

CITY OF ARMADALE

MINUTES

OF COMMUNITY SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM,
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 8
APRIL 2008 AT 7:00 PM

PRESENT: Cr C J MacDonald (Chair)
Cr R Butterfield
Cr K Lethbridge JP
Cr W Mauger
Cr L Reynolds AM JP
Cr L Scidone
Cr R J Tizard

APOLOGIES: Nil

OBSERVERS: Cr J A Stewart

IN ATTENDANCE: Mr C Askew - Executive Director Community Services
Ms Y Ward - Minute Secretary

Public: 1

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was read by the Chairman.

DECLARATION OF MEMBERS' INTERESTS

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QUESTION TIME

Nil

DEPUTATION

Nil

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the Community Services Committee Meeting held on 4 March 2008 be confirmed.

**Moved Cr Scidone
MOTION CARRIED (7/0)**

ITEMS REFERRED FROM INFORMATION BULLETIN – ISSUE NO. 5/2008

The following matters were included for information in the Community Services section:

- **Outstanding Matters**
Report on Outstanding Matters – Community Services Committee
- **Monthly / Quarterly Departmental Reports**
Library & Heritage Services General Monthly Report – February 2008
Manager Ranger & Emergency Services Monthly Report – February 2008
- **Minutes from Occasional/Advisory Committees**
Disability Advisory Team – 5 February 2008
Disability Advisory Team – 4 March 2008
Minnawarra Festival Working Group – 5 February 2008
Seniors' Interests Advisory Group – 21 February 2008
South East Region Recreation Advisory Group – 21 February 2008
Youth Advisory Group – 24 February 2008

Committee noted the information and no items were raised for discussion and/or further report purposes.

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COMMUNITY SERVICES COMMITTEE

8 April 2008

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REVIEW OF ANNUAL ARMADALE YOUTH CAREERS EXPO

WARD ALL
FILE REF: CD/Y/1
DATE 28 March 2008
REF LH/MJ
RESPONSIBLE Executive Manager
MANAGER Community
Services

In Brief:

- This item reviews the annual Armadale Youth Careers Expo.
 - It recommends that a series of relevant youth activities or events replace the Careers Expo.
- Committee amended the officer recommendation to read:
That Council support the replacement of the annual Armadale Careers Expo with alternative youth-focussed activities.*

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Building our Community
Communicating and Marketing
Developing our Organisation

Legislation Implications

Nil

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

The City's 15 year Financial Plan includes an amount of \$15,000 per annum towards a youth careers event. Municipal funds comprise \$10,000 and a further \$5,000 is derived from stall fees.

Consultation

Community Services Directorate
Youth Advisory Committee
SERYIA (South East Region Youth Inter-Agency)
Extra Edge Community Services/South East Employment Direction Network
Local High Schools
Swan TAFE

BACKGROUND

The City of Armadale's Youth Plan (2004 – 2007) reflects the City's dedication to increasing the availability and accessibility of a range of education and training opportunities, enabling young people to develop the skills required to gain and maintain employment.

In support of its commitment to youth career development, the City has been coordinating an annual Youth Careers Expo. The inaugural Armadale Youth Careers Expo was held in 2003 and came about following requests from local schools for assistance with transporting students to the Burswood Careers Expo. Rather than send students to Burswood, the City decided to work with local schools to develop a local event.

The Armadale event follows a typical ‘Careers Expo’ format. The main feature of the Expo is the wide range of stalls representing various career/training/employment/education providers. Organisations pay a fee to hire a stall for the day where they set up promotional materials and talk to students as they approach. On average, 30 to 40 organisations attend each year. The Expo also features an entertainment component, mock interviews, employment seminars and interactive exhibits. All local high schools are encouraged to send students to the Expo (transport is provided by the City). Approximately 1,000 – 1,500 students attend over the course of the day.

As part of the development of the Armadale Careers Expo, local schools were encouraged to take responsibility for a ‘task’ to complete as part of the event therefore having the dual effect of delivering an expo and creating an opportunity to learn the “mechanics” of event management. These have included catering, entertainment, evaluation, advertising or hosting. Initially held at the Armadale Arena (2003), the Expo subsequently became a school-based event. John Wollaston Anglican Community School hosted the event in 2005, Armadale Senior High School in 2006, and Carey Baptist College in 2007. The event is rotated between schools to allow each the opportunity to play host.

The Armadale Youth Careers Expo was designed to be a community-owned and driven initiative. Schools were to play a significant role in the event and are largely responsible for its coordination and delivery. The City’s Community Development Officer (Youth) has overseen each Expo and contributes a significant amount of time and resources to the event. To reduce this workload and foster community ownership, a community organisation – Extra Edge Community Services/South East Employment Directions Network (EECS/SEEDN) - was approached to partner the City. As a result, the 2007 Armadale Youth Careers Expo was conducted in collaboration with EECS/SEEDN. The City maintained ownership and overall responsibility for the event.

The previous events were all very successful and received encouraging feedback. However, it is becoming more and more challenging to replicate this success due to the growth in Department Education and Training Careers Choice Expo and the emergence of other larger Career Expos. Local schools prefer to send their students to these events as they offer the most variety, information, industry representation, and overall value. In addition, many schools organise their own ‘mini expos’ for students on school grounds (for example, Kelmscott SHS). Furthermore, it is becoming increasingly difficult to attract organisations etc to the Armadale Expo as they consider the larger events to be a more effective use of time and resources.

DETAILS OF PROPOSAL

It is proposed that the Armadale Youth Careers Expo be replaced with more relevant, cost effective and manageable *activities or a series of youth-based mental health/lifestyle events*. The Armadale Youth Careers Expo is struggling to compete with the major Perth expos and

is considered not as beneficial to students as in previous years. There are a number of contributing factors for this including:

- Increased profile of the Department of Education and Training's (DET) Careers Choices Expo. All high schools in Western Australia are invited and, on average, over 16,000 students attend. Approximately 80 organisations participate. DET allocates several staff and volunteers to organise the event and has a budget of roughly \$420,000. In addition, there are also two privately run careers expos held at the Perth Convention Centre in April and May.
- All high schools in the Armadale region (with the exception of Cecil Andrews SHS, Armadale SHS and Kelmscott SHS) are already sending students to the Burswood (DET) Expo and/or the Perth Expos. Cecil Andrews SHS and Armadale SHS claim that the cost of transporting students to and from the event is the only hindrance to their attendance. Kelmscott SHS conduct its own careers event, yet do still support the Armadale event.
- The Department of Education and Training has recommended that high schools increase their focus on student career development. Students are now provided with additional information on prospective careers and further education/training options. This includes presentations from major training providers, such as Universities and TAFES, as well as visits from various employers and industry representatives.
- Community career development organisations (such as Extra Edge Community Services/South East Employment Directions Network and JobsWest) have recently received a funding injection to allow them to work within the school system to provide students with career advice/counselling and to organise work experience/traineeships etc if required. As a result, the free career counselling service provided at the Armadale Career Expo is under-utilised as students do not require additional counselling.
- Organisations are becoming more selective about the expos they support. The majority of organisations choose to attend only the Burswood and Perth Expos as they represent a more effective use of staff and financial resources. These events attract over 16,000 students from all regions and schools within Perth. Smaller events, such as the Armadale Youth Careers Expo, are less appealing as they do not attract as many students.
- Some students do not treat the Armadale Youth Careers Expo as an opportunity for career development and instead consider it to be a social outing and an excuse to talk to friends etc. Research and consultation through the Youth Advisory Group and relevant teachers from local High Schools have supported this opinion.
- It is becoming more difficult for schools to support the Armadale Youth Careers Expo through the completion of tasks. Many teachers struggle to find the time to allocate to the Expo on top of their existing workload. Teachers are invited to participate in the Careers Expo Committee by attending regular meetings to contribute to the development of the event. However, attendance and participation is always low, despite the City's best efforts to be as accommodating as possible.

COMMENT

Analysis

The City is currently investing \$10,000 per annum of municipal funds in the Armadale Youth Careers Expo. In addition, a significant number of staff hours are spent on the project. The Community Development Officer (Youth) commences planning for the following year's event in November to initiate contact with schools and organisations. Planning resumes in the New Year when school returns and continues to intensify in the first half of the year. The Expo is generally held in June. In the few months leading up to the event, the majority of the Officer's time is spent on the expo. Post-event evaluation and de-briefing is completed in July.

In light of the points noted above, the value of continuing with the Armadale Youth Careers Expo requires review. Teaching staff and members of SERZIA (South-East Region Youth Inter-Agency) were consulted and feedback has suggested that while most people do consider the event to be beneficial to the students, teachers would prefer to send their students to the larger events due to the variety and amount of information. All private high schools in the region already send students to these events. Teaching staff did note that much of the information and presentations at the Armadale Youth Careers Expo were now duplicated in the school and career development is now covered extensively within the school curriculum.

During SERZIA meetings it has been discussed that perhaps more efforts should be directed to addressing youth lifestyle and mental health issues. Concern has been raised over the amount of mental or lifestyle health education available for senior school students. Health education is compulsory in years 8 to 10, however, years 11 and 12 students receive limited information after that. This is of concern as the research indicates that young people are often dealing with the stress of exams social pressures etc and may suffer mental health conditions. Research indicates that youth suicide is high between 16 – 18 years olds – particularly in males.

For this reason, a series of lifestyle and mental health events has been proposed as an alternative for the Careers Expo. The Careers Expo is no longer filling a gap in student development, conversely, health education for senior students appears to be limited at this time. This is supported by members of the SERZIA committee (including Manager Armadale Youth Resources, School Psychologists, School Nurses, Teachers, Social Workers, Youth Workers etc). The proposed events could feature a variety of health professionals and health information (Relationships WA, Family Planning WA, Beyond Blue, Fremantle Quarry Youth Health Centre etc) and could be developed and delivered in partnership with the Education and/or Health Departments.

Options

Council has the following options:

- 1) Support the replacement of the Armadale Careers Expo with an alternative student event, such as a series of lifestyle or mental health-related events.
- 2) Support the on-going implementation of the Armadale Careers Expo noting the comments in this report and with consideration of additional funding resources.

- 3) Make no changes to the current format of the Armadale Careers Expo.

Option 1 is recommended.

Conclusion

The Armadale Youth Careers Expo is an annual event coordinated and funded by the City of Armadale. The Expo is a local event that has been supported by the majority of high schools in the region and attended by approximately 1,000 – 1,500 students. On average, 30 – 40 organisations participate in the event as exhibitors.

Feedback from the event has been positive, however, concern has been raised about the value and benefit of the event due to a number of reasons. These include:

- The emergence of larger events (Burswood and Perth);
- Increased school-based focus on career development within the classroom;
- Duplication of information such as presentations from TAFE and Universities in local schools;
- Increased availability of community organisations to deliver career advice within the school;
- Difficulty in attracting organizations to the Armadale event.

The Expo requires a significant amount of resources and staff hours. In the months leading up to June, the Officer responsible is required to allocate the majority of their working hours to the event, which limits their ability to fully realise more overall community development initiatives.

Consultation with schools, SERVIA and other stakeholders suggests that an alternative event – such as a series of lifestyle or mental health events – would be a more beneficial use of staff and resources. The Armadale Youth Careers Expo is no longer filling a gap in student development. However, it is evident that lifestyle or mental health education directed at Year 11 and 12 students are currently important issues and worthy of Council's support. It is recommended that Council consider using funds currently set aside for the Armadale Youth Careers Expo with a series of lifestyle or mental health events.

Officer Recommendation

That Council support the replacement of the annual Armadale Careers Expo with an alternative youth event, such as a series of lifestyle and/or mental health activities.

Committee Discussion

Committee was of the view that the replacement of the annual Armadale Careers Expo should not be confined to lifestyle and mental health education activities alone but should have the flexibility to encompass a range of alternative youth-related activities, hence the change to the officer recommendation.

C15/4/08 RECOMMEND

That Council support the replacement of the annual Armadale Careers Expo with alternative youth-focussed activities.

**Moved Cr Reynolds
MOTION CARRIED (7/0)**

REVIEW OF NEEDS ASSESSMENT & FEASIBILITY STUDY FOR ARMADALE CULTURAL FACILITIES - MAY 2000

WARD ALL
FILE REF: CUL/A/5
DATE 31 March 2008
REF YC
RESPONSIBLE Executive Director
MANAGER Community
Services

In Brief:

- This item presents a review of the Needs Assessment and Feasibility Study for Armadale cultural facilities that was completed in May 2000.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Planning Ahead and Evaluating Progress
Building Our Community
Designing Our City

Legislation Implications

Nil

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

Whilst the review of the Needs Assessment & Feasibility Study is a “desk top” exercise and as such, the cost is officer time, the original recommendations within the Study were significant and in excess of \$16M.

Consultation

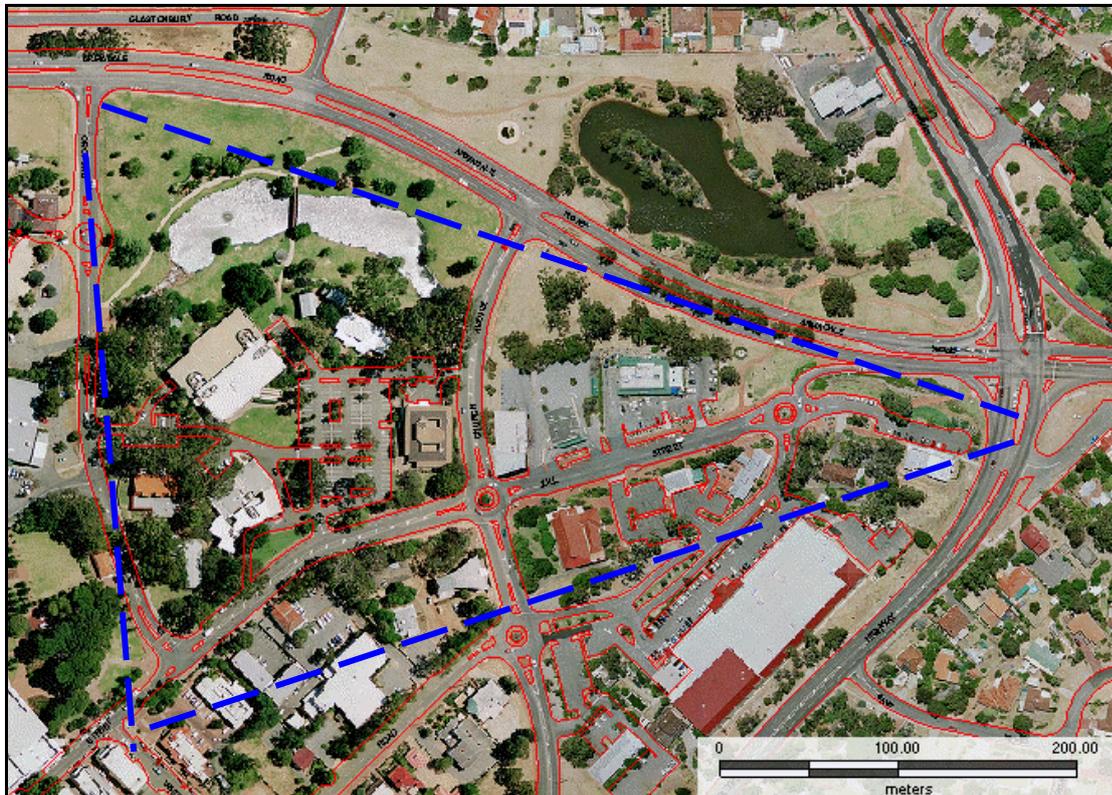
Community Service Directorate
Development Services Directorate
Kelmscott District Residents Group

BACKGROUND

Council requested (C58/9/06) a review of the Needs Assessment & Feasibility Study for Armadale Cultural Facilities that was completed in May 2000 by APP Projects in association with Jones Coulter Young & Ralph Beattie Bosworth for the City of Armadale. The purpose of the Study was to assess the need for, and to determine the feasibility of, developing cultural facilities in central Armadale. The recommendations from the Study are listed as attached. **(Refer to Attachment “A-1” – Summary of Attachments – buff pages.)**

The Study recommended that two cultural precincts be established and that they be linked by way of a possible pedestrian bridge from the Jull Street cul-de-sac to the Narrogin Inn and across to the northern side of Albany Highway.

Cultural & Civic Precinct



The first precinct was defined as the ‘Cultural & Civic’ Precinct, depicted in the above map, which is bounded by Armadale Road, Orchard Avenue and Jull Street. The Study recommended that this first precinct would establish a ‘Heritage Country Discovery Centre’ incorporating a range of tourism and museum facilities utilizing existing and proposed buildings. The existing buildings included History House, the old Armadale School and the Congregational Church. It was proposed that a replica of the original Brookside (Minnawarra) homestead be constructed within the vicinity of the other buildings and this would primarily house the Armadale Visitor Centre and provide for a coffee shop, arts and craft shop and additional museum displays.

It was proposed that a new regional Library be built on the existing Armadale Visitor Centre site and incorporate an ‘A’ class gallery that could display works from the City’s art collection. The alternative option for the regional Library was that it be built on the existing Armadale Library site and extend into the adjacent gardens (the area where the transportable ‘white house’ building is currently located).

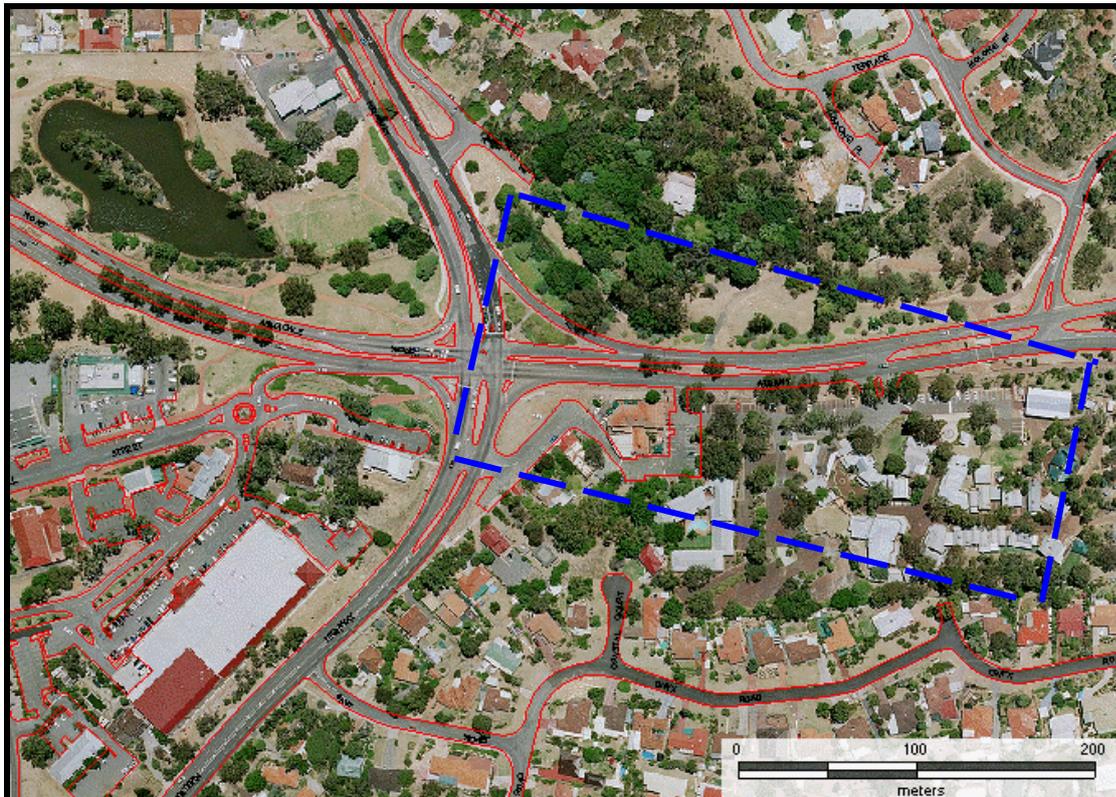
A new amphitheatre was recommended for Minnowarra Park possibly on the slope between the lake and the proposed Heritage Country Discovery Centre. The amphitheatre would include a stage to be partially built over the eastern end of the lake and a Commemorative Wall incorporated into the structure.

To create a ‘visual marker’ that could be seen by people travelling into the Armadale vicinity, a clock tower or similar icon was proposed for Minnowarra Park.

The Armadale District Hall was recommended to be refurbished for either an exhibition and conference centre with an adjoining new theatre or as a performing arts venue with an adjoining new exhibition/conference facility.

The Study identified that if the existing library was not to be the site for the regional Library that it could be used for an Aboriginal arts and cultural activity and/or Heritage FM.

Heritage Junction Precinct



The second precinct was defined as the ‘Heritage Junction’, is depicted in the above map and includes the Narrogin Inn, Pioneer Village, the former Muckcross Tearooms and the Wirra Willa Gardens.

The Study recommended that the Pioneer Village site be considered for purchase by the City and using State and Federal funds and be redeveloped as a ‘Popular Culture Centre’. The Popular Culture Centre concept was developed by Community Arts Network WA and the main objective was to provide employment and enterprise opportunities for young people in the arts industry. A Popular Cultural Centre Feasibility Study completed in 1998 considered three locations for the concept being Subiaco, Gosnells and Armadale. That study considered Armadale as the best location because it had a commitment to the concept by a number of Councillors and Council staff at that time.

In addition to the Popular Culture Centre, the Study recommended that the Wirra Willa Gardens be made more accessible to the general public and that the owners of the Narrogin Inn and former Muckcross Tearooms be encouraged by the City to restore their properties to close to original condition.

The Study also included a conceptual plan and a proposed staging plan for works with a total indicative cost being \$16,840,000 (2000 Cost figure). This figure did not include the proposed pedestrian bridge that would link both precincts.

DETAILS OF PROPOSAL

Since the Study was commissioned and completed in May 2000 there have been a number of significant changes and developments which have impacted on its recommendations.

The Armadale Redevelopment Authority was established in 2002 and with the redevelopment of the CBD, including expansion of the shopping centres, there have been a number of options made available in regard to the future location of the Armadale Library. Council will be aware that a lease has now been negotiated for floor space in the Westzone shopping centre for the Armadale Library and dependent on the progression of the proposed government buildings at the Armadale Train Station there is a possibility the Armadale Library may form part of a proposed future 'Centre of Learning' in that location.

The Aboriginal Interpretive and Enterprise Centre at Champion Lakes, with the additional development of the Indigenous Development Centre in Champion Drive, will fully realize venues for Aboriginal arts and performance. The Aboriginal Interpretive and Enterprise Centre will also provide a large amphitheatre whilst the Westzone Shopping Centre development also includes a proposal for an amphitheatre in Memorial Park. In addition, there is currently a small amphitheatre located in the southern corner of Minanwarra Park.

Since the completion of the Study, Council has taken over management and operational responsibility for the Armadale Visitor Centre and has invested in the current facility with an internal upgrade. In addition, Council has recently endorsed the engagement of a consultant to conduct an initial *Tourism Strategy*. The physical location of the Visitor Centre will be considered as part of this overall Strategy.

The previous and current Museum Curator have advised that a Brookside replica is not necessarily an appropriate model for a museum and would have restrictions in meeting industry standards. To follow a house design for a museum raises a number of issues including space that is automatically limited by a small domestic scale, inability to accommodate the Bert Tyler Vintage Machinery Museum as was suggested in the Study and the need for compromises in design to meet the museums needs which would effectively reduce the interpretive and authenticity value of a building replica.

There is an argument for the creation of a new museum space as the current History House is at capacity and has limited exhibition space. The existing museum has a fluctuating environment that does place delicate objects at risk of gradual deterioration and it also has a poor orientation and profile, which means some people have trouble finding it.

Likewise the old Armadale School is not an ideal exhibition space as was suggested in the Study due to environmental conditions, but there is potential for it to become so, dependent

on suitable lighting, window treatments and environmental controls to reduce temperature fluctuation. The old Armadale School currently houses the Local Studies Library which will relocate with the Armadale Library, allowing for the exploration of developing it as an exhibition space or for an alternative use.

The City's Management Executive (MANEX) is currently developing a Civic Precinct Plan which will focus primarily on suitable and adequate long term City Administration office space and provision of Civic facilities, however in doing so it will also take into account other precinct issues including the History House Museum, Heritage buildings, former administration building, Court House, Art and Exhibition Spaces and associated car parking. Recommendations in the Needs Assessment & Feasibility Study will also be considered with the development of the Civic Precinct Plan.

The proposal of refurbishing the Armadale District Hall as either a performing arts venue or exhibition centre has merit and Council does have provision for a Cultural Centre on its 15 Year Financial Plan. However, the provisional allocation is not until 2017/18 and will require substantial research and investigation before an additional report can be presented to Council. In considering the use of a Performance venue for the City, the Kelmscott District Residents Group (KDRG) requested opportunity to comment on the review of the Needs Assessment & Feasibility Study and they have advised that they are supporting a submission being prepared by the Kelmscott Senior High School for the building of a Community Performing Arts Centre on the school site.

The KDRG is doubtful that a facility that could accommodate a 600 – 800 seat building with associated studios and level off street parking could be accommodated in the Jull Street Precinct and have suggested that the Armadale District Hall be refurbished to become a permanent Art Gallery. Officer opinion is that Council would be prudent to conduct a specific feasibility and business case in relation to the establishment of a Cultural Arts Centre / Performance Space prior to making any commitment to its development and would have to consider priorities with other major capital works.

The proposal of purchasing Pioneer Village for the purpose of a Popular Culture Centre or Performing Arts Centre would be not supported at this time. This property is currently in private ownership and its purchase would represent a financial drain on the City's resources both as a capital acquisition and ongoing viability. Pioneer Village continues to function in a relatively low key manner and Council considers periodic development applications for restaurants and other uses within the existing structures. The purchase of Pioneer Village could prove to be an expensive exercise as there are numerous titles and the buildings are in varying levels of condition and would be expensive to maintain. The ongoing management arrangement and operational costs of a Popular Culture Centre would need to be fully explored as the original concept required significant State and Federal Government investments.

In relation to the recommendation concerning Wirra Willa Gardens being made more accessible to the public, the owners of the Gardens were provided with special provisions in the new town planning scheme in 2005 to encourage the retention of the gardens and its relationship with the Neerigen Brook. It is anticipated that the site will be developed with nodes of multiple unit housing sufficiently separated from the identified valued landscape elements to ensure their long term protection.

In relation to the recommendation that the City encourages the owners of the Narrogin Inn and the former Muckcross Tearooms to restore their properties, discussions have been held with them and their planning consultant. The discussions have been regarding proposals to amend the town planning scheme to facilitate development of the site while retaining the heritage elements. The Amendment has been modified and has been advertised for public comments, submissions have closed and the amendment and submissions will be considered by Council in the near future.

There were general recommendations in the Study that related to streetscaping and landscaping including opportunities for public artworks and this is continuously being explored as opportunities arise.

COMMENT

Analysis

The Needs Assessment and Feasibility Study for Armadale Cultural Facilities (May 2000) included a methodology for gathering information from a broad range of the Armadale community at that time. The information gathered was relevant and whether directly or indirectly supported a number of initiatives have occurred since that time. For example the Armadale Enquiry by Design Workshop in 1999 identified the need to attract a cinema operator to the Armadale City Centre and the Study supported this when its research identified a cinema complex was the most requested cultural facility by Armadale residents. The City now has a “state of the art” cinema complex owned and operated by Grand Cinemas.

The recommendations presented in the Study were relevant at the time but since 2000 significant changes and developments within the CBD have occurred which would render a number of the recommendations as redundant or non-viable.

The City’s Management Executive is currently developing a Civic Precinct Plan and the information and recommendations in the 2000 Study will be used to inform and assist with the development of that Plan.

Options

1. That Council note the review of the Needs Assessment and Feasibility Study for Armadale Cultural Facilities.
2. That Council request further detailed analysis of specific elements of the Needs Assessment and Feasibility Study for Armadale Cultural Facilities.

Option 1 is recommended.

Conclusion

Council commissioned the Needs Assessment and Feasibility Study for Armadale Cultural Facilities in 2000 and the recommendations made at that time were relevant to the future development of the City. Changes and developments within Armadale since that time have negated some of the recommendations and others are either not financially viable or would need to be considered in competition with other Council capital works priorities. The Study

will continue to be a relevant document that can be referred to when assessing trends and community needs for cultural projects as they arise.

Committee Discussion

Committee discussed the possibility of undertaking a complementary study addressing the need for cultural facilities in the Civic Precinct (including future use of the Armadale Hall) noting that the Study currently underway is focussed on the urgent need to make provision for appropriate civic administration of the City in the immediate future. (This study is considering the planning, architectural and economic aspects of the City's business and commercial holdings in the precinct.)

Committee was of the view that an additional study is required to consider appropriate provision of cultural facilities in the central City, with particular emphasis on future use of the District Hall. Officers agreed to report back on a complementary study to review this aspect.

C16/4/08 RECOMMEND

That Council note the review of the Needs Assessment and Feasibility Study for Armadale Cultural Facilities.

**Moved Cr Tizard
MOTION CARRIED (7/0)**

APPOINTMENT OF AN ELECTED MEMBER TO THE MINNAWARRA FESTIVAL WORKING GROUP

WARD All
FILE REF GA/1/1
DATE 31 March 2008
REF YW
RESPONSIBLE Executive Director
MANAGER Community
Services

In Brief:

This item proposes that Council nominate an Elected Member representative from the Community Services Committee to the Minnowarra Festival Working Group for the remainder of the period ending October 2009.

That Council:

- a. *accept Cr Best's resignation and thank him for his contribution to the Minnowarra Festival Working Group.*
- b. *nominate Cr Butterfield to the Minnowarra Festival Working Group as the Elected Member representative and Cr Mauger as Deputy Elected Member representative from the Community Services Committee for the period ending October 2009.*

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

To facilitate a wider range of social and cultural experiences for the City of Armadale.

To encourage community participation and responsibility.

To foster ownership, pride and a supportive and caring community.

Maintain dialogue to understand community needs and expectations.

Legislation Implications

Assessment of legislation indicates that the following are applicable:

Local Government Act 1995

Local Government (Administration) Regulations 1996

Council Policy/Local Law Implications

City of Armadale Standing Orders

City of Armadale Code of Conduct

Budget/Financial Implications

Nil

Consultation

Nil

BACKGROUND

At its meeting held on 3 December 2007, Council resolved (C63/11/07) and (C69/11/07) respectively, to appoint Council and community representatives to the Minnowarra Festival Working Group as follows.

Cr J A Stewart	Council -Technical Services Committee Representative
Cr G A Best	Council - Community Services Committee Representative
Cr R Butterfield	Council - Deputy Representative
Mr G Mason	Armadale Kelmscott Lions Club
Mr E Thexton	Rotary Club of Armadale
Ms L Murray	Community Representative
Ms B Hartley	Community Representative
Mr P Jones	Community Representative
Ms N Hanjin	Community Representative

At its meeting held on 27 November 2007, the Community Services Committee considered a report in relation to Council's Advisory Committees and in particular, the membership and operation of the Committees. In supporting the Review of Council's Advisory Committee structures it was preferred that the resulting advisory groups become more informally structured and operated, whilst still retaining the role of providing advice to Council. Committee was also of the opinion that all groups should be included in the proposed review and that membership to all current groups should proceed but with a change in appointment status. In particular, Committee agreed to amend the Terms of Reference of each Group to reflect these changes noting that with their change in status, amendments such as those included in the officer recommendation for each Advisory or Working Group did not require Council resolution but could be determined administratively as required from time to time.

A letter has now been received from Cr Best advising of his resignation from the Minnowarra Festival Working Group as the Community Services Committee representative as of 7 March 2008.

DETAILS OF PROPOSAL

The appointment is sought of an Elected Member representative from the Community Services Committee to the Minnowarra Festival Working Group for the period ending October 2009 to fill the vacancy left by the resignation of Cr Best.

COMMENT

Analysis

Minnowarra Festival Working Group Meetings are held monthly on the 1st Tuesday of the month at 6.00 pm in the City of Armadale Committee Room. The term of appointment (subject to Council election processes) is for the period ending October 2009.

If any Councillor has an interest in being a member of the Minnowarra Festival Working Group and is able to commit to attending the schedule of meetings, it is recommended that Committee nominate a representative.

Options

Council could elect not to nominate a representative to the Minnowarra Festival Working Group.

Conclusion

For the reasons outlined in the report, it is recommended that Council nominate a representative from the Community Services Committee for appointment to the Minnowarra Festival Working Group to fill the vacancy left by the resignation of Cr Best.

Cr Reynolds nominated Cr Butterfield as the Community Services Committee's representative on the Minnowarra Festival Working Group. Cr Butterfield accepted the nomination and was duly elected.

Cr Reynolds nominated Cr Mauger as the Community Services Committee's deputy representative on the Festival Working Group. Cr Mauger accepted the nomination and was duly elected.

C17/4/08 RECOMMEND

That Council:

- a. **accept Cr Best's resignation and thank him for his contribution to the Minnowarra Festival Working Group.**
- b. **nominate Cr Butterfield to the Minnowarra Festival Working Group as the Elected Member representative and Cr Mauger as Deputy Elected Member representative from the Community Services Committee for the period ending October 2009.**

Moved Scidone

MOTION CARRIED (7/0)

DEPARTMENT OF SPORT AND RECREATION CSRFF GRANTS

WARD All
FILE REF: GS/RC/1
DATE 1 April 2008
REF PGQ
RESPONSIBLE Executive Director
MANAGER Community Services

In Brief:

The report advises the outcome of the 2008-09 Department of Sport and Recreation CSRFF grant applications and recommends that:

- Council accept each of the grants
- The requested Council contributions to the various projects be listed for inclusion in Council's draft 2008/09 budget.
- Council write to the Premier and the Minister for Sport and Recreation thanking them for the funding that has been approved for the various projects in 2008/09 as identified in this report, and seeking their support for an increase in the size of the Community Sporting and Recreation Facilities Fund, and an increase in the maximum grant that is currently available for regionally significant projects such as the City's proposed indoor aquatic facility.
- That the first stage of the Frye Park redevelopment include construction of the car park and bus bay and the Technical Services Committee consider, as part of its 2008/09 budget deliberations, options for reallocation of existing road/parking funds currently within the 15 Year Financial Plan to allow this to occur.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Relates to Council's aim to maintain and improve the physical infrastructure for economic and well-being of the local community.

Legislation Implications

Should funding for any of the projects be approved, the works would need to be carried out in accordance with the Building Code of Australia and any other relevant legislation and/or Australian Standard.

Council Policy/Local Law Implications

RECN 1 – Lighting on Sporting Reserves

RECN 3 – Club/Community Group Applications for Council Support of Capital Works Projects.

ENG 13 – Asset Management Vision

Budget/Financial Implications

The requested Council contributions towards the five projects that have received CSRFF funding in 2008/09 are included in the 15 Year Financial Plan or the 5 Year Parks Development Program.

Note: In addition to the budget implications, as outlined, Council is advised that, for projects that are either new or additional to existing facilities, there will be a requirement to also include both an ongoing maintenance cost (2% of capital) as well as an asset preservation allowance (10% of capital) neither of which are currently budgeted within the 15 Year Plan.

Consultation

- Asset Steering Group
- Kelmscott Soccer Club
- Kelmscott Cricket Club
- Armadale Soccer Club (Juniors)
- Kelmscott Junior Football Club
- Roleystone Netball Club
- Roleystone Junior Football Club
- Technical Services staff

BACKGROUND

At its meeting held on 15 October 2007, Council Resolved (C61/9/07) that (7) grant applications be submitted to the Department of Sport and Recreation (DSR) seeking funding for various projects under the Community Sporting and Recreation Facilities Fund (CSRFF) Program.

Advice has recently been received from the DSR that five grant applications have been approved and two declined. This report provides details of the successful and unsuccessful applications, and a recommendation regarding each project.

DETAILS OF PROPOSAL

Successful Applications

1. Frye Park Redevelopment – Stage 1

CSRFF Grant	\$400,000
Club contributions	\$10,000
Council contribution	<u>\$790,000</u>
	\$1,200,000

A report to the November 2007 Community Services Committee outlined a proposal to upgrade facilities at Frye Park and presented draft concept plans for the proposed upgrade. Council subsequently resolved (C66/11/07) as follows:

“That Council:

- a. Endorse the draft Concept Plan as attached to this Agenda at Attachment “A-4” for the proposed upgrade of Frye Park, subject to amendments as proposed by the Community Services Committee, and the plan be used to guide the future redevelopment of the Park.*
- b. Receive a further report on funding options for the project following the announcement of the CSRFF grant application in March 2008.”*

Due to the significant cost of the project, Council was supportive of a staged approach being taken i.e.

Stage 1

- Reconstruct playing surface, new retaining wall & back fence
- Upgrade lighting
- Construct new cricket nets (4)

Stage 2

- Construct new Pavilion to replace existing change rooms
- Car park and bus bay
- Netball/basketball court

The \$400,000 grant that has been approved for stage 1 is split over two financial years i.e.

\$300,000 2009/10

\$100,000 2010/11

Council’s financial contribution to the project is currently allocated in the year 2009/10 of the City’s 15 Year Financial Plan.

In the discussions that took place at the November 2007 Community Services Committee Meeting, Committee was of the view that the car parking and bus bay upgrade planned for Stage 2 be included within Stage 1 and that advice be sought from the Executive Director Technical Services in relation to the reallocation of existing road/parking funds currently within the 15 Year Financial Plan. From an officer perspective this approach is strongly supported and would significantly reduce logistical difficulties if the car park was constructed as part of stage 1. The preliminary cost estimate to construct the car park and bus bay is \$307,000, however this may be subject to variation following detailed design.

A critical matter for Council’s consideration is the timing of the project. Although Council’s contribution is currently not allocated in the 15 Year Financial Plan until 2009/10, now that the grant for stage 1 has been approved, there is strong case for these funds to be brought forward and for the project to commence in 2008/09. Construction costs in all areas have increased significantly in recent years, and delaying the project for a year is likely to add in the order of \$100,000 to the cost of the project.

The need for this project has been demonstrated and the sooner Council is able to commence the works, the better.

Given that this was Council's No. 2 priority project for this round of funding, and the grant application has been successful, it is recommended that the grant be accepted and Council's contribution of \$790,000 be brought forward for consideration of funding in its draft 2008/09 budget.

2. *Morgan Park Lighting Replacement & Upgrade - Stage 1*

CSRFF Grant	\$14,000
Council contribution	<u>\$28,000</u>
	\$42,000

As reported to the October 2007 Community Services Committee Meeting, the two light poles at the front of the Morgan Park Pavilion are rusted at the base and need to be replaced. A lighting plan has been prepared that will ensure the replacement of the two damaged poles forms part of an overall lighting scheme for the Park that could be undertaken in two or three stages.

The structural engineer has advised that the existing two light poles need to be replaced, and it is therefore recommended that the grant be accepted and the requested Council contribution of \$28,000 be included in the 5 Year Parks Development Program for 2008/09.

3. *Creyk Park Lighting Upgrade*

CSRFF Grant	\$25,000
Council contribution	<u>\$50,000</u>
	\$75,000

This project is to upgrade lighting at Creyk Park in line with Australian Standards. This would allow Kelmscott Junior Football Club to conduct the majority of its training activities at the venue and reduce the load on John Dunn Oval. As reported to the March 2008 City Strategy Committee Meeting, provision has been made for Council's contribution to this project to be fully funded from the proceeds of land sales within this precinct (precinct G).

It is recommended that Council accept the grant, with the requested Council contribution of \$50,000 to be included in the draft 2008/09 budget and funded from the proceeds of land sales within Precinct G.

4. *Cross Park Basketball and Netball Courts – Resurface and Upgrade*

CSRFF Grant	\$15,000
OMCF Grant	\$15,000
Council contribution	<u>\$15,000</u>
Total Project Cost	\$45,000

The existing Basketball and Netball Courts (2) at Cross Park are in poor condition and need to be resurfaced and generally upgraded. The courts are used on a weekly basis by 6-7 junior

basketball and netball teams, 3-4 days per week. The need for these courts to be upgraded was identified in the Roleystone Precinct Plan and the requested Council contribution to the project is currently listed in the Five Year Parks and Reserves Program for 2008/09.

Given that the application has been successful, it is recommended that Council accept the grant, and the requested Council contribution be retained in the 5 Year Parks Development Program for 2008/09.

5. *Springdale Park Lighting Upgrade*

CSRFF grant	\$8,000
Council contribution	\$8,000
Club contribution	<u>\$8,000</u>
Total Project Cost	\$24,000

This project is to install one 20m light pole with three 2000 watt lights on the pavilion side of the oval. Lighting is currently available on only one side of the oval which restricts training and increases wear and tear in that area of the playing surface.

In view of the application being successful, it is recommended that Council accept the grant, and the requested Council contribution be included in the 5 Year Parks Development Program for 2008/09.

Unsuccessful Applications

Indoor Aquatic Facility

Grant Requested	\$1,800,000
Council contribution requested	<u>\$7,200,000</u>
Total Project Cost	\$9,000,000

As reported to the October 2007 Community Services Committee Meeting, this application requested the maximum grant currently available under the CSRFF program, to be split over the 2009/10 and 2010/11 financial years. The rationale behind this approach was that if successful, the grant funding would tie in with Council's funding contributions, with construction likely to run over two financial years.

At the time the grant application was submitted (31 October 2007), the revised concept plans and cost estimates were not available and the application was submitted on the basis of the total cost being \$9 million which is the amount that Council has provisionally allocated in its 15 Year Financial Plan for this project.

The revised concept plans and cost estimates were forwarded to DSR in November and further discussions took place with DSR officers at that time. DSR was concerned at the cost increase for the project and sought confirmation as to where the shortfall would be funded from. It was also advised that even if the shortfall could be fully funded, the maximum grant that was likely to be recommended was an amount less than \$1 million, possibly in the order of \$800,000. Whilst DSR remains supportive of this project, it was unable to approve a larger grant until such time as all funding issues were resolved.

Although disappointing that the grant application was not successful, there is a good chance that it may actually work in Council's favour. Strong representation has been made to the State Government to increase the size of the CSRFF, including the introduction of a new category for regionally significant projects. Although unconfirmed, it is possible that the maximum grant of \$1.8 million may be increased up to \$3 million.

This report recommends that Council write to the Premier and the Minister for Sport and Recreation seeking their support to increase the size of the CSRFF as soon as possible, including an increase in the maximum grant available for regionally significant projects.

The increased cost for the proposed indoor aquatic facility will be considered as part of the forthcoming review of the City 15 Year Financial Plan and subject to Council maintaining its support for the project, the opportunity is likely to be available to reapply for a larger grant in the next funding round. Should this be Council's preferred approach, the grant would be applied for to be split over the 2009/10 and 2010/11 financial years, which is in line with the original timeframe for the project.

Champion Lakes – Storage Facilities for Rowing

Grant Requested	\$203,840
Council contribution requested	\$60,000
Club contribution	<u>\$347,680</u>
Total Project Cost	\$611,520

This application was submitted by Rowing WA, and although disappointing that it was not approved, the project is not considered to be a major priority for the City at this time. Similar to the Aquatic Centre, Rowing WA is likely to resubmit its application in the next funding round.

COMMENT

Analysis

The overall outcome of this year's CSRFF Program is positive with five out of seven applications being approved, and \$462,000 in grant funding being attracted to the City. Subject to Council being able to provide the nominated contributions to the various projects in its 2008/09 budget, it will allow capital improvements to the value of nearly \$1.4 million to be undertaken for an investment of \$891,000.

There is a demonstrated need for the projects that have received funding through the CSRFF Program, and each project is worthy of Council's support. Of the five projects that have had grants approved, the redevelopment of Frye Park is a major project that will require significant resources and involvement by Technical Services. The other four projects are smaller in scale and similar to the normal capital improvement projects that Council does each year.

In terms of funding for the projects, Council's contribution to the redevelopment of Frye Park is currently allocated in 2009/10. Now that the grant has been approved and in order to minimise the effect of cost increases, it is recommended that these funds be brought forward

to 2008/09. This will allow this much needed project to commence in the new financial year and potentially avoid cost increases of up to \$100,000 by delaying the project.

Funding for the Creyk Park lighting upgrade will be provided from the proceeds of land sales within Precinct G, and Council's contribution to the upgrade of the Cross Park Netball/Basketball courts is currently included within the Parks and Reserves Program for 2008/09. The requested Council contributions to the Morgan Park lighting replacement (\$28,000) and Springdale Park lighting upgrade (\$8,000) can be funded from Council's annual budget allocation of \$40,000 for CSRFF projects

Each year Council supports a range of applications on the basis that if the grant was approved Council would provide its contribution to the project in the following financial year's budget. Whilst Council still has the opportunity to decline any or all of the approved grants, this approach would affect Council's credibility with DSR and may affect Council's chances of attracting grants in the future.

Options

1. Accept the grants that have been approved with the nominated Council and club contributions to be included for consideration in Council's draft 2008/09 budget. This is the recommended option.
2. Council could elect to withdraw its support for any or all of the applications that it has previously committed support for. This option is not recommended.

Conclusion

It is recommended that Council accept the grants from DSR as identified in this report and the nominated Council and club contributions be listed for inclusion in Council's draft 2008/09 budget as follows:

Project	CSRFF	Club / Other	Council	Total
Frye Park Redevelopment – Stage 1	400,000	10,000	790,000	1,200,000
Morgan Park – Lighting Replacement	14,000	0	28,000	42,000
Creyk Park Oval – Lighting Upgrade	25,000	0	50,000	75,000
Cross Park Netball/Basketball Courts – Resurface and Upgrade	15,000	15,000	15,000	45,000
Springdale Park – Lighting Upgrade	8,000	8,000	8,000	24,000
Totals	462,000	33,000	891,000	1,386,000

C18/4/08 RECOMMEND

- 1. That Council accept the grants from the Department of Sport and Recreation as identified in the table below and that these grants/ contributions be listed for inclusion in Council's draft 2008/09 budget**

as well as an amount of \$21,400 for related additional maintenance and asset preservation costs:

Project	CSRFF	Club / Other	Council	Total	Ongoing Maintenance/ Asset Preservation
Frye Park Redevelopment – Stage 1	400,000	10,000	790,000	1,200,000	14,000
Morgan Park – Lighting Replacement	14,000	0	28,000	42,000	*0
Creyk Park Oval – Lighting Upgrade	25,000	0	50,000	75,000	5,000
Cross Park Netball/Basketball Courts – Resurface and Upgrade	15,000	15,000	15,000	45,000	0
Springdale Park – Lighting Upgrade	8,000	8,000	8,000	24,000	2,400
Totals	462,000	33,000	891,000	1,386,000	21,400
<p><i>Note: In addition to the budget implications, as outlined, Council is advised that, for projects that are either new or additional to existing facilities, there will be a requirement to also include both an ongoing maintenance cost (2% of capital) as well as an asset preservation allowance (10% of capital) neither of which are currently budgeted within the 15 Year Plan..</i></p> <p><i>*Relates to the replacement of existing lighting and therefore existing maintenance resources will be applied to these projects, however, asset preservation will still be required.</i></p>					

2. That Council write to the Premier and the Minister for Sport and Recreation thanking them for the funding that has been approved for the various projects in 2008/09 as identified in this report, and seeking their support for an increase in the size of the Community Sporting and Recreation Facilities Fund, and an increase in the maximum grant that is currently available for regionally significant projects such as the City's proposed indoor aquatic facility.
3. That the first stage of the Frye Park redevelopment include construction of the car park and bus bay and the Technical Services Committee consider, as part of its 2008/09 budget deliberations, options for reallocation of existing road/parking funds currently within the 15 Year Financial Plan to allow this to occur.

Moved Cr Tizard
MOTION CARRIED (7/0)

Amended
Full
Council
14 April
2008

Cr MacDonald declared a non-financial interest in the following item (Lighting Upgrade at Alfred Skeet Reserve). In her activities as a Lake Ward Member, ~~she has had regular association with the Armadale Soccer Club, which~~ it could lead to a perception that her impartiality on the matter may be affected. Cr MacDonald declared that she would ~~put aside the association,~~ consider the matter on its merits and vote accordingly.

LIGHTING UPGRADE AT ALFRED SKEET RESERVE

WARD Lake
FILE REF: P25151
DATE 2 April 2008
REF PGQ
RESPONSIBLE Executive Director
MANAGER Community Services

In Brief:

This report recommends that Council:

1. Approve the following payment plan from the Armadale Soccer Club to pay its agreed contribution towards the proposed lighting upgrade at Alfred Skeet Reserve:
 - Initial payment of \$5,000 prior to the contract being let;
 - 12 monthly instalments of \$775;
 - First instalment May 2008
 - No monthly payments in December 2008 and January 2009 when the club is not trading;
 - Final payment by 15 June 2009.
2. Advise the Armadale Soccer Club that:
 - a. Council's approval of its debt repayment plan is a "one-off" approval and unlikely to be considered for any capital projects that the Club may wish to undertake in the future.
 - b. Should the Club default on any of its monthly instalments to clear its debt, then Council reserves the right to withdraw access to the facilities at Alfred Skeet Reserve.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

Maintain and improve physical infrastructure to meet the needs of the community

Legislation Implications

Nil

Council Policy/Local Law Implications

RECN/1 Lighting on Sporting Reserves

RECN/3 Club/Community Group Application(s) for Council Support of Capital Works Projects.

Budget/Financial Implications

The proposal has no implications for Council's budget, but will result in the Club having a debt to the City that will not be repaid in full until June 2009.

Consultation

- Armadale Soccer Club

BACKGROUND

Over the past several years, Council has implemented a staged program to progressively upgrade floodlighting at its sporting reserves in accordance with Australian Standards. This has generally been achieved through a combination of Council, club and grant funding from the Dept of Sport and Recreation (DSR).

In 2006 the Armadale Soccer Club made an approach to the City requesting support to upgrade the lighting at Alfred Skeet Reserve on pitches No. 2 and 3. A lighting plan was developed and a grant application to the DSR was prepared seeking a one third contribution towards the proposed lighting upgrade.

Following consideration of a report to the October 2006 Community Services Committee Meeting, Council resolved to submit the grant application to the DSR seeking a \$13,000 grant for the project. Through negotiations with the Club, a tripartite funding arrangement was proposed with each party contributing \$13,000 (plus GST) towards the estimated total cost of \$39,000 (plus GST). The club confirmed in writing its financial commitment of \$14,300 (including GST) towards the project as part of the application process.

A further report to the March 2007 Community Services Committee advised that the grant application had been successful, and recommended that Council's contribution to the project be included in its draft 2007/08 budget. In line with Council's policy and management practice, the City wrote to the club to advise that the grant had been approved, and reaffirmed that 75% of the club's agreed cash contribution (\$10,725) would need to be paid prior to tenders/quotes being invited.

Following the adoption of Council's budget the City again wrote to the club to advise that Council's contribution to the project had been included in its 2007/08 budget and again reminded the club of Council's policy requirement for 75% of the Club's cash contribution to be paid prior to tenders/quotations being invited.

Specifications for each of the four lighting upgrade projects including Alfred Skeet Reserve were then prepared and quotes were invited for the works. Final quotes were received in January with the lowest quote indicating a funding shortfall of some \$23,000 for the project. A meeting was called with the club to discuss the funding shortfall and it was at this time that the club indicated that it did not have the funds available to provide 75% of its agreed cash contribution i.e. \$10,725 that would be required prior to the contract being let. The club enquired as to whether Council would consider an alternative payment arrangement in lieu of the 75% cash up front requirement as per the policy.

As part of its recent mid year budget review, Council agreed to fully fund the shortfall on each of the four lighting projects and not request the clubs to increase their respective contributions.

The alternative funding proposal that was initially submitted by the Club was for an up front cash contribution of \$4,000 with the balance to be paid off in monthly instalments of \$550 over a 2 year period. The Club was advised that this proposal was not likely to be supported by Council and it was requested that it review its proposal to bring it more in line with Council's policy.

The current status of the project is that the lights and poles were ordered as part of a bulk order for all of the lighting projects, and the contractor is available to commence the job soon after the order is given.

DETAILS OF PROPOSAL

The latest proposal from the Armadale Soccer Club is to pay its agreed cash contribution of \$14,300 towards the Alfred Skeet Reserve Lighting Upgrade as follows:

- Initial payment of \$5,000 prior to the contract being let
- 12 monthly instalments of \$775
- First instalment May 2008
- No monthly payments in December 2008 and January 2009 when the club is not trading
- Final payment by 15 June 2009

If Council is supportive of the Club's proposal, the works could be completed and the grant claimed before the end of the financial year.

COMMENT

Analysis

The proposal from the club does not comply with Council's policy thus requiring a Council decision on the matter.

It is somewhat disappointing for the club to find itself in this position of not having the funds available to honour its commitment to the project. When the club first approached the City in mid 2006 it was confident that it could raise the required funds for the project however this has unfortunately not occurred. The City has made it very clear to the Club at all stages of the project that 75% of the Club's agreed commitment would be required prior the works commencing. The Club's advice that it only has \$5,000 available as an initial payment means that the project is now at risk of not going ahead.

Should Council decide not to accept the Club's proposal, the Club would either need to borrow the funds from a private lender, which may or may not be possible, or reapply for funding at a future time. Under this scenario the project would not go ahead and the DSR grant would be forfeited.

A consideration for Council if the project does not go ahead is that the City has already purchased the lights and poles at a cost of \$20,174. These however could be used on one of

the other reserve lighting upgrades that will go ahead in 2008/09 e.g. Creyk Park or Morgan Park.

Another consideration if Council does wish to support the Club's proposal is that it may set a precedent for other clubs in the future to request payment of their contributions to capital projects by way of monthly repayments. This situation would be far from desirable. Should Council support the Club's proposal, it would be recommended that it be made clear to the Club that this is a "one-off" approval and Council will not entertain any similar proposals in the future.

In order to properly assess the Club's proposal it was requested to provide copies of previous financial statements, a budget for 2008 and cash flow forecasts. Based on the information received, it would appear that the club has the capacity to meet the proposed repayment schedule. Council may remember that this Club had a previous debt owing to the City (also related to a lighting project) that was paid off in full during 2007. Once that repayment plan had been approved by Council, the Club paid off its debt in monthly instalments, and did not default on any of the payments.

In summary, whilst it is disappointing that the Club has not been able to organise its finances to enable it to meet the requirements of Council's policy, it would be a shame to see the project not proceed. The existing lighting on pitches 2 & 3 is well below Australian Standards, and may well need to be removed altogether in the not too distant future for safety reasons. If the project does not go ahead at this point it will be at least another two years before the opportunity arises again to upgrade the lighting. In recent years the Club has demonstrated that it is in a more stable financial position with a solid revenue base. It would appear that the Club has the capacity to fully fund its agreed contribution to the lighting upgrade project as per the proposal put forward in this report. On balance, it is recommended that Council support the proposal subject to certain conditions.

Options

The alternative if Council is not supportive of the Club's proposal is not to proceed with the project and forfeit the DSR grant of \$13,000. This option is not recommended.

Conclusion

For the reasons outlined in this report it is recommended that Council:

1. Approve the following payment plan from the Armadale Soccer Club to pay its agreed contribution towards the proposed lighting upgrade at Alfred Skeet Reserve:
 - Initial payment of \$5,000 prior to the contract being let
 - 12 monthly instalments of \$775
 - First instalment May 2008
 - No monthly payments in December 2008 and January 2009 when the club is not trading
 - Final payment by 15 June 2009
2. Advise the Armadale Soccer Club that:

- a. Council's approval of its debt repayment plan is a "one-off" approval and unlikely to be considered for any capital projects that the Club may wish to undertake in the future.
- b. Should the Club default on any of its monthly instalments to clear its debt, then Council reserves the right to withdraw access to the facilities at Alfred Skeet Reserve.

C19/4/08 RECOMMEND

That Council:

1. **Approve the following payment plan from the Armadale Soccer Club to pay its agreed contribution towards the proposed lighting upgrade at Alfred Skeet Reserve:**
 - **Initial payment of \$5,000 prior to the contract being let;**
 - **12 monthly instalments of \$775;**
 - **First instalment May 2008;**
 - **No monthly payments in December 2008 and January 2009 when the Club is not trading;**
 - **Final payment by 15 June 2009.**
2. **Advise the Armadale Soccer Club that:**
 - a. **Council's approval of its debt repayment plan is a "one-off" approval and unlikely to be considered for any capital projects that the Club may wish to undertake in the future.**
 - b. **Should the Club default on any of its monthly instalments to clear its debt, then Council reserves the right to withdraw access to the facilities at Alfred Skeet Reserve.**

**Moved Cr Mauger
MOTION CARRIED (7/0)**

Matters for Referral to Standing Committees – Without Discussion

At the Council Meeting of 10 March 2008, Cr Stewart raised the following matter under Matters for Referral to Standing Committees – Without Discussion:

“That the matter of the Tourism Strategy be referred to the Community Services Committee for consideration.”

Cr Stewart provided the following written advice:

As a reasonable and unexplored aspect of tourism in Armadale, I would suggest the consultant explore the potential for value added local produce.

I believe a strategy, that includes the local Chamber of Commerce and Council, could assist in the maximisation of local producers’ tourist potential.

Recently attending the Perth Chilli Festival at Araluen Botanic Park, I was taken by the diversity of produce, yet none was of local or even regional manufacture. We have many orchards, micro-wineries and other potential producers that could, in a short time, effectively re-energise our rural environment as the Swan Valley region has been able to attain.

The Chamber of Commerce could assist in providing rural producers with information about the skills necessary for transferring from a primary producer to retail.

Council has the opportunity to actually set in motion a policy of using local produce and thus being a vehicle for promotion of the same produce. There is more to say about these issues and I will engage the Committee in discussion on the evening.

Officer Comments:

At the March City Strategy Committee Meeting, consideration was given to supporting the Armadale Redevelopment Authority initiative for an Armadale Farmers’ Market. As raised in that report:

“In April 2007, the ARA commenced investigations into the possibility of establishing a fresh produce growers’ market. Following discussion at a workshop in Albany conducted by the originator of growers’ markets in Australia, the model developed and used for establishing such markets was presented and applied to the Armadale project. Correspondence received from the ARA indicates that the market will provide an opportunity for people to buy fresh seasonal produce direct from the producer.

A producers’ workshop will be held in Armadale in April 2008 to identify participants (within a 200 km radius of Armadale) in the markets. The markets will be based on the self-sustaining model developed for the first farmers’ markets established at Willagee in South Australia.

Matters for Referral to Standing Committees – Without Discussion

The ARA is seeking a contribution from Council to support the first year of operation only, as it is expected that it will be self-funding thereafter and the main cost will be the employment of a coordinator for the project.”

As a consequence of considering the report, Council resolved (CS29/3/08):

“That Council support the concept of a Farmers’ Market in Armadale in principle and offer an initial contribution of \$5,000 until the benefits and mode of operation of the Markets can be fully determined.”

It is likely that one of the outcomes of a successful Farmers’ market, as outlined by the ARA, will be to raise the profile of local produce and this will not only support the comments by Cr Stewart but may address his intentions in raising the item with Committee. If this is the case, there is merit in waiting for the outcome of the ARA’s Farmers’ Market Workshop in April.

While the concept of the maximisation of local producers’ tourist potential is something of merit, it is not anticipated that the Consultant who will be engaged to undertake the current *Tourism Strategy* will have the capacity to explore the potential of particular tourism opportunities in depth. The consultancy is being undertaken to provide a direction for the operation of the Visitor Centre, within a broader vision for tourism in Armadale that is supported by Council. It will consider existing tourism products and identify tourism development and marketing opportunities.

Rather than include in a brief to the Consultant such specifics as “explore the potential for value added local produce” it is the officer’s view that this is something that could be raised in a SWOT analysis of the region that will involve all stakeholders as well as being a potential outcome of the ARA’s workshop with local primary producers.

Committee Discussion

Committee discussed the item raised by Cr Stewart at length and whilst supportive of the overall intent and principle of the proposal, concern was raised as to the practical implications of implementing such a proposal. Subject to the outcomes of the ARA’s current project related to a Farmers’ market in Armadale and the City’s Tourism Strategy, Committee agreed to further investigate and consider the promotion of regional tourist-oriented produce.

C20/4/08 RECOMMEND

That Council, pending the outcome of the Armadale Redevelopment Authority’s review, of the Armadale Farmers’ Market and the City’s Tourism Strategy, investigate and consider the promotion of regional tourist-oriented produce as part of its commitment to tourism in the City.

**Moved Cr Reynolds
MOTION CARRIED (7/0)**

VACANCY – WA LOCAL GOVERNMENT ASSOCIATION MEMBER – DEPARTMENT OF ENVIRONMENT AND CONSERVATION (DEC) TOURISM INDUSTRY REFERENCE GROUP

WARD All
FILE REF: ED/T/1
DATE 8 April 2008
REF YW
RESPONSIBLE Executive Director
MANAGER Community Services

In Brief:

- WALGA is seeking nominations for appointment of a Member to the Department of Environment and Conservation (DEC) Tourism Industry Reference Group.
Referred to the Council Meeting of 14 April 2008 for nomination.

DETAILS OF PROPOSAL

Nominations are sought from Elected Members/Serving Officers for a member to the Department of Environment and Conservation (DEC) Tourism Industry Reference Group.
Closing date for the receipt of nominations for the vacancies is Thursday, 15 May 2008.

Appointments are conditional on the understanding that nominees will resign when their entitlement terminates, that is, they are no longer Elected Members or Serving Officers of Local Government.

Equality	It should be noted that the Government is committed to providing equal selection opportunity for both indigenous and non-indigenous people and both genders and the WA Local Government Association encourages nominations accordingly.
Reason for Vacancy, Term and Commencement Date:	The Department of Environment and Conservation has extended the membership of the group to include representation from Local Government.
Meeting Details:	Meetings: Quarterly Venue : DEC – Matilda Bay Reserve, Crawley Duration: 2-3 hours Sitting Fee: Nil. Travel Allowance: Travel costs reimbursed in accordance with the Government policy on travel allowance.
Selection Criteria:	Nominee to provide a written statement addressing the following selection criteria: <ul style="list-style-type: none"> • Are you a current Elected Member/Serving Officer? Yes/No • What is your relevant experience as an Elected Member/Serving Officer? Please provide examples. • What are your experiences, skills, attributes or qualifications to support the nomination? Please provide examples. • Please outline your demonstrated interest in the position. • If successful, what do you see as your role and how would you represent Local Government and the Association?
Terms of Reference:	The Group provides guidance in regards to the following areas: <ul style="list-style-type: none"> • Prioritising tourism projects being undertaken by DEC;

	<ul style="list-style-type: none"> • Introducing new DEC products into the market place; • Providing industry feedback in relation to standards of services and facilities; • Publications and their distribution and availability; • Charges for DEC services and facilities; • DEC’s marketing activities.
Background Information:	The Group is in its eleventh year of operation and the inclusion of a representative nominated by WALGA was a recommendation in the <i>Nature Based Tourism Review</i> commissioned by the Minister for the Environment and Tourism. This is in recognition of the important role that Local Government plays in tourism development.
Membership:	The Group has representation from: <ul style="list-style-type: none"> • Department of Environment and Conservation (4) • Tourism Council of Western Australia • Tourism WA • Outdoors WA • Australia’s Coral Coast (represents Regional Tourism Organisations) • WA Indigenous Tourism Operators Committee (represents indigenous tour operators) • WA Charter Boat Operators Committee (represents charter boat operators) • Global Gypsies Pty Ltd (represents safari/small tour operators) • Van Kuyl’s Bus and Coach Charters (represents bus & coach tour operators) • WALGA
For further particulars about the Committee please call:	Rod Quartermain Tourism Branch Manager 9334 0562 Rod.quartermain@dec.wa.gov.au
For further particulars about the Nomination process please call:	Tim Lane Governance Policy Officer WALGA Phone (08) 9213 2029 or email nominations@walga.asn.au

C21/4/08 RECOMMEND

~~That Cr..... be nominated by Council for the position of WA Local Government Association Member to the Department of Environment and Conservation (DEC) Tourism Industry Reference Group.~~

~~OR, if there are no nominations at the Council Meeting of 14 April 2008, then the resolution be as follows:~~

That Council make no nomination for the position of WA Local Government Association Member to the Department of Environment and Conservation (DEC) Tourism Industry Reference Group.

Amended
Full Council
14 April 2008

Moved Cr Tizard
MOTION CARRIED (7/0)

VACANCY – WA LOCAL GOVERNMENT ASSOCIATION MEMBER – WA CYCLING COMMITTEE

WARD All
 FILE REF: TT/C/2
 DATE 8 April 2008
 REF YW
 RESPONSIBLE Executive Director
 MANAGER Community Services

In Brief:

- WALGA is seeking nominations for appointment of a Member to its WA Cycling Committee.

Referred to the Council Meeting of 14 April 2008 for nomination.

DETAILS OF PROPOSAL

Nominations are sought from Elected Members/Serving Officers for a member to the WA Cycling Committee. **The Closing date for the receipt of nominations for the vacancies is Thursday, 15 May 2008.**

Appointments are conditional on the understanding that nominees will resign when their entitlement terminates, that is, they are no longer Elected Members or Serving Officers of Local Government.

Equality	It should be noted that the Government is committed to providing equal selection opportunity for both indigenous and non-indigenous people and both genders and the WA Local Government Association encourages nominations accordingly.
Reason for Vacancy, Term and Commencement Date:	Resignation of incumbent Member. The term of office is for 3 years with the commencement date upon appointment.
Meeting Details:	Meetings: Every two months. Venue : DPI – (441 Murray Street, Perth) Duration: approximately 3 hours – (8.30 – 11.30 am) Sitting Fee: Nil. Travel Allowance: Nil.
Selection Criteria:	Nominee to address the following Selection Criteria: <ul style="list-style-type: none"> • Are you a current Elected Member/Serving Officer? Yes/No • What is your relevant experience as an Elected Member/Serving Officer? Please provide examples. • What are your experiences, skills, attributes or qualifications to support the nomination? Please provide examples. • Please outline your demonstrated interest in the position. • If successful, what do you see as your role and how would you represent Local Government and the Association?
Terms of Reference:	The Committee has been established to advise the Government, through the Minister for Planning and Infrastructure: <ul style="list-style-type: none"> • on programs and policies for encouraging bicycle transport and reducing bicycle-related crashes. • on the planning and implementation of bicycle programs, funding strategies

	<p>and facilities;</p> <ul style="list-style-type: none"> • on (transport and non-transport) policies and strategic initiatives which have particular significance on the effectiveness of bicycle transport; and • on making formal submissions and representations to reviews of policies and programs. <p>To work together with people and groups who represent other transport modes to achieve whole of government outcomes to benefit the community of Western Australia.</p>
Membership:	<p>Currently, the Committee has representatives from the following organisations:</p> <ul style="list-style-type: none"> • Bicycle Transportation Alliance; • Department for Planning & Infrastructure; • Office of Road Safety; • Main Roads Western Australia; • Institute of Public Works Engineering Australia; • Public Transport Authority; • Cyclists' Action Group; • Over 55 Cycling Club; • Cycling WA • Department of Education and Training
For further particulars about the Committee please call:	<p>Ms Sandra Rogers Department of Planning & Infrastructure 9216 8558 Sandra.rogers@dpi.wa.gov.au</p>
For further particulars about the Nomination process please call:	<p>Tim Lane Governance Policy Officer WALGA Phone (08) 9213 2029 or email nominations@walga.asn.au</p>

C22/4/08 RECOMMEND

Amended
Full Council
14 April 2008

~~That Cr..... be nominated by Council for the position of WA Local Government Association Member to the WA Cycling Committee.~~

~~OR, if there are no nominations at the Council Meeting of 14 April 2008, then the resolution be as follows:~~

That Council make no nomination for the position of WA Local Government Association Member to the WA Cycling Committee.

Moved Cr Butterfield
MOTION CARRIED (7/0)

EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT

Nil

COUNCILLORS' ITEMS

Cr Mauger – Apology

Cr Mauger requested that he be recorded as an apology from Council during the week of 14 – 18 April 2008, due to work commitments.

Cr Lethbridge – Leave of Absence

Cr Lethbridge advised that his leave of absence for the period 14 to 28 April 2008 may end earlier than anticipated to enable him to attend the Council Meeting on 28 April 2008.

Cr MacDonald – Champion Lakes

Cr MacDonald advised that two recent media reports had referred to Champion Lakes as being near Gosnells and asked that the ARA be requested to provide correct locational information to media outlets. Cr Reynolds advised that he would raise the matter at the next ARA Board Meeting.

C23/4/08 RECOMMEND

That Councillors' items as listed as follows:

- **Cr Mauger – Apology**
 - **Cr Lethbridge – Leave of Absence**
 - **Cr MacDonald – Champion Lakes**
- be referred for action and/or report back to Committee.**

Moved Cr MacDonald
MOTION CARRIED (7/0)

MEETING CLOSED AT 8.32 PM

COMMUNITY SERVICES COMMITTEE

SUMMARY OF “A” ATTACHMENTS

8 April 2008

Attachment No.	Subject	Page
A-1	NEEDS ASSESSMENT & FEASIBILITY STUDY FOR ARMADALE CULTURAL FACILITIES – EXTRACT OF RECOMMENDATIONS – PAGES 9 – 14 OF STUDY	39 - 44

Needs Assessment & Feasibility Study for Armadale Cultural Facilities – Extract of Recommendations – Pages 9 – 14 of Study

2.0 Options, recommendations and concept plans

Options and recommendations

The consultancy team believes that there is the potential to develop a cohesive, attractive and stimulating cultural precinct within the Armadale town centre incorporating facilities that will be widely valued and used by both the local community and visitors from elsewhere.

In essence, however, two interconnected cultural/heritage precincts are being recommended:

- **Armadale 'Cultural & Civic' Precinct**

This precinct can be best defined as the triangle created by Orchard Avenue (being the triangle's base), Armadale Road and Jull Street. It is dissected by Church Avenue (between Jull Street and Armadale Road) and contains most of the Minnowarra Park civic precinct. Across from the triangle's apex (the confluence of Armadale Road, Albany Highway and South Western Highway) is the Narrogin Inn, arguably Armadale's most historic site.

- **Armadale 'Heritage Junction' Precinct**

The Narrogin Inn, along with the former Pioneer Village, the former Muckcross Tearooms, and the Wirra Willa Gardens, constitute a subsidiary precinct that is currently isolated from the proposed cultural and civic triangle by the confluence of the highways. This group of significant heritage sites can be most appropriately referred to as the 'Heritage Junction'.

Given the significant barrier created by the highways, it most logical to treat the 'Cultural & Civic Precinct' and the 'Heritage Junction' as two separate but potentially interconnected entities, at least in the short-to-medium term.

2.1 Recommendations related to the 'Cultural & Civic Precinct':

2.1.1 That an Armadale 'Heritage Country Discovery Centre' be established from what is currently the Minnowarra Heritage Precinct, incorporating a range of tourism and museum facilities, including the following existing and proposed facilities:

Existing:

- History House Museum (built in Minnowarra Park in 1976);
 - to be creatively adapted to also possibly house part or all of the Bert Tyler Vintage Machinery collection that is currently housed within the ‘Old Signal Box’ complex on Jull Street;
- the old Armadale School (1899, relocated to Minnowarra Park in 1988)
 - possibly to house a ‘Museum of Childhood’ or similar display, and possibly to be expanded through the addition of an adjoining ‘school’ building;
- the old Congregational Church (1903, relocated to Minnowarra Park in 1988).

Proposed:

- a replica of the original ‘Brookside’ (‘Minnowarra’) homestead that houses a relocated Armadale Tourist Information Centre (currently housed within the ‘Old Signal Box’ complex on Jull Street), a coffee shop, an arts & crafts shop, and museum displays devoted to the life and times of Martin and Roberta Jull and ‘Warden’ Owen (See 2.4: Rationale for ‘Brookside’ replica);
- a Centenary of Federation Commemorative Wall (possibly incorporated within the proposed neighbouring amphitheatre. See 2.1.3).

IMPORTANT NOTES:

(i) The consultancy team does not recommend that the old railway signal box be re-located to Minnowarra Park. Instead, it would be preferable for it to return to the railway line, if and when the current railway station is relocated further north to be in closer proximity to the town centre. It could then be part of a mostly outdoor display of early railway equipment and memorabilia.

(ii) Nor does the consultancy team recommend that a replica of Armadale’s first Post and Telegraph Office (1898) be constructed as is currently being considered (and referred to elsewhere in this report). This building actually still exists within the Armadale Post Office on Jull Street, but various major extensions and alterations to the original red brick structure have partly masked its identity. In keeping with the Armadale Enquiry-by-Design Workshop recommendation that there be “improvements to the legibility of existing heritage places”, it would be best that any funds that may have been raised towards the construction of a replica actually

be used to restore the original in-situ. This would involve stripping away later accretions to reveal the original façade. Ideally, once this is achieved, this section of the post office complex would be used for museum displays related to the early years of post and telegraph services.

(iii) The consultants also suggest that there may be a good argument for demolishing History House to allow for a more spacious and complete replica of ‘Brookside’, i.e., by including its ‘out houses’ and formal garden. Such a scenario would allow for the History House collection to be fully housed within a ‘Brookside’ replica.

- 2.1.2 (a) That a new regional library be built on the site vacated by the Armadale Tourist Information Centre (‘Old Signal Box’), etc. (Note: This would also require the relocation of the CALM building.) This major new facility could incorporate an ‘A’ class gallery that could display works from the City of Armadale’s art collection as well as present touring exhibitions. This Jull Street site, however, is also under consideration for a possible commercial development and the Armadale Enquiry-by-Design Workshop Report has this as a recommended option. The consultants believe the 2 uses are generally compatible.

OR

(b) That a new regional library be built on the existing site, extending into the adjacent gardens on the corner of Orchard Avenue and Jull Street.

- 2.1.3 That a significant amphitheatre be constructed within Minnowarra Park, possibly on the slope between the lake and the proposed Heritage Country Discovery Centre (north-south orientation). The stage could be built partly over the eastern end of the lake, providing the audience with a pleasing backdrop. The amphitheatre would be in a traditional semi-circular or fan shape, the lower tiers designed for moveable seating, with the wider upper tiers slightly sloping and grassed (for picnics, etc.). The ‘stage house’ would essentially be open but with fixed lighting towers and sound shell to limit environment noise, particularly from traffic. The proposed Centenary of Federation Commemorative Wall (see 2.1.1) could be incorporated into the amphitheatre.

- 2.1.4 That a clock tower (or similar icon) be built within the vicinity of proposed Armadale ‘Heritage Country Discovery Centre’, possibly on the Church Avenue section of Minnowarra Park (between Armadale Road and Jull Street) or on the land adjacent to Hughes Court. This icon would be seen from afar by motorists and those travelling by rail as they approach Armadale, thus providing a clear ‘visual marker’ or ‘gateway statement’ for Armadale and its Cultural & Civic Precinct.

If a clock tower, it could include in its construction bricks (if available) that were made at the old Armadale Brickworks (c. 1902-29) and feature a number of specially-commissioned decorative friezes and bas reliefs depicting aspects of Armadale's heritage, e.g., coach and rail transport, timber-milling, brick-making, agriculture, horticulture, local Aboriginal themes, scenes from the original Jull/Owen 'Brookside'/ 'Minnawarra' property.

The 20-25 metre tower would have a public-access internal stairwell or lift leading to a 360 degree viewing platform above the clockface(s), providing vistas to the Indian Ocean, central Perth and the Darling Scarp. It would be an attraction in its own right.

2.1.6 That the Armadale District Hall be refurbished as either: (a) an exhibition and conference centre, with an adjoining new theatre or (b) as a performing arts venue with an adjoining new exhibition/reception/conference facility.

(a) If restored as an exhibition, reception and conference centre, the main hall would retain its flat floor, with the balcony fully restored with fixed raked seating. The side 'lesser hall' would be used as the main entrance and lobby, with provision for temporary displays, etc., and the existing kitchen would be upgraded.

(b) If restored as a performing arts venue, the balcony would need to be removed in order for a raked retractable seating system to be installed that would still allow the venue to be used in a 'flat floor' mode for non-performance activities, as well as for performances not suited to proscenium arch presentation. The proscenium arch would be widened to the full width of the auditorium but with the retention of the existing art deco columns. An entirely new and deeper stage with fly tower and adequate wing space would need to be constructed, along with dressing rooms, set construction and storage facilities, etc.

The auditorium's capacity would be between 250-350 seats, with the side 'lesser hall' used as the foyer/bar area.

(c) If (a) is the preferred option, an entirely new theatre could be built on the slightly higher ground at the rear of the Armadale District Hall, with an appropriate linking mechanism with the refurbished hall (being the proposed exhibition/reception/conference centre).

(d) If (b) is the preferred option, a new exhibition/reception/conference complex could be built on the slightly higher ground at the rear of the Armadale

District Hall, with an appropriate linking mechanism with the refurbished hall (being the proposed theatre).

- 2.1.7 That the existing library be used to as a centre for Aboriginal arts and cultural activity and/or for Heritage FM and/or for additional museum facilities.
- 2.1.8 That, if feasible, commercial arts and crafts outlets be incorporated into the ‘Heritage Country Discovery Centre’ at Minnowarra Park.
- 2.1.9 That the new exhibition/conference/performing arts facilities incorporate public access workshop and rehearsal spaces.

2.2 Recommendations related to the ‘Heritage Junction’

- 2.2.1 That the former Pioneer Village site be considered for purchase by the City of Armadale and, with state and federal funds, be redeveloped as a Popular Culture Centre.
- 2.2.2 That the privately owned Wirra Willa Gardens be made more accessible to the general public and promoted as a tourist attraction. The issue of a suitable pedestrian link between the gardens and Minnowarra Park will need to be creatively addressed. An underpass or footbridge would appear to be the obvious (but expensive) options.
- 2.2.3 That the owners of the Narrogin Inn and the former Muckcross Tearooms be encouraged by the City (possibly through incentives) to restore their properties to close to original condition and to develop them as enterprises with a specific tourism focus.

2.3 Recommendation related to both precincts

- 2.3.1 That significant streetscaping and landscaping be undertaken within the ‘Cultural & Civic’ and ‘Heritage Junction’ precincts (incorporating public artworks, possibly a sculpture garden and fountains) in order to create visual unity and a distinctive identity, and that existing pedestrian pathways and parking facilities be significantly reconfigured in order to maximise pedestrian movement and limit the intrusiveness of parking facilities (while not reducing them). In addition, that the issue of eliminating the highway barrier between the two precincts be creatively addressed (an expensive but visually dramatic solution possibly being a crescent moon-curved pedestrian bridge that sweeps from the Jull Street cul-de-sac over to the Narrogin Inn and across to the northern side of Albany Highway).

2.4 Rationale for ‘Brookside’ replica

The original ‘Brookside’ property (later ‘Minnawarra’) occupied the site that is now encompassed by the proposed ‘Cultural & Civic Precinct’. (The ‘brook’ was Neerigen Brook, which fills the current lake within Minnawarra Park, and has particular significance to the Aboriginal community.)

A reconstructed ‘Brookside’ homestead would significantly enhance the notion of Armadale as ‘Heritage Country’. ‘Brookside’ was home to a number of prominent Western Australian public figures, firstly to Martin Jull and his wife Dr Roberta Jull and their daughter Henrietta (Drake-Brockman), and later to William Owen.

Martin Jull and William Owen were both instrumental in shaping the public infrastructure for Western Australia during the period of tremendous expansion brought on by the 1890s gold rushes, while Dr Roberta Jull and daughter Henrietta were equally influential in their respective fields (medicine and writing).