social priorities detailed in this report
2. Request further information on strategies to address approved suburb-level social priorities detailed in this report

CONCLUSION

The aim of the social priorities approach is to effect positive change in the community based on suburb-level data, community feedback and good practice examples. The COVID-19 pandemic will present further challenges for community members; these challenges may exacerbate existing issues or present new ones and will inform the City's responses after the next review of the social priorities.

RECOMMEND

That Council note the update on strategies to address endorsed suburb-level social priorities detailed in this report.

ATTACHMENTS

1. [Social Priorities update - September 2020](#)

2.1 - COMMUNITY INFRASTRUCTURE PLAN REVIEW

WARD : ALL
FILE No. : M/675/19
DATE : 9 October 2019
REF : NK/WS
RESPONSIBLE : Executive Director
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.
- The City's Community Infrastructure Plan 2011-2031 has been reviewed. Based on this review, and subsequent Councillor consultation a draft Community Infrastructure Plan 2020 – 2036 has been prepared for Council's consideration.
- Recommend that Council endorse the draft Community Infrastructure Plan 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 adopting/changing local laws, town planning schemes, and City policies.
- 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 A strong sense of community spirit
- 1.1.1 Provide opportunities to connect individuals to each other and the wider community
 - 1.1.2 Build inter-dependent and resilient community groups
 - 1.1.3 Value and celebrate our diversity and heritage
 - 1.1.4 Foster local pride
- 1.2 Active community life that is safe and healthy
- 1.2.1 Recognise, value and support everybody
 - 1.2.2 Provide opportunities to improve health outcomes for everyone

- 1.2.3 Encourage initiatives to improve perceptions of safety
- 1.3 The community has the services and facilities it needs
 - 1.3.1 Plan for services and facilities in existing and emerging communities
- 1.4 The community is engaged and understood
 - 1.4.1 Consult the community in diverse ways
 - 1.4.2 Identify our strengths, challenges and opportunities
- 2.1 The natural environment is valued and conserved
 - 2.1.1 Preserve and improve natural areas
 - 2.1.2 Manage the interface between natural areas and the built environment
- 2.2 Attractive and functional public places
 - 2.2.1 Deliver attractive and functional streetscapes, open spaces, City buildings and facilities
 - 2.2.2 Protect and enhance the character of the City's spaces
 - 2.2.3 Revitalise existing neighbourhoods whilst retaining the character of places
- 4.1 Visionary civic leadership and sound governance
 - 4.1.2 Make decisions that are sound, transparent and strategic
- 4.2 An innovative and progressive organization
 - 4.2.2 Implement business plans and practices that improve service delivery
- 4.4 Effective communication
 - 4.4.2 Ensure effective communication with the community and stakeholders

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.

Consultation

1. Councillors
 - a. Council briefing – 22 July 2019
 - b. Report – Standards of Provision and Community Infrastructure Plan October 2019 (C39/10/19)
 - c. Councillor workshop – 18 March 2020
 - d. Capital expenditure budget workshop - 17 June 2020
2. Executive Management Team
3. 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 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 and also 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 twice since then. 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.

In October 2019 Council considered a report that proposed endorsing Standards of Provision for Community Infrastructure, inclusive of a Community Infrastructure Plan (C37/10/19). At that time Council decided to recommit the report pending further Councillor consultation.

Feedback received when the draft Standards of Provision and CIP were previously presented to Council (C39/10/19) and informal feedback received subsequently was that the documentation was cumbersome and hard to understand, and possibly tried to set a direction on elements of Community Infrastructure without thorough consideration by Council.

A Councillor workshop was held on 18 March 2020 at which a more streamlined framework for the CIP was discussed that focussed on the larger scale key community facility projects included or under active consideration for inclusion in the City's Corporate Business Plan and Long Term Financial Plan.

The original intention was to bring a draft CIP to Council for endorsement in June 2020, however the consensus at the 18 March workshop was to wait until Council considered the timing, funding and prioritisation of the key community infrastructure projects as part of the regular reviews of the Annual Budget and Corporate Business Plan.

On 17 June 2020 a Councillor workshop was held as part of the review of the Annual Budget and Corporate Business Plan to consider the City's capital expenditure program. Part of the workshop focussed on the timing, funding and prioritisation of the major projects included in the CIP.

The draft CIP, presented as an attachment to this report takes into consideration feedback at the aforementioned briefing and workshops.

The draft CIP 2020 – 2036 document is presented as an attachment to this report.

DETAILS OF PROPOSAL

The draft CIP comprises the following components;

- Introduction
- Strategic Alignment
- Guiding Principles
- Community Infrastructure Catchment Areas
- Hierarchy of Provision
- Key Demographic Trends and Drivers
- Need/Demand Indicators
- Catchment based Community Infrastructure Requirements
- References and Source Data

Based on feedback from the 18 March 2020 Councillor Workshop, the boundaries of the mid north and mid-south community infrastructure catchment areas were altered to more accurately reflect natural geographic catchments.

Following consideration of the key projects in the review of the Annual Budget and Corporate Business Plan the revised timing of projects has been included in the draft CIP.

Detailed information on each of the projects can be sourced in the reports referred to in the schedules in the draft CIP.

There is one additional inclusion in the draft CIP relating to the proposed Armadale Regional Recreation Reserve (ARRR) that was not raised at the 18 March workshop or the 17 June workshop. The draft CIP makes reference to the ARRR as follows;

“A site of approximately 40ha has been identified in the Wungong Urban development area for the purpose of a recreation reserve. 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 including within and beyond the City's boundaries.*

The first function relates to the ‘Wungong District Playing Fields’ project included in the South West Community Infrastructure Catchment Area schedule as shown on page 33 of this document. 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 Development Contribution scheme. However, the level and availability of funding has yet to be determined and will 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.

The greater regional function will serve an area beyond the City’s boundaries and is envisaged to contain facilities for a wide range of sporting and leisure activities. This project is currently unfunded and is included in the City’s Advocacy Strategy for the purpose of identifying potential funding and operational partners.

It is likely that a project of the scale of the Armadale Regional Recreation Reserve will be delivered in stages as demand for facilities grows and as funding becomes available.”

Including the Armadale Regional Recreation Reserve in the CIP will support the City’s advocacy efforts to secure partners and funding for the project.

OPTIONS

1. Endorse the Community Infrastructure Plan 2020 – 2036.

This is the preferred option.

2. Seek further information before considering endorsing the CIP.

CONCLUSION

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 2020-2036 as an informing document to reviews of the City’s Corporate Business Plan and Long Term Financial Plan.

ATTACHMENTS

1. [DRAFT Community Infrastructure Plan 2020-2036](#) September 2020

**2.2 - COMMUNITY SPORTING AND RECREATION FACILITIES FUND (CSRFF)
2021-2022 GRANT APPLICATIONS**

WARD : ALL
FILE No. : M/372/20
DATE : 4 July 2020
REF : CW
RESPONSIBLE : Executive Manager
MANAGER : Community Services

In Brief:

- Recommend that Council supports an application to the Community Sporting and Recreation Facilities Fund (CSRFF) Forward Planning grants program for Forrestdale Hub and Morgan Park.

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

- 1.2 Active community life that is safe and healthy
1.2.2 Provide opportunities to improve health outcomes for everyone
- 1.3 The community has the services and facilities it needs
1.3.1 Plan for services and facilities in existing and emerging communities
1.3.2 Deliver services
- 2.3 Well managed infrastructure
2.3.1 Apply best practice design and construction methodologies for provision of infrastructure

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

- ENG13 Asset Management Vision
- RECN1 Lighting on Sporting Reserves
- RECN5 Provision of Goal Posts and Structures

Budget/Financial Implications

The Forrestdale Hub comprises two major projects – the redevelopment of sporting facilities, and the redevelopment of community facilities expected to cost a total of \$7,295,000 to be funded from external sources and loan funds as follows;

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Capital Allocation	1,560,000	5,735,000	0	0	0	0	0	0
Operational Allocation	0	0	108,500	108,500	108,500	108,500	108,500	108,500
Renewal Allocation	0	0	210,900	210,900	210,900	210,900	210,900	210,900
Loan Proceeds	0	(2,145,000)	0	0	0	0	0	0
Interest Expense	0	0	66,400	79,000	71,300	63,300	54,900	46,200
Principal	0	0	183,300	190,700	196,400	206,400	214,800	223,500
Revenue	0	0	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
POS	0	(495,000)	0	0	0	0	0	0
Capital Grants	(1,560,000)	(3,095,000)	0	0	0	0	0	0
Municipal Funds	0	0	578,100	578,100	578,100	578,100	578,100	578,100

Particulars	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total
	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	
Capital Allocation	0	0	0	0	0	0	0	7,295,000
Operational Allocation	108,500	108,500	108,500	108,500	108,500	108,500	108,500	1,410,500
Renewal Allocation	210,900	210,900	210,900	210,900	210,900	210,900	210,900	2,741,700
Loan Proceeds	0	0	0	0	0	0	0	(2,145,000)
Interest Expense	37,200	27,800	18,000	7,900	0	0	0	492,000
Principal	232,500	241,900	251,700	261,800	0	0	0	2,205,000
Revenue	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(130,000)
POS	0	0	0	0	0	0	0	(495,000)
Capital Grants	0	0	0	0	0	0	0	(4,655,000)
Municipal Funds	578,100	578,100	578,100	578,100	309,400	309,400	309,400	6,719,200

As noted in the preceding table, the project is being run over two financial years. The allocation of \$1,560,000 in the current budget is for the sports field and lighting upgrade and also the detailed design for the new facilities. This is funded through development contributions of \$1,260,000 and a previously received CSRFF grant of \$300,000. The allocation of \$5,735,000 in 2021/22 is to deliver the new sports pavilion and the new hall/community spaces building. The 2021/22 expenditure is to be funded by a loan, POS funds, development contributions and the CSRFF grant that is the subject of this report.

The Morgan Park project comprises the relocation of the community/sporting facility and the reconfiguration of playing fields. The project is shown in the Corporate Business Plan as follows;

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Capital Allocation	200,000	3,570,000	0	0	0	0	0	0
Operational Allocation	0	0	52,500	52,500	52,500	52,500	52,500	52,500
Renewal Allocation	0	0	122,500	122,500	122,500	122,500	122,500	122,500
Loan Proceeds	(200,000)	(2,670,000)	0	0	0	0	0	0
Interest Expense	0	5,700	145,300	132,600	119,300	105,400	91,000	77,000
Principal	0	37,700	266,300	279,000	292,300	306,200	277,200	291,200
Revenue	0	0	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)
Capital Grants	0	(700,000)	0	0	0	0	0	0
Municipal Funds	0	43,400	566,600	566,600	566,600	566,600	523,200	523,200

Particulars	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total
	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	
Capital Allocation	0	0	0	0	0	0	0	3,770,000
Operational Allocation	52,500	52,500	52,500	52,500	52,500	52,500	52,500	682,500
Renewal Allocation	122,500	122,500	122,500	122,500	122,500	122,500	122,500	1,592,500
Loan Proceeds	0	0	0	0	0	0	0	(3,070,000)
Interest Expense	62,200	46,700	30,500	13,400	0	0	0	829,100
Principal	306,000	321,500	337,700	354,800	0	0	0	3,069,900
Revenue	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(260,000)
Capital Grants	0	0	0	0	0	0	0	(700,000)
Municipal Funds	523,200	523,200	523,200	523,200	155,000	155,000	155,000	5,914,000

Funding of \$3,070,000 is confirmed for the project with the capital grant forecast of \$700,000 anticipated through the CSRFF grant that is the subject of this report.

As the outcomes of the grant submissions will not be known until December 2020, advocacy work will continue to seek additional sources of external revenue.

Consultation

1. Councillors
 - a. Workshop on the draft Community Infrastructure Plan – 18 March 2020
 - b. Capital Expenditure budget workshop – 17 June 2020
2. Department of Local Government Sport and Cultural Industries
3. City Departments
4. User groups
5. Local community (Forrestdale Hub project)

BACKGROUND

The Department of Local Government, Sport and Cultural Industries (DLGSC) provides financial assistance to community groups and Local Governments to develop basic infrastructure for sport and recreation through the Community Sporting and Recreation Facilities Fund (CSRFF). The program aims to maintain or increase participation in sport and recreation with an emphasis on physical activity, through rational development of good quality, well designed and utilised facilities.

With a total pool available of \$12 million in 2021-2022, the maximum grant offered is one third of total estimated project cost, up to a maximum of \$2 million. The remaining funds are to be provided by the Local Government and/or community group.

Funding is made available through:

- Small grants – for projects up to \$300,000, claimed in the financial year approved.
- Annual grants – for projects up to \$500,000, claimed in the financial year following approval.
- Forward planning grants – for projects up to \$2,000,000 with implementation between one and three years.

CSRFF can fund new or upgraded facilities which will *maintain or increase physical activity*, or result in a *more rational use of facilities*. While many project elements are eligible for this funding, as a highly competitive program, DLGSC give priority consideration to projects that most directly impact these two program outcomes, and a lower priority to elements that are not directly related – for example club social spaces. The City’s applications under the CSRFF program focus on those elements that have a higher likelihood of attracting funding, referred to in this report as ‘*traditionally funded elements*’.

Where multiple grants being proposed in the annual and forward planning categories (as in this case), the submission process requires that Council prioritise the projects. This ensures that where funds allocated through the CSRFF are less than the amount requested they are directed where they are most needed.

The DLGSC has advised that in response to COVID-19 and due to the stimulus effect of capital projects, it is likely that priority may be applied to projects that are ‘shovel ready’ and scheduled for construction in the 2021/22 financial year. For the same reason DLGSC has also brought forward the announcement date for grant outcomes from February/March 2021 to December 2020 to allow local governments additional time in order to commence projects as soon as possible.

DETAILS OF PROPOSAL

Two applications are proposed for the 2021-22 round of CSRFF forward planning grants:

1. Forrestdale Hub Sporting Facilities Upgrade
2. Morgan Park Pavilion and Playing Field Reconfiguration

No other submissions have either been received by the City from Community sporting groups, or are proposed for this CSRFF round.

Both proposed projects have been identified and endorsed as part of the Community Hub Master Planning initiative.

1. Forrestdale Hub Sporting Facilities Upgrade

Council has determined a site configuration for the project (C6/3/20) as follows; One building located on the North Western corner of the site that includes the sporting pavilion and change rooms, and a second building located on the eastern side of the site in approximately the same location as the current hall, that contains the hall and community spaces. The CSRFF funding program can be applied to the active elements that support physical activity participation including the sporting facilities and change rooms, however the club social spaces would be a lower priority and unlikely to attract funding.

Total project cost:	\$7,295,000 *
Total cost traditionally funded components	\$1,840,000
CSRFF grant sought (traditionally funded components)	\$920,000

*The project is being staged over 2 financial years
2020/21 \$1,560,000

Sports Field upgrade including lighting upgrade and detailed design on the new Sports Pavilion and Hall/Community spaces building. A previous CSRFF grant of \$300,000 has already been provided for this stage of the project.

2021/22 \$5,735,000

Delivery of the 2 new buildings. For the CSRFF grant that is the subject of this report it is only the sporting elements of the new sports pavilion that can attract funding. This means that the social spaces in the new sports pavilion and all of the new hall/community spaces building do not attract CSRFF funding. Hence the relatively small grant submission for this project.

2. Morgan Park Pavilion and Playing Field Reconfiguration

The current pavilion at Morgan Park is no longer fit for purpose and is poorly located. This project relocates the pavilion, which will be designed for predominantly junior sporting activity to a more suitable location. The relocation will require some reconfiguration of the grounds.

Total project cost:	\$3,770,000
Total cost eligible elements	\$2,176,000
CSRFF grant sought: (traditionally funded components)	\$1,088,000

There are significant sporting elements in this project comprising the sports ground upgrade and a major proportion of the new building, which are traditionally funded through the CSRFF program. Hence the relatively larger grant request compared to the total project cost.

COMMENT

In reviewing proposals for CSRFF grant funding, the City is required to consider a range of criteria and rate projects according to its priorities.

1. Forrestdale Hub Sporting Facilities Upgrade

William Skeet Oval sporting facilities are well utilised, with around 500 members of the Forrestdale Sporting Association across multiple sports including AFL, cricket, softball, pool and darts. The oval and facilities are also used by school groups. The development through the North Forrestdale Development area and increase in demand has necessitated the upgrade of these facilities to 'district' level. The sporting facilities are past their useful asset life and are no longer fit for purpose. The proposed facilities will not only accommodate growth but will provide gender friendly and accessible facilities for all.

The project has been assessed on the following DLCSICI criteria using a scale of satisfactory, unsatisfactory and not relevant.

▪ Project justification	Satisfactory
▪ Planned approach	Satisfactory
▪ Community input	Satisfactory
▪ Management planning	Satisfactory
▪ Access and opportunity	Satisfactory
▪ Design	Satisfactory
▪ Financial viability	Satisfactory
▪ Co-ordination	Satisfactory
▪ Potential to increase Physical activity	Satisfactory
▪ Sustainability	Satisfactory

The project was rated using the CSRFF application criteria as:

“A” Well planned and needed by the municipality.

2. Morgan Park Pavilion and Playing Field Reconfiguration

Morgan Park is a well utilised active reserve, with around 500 members of the Armadale Junior Soccer Club and Dale Little Athletics Association. The facilities are also used by school groups and occasional hirers.

The current pavilion at Morgan Park is past its use by date and poorly located. This project relocates the pavilion, which would be designed for junior sporting activity and broader community use to a more suitable location.

The relocation will require some reconfiguration of the grounds and upgrades to lighting. The lighting component of the submission is to upgrade to current Australian Standards and entails installation of light poles, luminaries and controllers. The proposed oval reconfiguration includes the facilities required for athletics – jump pits and throwing circles, and takes into account accessibility of these facilities to athletes with disability, as inclusion programs have been a focus of the Dale association.

The project has been assessed on the DLGSCI criteria using a scale of satisfactory, unsatisfactory and not relevant.

▪ Project justification	Satisfactory
▪ Planned approach	Satisfactory
▪ Community input	Satisfactory
▪ Management planning	Satisfactory
▪ Access and opportunity	Satisfactory
▪ Design	Satisfactory
▪ Financial viability	Satisfactory
▪ Co-ordination	Satisfactory
▪ Potential to increase Physical activity	Satisfactory
▪ Sustainability	Satisfactory

The project was rated using the CSRFF application criteria as:

‘A’ Well planned and needed by the municipality.

Both projects rate equally as an 'A' – *Well planned and needed by the municipality* against the fund guidelines. It may be that DLGSC supports both projects; just one, or neither, depending on the demand on the funding pool. DLGSC requires that in the event of multiple submissions with a similar rating, Council prioritises projects to ensure that funds are used according in alignment with Council priorities. In this case, for reasons outlined below, it is recommended that the Forrestdale Hub is prioritised over the Morgan Park Redevelopment.

The recommendation to prioritise the Forrestdale project is proposed as it has been in planning with the users and community for a significant amount of time. The uncertainty around the Armadale Road widening meant the concept planning could not be finalised, however the facilities are much needed and well past time for upgrade. While the same applies to the facilities at Morgan Park, the project has been significantly brought forward without the same level of community anticipation and would not be subject to the same frustration should it be deferred for one year. When assessing capital projects for possible stimulus funding, Council allocated a priority of 5 to the Forrestdale Hub, and 7 to the Morgan Park Redevelopment.

OPTIONS

Council has the following options:

1. Endorse the applications to the DLGSC CSRFF 2021-22 funding round as included in the recommendation.
2. Modify the recommendation.
3. Not endorse the application to the DLGSC CSRFF 2021-22 funding round.

CONCLUSION

The proposed CSRFF applications are both considered a high priority in delivering sustainable infrastructure to the community.

The assessment and rankings of applications by local government is an essential element of the CSRFF application process. Following endorsement by Council, the applications will be progressed, with the scope and timeframes of projects subject to grant funding outcomes.

RECOMMEND

That Council submit applications for the Community Sporting and Recreation Facilities Fund (CSRFF) 2021-2022 Funding Round with the following ranking:

Project	Total Project Value	CSRFF Grant	Ranking	Rating
Forrestdale Hub Sporting Facilities Upgrade	\$7,295,000	\$920,000	1	A
Morgan Park Pavilion and Playing Field Reconfiguration	\$3,770,000	\$1,088,000	2	A

ATTACHMENTS

There are no attachments for this report.

2.3 - PROPOSED SHARED HARDCOURT FACILITY PIARA WATERS SECONDARY COLLEGE

WARD : LAKE
FILE No. : M/474/20
DATE : 3 August 2020
REF : TC/NK
RESPONSIBLE MANAGER : Executive Manager
Community Services

In Brief:

- The City has received in principle support from the Department of Education to share the hardcourts located at the proposed Piara Waters Secondary College. In principle support has also been given for the City to construct a facility adjacent to the hardcourts on the DoE site for the exclusive use of the City
- Recommend that Council;
- Authorise the CEO to develop and submit a formal Facility Proposal to the Department of Education for shared use of the hardcourts and construction of associated facilities at the proposed Piara Waters Secondary College.
- Subject to the Department accepting the Facility Proposal, Authorise the CEO to negotiate but not execute a draft agreement with the Department of Education for use of the courts and associated facilities.
- Subject to progressing resolutions 1 and 2, receives a further report regarding key terms of the draft agreement/s and outlining funding options.

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

Community Facilities Planning Coordinator (Mr T Clark) declared an Impartiality Interest arising out of his daughter's membership with a local netball club that could benefit from the proposed arrangement. Mr Clark was approved to be involved in the preparation of this report, which was subject to oversight and review by senior management.

Strategic Implications

- 1.2 Active community life that is safe and healthy
 - 1.2.2 Provide opportunities to improve health outcomes for everyone
- 1.3 The community has the services and facilities it needs
 - 1.3.1 Plan for services and facilities in existing and emerging communities

Legal Implications

Nil

Council Policy/Local Law Implications

ENG 13 Asset Management Vision – Lifecycle costs to be considered in the future
RECN 1 Lighting on Sporting Reserves – Provision of floodlights to relevant Australian Standards
RECN 6 Recreation Fees and Charges – Cost recovery regarding usage of courts and floodlights

Budget/Financial Implications

There is no allocation of funding for the facility in the LTFP. There is no requirement for Council to commit funding at this stage. Officers will present a report to Council at a future date addressing the funding and draft agreement/s, subject to the Department of Education (DoE) accepting the proposal. At that time it is likely that Council will need to consider funding construction of a building and floodlighting, and consider ongoing maintenance costs. An indicative high level cost estimate is \$450,000 for the building and floodlights, approximately \$25,000 p/a in ongoing maintenance costs and \$11,000 p/a for renewal. Furthermore the City would likely recoup some of these costs through hire fees, particularly the reimbursement of floodlight usage. Officers are currently investigating the extension of DCP No. 3 over the precinct given its proximity to the existing urban areas of Piara Waters and Harrisdale. These investigations include the identification of future common infrastructure needs including sporting and community facilities. Whilst being subject to a separate Council approval process, the DCP ultimately contributing towards the cost of funding the subject facility is likely to be considered appropriate.

Consultation

- 1. Department of Education
- 2. Relevant City Officers and business units
- 3. Piara Waters Netball Club (in general and not specifically relating to this proposal)
- 4. Aspiri Netball Club (in general and not specifically relating to this proposal)

BACKGROUND

The City has been investigating the provision of hardcourt facilities in the North Forrestdale (Harrisdale/Piara Waters) development area for a period of time.

There are currently no City controlled dedicated hard court facilities suitable for structured sport or club use in the development area. There are newly constructed courts available for the general public for casual unstructured use at a couple of local parks.

The City liaises regularly with the DoE about school provision and shared-use sites. Discussions with DoE have been ongoing regarding accessing the hardcourts at Harrisdale High School at a reasonable cost, however the terms of the Public Private Partnership (PPP) that DoE has with the organisation that maintains the school have made this option cost prohibitive.

The Piara Waters Secondary College site has been acquired by DoE and is awaiting the approval of planning amendments prior to construction. Students are due on site for the start of the 2023 school year. When planning for the Piara Waters Senior High School gained momentum, the City enquired about a potential shared use agreement for the 8 hardcourts proposed for the school. As a result DoE has indicated that it would consider a proposal to share the courts and for the City to construct and maintain a modest change/storage facility adjacent to the courts for exclusive use by the City and user groups managed by the City.

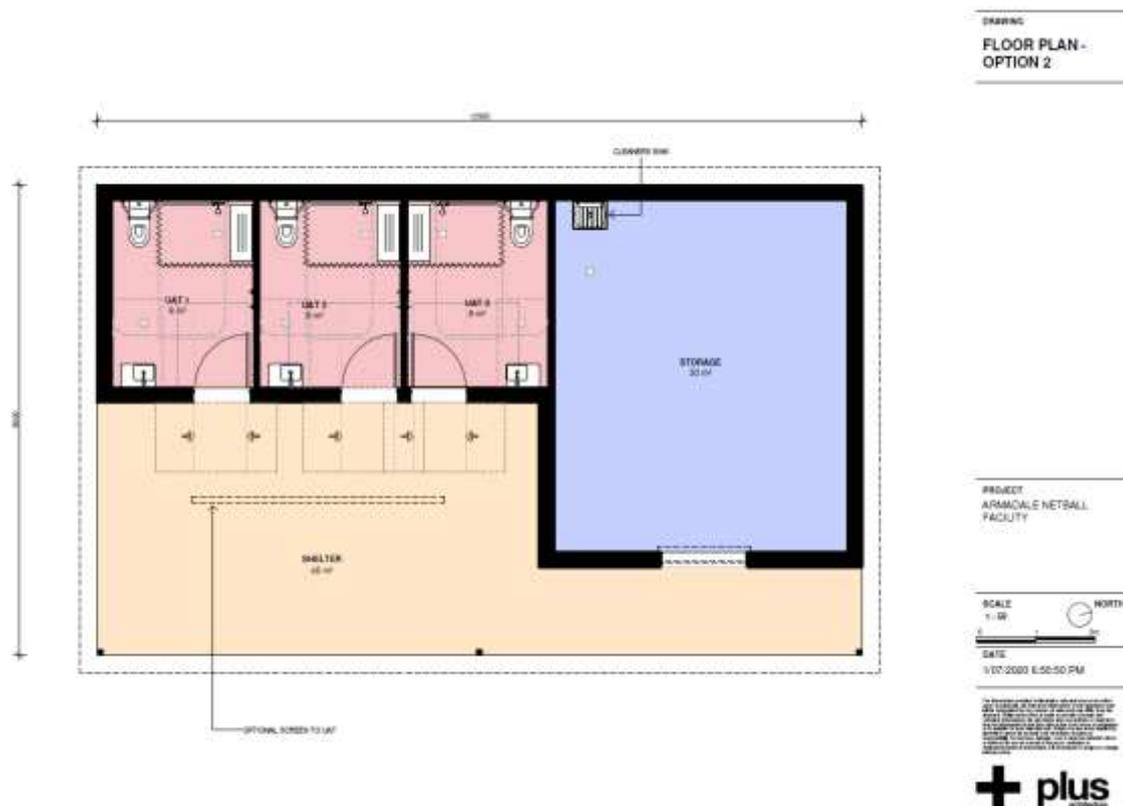
Currently there are two known netball clubs based in the area and both, Piara Waters Netball Club (PWNC) and Aspiri Netball Club (ANC) operate on user agreements with local primary schools. PWNC started in 2015 and has seen growth in membership of approximately 2 additional teams a year, to have approximately 70 members in 2019 and currently sitting at a similar number in a COVID-19 impacted 2020 season. PWNC currently only cater for junior members, one of the main reasons for this is a lack of floodlit courts allowing evening access for seniors. ANC formed this year (2020) and in their first season impacted by COVID-19 has 84 playing members, including both junior and senior teams. ANC's senior team currently train at Success Netball Association courts due to floodlight access.

DETAILS OF PROPOSAL

Officers approached DoE with an initial proposal for a shared agreement over the 8 x hardcourts that would be constructed at the proposed Piara Waters Secondary College. The City requested in-principle support for the provision of floodlights and a building to support after hours community use of the courts, subject to a more detailed proposal and Council endorsement. DoE have since provided in-principle support for the shared use of the courts and for the development of the modest associated facilities, subject to agreeing to a formal proposal and the City fully funding any facility provision above the Department's standard of provision. The DoE was clear that it will not support a large facility nor was it interested in the provision of social space. If the proposal is supported a high level early estimate of capital expense for the City funded project is \$450,000.

Officers have progressed with a concept floor plan of the potential building in keeping with a 100m² provision in accordance with discussions with DoE. Subject to Council approval, the City will seek documentation regarding the floodlight design and requirements to finalise a formal proposal to present to the DoE for their consideration. Floodlights will be provided to Australian Standards for training purposes for netball.

The image below is an example concept floor plan for the facility. This plan is an example only and would be refined going forward, taking into consideration further consultation with DoE, Netball WA and the Clubs.



The Department have confirmed that the hard courts will be delivered in phase one of a three phase build of the College. Subject to Council approval and to a City and DoE agreement/s, it is likely the City will have access to install the floodlights and construct the building in early 2023. Based on current timelines, it is possible the City would be able to facilitate community use at the site for the 2023 netball season.

COMMENT

Participation in netball in the Piara Waters / Harrisdale area is growing and is anticipated to only increase with the population increase as a result of the expansion area towards Warton Road. The current guidelines provide a recommendation of 1 outdoor court per 5000-8000 residents and a catchment area of 5km. The potential shared site facility of 8 x courts would capture the whole of both suburbs of Piara Waters and Harrisdale and service the majority of residents.

Whilst the notion of a shared school site seems restrictive, the availability of land for development of a hardcourt space is a significant barrier. The majority of use of the facility will come after school hours so there is unlikely to be any conflict with school use. The ability to share a hardcourt space should see reduced capital and ongoing maintenance costs incurred by the City.

During initial consultation with the clubs, the biggest barriers to their operations/participation were:

1. Access to courts
2. Access to storage
3. Access to floodlights to allow evening/night use
4. Operating across multiple venues

PWNC expressed concerns about operating across multiple sites (Harrisdale and Piara Waters Primary Schools), in particular, trying to schedule training where parents of multiple members wouldn't need to drive between the two venues. ANC expressed concerns about having their senior team train at the Success Netball Association courts where access to floodlights allows an afterhours start time for training, however this venue is an approximately 10km drive from where the junior teams train.

Once complete it is anticipated the proposed facility will eliminate all four issues above raised by the Clubs and significantly improve any existing barriers to participation and any grievances the Clubs currently have.

The size of the facility at 100m² may seem modest, however in discussions with DoE and the brief consultation with the clubs, it is unlikely that a facility larger than this would be required or could be accommodated onsite. A larger facility would be an overprovision with the focus being on designing the space with ideal functionality within the parameters set by DoE as the landowner. The venue is likely to only be used for training purposes, with competition/matches scheduled at respective association sites in Langford and Success.

During consultation Officers were seeking some basic details regarding a generic floorplan of an example building (not specifically related to this proposal), both clubs expressed a need for toilets/change spaces and storage. Both club suggested that social space, kiosk, an office or training/team tactics space would not be required now or in the foreseeable future. Both Clubs indicated that if a facility was provided that required them to share, this would not be an issue and indeed welcomed a facility of that size in the area. It is likely that the City's existing venues would be available for hire for their social activities as per the current practice with PWNC using Bakers House, Rossiter and Harrisdale Pavilions over the past 3 years. Additionally the Department are unlikely to support a facility larger than 100m² or a facility with social space included.

OPTIONS

Option 1 – Council to support the preparation of a formal proposal and development of documentation in preparation for construction of the building and floodlights. Progress with this option should result in a significantly reduced capital and ongoing cost. Whilst the City will likely bear 100% costs for the building and lights the rest of the facility's costs will be shared with the Department. If the proposal is accepted it will also deliver a facility earlier than any other options.

Option 2 – Council may wish to not develop the proposal and seek alternative sites for such infrastructure. It is unlikely that the City would be able to source land of sufficient size to support this infrastructure including 8 x courts, a building and sufficient car parking space. Furthermore, the City would need to fund 100% of the capital costs (potentially through DCP) and ongoing maintenance and operating costs. The time line to progress this option would likely be medium to long term.

CONCLUSION

Based on the in-principle support already received from DoE, there are significant benefits to the Harrisdale/Piara Waters community through the shared use of the hard court facility at the proposed school. The reduced cost, both capital and operating, of a site that will be developed by 2023 is of considerable benefit comparative to a wholly City owned site. At this stage Council are only being requested to endorse the development of a proposal and investigations for development of the facility with a report to be tabled at a future meeting for a decision regarding funding and key agreement terms.

RECOMMEND

That Council:

- 1. Authorise the CEO to develop and submit a formal Facility Proposal to the Department of Education for shared use of the hardcourts and construction of associated facilities at the proposed Piara Waters Secondary College.**
- 2. Subject to the Department accepting the Facility Proposal, authorise the CEO to negotiate draft agreement/s with the Department of Education for use of the courts and associated facilities.**
- 3. Subject to progressing resolutions 1 and 2, receives a further report regarding key terms of the draft agreement/s and outlining funding options.**

ATTACHMENTS

There are no attachments for this report.

3.1 - KELMSCOTT SENIOR FOOTBALL CLUB - DEBT WRITE-OFF AND DISPOSAL OF GOODS

WARD : RIVER
FILE No. : M/561/20
DATE : 2 September 2020
REF : LJ
RESPONSIBLE : Executive Director
MANAGER : Community Services

In Brief:

- A report is presented as a confidential attachment to this Agenda.

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

Nil

Legal Implications

Section 6.12(1)(c) (Power to defer, grant discounts, waive or write off debts) of the *Local Government Act 1995* permits the local government to write off any amount of money that is owed to the local government.

Part VII of the *Disposal of Uncollected Goods Act 1970* - Disposal of goods in possession otherwise than under a bailment in the course of business.

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Provision has been made in the annual budget in regard to writing off doubtful debts.

Consultation

1. Memo to Councillors – 20 December 2019
2. Recreation Services
3. Governance and Administration
4. Financial Services
5. Property Services
6. Department of Local Government, Sport and Cultural Industries
7. West Australian Football Commission
8. Western Australian Amateur Football League
9. Kott Gunning Lawyers

A Report is presented as a confidential attachment to this Agenda.

RECOMMEND

That Council:

- 1. Adopt the recommendations as contained within the Confidential report.**
- 2. Authorise the CEO to execute and finalise any documents or processes related to the recommendations.**

ATTACHMENTS

1. Confidential Report - Kelmscott Senior Football Club - Debt Write Off and Disposal - *This matter is considered to be confidential under Section 5.23(2) (e iii) of the Local Government Act, as it deals with the matter, if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person*

****4.1 - BEDFORDALE VOLUNTEER BUSH FIRE BRIGADE FIRE STATION**

WARD : HILLS
FILE No. : M/518/20
DATE : 20 August 2020
REF : AB
RESPONSIBLE : Executive Director
MANAGER : Community Services

In Brief:

- Tender 5/20 for the Design, Development and Construction of the Bedfordale Fire Station was awarded, in separable portions, in April 2020, and final construction costs are now known.
- Request for additional Local Government Grant Scheme (LGGs) Capital Grants funding from Department Fire and Emergency Services (DFES) was unsuccessful.
- Recommend that the Freehold Sale Capital Works Reserve Fund is accessed to fund the budget shortfall.

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

1.3 The community has the services and facilities it needs

1.3.1 Plan for services and facilities in existing and emerging communities

Legal Implications

Assessment of legislation indicates that the following is applicable:

- Section 3.57 *Local Government Act 1995* – Tenders for providing goods or services
- Division 2 *Local Government (Functions and General) Regulations 1996* – Tenders for providing goods or services

- Section 6.8 *Local Government Act 1995* – Expenditure from municipal fund not included in annual budget

Council Policy/Local Law Implications

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

- Council Policy ADM 19 – Procurement of Goods or Services

Budget/Financial Implications

Tender 5/20 for Design, Development and Construction of the Bedforddale Fire Station was awarded, in separable portions, in April 2020. Separable portion 2 – construction, was awarded subject to available funding. The funding model included an application for additional grant funding via the LGGS administered by DFES. The City has been advised that the request for additional funds was unsuccessful, leaving a budget shortfall of \$248,000.

The Freehold Sale Capital Works Reserve Fund, which was established with the purpose to be used to assist in funding capital works and to be funded from the proceeds (30% of net sale proceeds) of selling freehold land parcels, is an option to fund the Bedforddale Fire Station budget shortfall.

Consultation

- Inter and Intra Directorate
- Bedforddale Volunteer Bush Fire Brigade
- DFES

BACKGROUND

In April 2020, Tender 5/20 for Design, Development and Construction of the Bedforddale Fire Station was awarded to Alita Enterprises Pty Ltd, as a separable portion contract. The two portions of the Contract were for Design, which has been completed, and Development and Construction, which was dependent on grant funding and municipal funds. At the time of awarding the Contract, grant funding via the Department of Fire and Emergency Services (DFES) – Local Government Grants Scheme (LGGS) was committed for \$372,000. Based on a detailed design and updated criteria, the grant application was resubmitted with the intention of obtaining further grant funding, and municipal funding making up the balance of the project cost.

Council recommendation T20/4/20 included the requirement for a further report to Council detailing final costs for separable portion 2 – Development and Construction.

DETAILS OF PROPOSAL

With the completion of detailed design, the final cost for separable portion 2 is now available and a breakdown of these costs can be found in the Confidential Attachment.

Following interim advice from DFES regarding the 2020/21 LGGS Capital Grants in July 2020, the Capital Grants Committee (the Committee) reconvened on 5 August 2020 to assess additional capital grants requests. DFES had previously submitted a request to the State Government for additional funds from the COVID-19 economic recovery initiatives.

Limited funding was made available from sources outside of the Emergency Service Levy, as part of the WA Recovery Plan. The Committee then assessed previously submitted capital grant requests against remaining unallocated available LGGS funding.

The outcome of the Committee meeting was that the Capital Grants Committee identified higher priorities across the state within available funding. As such, the Committee has only approved the carry-over of the original funding amount of \$372,000.

The table below sets out the current funding model (ex GST):

Loan Funds	\$750,000
Municipal Funds	\$140,000
Grant Funds	\$750,000
Brigade Cash Contribution	\$80,000
TOTAL	\$1,720,000

The table below sets out the proposed funding model (ex GST):

Loan Funds	\$750,000
Municipal Funds	\$140,000
Grant Funds	\$372,000
Brigade Cash Contribution	\$80,000
Freehold Sale Capital Works Reserve Fund	\$248,000
TOTAL	\$1,590,000

It is proposed to access the additional funds from the Freehold Sale Capital Works Reserve Fund to cover the funding shortfall. This Reserve Fund was established to assist in funding capital works and to be funded from the proceeds (30% of net sale proceeds) of selling the City's freehold land parcels that were no longer required by the City. The Reserve Fund has a current balance of \$374,000.

COMMENT

Every effort has been made to control the cost of this project, whilst at the same time not compromising functionality. Costs have been reduced by in-kind support from the Bedforddale Bush Fire Brigade members towards site works as well as donations of hydrant equipment from contacts within the Brigade. This has resulted in savings of approximately \$75,000. Other savings have been achieved through design value engineering.

Furthermore, through the State Government's WA Recovery Plan, DFES has made available grant funding for the provision of water tanks at bush fire brigade facilities located in high bushfire risk areas. Officers have submitted an application for this funding (approximately \$80,000). Should the result of this application be favourable, the full \$248,000 will not be required.

CONCLUSION

Separable Portion 1 (Design) of the Contract for the new Bedforddale Fire Station is now complete and the costs for Separable Portion 2 (Development and Construction) have been finalised. Whilst the cost of Separable Portion 2 is lower than originally budgeted, the expected contribution from the DFES Local Government Grants Scheme was less than expected, leaving a shortfall of \$248,000.

It is recommended to draw on the Freehold Sale Capital Works Reserve Fund by \$248,000 to enable the project to be completed.

RECOMMEND

That Council pursuant to Section 6.8 of the *Local Government Act 1995*,

a) Authorise the following additional expenditure

Bedforddale Fire Station	\$248,000
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b) Amend the 2020/21 Annual Budget as follows:

Expense

Bedforddale Fire Station

Increase by	\$248,000
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Funding

Freehold Sale Capital Works Reserve Fund

Increase by	\$248,000
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For the purpose of construction of the Bedforddale Fire Station.

ABSOLUTE MAJORITY RESOLUTION REQUIRED

ATTACHMENTS

1. Confidential Attachment - Price Consideration Portion 2 - *This matter is considered to be confidential under Section 5.23(2) (c) of the Local Government Act, as it deals with the matter relates to a contract entered into or which may be entered into by the City of Armadale*

COUNCILLORS' ITEMS

Nil

EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT

Nil

MEETING DECLARED CLOSED AT _____

COMMUNITY SERVICES COMMITTEE SUMMARY OF ATTACHMENTS 8 SEPTEMBER 2020		
ATT NO.	SUBJECT	PAGE
1.1 SIX-MONTH PROGRESS REPORT OF THE SUBURB-LEVEL SOCIAL PRIORITIES		
1.1.1	Social Priorities update - September 2020	34
2.1 COMMUNITY INFRASTRUCTURE PLAN REVIEW		
2.1.1	DRAFT Community Infrastructure Plan 2020-2036 September 2020	43

Armadale South: Youth engagement and education

The social priority of youth engagement and education was identified as maximising youth engagement in employment or education can assist with addressing other social issues such as ‘breaking the cycle’ of welfare dependency for that young person and children they may have in the future.

2020/21 Budget:	\$25,000
2020/21 expenditure to date (31 August):	\$2702
2019/20 Budget	\$27,300
2019/20 expenditure:	\$27,671

Table of responses

Coordination	Contracts	Capacity building
<p>Armadale Youth Network (every two months) The Armadale Youth Network meetings were held over Zoom with 29 attendees. Face to face meetings are to recommence on 11 September. The content of the meetings has a focus on COVID recovery and what services were available during the pandemic. The upcoming AYN meetings have a focus on youth unemployment and how local services can help in this space. This is particularly relevant as COVID-19 has caused significant rates of youth under and unemployment.</p>	<p>Youth Counselling services at Cecil Andrews College – Hope Community Services (12 month contract) Hope Community Services, given the COVID-19 crisis and their inability to attend face to face sessions at school used funds to purchase a mobile phone to be able to deliver their counselling services over the phone during this period. They were able to resume their services in full capacity in July 2020.</p> <p>Number of contacts with young people during recess and lunch (01 July – 31 August 2020) – 16. This only started in July due to COVID and not being on school grounds May and June. Number of 1 to 1 sessions via phone: (01 May – 31 August) - 44</p> <p>According to the youth counsellor, some young people have stated that they have developed more confidence, and strategies that help them to reduce stress in their lives. Feedback to the youth counsellor includes ‘I am grateful that I was referred to this service, now I am a good and responsible person because I developed more skills and I know where I can get help any time I need it’ and another stated that he feels like he has increased his self -esteem as he learnt to like</p>	<p>Nightfields Youth Development Sport program – Feb 2020 The program was delivered at Gwynne Park on Thursdays for six weeks during February and March. Two sessions were cancelled due to weather and COVID-19 crisis respectively. There were 56 reported individual participants with 71% of attendees were aged 12-18; 77% were male; 23% were female; 55% identified as Aboriginal; 13% identified as Culturally and Linguistically Diverse. When surveyed, 82% of participants would attend Nightfields again.</p> <p>Armadale Aspire – Youth Career Development program This program was cancelled due to COVID-19 however the intention is to deliver this program in July 2021.</p> <p>TEDxYouth@Armadale at the Armadale District Hall Originally planned for September 2020, it will held on November 28 2020. There are five confirmed speakers, in addition to a gallery space for young people to display their works. Sponsors for the event thus far include the Amanda Young Foundation, headspace and RUOK.</p> <p>Youth Activity pilot – based at the Armadale Recreation Centre (previously Armadale Arena) Originally planned for May 2020, this program was postponed due to COVID-19. This weekly program, called ‘Project Youth’ is due to commence on Thursday 20 August 2020 for a three month pilot at the Armadale Arena. Partnering organisations include the WA Police, headspace, the Salvation Army, Communicare, YMCA, Woolworths and the Perth Wildcats. The program allows young people to come to a safe space to engage in activities, sports, study and engaging with peers. Additionally, the WA Police are bringing their Juvenile Offender Rehabilitation Program to attend and learn anger management and emotional regulation skills.</p>

Coordination	Contracts	Capacity building
	<p>himself and not be totally affected by negative comments addressed to him.</p> <p><i>Children/Youth pastoral care services at Neerigen Brook Primary School – Youth Care (12 month contract)</i> YouthCARE school chaplains continued their front-line role of supporting school communities during the COVID-19 crisis.</p> <p><i>Safety behaviour/high school transition change program at Neerigen Brook Primary School – Hope Community Services (12 month contract)</i> Hope Community Services sought an extension to their services due to Covid-19, with their program returning to full capacity in July 2020.</p> <p>Nine ‘Positive Possums’ sessions have been delivered between March and August, with 12 young people attending each session. Staff have noted that the young people involved have demonstrated their readiness to entering high school as they have shown ability to do different activities including short presentations, time management plans and strategies to reducing stress. This is evident in this young person’s quote ‘I am confident that I will be able to study and make new friends next year’. One parent said a staff member, ‘my son told me that he is ready for high school and has new friends now’.</p>	<p><i>Youth Employment/Traineeship program in conjunction with Economic Development - post July 2020.</i> This project is currently on hold.</p> <p><i>Community Safety Information Sessions</i> Safety Information sessions will held after business hours evenings to inform residents about how to respond to anti-social (and other) complaints that may arise in their neighbourhood. Relevant stakeholders will be invited to do a presentation so that residents can be equipped with knowledge on how to report matters, the evidence that will help agencies in determining a response and timelines that would be expected for outcomes.</p> <p>The first Safety Information Session is planned for Harrisdale in October and will include the WA Police and City officers from the Departments of Ranger & Emergency Services, Health Services, Building Compliance and Community Development, WA Police. Further sessions will be planned for each suburb including Armadale South.</p>

Brookdale: Early years and family support

The social priority of early years and family support was identified because the data indicates that families are experiencing disadvantage reflected by statistics from the Australian Early Development Census, Department of Communities and WA Police.

2020/21 Budget:	\$20,000
2020/21 expenditure to date (31 August):	\$2286
2019/20 Budget	\$14,500
2019/20 expenditure:	\$7032

Table of responses

Coordination	Contracts	Capacity building
<p><i>Armadale Early Years Network (every two months)</i> The June 2020 meeting was held on via webinar. A professional development session was facilitated by Evolve Events on 'Adapting to Change' with 68 members of the network registered to attend and 22 attended on the day.</p>	<p><i>Mobile playgroup at Gwynne Park - Armadale Community Family Centre (two terms, six month contract)</i> The Mobile Playgroup <i>Vera the Van</i> sought an extension due to COVID-19. They recommenced face to face sessions at Gwynne Park on Friday 24 July.</p> <p><i>Supported playgroup at Evelyn Gribble Community Centre – Kis4Life (two terms, six month contract)</i> This organisation sought an extension due to COVID-19. This program re-launched 5 August 2020</p> <p><i>Safety behaviour change program in local Primary and Secondary schools including Gwynne Park Primary School – Constable Care (12 month contract)</i> Throughout COVID-19, Constable Care continued to deliver their services both face to face and online.</p>	<p><i>Nutrition in Schools – supporting school breakfast clubs including Gwynne Park Primary School P & C – annual program</i> Five primary schools and two high schools took up this support.</p> <p><i>Nature Play passport program to encourage parents to visit parks with their children</i> This is currently under construction with Nature Play WA. The launch of the project will coincide with Children's Week in October 2020.</p> <p><i>Protective Education sessions – five sessions with themes relating to the priorities</i> The face to face sessions were postponed due to COVID-19. Two webinars were delivered online in June 2020 for residents. The City's libraries have been stocked with Protective Behaviours and Child Safety resources available for the community to borrow.</p> <p><i>Community Safety Information Sessions</i> Safety Information sessions will held after business hours evenings to inform residents about how to respond to anti-social (and other) complaints that may arise in their neighbourhood. Relevant stakeholders will be invited to do a presentation so that residents can be equipped with knowledge on how to report matters, the evidence that will help agencies in determining a response and timelines that would be expected for outcomes.</p> <p>The first Safety Information Session is planned for Harrisdale in October and will include the WA Police and City officers from the Departments of Ranger & Emergency Services, Health Services, Building Compliance and Community Development, WA Police. Further sessions will be planned for each suburb including Brookdale.</p>

Camillo: Community Safety

The social priority of community safety was identified because Camillo has consistently experienced high levels of crime reflected by WA Police statistics and feedback from the community and other service providers.

2020/21 Budget:	\$45,000
2020/21 expenditure to date (31 August):	\$3122
2019/20 Budget	\$21,200
2019/20 expenditure:	\$12,316

Table of responses

Coordination	Contracts	Capacity building
<p><i>Stakeholder on South East Metro Safety Group (chaired by WA Police and held once per month)</i> Meetings were cancelled during COVID-19 and recommenced in July. Funding has been allocated for the development of videos and animations depicting short safety messages encouraging viewers to increase their personal safety. These videos will be primarily animated to be accessible and understood. Screenwest have agreed to partner with the Safety Group and are playing Gone in Less than 60 Seconds videos developed by the group in Yagan Square to raise awareness and promote the campaign.</p>	<p><i>Community safety support to residents – Armadale Neighbourhood Watch (six month contract)</i> Due to COVID-19, Armadale Neighbourhood Watch (ANW) cancelled the delivery of face to face activities however they did increase the provision of home and personal safety information on their Facebook page. The group resumed normal activities in August. ANW, the City and WA Police have held <i>Street Meet & Greet</i> events in Kelmscott and Mt Richon in response to residents’ concerns and WA Police advice. The role of AHW was providing information on improving home safety and anti-theft screws for number plates. A <i>Street Meet & Greet</i> event is scheduled for Kuhl Park in Camillo in September 2020 based on feedback from WA Police regarding disengaged young people in the area. <i>Street Meet & Greet</i> events are planned to occur once a month across the City. <i>Safety behaviour change program in local Primary and Secondary schools including Grovelands and Westfield Park Primary Schools - Constable Care (12 month contract)</i></p>	<p><i>Greater Neighbours and Very Neighbourly Organisation – comprises community workshops, Neighbour Day event and a media campaign aimed at building connection between neighbours</i> This has been postponed due to COVID-19; its resumption is based on the capacity building sessions below. <i>Safety Capacity building sessions for organisations, residents and relevant City Officers – Crime Prevention Through Environmental Design training (Camillo)</i> This has been postponed due to COVID-19 until November 2020 <i>Safety Capacity building sessions – Active Bystander training for community members via Residents’ Associations and other community groups and City staff (Camillo)</i> This has postponed due to COVID-19 until November 2020 <i>Safety Capacity building sessions – How social media can influence the perception of safety in a community</i> This workshop will be replaced with sessions held in 2021 with a focus on grants as most groups will require a refresh of information that was presented last in 2019. <i>Safety Incentive Scheme – provides rebates to residents who install a home security measure</i> This has postponed due to COVID-19 until November 2020 <i>Community Champions through Residents’ Associations – creating a networking group and providing relevant training</i> This has postponed due to COVID-19 until November 2020 <i>Community Safety Information Sessions</i></p>

Coordination	Contracts	Capacity building
	<p>Throughout COVID-19, Constable Care continued to deliver their services both face to face and online.</p> <p><i>Children/Youth pastoral care services at Westfield Park Primary School – Youth Care (12 month contract)</i></p> <p>YouthCARE school chaplains continued their front-line role of supporting school communities during the COVID-19 crisis.</p>	<p>Safety Information sessions will held after business hours evenings to inform residents about how to respond to anti-social (and other) complaints that may arise in their neighbourhood. Relevant stakeholders will be invited to do a presentation so that residents can be equipped with knowledge on how to report matters, the evidence that will help agencies in determining a response and timelines that would be expected for outcomes.</p> <p>The first Safety Information Session is planned for Harrisdale in October and will include the WA Police and City officers from the Departments of Ranger & Emergency Services, Health Services, Building Compliance and Community Development, WA Police. Further sessions will be planned for each suburb including Camillo.</p>

Harrisdale: Culturally and Linguistically Diverse community connection to groups and services

The social priority of Culturally and Linguistically Diverse (CaLD) community connection to groups and services was identified because working to improve the accessibility and connection to services with the residents from CaLD backgrounds is conducive to improved social outcomes. The fact that the 2018 Australia Early Development Census indicated that the percentage of children developmentally vulnerable in Harrisdale was similar to the City's average may be a reflection of lower levels of engagement with the wider community and needed services.

2020/21 Budget: \$20,000

2020/21 expenditure to date (31 August): \$1813

2019/20 Budget \$6800

2019/20 expenditure: \$2629

Table of responses

Coordination	Contracts	Capacity building
<p><i>A Culturally and Linguistically Diverse (CaLD) community reference group to comprise residents and organisations</i></p> <p>Due to COVID-19, this project has been postponed. The project will be renamed the <i>Multicultural Reference Group</i> and will be launched in early 2021 to allow for the City to obtain a sufficient amount of applications and representation. Efforts to engage services who work with our CaLD and English speaking migrants has commenced and a communications and marketing plan is being drafted to attract representatives.</p>	<p><i>Delivery of a local services awareness program for CaLD communities - Multicultural Communities Council of WA INC (12 month contract).</i></p> <p>One community services resource flyer was developed in four languages – 3500 were printed. According to the Multicultural Communities Council of WA INC (MCCWA), the feedback from the communities was very positive.</p> <p>MCCWA held three stalls in the Harrisdale Shopping Centre in July and August 2020 attended by a total of 710 people. Each stall was facilitated by three bilingual team members. On the spot 69 clients were referred to different organisations including; Minnowarra House, Department of Housing, TAFE, Communicare and Access Housing. MCCWA received 63 self-referrals for Emergency Relief.</p> <p>Information about the services were shared with local CaLD communities through social media, flyers placed in the libraries and medical centres and emailed to various community organisations.</p>	<p><i>Officer assistance with the Heron Park Harmony Festival working group</i></p> <p>The Heron Park Harmony Festival organising committee held their first meeting regarding the 2021 Harmony Festival as the event in May 2020 was cancelled due to COVID-19. It was established at the meeting that the 2021 Harmony Festival would be the last year that Satterley Property Group would be able to support. Due to this, the representatives on the committee from the Harrisdale Piara Waters Residents Association agreed to step into management of the Festival from next year.</p> <p><i>Cultural Awareness Workshop at Harrisdale for organisations and community members - March 2020</i></p> <p>The City of Armadale and Piara Waters Junior Football Club hosted a Cultural Awareness Workshop by Language and Culture at Rossiter Pavilion on 10 March 2020 entitled Putting Cultural Awareness into Action. 17 people attended this session. 85% of attendees were highly satisfied with the information, 100% found the presentation engaging, 78% increased their knowledge, and 100% found the session well-organised.</p> <p><i>Respectful Relationships pilot program</i></p> <p>This project has been postponed due to COVID-19 until early 2021.</p>

Coordination	Contracts	Capacity building
	<p>A variation was made to the Service Agreement for the MCCWA to provide a food security program fortnightly to CaLD residents.</p>	<p><i>Community Safety Information Sessions</i> Safety Information sessions will held after business hours evenings to inform residents about how to respond to anti-social (and other) complaints that may arise in their neighbourhood. Relevant stakeholders will be invited to do a presentation so that residents can be equipped with knowledge on how to report matters, the evidence that will help agencies in determining a response and timelines that would be expected for outcomes.</p> <p>The first Safety Information Session is planned for Harrisdale in October and will include the WA Police and City officers from the Departments of Ranger & Emergency Services, Health Services, Building Compliance and Community Development, WA Police. Further sessions will be planned for each suburb.</p>

Seville Grove: Community Safety

The social priority of community safety was identified because of the fact that Seville Grove has consistently experienced high levels of crime reflected by WA Police statistics across all categories and feedback from the community and other service providers.

Table of responses

Coordination	Contracts	Capacity building
<p>Stakeholder on South East Metro Safety Group (chaired by WA Police and held once per month)</p>	<p>Community safety support to residents - Neighbourhood Watch Armadale (6 month contract) Due to COVID-19, Armadale Neighbourhood Watch (ANW) cancelled the delivery of face to face activities however they did increase the provision of home and personal safety information on their Facebook page. The group resumed normal activities in August. ANW, the City and WA Police have held Street Meet and Greet events in Kelmscott and Mt Richon in response to residents' concerns and WA Police advice. The role of AHW was providing information on improving home safety and anti-theft screws for number plates.</p> <p>A <i>Street Meet & Greet</i> event is scheduled in Seville Grove in October 2020.</p> <p>Safety behaviour change program in local schools including Challis Primary School, Willandra Primary School, Cecil Andrews College and Armadale Senior High School – Constable Care (12 month contract) Throughout COVID-19, Constable Care continued to deliver their services both face to face and online.</p>	<p>Greater Neighbours and Very Neighbourly Organisation – comprises community workshops, Neighbour Day event and a media campaign aimed at building connection between neighbours This has been postponed due to COVID-19; its resumption is based on the capacity building sessions below.</p> <p>Safety Capacity building sessions for organisations, residents and relevant City Officers – Crime Prevention Through Environmental Design training (Seville Grove) This has been postponed due to COVID-19 until November 2020</p> <p>Safety Capacity building sessions – Active Bystander training for community members via Residents' Associations and other community groups and City staff (Seville Grove) This has postponed due to COVID-19 until November 2020</p> <p>Safety Capacity building sessions – How social media can influence the perception of safety in a community This workshop will be replaced with sessions held in 2021 with a focus on grants as most groups will require a refresh of information that was presented last in 2019.</p> <p>Safety Incentive Scheme – provides rebates to residents who install a home security measure This has postponed due to COVID-19 until November 2020</p> <p>Community Champions through Residents' Associations – creating a networking group and providing relevant training This has postponed due to COVID-19 until November 2020</p> <p>Community Safety Information Sessions Safety Information sessions will held after business hours evenings to inform residents about how to respond to anti-social (and other) complaints that may arise in their neighbourhood.</p>

Coordination	Contracts	Capacity building
		<p>Relevant stakeholders will be invited to do a presentation so that residents can be equipped with knowledge on how to report matters, the evidence that will help agencies in determining a response and timelines that would be expected for outcomes.</p> <p>The first Safety Information Session is planned for Harrisdale in October and will include the WA Police and City officers from the Departments of Ranger & Emergency Services, Health Services, Building Compliance and Community Development, WA Police. Further sessions will be planned for each suburb including Seville Grove.</p>

DRAFT Community Infrastructure Plan



2020-2036

Review history

Version	Approval Date
1	August 2010
2	September 2011
3	November 2013
4	TBA

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Introduction

The City of Armadale's (the City) population is rapidly growing and is expected to reach 141,177 by 2036. Beyond 2036, the City is expected to grow to a population of approximately 160,000.

The City holds a primary role for the provision of community buildings and public open space to accommodate organised and social sporting, 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.

The City's Community Infrastructure Plan (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. The CIP aligns with the City's key 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.

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 CIP.

The 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 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 should be reviewed regularly to ensure that it remains aligned with key strategic documents such as the City's Strategic Community Plan or relevant state planning policies as well as taking into account major shifts in growth and demographics.

The CIP uses the most current demographic data; this may be the 2016 census or where available from more recent data sets.



Strategic Alignment

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.

Strategic Community Plan 2016-2031

The City's *Strategic Community Plan 2016-2031* sets a shared community vision and identifies long term objectives and priorities designed to strengthen and build on the City's unique assets. These objectives and priorities 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 Table 1:

Table 1: Strategic Community Plan 2016-2031

Community	
Outcomes	Strategies
1.1 A strong sense of community spirit	1.1.1 Provide opportunities to connect with individuals to each other and the wider community
	1.1.2 Build inter-dependant and resilient community groups
	1.1.3 Value and celebrate our diversity and heritage
	1.1.4 Foster local pride
1.2 Active community life that is safe and health	1.2.1 Recognise, value and support everyone
	1.2.2 Provide opportunities to improve health outcomes for everyone
	1.2.3 Encourage initiatives to improve perceptions of safety
1.3 The community has the services and facilities it needs	1.3.1 Plan for services and facilities in existing and emerging communities
1.4 The community is engaged and understood	1.4.1 Consult the community in diverse ways
	1.4.2 Identify our strengths, challenges and opportunities
Environment	
Outcomes	Strategies
2.1 The Natural Environment is valued and conserved	2.1.1 Preserve and improve natural areas
	2.1.2 Manage the interface between natural areas and the built environment
	2.1.3 Ensure that developers are sensitive to pre-existing environmental values
2.2 Attractive and Functional Public Places	2.2.1 Deliver attractive and functional streetscapes, open spaces, City buildings and facilities
	2.2.2 Protect and enhance the character of the City's spaces
	2.2.3 Revitalise existing neighbourhoods whilst retaining the character of places
Leadership	
Outcomes	Strategies
4.1 Visionary Civic leadership and sound Governance	4.1.2 Makes decisions that are sound, transparent and strategic
4.2 An innovative and progressive organisation	4.2.2 Implement business plans and practices that improve service delivery
4.4 Effective Communication	4.4.2 Ensure effective communication with the community and stakeholders



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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.

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.



Table 2: Internal and External Documents

City of Armadale	Government Agencies
Local Planning Strategy – Town Planning Scheme No. 4 2016	State Planning Policy 1 – State Planning Policy Framework (WAPC)
Strategic Community Plan 2016-2031	State Planning Policy 2.3 – Jandakot Ground Water Protection(WAPC)
Corporate Business Plan (inclusive of Long Term Financial Plan) 2019-2024	State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region (WAPC)
Community Engagement Strategy 2018	State Planning Policy 2.9 – Water Resources(WAPC)
Age Friendly Communities Strategy 2018	Better Urban Water Management (Department of Water)
Demographic Insights 2018	State Planning Policy 3.6 – Development Contributions for Infrastructure (WAPC)
Disability Access and Inclusion Plan 2016-2021	State Planning Policy 3.7 – Planning in Bushfire Prone Areas (WAPC)
Library Strategic and Development Plan Review and Update 2016	State Planning Policy 4.2 – Activity Centres for Perth and Peel (WAPC)
Public Arts Strategy 2016	State Planning Policy 7 – Design of the Built Environment (draft) (WAPC)
Urban Forest Strategy Final Report 2014	Smart Cities Plan (Department of Infrastructure, Regional Development and Cities)
Parks Facility Strategy 2018	State Planning Strategy 2050 (WAPC)
Community Development Strategy 2017	Directions 2031 and Beyond (WAPC)
Community Hubs Master Planning Initiative 2017	Perth and Peel @ 3.5 Million & South Metropolitan Peel Sub-Regional Framework (WAPC)
Armadale Multi Arts Centre Needs Assessment 2018	Perth and Peel Green Growth Plan for 3.5 Million (draft) (WAPC)
Active Sporting Reserves Needs Assessment 2007	Metropolitan Region Scheme (WAPC)
Peer Review of ABV Sporting Reserves Study 2009	Water Allocation Planning in Western Australia
Active Sporting Reserves Feasibility Study 2008	Middle Canning Surface Water Area Allocation Plan (WAPC)
Community Infrastructure Plan 2011-2031	Stormwater Management Manual for Western Australia
Average Household Size Wungong 2016	Development Control Policy 2.3 – Public Open Space in Residential Areas (WAPC)
Greenfield Lifecycle Analysis 2017	Development Control Policy 4.1 – Industrial Sub-Division (WAPC)
Public Health and Wellbeing Plan 2014-17	Development Control Policy 3.5 – Use of Land Reserved for Parks and Recreation and Regional Open Space (WAPC)
Age Friendly Community Strategy 2018-2023	Planning Bulletin 21 – Cash in Lieu of Public Open Space (WAPC)
Youth Spaces and Places Review 2018	Liveable Neighbourhoods (including draft revision) (WAPC)
	Guideline of the Determination of Wetland Buffer Requirements (WAPC)
	Draft Decision Process for Stormwater Management in WA (Department of Water)
	Active Living For All: Framework for Physical Activity in WA (Be Active WA)
	Strategic Directions 6 (Department of Local Government, Sport and Culture)
	Sports Dimensions Guidelines (Department of Local Government, Sport and Culture)
	Wungong Urban Water Project Master Plan Schools Policy (MRA)
	Wungong Urban Water Project Public Open Space Policy (MRA)

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.

Table 3: Community Infrastructure Guiding Principles

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

Community Infrastructure Catchment Areas

Up until 2006, the City has 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 City's population is increasing at twice the rate of Greater Perth and is forecast to exceed 140,000 persons by 2036.¹

The zoning of undeveloped land primarily used for agricultural purposes to urban has resulted in significant increases in the population. Areas of strong growth, all 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 2036², which will increase the population by 17,996 in older established areas of the City.³

Together, Greenfield and infill development creates 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 Table 4). The catchment areas have been established based on location, land use, major access barriers such as Albany Highway, Armadale Road, train lines etc.

¹ Id. Consulting, 2017. Forecast Population

² City of Armadale, 2016. Local Planning Strategy

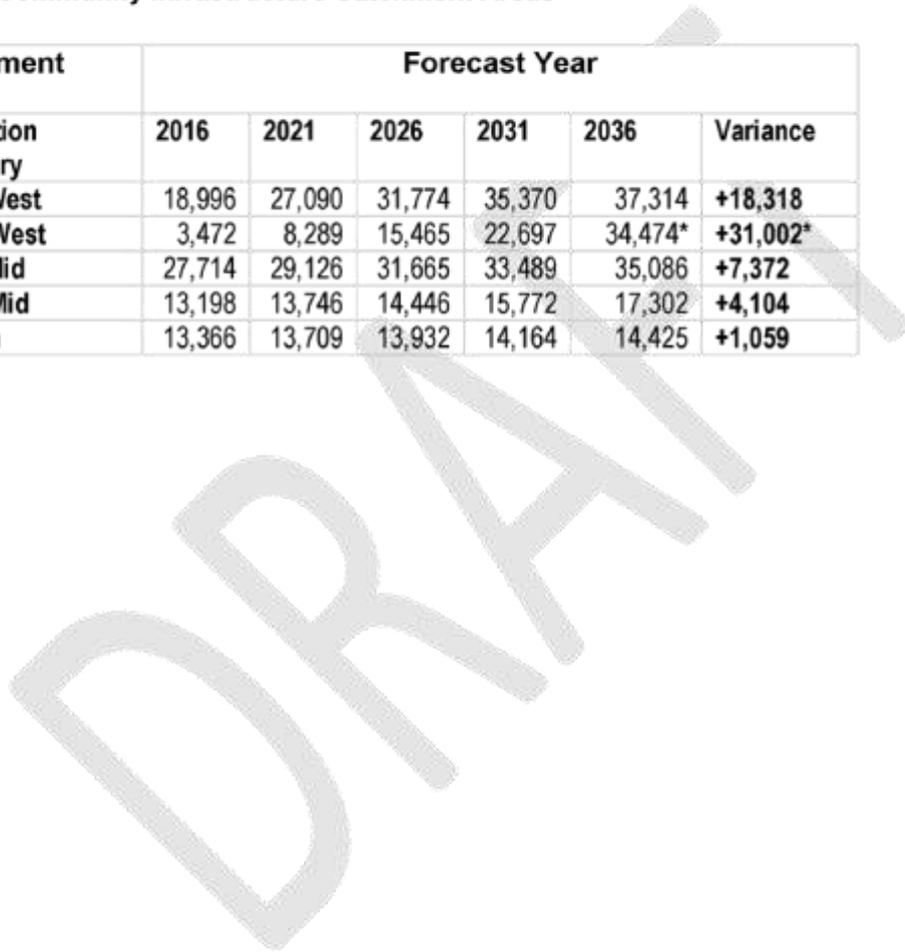
³ Id. Consulting, 2017. Average Household Size 2036

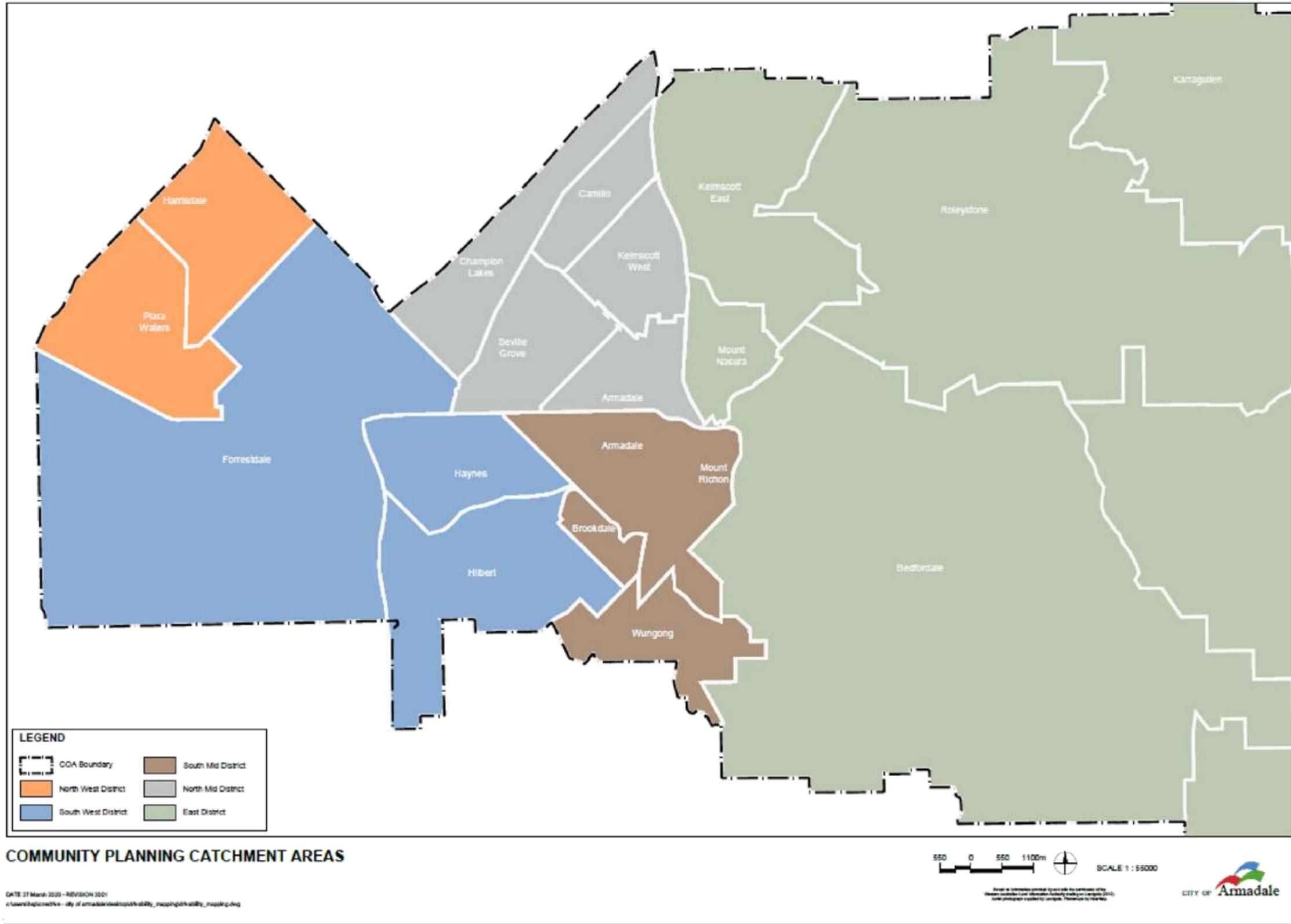
The City's suburbs have been broken down into the following catchment areas:

- 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

Table 4: 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
Eastern	13,366	13,709	13,932	14,164	14,425	+1,059





Hierarchy of Provision

A hierarchy of provision provides an indication of the equity for distinct catchments 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;

Table 5: Community Infrastructure Hierarchy Levels

Regional Infrastructure	<p>Distance Catchment: Services the entire Armadale municipality, as well as bordering Cities and Shire Population Catchment: 1:100 000 – 150 000+</p> <p>Service: 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 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.</p>
Sub-Regional Infrastructure	<p>Distance Catchment: Approximately 10km catchment. Services a number of districts, typically with a population of 70 000 or more. Population Catchment: 1:70 000 – 100 000</p> <p>Service: 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 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.</p>
District Infrastructure	<p>Distance Catchment: Approximately 3-10km catchment. Services several neighbourhoods which are typically bordered by urban or natural barriers Population Catchment: 1: 25 000-70 000</p> <p>Service: 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. 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.</p>
Neighbourhood Infrastructure	<p>Distance Catchment: Approximately 1-3km catchment. Services surrounding community Population Catchment: 1: 10 000 – 25 000</p>

	<p>Service: 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.</p>
<p>Local Infrastructure</p>	<p>Distance Catchment: Specific distance dependent on type of community infrastructure. Services immediate residential population.</p>
	<p>Population Catchment: 1: <10 000 – dependent on type of community infrastructure</p> <p>Service: 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.</p>

Key demographic data and trends

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

- The City has a large variance of SEIFA level of disadvantage 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 (1,096.1);
- The City has a relatively young population with a median age of 33 years, 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;
- When compared to established areas, the average household size in greenfields areas is higher (3.12 persons) and the average lot size is smaller – meaning more people are living in smaller areas;
- The median weekly household income (\$1,493) is significantly lower than Greater Perth (\$1,636) and the WA median (\$1,595). This varies significantly across suburbs within the City from a low of \$901 in Armadale (South) to a high of \$2,222 in Piara Waters;
- The City's Aboriginal and Torres Strait Islander (ATSI) origin population increased between 2006 and 2011, and the proportion of ATSI people living in the City (2.6 per cent) was significantly higher than that of Greater Perth (1.6 per cent) in 2016. Brookdale-Wungong (5.8 per cent), Armadale (South) (5.1 per cent), Armadale (North) (4.6 per cent), Camillo (4.2 per cent), Kelmscott (west) (3.8 per cent) and Seville Grove (3.7 per cent) all have a higher ATSI population than Greater Perth (1.6 per cent);
- Approximately 45 per cent of the City's ATSI population were aged between 0-17 years, whereas in the wider City community only 26 per cent of the population were aged between 0-17 years;
- Australia is the most common country of birth in the City followed by the United Kingdom (8,306), India (3,260), New Zealand (2,846) and South Africa (1,348). From 2011 to 2016 there has been an increase of 47.7 per cent of overseas born residents living in the City;
- Since 2011 there was a significant increase in the number of people speaking a language other than English at home (+171 percent), as well as people who speak little to no English;
- The number of City residents holding a bachelor's degree increased between 2011 (10.6 per cent) and 2016 (16.0 per cent). This varied across suburbs with 32.8 per cent of people in Piara Waters holding a bachelor's degree or higher, through to 7.0 per cent of Armadale (South) residents;



- The average population proportion of people living with a disability varied across the City with the highest proportion of people needing help in Armadale (South) (7.6 per cent) and the lowest proportion in Piara Waters (1.2 percent);
- The City (9.2 per cent) has a higher unemployment rate than Greater Perth (8.1 per cent). Suburbs with high unemployment rates include Armadale (South) (15.2 per cent), Armadale (North)(13.2 per cent), Camillo (12.8 per cent), Kelmscott (West)(12.5 per cent) and Brookdale-Wungong (12.1 per cent) ;
- The proportion of disengaged youth in the City (14.8 per cent) is significantly higher than that of Greater Perth (9.5 per cent). Suburbs with high level of disengaged youth include Armadale (South) (27.7 per cent), Armadale (North)(24 per cent), Camillo (21 per cent)and Brookdale-Wungong (20.9 per cent)
- The City has a higher proportion of one parent families (12.2 per cent) and couples with children (34.9 per cent), and less lone person households (19.3 per cent) than Greater Perth;
- In 2016 11.2 per cent of the City's households purchasing their dwelling were experiencing mortgage stress compared to 9 per cent in Greater Perth. Bedforddale had the lowest proportion of people experiencing housing stress (6.3 per cent) to a high of 14.7 per cent of people experiencing housing stress in Brookdale-Wungong;
- Over 70 per cent of resident workers travelled outside the area to work while 23.8 per cent live and work locally;
- In terms of health, the City has a higher level of people who smoke regularly (16 per cent), do not get enough physical activity (55 per cent) and consume excessive amounts of alcohol (45 per cent).

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.



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 is forecast to be 141,177.

Forecast population, households and dwellings

City of Armadale Summary	Forecast year				
	2016	2021	2026	2031	2036
Population	82,280	97,705	113,305	127,895	141,177
Change in population (5yrs)		15,425	15,600	14,590	13,282
Households	30,264	35,680	41,191	46,350	51,191

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.'

Forecast household types

City of Armadale Type	2016		2026		2036		Change between 2016 and 2036 Number
	Number	%	Number	%	Number	%	
Couple families with dependants	10,754	35.5	15,012	36.4	18,621	36.4	7,867
Couples without dependants	7,643	25.3	11,345	27.5	14,192	27.7	6,549
Group households	899	3.0	1,088	2.6	1,331	2.6	432
Lone person households	6,311	20.9	8,315	20.2	10,366	20.3	4,055
One parent family	3,610	11.9	4,226	10.3	5,143	10.0	1,533
Other families	1,051	3.5	1,207	2.9	1,535	3.0	484

To better understand the community facility implications of the City's population growth and changing age profile over the next 20 years, the following table should be considered. 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 there will 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.⁴ 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.

⁴ Greater Capital City Statistical Area – Australian Bureau of Statistics (ABS)



Population and age structure

City of Armadale - Total persons	2016		2026		2036		Change between 2016 and 2036
	Number	%	Number	%	Number	%	Number
Age group (years)							
Babies and pre-schoolers (0 to 4)	7,361	8.9	9,899	8.7	11,915	8.4	4,554
Primary schoolers (5 to 11)	8,185	9.9	12,332	10.9	15,244	10.8	7,059
Secondary schoolers (12 to 17)	5,717	6.9	8,392	7.4	10,975	7.8	5,258
Tertiary education and independence (18 to 24)	7,643	9.3	9,620	8.5	12,110	8.6	4,467
Young workforce (25 to 34)	14,614	17.8	18,400	16.2	21,889	15.5	7,275
Parents and homebuilders (35 to 49)	16,564	20.1	24,714	21.8	30,738	21.8	14,174
Older workers and pre-retirees (50 to 59)	9,240	11.2	11,100	9.8	14,555	10.3	5,315
Empty nesters and retirees (60 to 69)	7,281	8.8	9,086	8.0	10,685	7.6	3,404
Seniors (70 to 84)	4,786	5.8	8,002	7.1	10,338	7.3	5,552
Elderly aged (85 and over)	889	1.1	1,760	1.6	2,729	1.9	1,840
Total persons	82,280	100.0	113,305	100.0	141,177	100.0	58,897

Between 2011 and 2016 the number of Aboriginal and Torres Strait Islander origin (ATSI) people 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.²

34.5% of the City of Armadale's population were born overseas, compared with 36.1% for Greater Perth. The largest non-English speaking country of birth was India, where 4.1% were born.

City of Armadale - Total persons (Usual residence)	2016		2011		Change	
	Number	%	Number	%	Greater Perth %	2011 to 2016
Birthplace						
Total overseas born	27,502	34.5	18,641	29.9	34.4	+8,861
Australia	46,722	58.7	39,618	63.6	59.7	+7,104
Not stated	5,380	6.8	4,039	6.5	5.9	+1,341
Total Population	79,604	100.0	62,298	100.0	100.0	+17,306



Analysis of the 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	
Quartile group	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
Total Households	24,551	100.0	100.0

SEIFA indexes are a good place to start to get a general view of the relative level of disadvantage in one area compared to others, but it is important to also look at these underlying characteristics as they can differ markedly between areas with similar SEIFA scores and shed light on the type of disadvantage being experienced.

A higher score on the index means a *lower* level of disadvantage. A lower score on the index means a *higher* level of disadvantage.

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.

The City's suburbs are extremely diverse with Piara Waters ranking in the top 4%; relatively high social advantage, and Armadale South ranking in the bottom 4%; an area of severe social disadvantage.

Index of Relative Socio-economic Disadvantage

City of Armadale's small areas and benchmark areas

Area	2016 index	Percentile
Piara Waters	1096.1	96
Bedforddale District	1091.0	95
Harrisdale	1086.6	93
Roleystone - Karragullen	1072.8	88
Hilbert	1041.0	71
Mount Nasura	1035.3	67
Champion Lakes	1030.1	64
Greater Perth	1026.0	61
Mount Richon	1019.6	57
Kelmscott (East)	1019.5	57
Western Australia	1015.0	54
Forrestdale - Haynes	1013.7	53
Outer Metropolitan Growth Councils	1005.1	49
Australia	1001.9	46



City of Armadale	994.0	41
National Growth Areas Alliance	992.8	41
Seville Grove	986.6	37
Kelmscott	958.0	24
Camillo	911.5	12
Brookdale - Wungong	910.6	12
Kelmscott (West)	894.1	9
Armadale (North)	883.8	8
Armadale	861.2	6
Armadale (South)	843.4	4

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:

- Increasing time pressures;
- Lack of efficient public transport;
- Reduced disposal income;
- Increased mortgage stress;
- Increased work commutes and traffic congestion;
- Fly-in Fly-out rosters;
- Full time employed parents;
- Increased use of technology as a leisure activity;
- Increased sedentary lifestyles;
- Ageing population and increased life expectancy;
- Increasing community diversity;
- Increased housing density coupled with increasing housing footprints;
- Reduced private open space;
- Increased risk of safety;
- Increased participation in individual sports and recreation activities;
- Increased female participation in male-dominated sports;
- Increased participation in lifestyle, adventure and alternative sports;
- Biodiversity and conservation impacts;
- Reduced Government funding and financial uncertainty^{5, 6}

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, 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.

⁵ Department of Sport and Recreation, 2016. Strategic Directions from the Western Australian Sport and Recreation Industry 2016-2020

⁶ CSIRO, 2013. The Future of Australian Sport: Megatrends Shaping the Sports Sector Over Coming Decades



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;⁷
- 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;¹⁴
- Females of all ages, generally have lower physical activity rates than males;¹⁴
- Rates of sedentary levels of physical activity decline as the level of disadvantage decreases;¹⁴
- 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;¹⁷
- 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).⁸
- In 2011-12, participation of 18-24 year olds in non-organised sport and physical recreation participation was significantly higher than organised participation;⁹
- 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;¹⁷
- 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;¹⁷
- 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;¹⁷
- 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.;¹⁰
- 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);¹¹
- 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);¹⁸

⁷ VicHealth, 2016. Evidence Summary Physical Activity and Sedentary Behaviour

⁸ Australian Bureau of Statistics, 2013. Participation in Selected Sports and Physical Recreation Activities

⁹ Australian Bureau of Statistics, 2013. Perspectives on Sport

¹⁰ Australian Bureau of Statistics, 2013. Australian Health Survey

¹¹ Australian Bureau of Statistics, 2013. Children's Participation in Cultural and Leisure Activities



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- 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;¹⁵
- In general, children's physical activity decreases and screen-based activity increases as they get older.¹⁵

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.

National Arts and Cultural Trends

- More than a quarter (27 per cent or 4.9 million people) of the 18.5 million persons aged 15 years and over living in Australia in 2013/14 participated in at least one selected cultural activity during 2014. The participation rate in 2010/11 was also 27 per cent;¹²
- Cultural participation rates tended to decrease with age; people aged 25-34 had a participation rate of 28 per cent and people aged 65 years and over had a participation rate of 23 per cent;²⁰
- People aged 15-17 years were most likely to attend at least one cultural venue and event, with an attendance rate of 95 per cent;¹³
- Full and part-time employed people had significantly higher attendance rates at cultural venues and events than people who were unemployed or not in the labour force;²¹
- In 2013-14 public libraries had more than 8.6 million registered members (37 per cent of the nations' population), and many more Australians who are not members used libraries for study, reading, internet access and to participate in library programs and activities.¹⁴
- Unemployed people had the highest library attendance rate, with 48 per cent having visited a national, state or local library in 2014, compared with 31 per cent of employed people;²¹
- Since 2003, the most popular leisure activity for children has been watching television, DVDs or videos (around 98 per cent);²²
- In 2009, dancing was the most popular organised cultural activity for girls, but the least popular with boys. For boys, the most popular organised cultural activity was playing a musical instrument;¹⁵
- In 2012, children spent more time watching television, DVDs or videos than any of the other selected recreational activities. A higher proportion of males were involved in skateboarding, rollerblading or riding a scooter (60 per cent) and bike riding (70 per cent) than females (47 per cent and 57 per cent respectively), while more females were involved in recreational art and craft (54 per cent) and reading for pleasure (77 per cent) than males (33 per cent and 65 per cent respectively).²²

¹² Australian Bureau of Statistics, 2015. Participation in Selected Cultural Activities 2013/2014

¹³ Australian Bureau of Statistics, 2015. Attendance at Selected Cultural Venues and Events 2013/2014

¹⁴ Australian Library and Information Association, 2010. National Vision and Framework 2010-2015

¹⁵ Australian Bureau of Statistics, 2012. Children's Participation in Cultural and Leisure Activities



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 activity¹⁴;
- 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;¹⁶
- The most population physical activity was walking followed by aerobics/fitness and swimming;¹⁶

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

State Arts and Cultural Trends

- More than a quarter (26 per cent or 459,600 people) of the population aged 15 years and over living in Western Australia participated in at least one cultural activity in 2012. The rate of participation in Western Australia is consistent with the national rate;¹⁶
- Across all age groups, women had a higher cultural participation rate (30 per cent) than men (21 per cent);²³
- Playing a musical instrument was the most popular organised cultural activity with 16 per cent of children in Western Australia involved. By comparison, 15 per cent were involved in dancing, 6 per cent in organised art and craft, and 4 per cent were involved in singing and drama;²³
- In 2012, almost half of all girls (46 per cent) in Western Australia participated in at least one organised cultural activity compared with less than a quarter of boys (23 per cent);²³ and
- More than half (59 per cent) had visited a public library, whilst 43 per cent visited a museum or art gallery and 40 per cent attended a performing arts event.²³

Western Australian arts and cultural trends align with those of other Australian States.

Local Sport, Recreation, Arts and Cultural Trends

- The City has 74 organised sporting clubs who utilise open space and community buildings as their home base¹⁷;
- Typically clubs in growth areas have a larger membership base than those within established areas of the City²³;
- On average the City's sport clubs have 106 members, equating to approximately 8,162 total organised sporting club members across the City²³;
- Twenty one different types of organised sport are played in the City, AFL is the most popular (11 clubs), followed by cricket (10 clubs), soccer (8 clubs), equestrian clubs (6 clubs), little athletics (6 clubs), diamond sports (5 clubs) and water sports (5 clubs)²³;
- There is an increasing prevalence of social sport being undertaken in the City –typically these are migrant groups playing sports they would typically in their country of origin;

¹⁶ Australian Bureau of Statistics, 2013. Arts and Culture: State and Territory Profiles

¹⁷ City of Armadale 2018, City User Groups – Sporting, Community and Commercial Users of City Owned and Non-City Assets



- Not including organized sporting groups, one hundred and eighty five groups utilise the City's sixty three community buildings, sixty six of these groups are community organisations and forty three are commercial organisations¹⁸;
- Of the community organisations providing services within the City, the most prevalent are family health service (10), religious groups (9), scouts/guides (8), residents groups (5), arts and crafts (4) and education assistance (4)²⁴.
- Seven different commercial services are run from the City's community buildings including martial art s (14), fitness (12), children's activities (7), pilates and yoga (6), performing arts (3), dance (2) and out of hours school care (1)²⁴;
- Almost 1,000 people visit a City library per day¹⁹;
- In the 2016/17 financial year approximately 4,100 new library memberships were created and 350,000 people visited at least one of the City's libraries. Over 500 regular and special library sessions were held with over 11,000 attendees. 98,000 sessions of public computers and Wi-Fi was recorded²⁵.

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* acknowledges the importance of providing a variety community infrastructure which is adaptable and flexible to cater for the different requirements of groups and changing preferences. The *CIP* advocates for the provision of shared use facilities enabling a greater amount of groups to access spaces to conduct activities for communities.

Industry Trends Influencing Community Infrastructure

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.

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 30 minutes of home.²⁰

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 aims 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.²¹

¹⁸ City of Armadale 2017, Leased Facility and Regular Hirers Usage

¹⁹ City of Armadale 2016, Library Strategic and Development Plan Review and Update

²⁰ Department of Prime Minister and Cabinet, 2016. Smart Cities Plan.

²¹ City of Adelaide, 2018. What is a Smart City?



New Urbanism

New Urbanism is entrenched into Western Australia's planning framework and advocates for a compact, pedestrian-friendly, mixed-use liveable community which promotes walking.²² 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.

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 adaption 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.²³ 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.²⁷

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).

²² Foster, Hooper, Knuiman, Bull and Giles-Corti, 2016. Are liveable neighbourhoods safer neighbourhoods? Testing the rhetoric on new urbanism and safety from crime in Perth, WA

²³ Hooper, Boruff, Beesley, Badland and Giles-Corti, 2018. Testing spatial measures of public open space planning standards with walking and physical activity health outcomes: Findings from the Australian national livability study.



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.

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 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 of 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.

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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:

²⁴Department of Environment and Energy, 2018. Climate Change Impacts in Australia.



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- Developer Contributions;
- Department of Education and Local Government Shared Use Facilities; and
- Public Private Partnerships.
- Integrating revenue generating commercial and not commercial activities into community buildings where appropriate

Need/Demand Indicators

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 a 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 develop a sense of belonging and community cohesion.

In some cases, facilities may be built in two stages; the first to serve the local catchment, and the second to serve the wider catchment.

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);



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- *Classification Framework for Public Open Space* (Department of Sport and Recreation, 2012);
- *Benchmarks for Community Infrastructure* (Parks and Leisure Australia, 2012);
- *Community Infrastructure Plan* (City of Armadale 2013).

In addition, the benchmarks and criteria have been compared with those utilised by the following local governments:

- City of Kwinana;
- City of Rockingham;
- City of Swan.

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.

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

A site of approximately 40ha has been identified in the Wungong Urban development area for the purpose of a recreation reserve. 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 including within and beyond the City's boundaries.

This first function relates to the 'Wungong District Playing Fields' project included in the South West Community Infrastructure Catchment Area schedule as shown on page 33 of this document. This project is for 4 playing fields and 2 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 Development Contribution scheme*. However, the level and availability of funding has yet to be determined and will 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.

The greater regional function will serve an area beyond the City's boundaries and is envisaged to contain facilities for a wide range of sporting and leisure activities. This project is currently unfunded and is included in the City's Advocacy Strategy for the purpose of identifying potential funding and operational partners. It is likely that a project of the scale of the Armadale Regional Recreation Reserve will be delivered in stages as demand for facilities grows and as funding becomes available.



Catchment Based Community Infrastructure Requirements

North West Catchment Demographic Snapshot

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

Forecast population, 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 dependants*', which will increase by 2,235 households and account for 44.6% of all North West catchment households. '*Couples without dependants*' will also experience growth rising from 855 households in 2016 to 2,410 households in 2036.

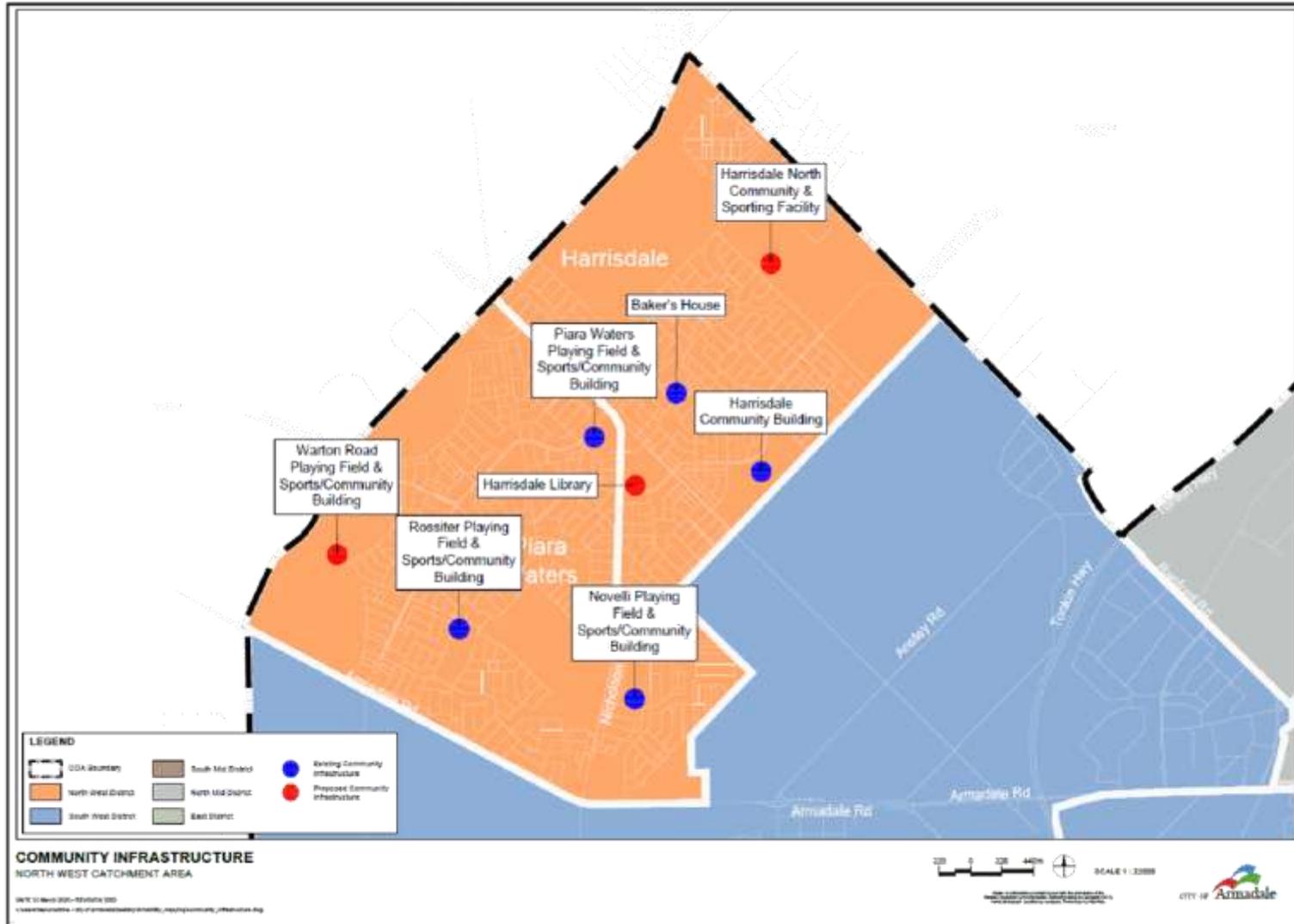
From 2016 to 2036 the largest growth in persons will be experienced in people aged 35 – 59 (+7,412 people) and people aged 0-17 years (+5,569).

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



North West Catchment Community Infrastructure Schedule

PROJECT	CORPORATE BUSINESS PLAN	STRATEGIC LINK/ COUNCIL DECISION	HIERARCHY Local <10'drive (1:10,000-25,000) District 10'-15' drive (1: 25,000-70,000) Regional 15'-20'drive (1:100,000+)	COST ESTIMATE	FUNDING SOURCES
NORTH WEST CATCHMENT AREA (Harrisdale, Piara Waters)					
Harrisdale Library	2020/21	City's Library Strategic Plan (C7/4/19)	District	\$2,470,000	Municipal Funds
Harrisdale North Community and Sporting Facility. Senior sports field and a community/sporting building	2023/24	Element of Nth Forrestdale Developer Contribution Plan no. 3 Community Infrastructure Schedule. (Major DCP review 2020)	Local	\$3,530,000	Developer Contributions
Warton Road Senior sports field and sports/community facility on a shared school site	TBC	Planning proceeding for new development area as an extension to the Nth Forrestdale Development Contribution Plan No.3. (Major DCP review 2020)	Local	TBC	Potential 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.

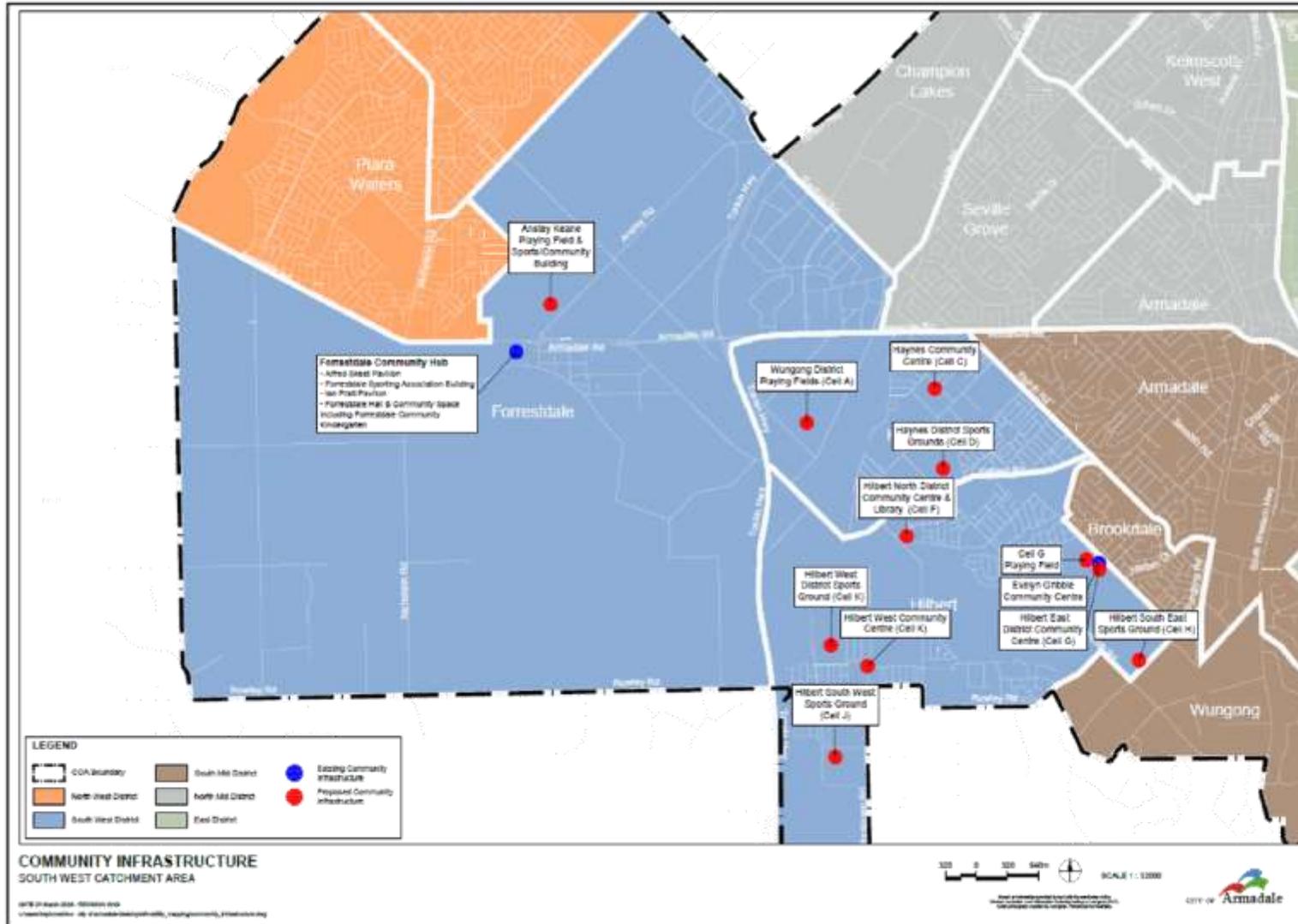
Against the trend of an ageing population, the proportion of people aged over 60 will decrease within the South West catchment from 2016 (11%) to 2036 (8%).

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.

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



South West Catchment Community Infrastructure Schedule

PROJECT	CORPORATE BUSINESS PLAN	STRATEGIC LINK/ COUNCIL DECISION	HIERARCHY Local <10' drive (1:10,000-25,000) District 10'-15' drive (1:25,000-70,000) Regional 15'-20' drive (1:100,000+)	COST ESTIMATE	FUNDING SOURCES
SOUTH WEST DISTRICT CATCHMENT AREA (Forrestdale, Haynes and Hilbert)					
Wungong District Playing Fields (Cell A) Four senior sized playing fields and community buildings	5yrs+	Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)	District	\$27,295,000	Developer Contributions (to be confirmed)**
Hilbert South West Sports Ground (Cell J) One senior playing field and a community/sporting facility on a shared school site	5yrs+	Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)	Local	\$5,395,000	Developer Contributions (to be confirmed)**
Hilbert North District Community Centre and Library (Cell F)	2022/23	Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16) City's Library Strategic Plan (C7/4/19) Council decision (C16/6/20)	District	\$6,995,000	Developer Contributions (to be confirmed)**
Forrestdale Hub sports and community facilities redevelopment	2020/21 2021/22	Master Plan key project endorsed by Council (C42/11/16) Council decision (C38/10/19) Council decision (C6/3/20)	District	\$7,295,000	Municipal Funds Developer Contributions External Grants POS Funds

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

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Haynes District Sports Grounds (Cell D) Stage 1 2 playing fields) Stage 2 (facility)	5yrs+	Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)	District	\$8,035,000	Developer Contributions (to be confirmed)** DoE Contribution
Anstey/Keane Community Facilities. One senior sized playing field and community/sporting building	2025/26	Council endorsed Structure Plan recommendation to WAPC (D61/10/19) Council endorsed Development Contribution Area 4 (D62/10/19)	Local	\$9,091,000	Developer Contributions (to be confirmed)
Hilbert East District Community Centre (Cell G)	5yrs+	Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)	Local	\$7,104,000	Developer Contributions (to be confirmed)**
Hilbert South East Sports Ground (Cell H) Stage 1 (playing field) Stage 2 (facility)	5yrs+	Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)	Local	\$6,395,500	Developer Contributions (to be confirmed)** DoE Contribution
Haynes Community Centre (Cell C)	5yrs+	Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)	Local	\$3,767,500	Developer Contributions (to be confirmed)**
Hilbert West District Sports Ground (Cell K) Two senior sized playing fields and community building	5yrs+	Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)	District	\$6,814,500	Developer Contributions (to be confirmed)** DoE Contribution
Hilbert West Community Centre (Cell K)	5yrs+	Element of Wungong Urban Developer Contribution Plan - Community Infrastructure schedule endorsed by Council (CS102/12/16)	Local	\$3,767,500	Developer Contributions(to be confirmed)**

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

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 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 Community Infrastructure Schedule

PROJECT	CORPORATE BUSINESS PLAN	STRATEGIC LINK/ COUNCIL DECISION	HIERARCHY Local <10'drive (1:10,000-25,000) District 10'-15' drive (1:25,000-70,000) Regional 15'-20'drive (1:100,000+)	COST ESTIMATE	FUNDING SOURCES
NORTH MID DISTRICT CATCHMENT AREA (Kelmscott West, Camillo, Champion Lakes, Seville Grove and Armadale North)					
John Dunn Challenge Park Cycle Facility.	2020/21	Master Plan key project Council decision (C1/2/19)	District	\$1,500,000	Municipal Funds External Grants
Replace Creyk Park Sports Pavilion.	2020/21	Council decision (C5/2/20) Council decision (C15/6/20)	Local	\$2,335,000	Municipal Funds Stimulus funding
Morgan Park redevelopment Relocate and expand pavilion Reconfigure grounds	2021/22	Master Plan key project (C42/11/16) Council decision (T21/5/20)	Local	\$3,770,000	Municipal Funds Potential External Grants

South Mid Catchment Demographic Snapshot

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

Forecast population, 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 West 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.

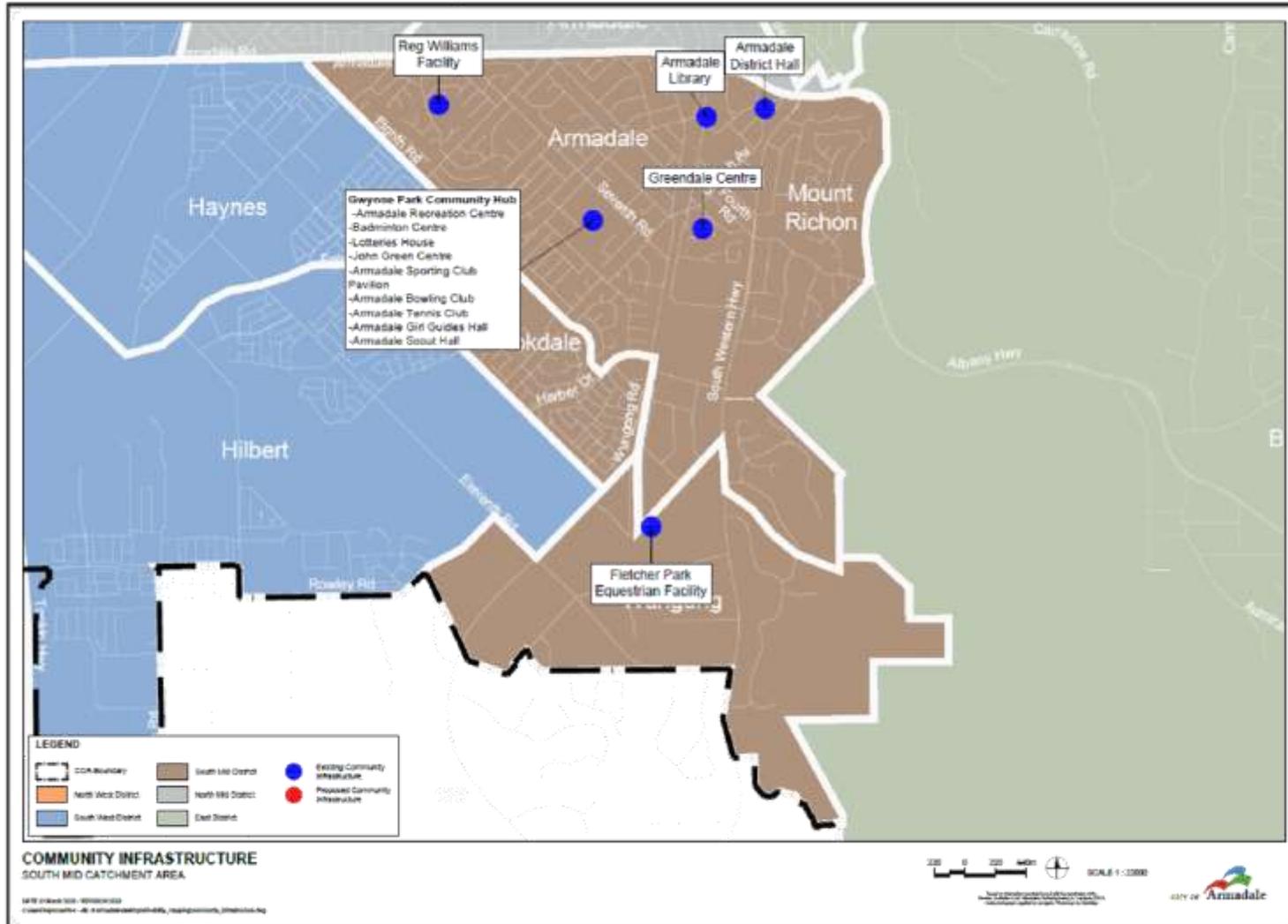
In 2016 the dominant age group within the South Mid catchment was people aged 35-59 (28.6% of total population), this age group will remain the dominant age group within the catchment at a steady rate of approximately 27% of households. The South Mid catchment accommodates a broad range of age groups; 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.

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	CORPORATE BUSINESS PLAN	STRATEGIC LINK/ COUNCIL DECISION	HIERARCHY Local <10' drive (1:10,000-25,000) District 10'-15' drive (1:25,000-70,000) Regional 15'-20' drive (1:100,000+)	COST ESTIMATE	FUNDING SOURCES
SOUTH MID DISTRICT CATCHMENT AREA (Armadale South, Mt Richon, Brookdale and Wungong)					
Gwynne Park Redevelopment <ul style="list-style-type: none"> • Stage 1 delivery • Stage 2 delivery 	2022/23 5yrs+	Master Plan Key Project Council Decision (C42/11/16) Stage 2 envisaged beyond 15 years Council decision (T21/5/20)	District	\$4,285,850 Stage 2 tbc	Municipal Funds External Grant Potential City Wide DCP

East Catchment Demographic Snapshot

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

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

By 2036 the Eastern catchment population is expected to grow by approximately 1,059 people. The Eastern 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 Eastern catchment drives a need for spaces which can assist in the development of social connections.

In 2016 the dominant age group within the Eastern 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.

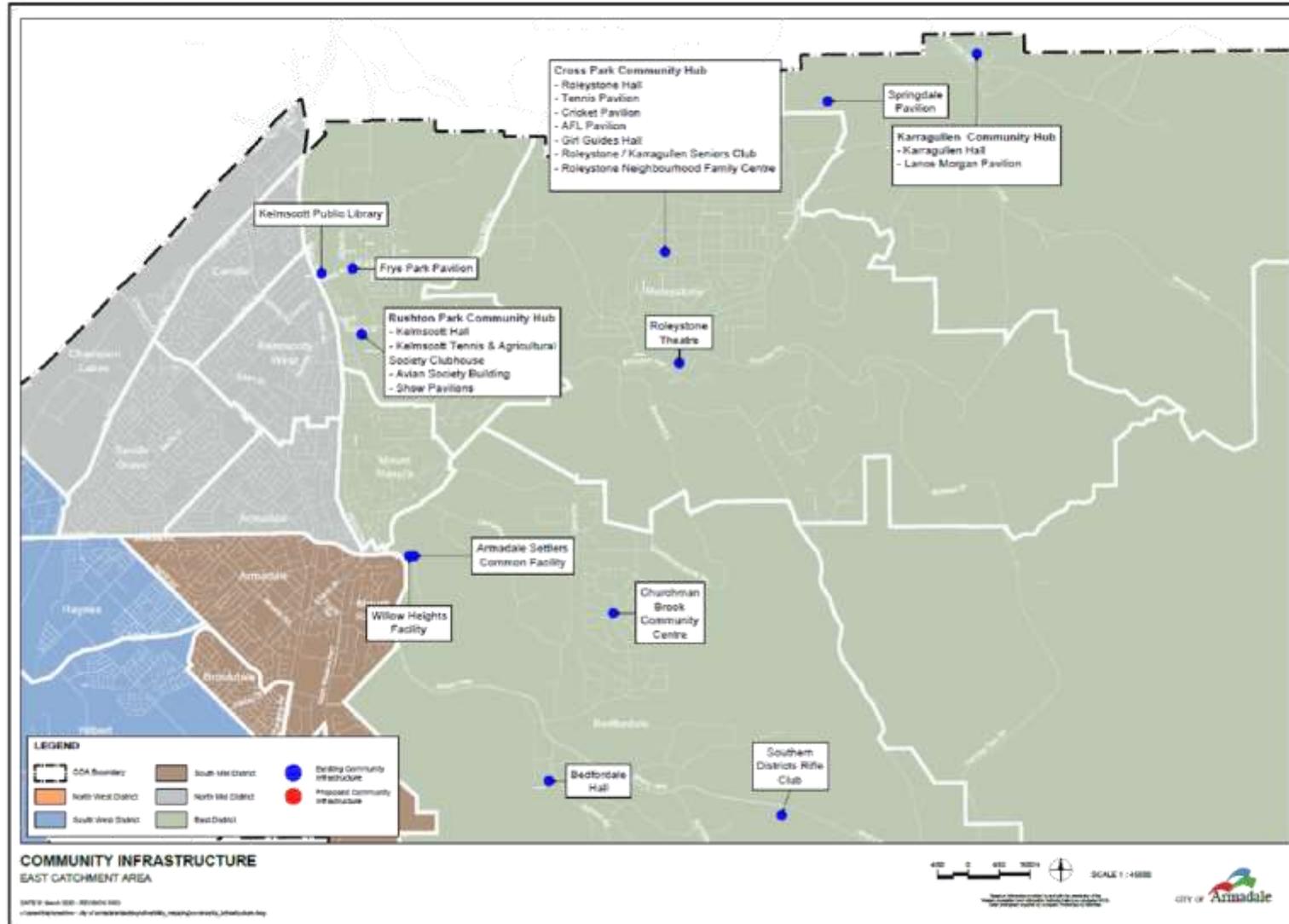
The under 17 year olds will increase in the Eastern catchment by approximately 537 persons and the persons in the over 60s category will also increase by approximately 1537 persons. The Eastern catchment accommodates a broad range of age groups; community infrastructure must be flexible and adaptable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

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

The Eastern 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 Eastern Catchment is above 1,000. Areas with an index above 1,000 are above the Australian average and are relatively less disadvantaged.

East Catchment Map



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East Catchment Community Infrastructure Schedule

PROJECT	CORPORATE BUSINESS PLAN	STRATEGIC LINK/ COUNCIL DECISION	HIERARCHY Local <10'drive (1:10,000-25,000) District 10'-15' drive (1: 25,000-70,000) Regional 15'-20'drive (1:100,000+)	COST ESTIMATE	FUNDING SOURCES
EAST CATCHMENT AREA (Kelmscott East, Mt Richon, Roleystone, Karragullen and Bedfordale)					
Redevelopment of Roleystone Theatre	2020/21	Council Decision (C37/12/18)	District	\$4,000,000	Municipal Funds
Bedfordale Bushfire Brigade Station	2020/21	Council decision T20/4/20	District	\$1,700,000	Municipal Funds External funds

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