

CITY OF ARMADALE

MINUTES

**OF COMMUNITY SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM,
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 5
JULY 2016 AT 7.00PM.**

PRESENT: Cr C Wielinga (Chair)
Cr G A Best
Cr R Butterfield
Cr C A Campbell JP
Cr C Frost
Cr J A Stewart

APOLOGIES: Cr K Busby

OBSERVERS: Nil

IN ATTENDANCE: Ms Y Loveland - Executive Director Community Services
Mr N Kegie - Executive Manager Community Services
Mr G Thompson - Manager Community Planning
Ms P Walker - Manager Libraries & Heritage
Mr G Dixon - Senior Branch Librarian
Ms L Griffiths - Community Planning Projects Officer
Ms J Hancock - Minute Secretary

PUBLIC: Nil

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

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was not read.

DECLARATION OF MEMBERS' INTERESTS

Nil

QUESTION TIME

Nil

DEPUTATION

Nil

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Community Services Committee Meeting held on 31 May 2016 be confirmed.

Minutes of the Special Community Services Committee Meeting held on 8 June 2016 be confirmed.

**Moved Cr C Frost
MOTION CARRIED (6/0)**

ITEMS REFERRED FROM INFORMATION BULLETIN - #11 / 2016

Report on Outstanding Matters – Community Services Committee

Monthly / Quarterly Departmental Reports

Community Facilities Planning
Community Development
Recreation Services Report
Library & Heritage Services Monthly Report
Ranger & Emergency Services Monthly Report

No items were raised for further report or investigation

.

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COMMUNITY SERVICES COMMITTEE

5 JULY 2016

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***1.1 - MASTER PLANS FOR SPORTING AND COMMUNITY HUBS - FRYE PARK,
MORGAN PARK, CREYK PARK AND KARRAGULLEN OVAL***

WARD : ALL
FILE No. : M/358/16
DATE : 27 June 2016
REF : LG
RESPONSIBLE : Executive Director
MANAGER : Community Services

In Brief:

- In April 2016 Council resolved to advertise draft Master Plans for Frye Park, Morgan Park, Creyk Park and Karragullen Oval for a public comment period of 4 weeks (C17/4/16) with a further report to be presented to Council incorporating the feedback prior to endorsement of the Master Plans by Council.
- This report contains feedback received during the public comment period and recommends that Council:
Endorse Master Plans for Frye Park, Morgan Park, Creyk Park and Karragullen Oval **as amended**

Tabled Items

NIL

Officer Interest Declaration

NIL

Strategic Implications

- 1.1 A strong sense of community spirit
- 1.2 Active community life that is safe and healthy
- 1.3 The community has the services and facilities it needs
- 2.2 Attractive and functional public places
- 2.3 Well managed infrastructure

Legislation Implications

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

Council Policy/Local Law Implications

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

Budget/Financial Implications

Endorsement of the recommendations in this report does not have any direct additional financial implications for the City's Long Term Financial Plan.

Initially, the outcomes of the Master Planning process will guide the City's existing and budgeted asset renewal program where that program relates to Community Infrastructure such as community/sporting buildings and reserves. This ensures that renewal is aligned with future demand and trends and can be undertaken in a strategic and prioritised way.

Where new initiatives have been identified where facilities are coming to the end of their useful life, projects will be presented to Council for consideration as part of the City's annual and long term budgeting processes. This will include opportunities for external funding to minimise the impact of the City's Long Term Financial Plan.

Consultation

1. User groups
2. Community Members
3. City Departments/Project Reference Group
4. Council Briefing on 14 March 2016
5. Public Comment Period.

BACKGROUND

The City maintains a total of 50 community facilities that are used regularly by around 158 community and sporting groups. This does not take into consideration casual and once off hire of facilities by other groups, organisations or individuals.

Of these facilities 41 are located on the 12 Master Planned sites, each comprising sporting and recreational grounds as well as various community and sporting facilities. Around 128 community and sporting groups use the facilities at the 12 sites that are located at:

- Alfred Skeet Reserve, Forrestdale
- William Skeet Reserve, Forrestdale
- Bob Blackburn Reserve, Seville Grove
- Creyk Park, Armadale
- Cross Park, Roleystone
- Frye Park, Kelmscott
- Gwynne Park, Armadale
- John Dunn Reserve, Kelmscott
- Rushton Park, Kelmscott
- Karragullen Oval, Karragullen
- Morgan Park, Armadale
- Springdale Park, Roleystone

The Master Planning initiative is looking at these aggregations of spaces and facilities to identify how they can remain useful and vibrant community hubs.

The objectives of the Master Planning initiative are to:

- Identify current and future demand and best use for the reserves and facilities at each of the hubs
- Develop concept plans for each of the hubs with a sound rationale behind the various design elements
- Provide direction in the sustainable allocation of resources for the ongoing maintenance, renewal and development of reserves and co-located facilities

- Gather a sound evidence base for the future development of the hubs to assist in sourcing external funds.

At this point in time, Master Plans have been completed for Cross Park, Springdale Park, John Dunn Reserve, Rushton Park, William Skeet Reserve, Alfred Skeet Reserve, Gwynne Park and Bob Blackburn Reserve.

This report presents draft Master Plans for the four remaining community hubs, these being Creyk Park, Morgan Park, Frye Park and Karragullen Oval. These four community hubs contain 6 facilities and co-located reserves that are used by 29 community and sporting groups.

Community workshops were held at each of the four facilities in September 2015 to inform preliminary concepts. Draft concepts were produced by internal staff and discussed with the Project Reference Group. Concepts were then taken back to stakeholders for further comment before being presented to Councillors at a workshop on 14 March 2016.

The 14 March Councillor workshop identified a number of matters for further consideration. These included:

Frye Park

- Configuration of additional verge parking near the playground
- Viability of a pathway on the eastern side of the reserve which would be situated on sloping ground currently used by community members to view sporting fixtures

Morgan Park

- Relocation of the pavilion and redevelopment of the carpark for a dog exercise area; need to identify other options that may assist in addressing anti-social behavior in the current carpark
- On the matter of the sale potential of the land where the pavilion currently stands in order to fund future works – the overall provision of Public Open Space would reduce below the minimum provision for the area. This is therefore an undesirable outcome for the community

Creyk Park

- Creation of a grassed area in place of an existing car park requires further investigation to determine other alternatives to address anti-social behavior in this area.

Karragullen Oval – issues for the longer term requiring further consideration in future

- Availability of water
- Proposed treatment of current car parking area adjacent to the Hall

The preceding points were considered when the draft Master Plans were presented to the 5 April 2016 Community Services meeting (C17/4/16) which made the following amendments to the Master Plans before endorsing them for further public comment;

Creyk Park Preliminary Draft Concept Masterplan – Short and Long Term

Item 2 – REWORDED TO – Investigate opportunities to reduce anti-social behavior within the north-west corner of the park

Frye Park Preliminary Draft Concept Masterplan

Item 7 – REMOVED – Further investigation required on the feasibility of this section of the perimeter path

Item 21 NOW BECOMES ITEM 7 – Shade awning and lights to the eastern façade

Item 11 – REWORDED TO – Optimise informal parking to Clifton Street

Item 20 – REMOVED – Remove rock pitching to the front of the community building and install planting to create a more inviting and aesthetic street frontage.

Karragullen Oval Preliminary Draft Concept Masterplan – Short Term

Item 1 – REMOVED – The proposal includes a perimeter path around the oval to increase the usability around the oval and access into the passive path network within the existing bushland. The path is intended to promote walkability and exercise. Solar lights along path network to enhance passive surveillance along path.

Item 9 – NOW BECOMES ITEM 1 – Minor upgrades to the existing buildings.

REMOVED – Attachment Karragullen Oval Preliminary Draft Concept Masterplan – Long Term

Recommendation (C17/4/16) was subsequently endorsed by Council:

‘That Council approve the public advertising for the draft Master Plans for Creyk Park, Frye Park, Karragullen Oval and Morgan Park, as amended, for a period of four (4) weeks, with any resulting community input to be incorporated into a further report to Council seeking endorsement of the Master Plans.’

The public comment period ran from 18 April to 16 May 2016 with feedback sought through the following channels:

- Direct contact with all user groups and local residents who were invited to participate in the earlier consultation as well as those who actually participated
- Online surveys linked to the ‘Out for Comment’ page on the City’s website
- Local newspaper advertising
- A mail drop to residents within a 400m radius catchment of the parks
- Displays at the Administration Centre, Libraries, Champion Centre, Arena, Aquatic Centre, Visitor Centre and History House
- Email notifications to stakeholders and previous workshop attendees

At the conclusion of the public comment period, comments from the online surveys were collated, summarised and presented to the Project Reference Group for discussion of the results.

This report presents those results from the public consultation period, suggested considerations and costs associated with each draft Master Plan.

DETAILS OF PROPOSAL

Preliminary workshops were held at all four facilities during the period 2 to 10 September 2015. Facility user groups and residents within the surrounding 400m catchment were invited to contribute their ideas for the future planning of the park/reserve. Follow up workshops were held in February 2016 in order to discuss initial concepts, gather feedback from attendees and make changes to the draft concept plans.

Public comment period feedback

All four Master Plans were released for public comment at the same time. The survey questions were:

1. What is your first name?
2. What is your last name?
3. Which club or group do you belong to (if applicable?)
4. What suburb do you live in?
5. Does the concept reflect the information you may have previously provided us?
6. If not, or only in part, what have we missed?
7. What are your favourite features of the plan and why?
8. Are there any features that may need reconsidering and why?
9. Do you have any further comments you wish to add?

A total of 68 survey responses were received. In general, responses were supportive of the Master Plans with some specific suggestions outlined below.

Frye Park

Frye Park underwent a major upgrade in 2013 and therefore the Master Plan process was considered more akin to a post-occupancy review. A number of ongoing minor works were identified and most were already included in the City's operating and maintenance budget. Community comments were limited to littering after events, car parking issues on busy days and some anti-social behavior by youth moving through the park after school hours.

The draft Master Plan for Frye Park identifies the following:

<i>Item #</i>	<i>Item</i>	<i>Cost</i>
1	Proposed trees to enhance Clifton St streetscape	\$19,000
2	Proposed pod seats to provide seating opportunities around sports facilities	\$15,000
3	Tree planting (POS perimeter)	\$18,000
4	Perimeter path connections (including connection from play area to Lucich St)	\$24,000
5	Proposed eastern seating node for oval viewing and scoring	\$98,000
6	Proposed street trees to enhance Lucich St streetscape	\$11,000
7	Shade awning and lights to eastern building facade	\$127,000
8	Fitness nodes located along the perimeter path, including area opposite aged care building	\$28,000
9	Path connections to enhance access to aged care facility	\$9,000
10	Fitness distance markers on perimeter path	\$3,000
11	Optimise informal parking on Clifton St	\$127,000
12 & 18	Trees around play zone	\$19,000
13	Expand playground to include elements for the 7-12 age group	\$79,000
14	Additional softfall to playzone	\$32,000
15	Proposed picnic node to playzone to include BBQ, drink fountain, shade	\$89,000
16	Low fence to playground, including swing gate on road side	\$17,000
17	Entry to playground gated with feature trees	\$7,000
19	Provide path connection to enhance connectivity	\$3,000

20	Signage to street frontage of pavilion to promote user groups	\$16,000
	TOTAL	\$741,000

Frye Park Public Comment total – 27 survey responses

Club/Community	Number of responses
Kelmscott Roos Soccer Club	1
Kelmscott Junior Cricket Club	3
Kelmscott Cricket Club	1
Community members	22

There was general support for the draft master plan, in particular:

- Proposed pod seats around cricket nets; spectator seating and shade on eastern side of oval
- Expansion/addition of carparking in order to address the shortage on weekend fixture and special event days
- Expansion of current playground and addition of elements for 7-12 age group
- Additional picnic elements including BBQ, drink fountain and shade
- Tree planting around perimeter of the park and playground

There were a number of comments regarding the idea of optimising informal parking on Clifton Street, specifically highlighting potential dangers and traffic problems given that Clifton Street can be busy and is close to the playground. This idea originated as a possible solution to the following:

- Informal verge parking close to the playground
- Obscuring the footpath
- Alleviating the carpark shortage.

Suggestions to consider:

- Further investigation into solutions to the parking issues at Frye Park
- Six respondents supported the addition of play/activity elements for older children (aged 12 and above) eg age specific equipment, skate and scooter ramp/bowl. It is acknowledged that there is a need for further research into potential sport and recreation infrastructure for this age group, particularly as trends towards unstructured physical activity becomes more prevalent.

Morgan Park

Morgan Park is a significant proportion of the total POS (Public Open Space) in Seville Grove. It hosts the largest junior soccer competition in the City of Armadale and is the main feeder club to the senior soccer team accommodated on Alfred Skeet Reserve. It also hosts the only junior athletics club in Armadale with ongoing challenges created by the expansion of soccer training into the off season.

With the two major users operating effectively within the current layout, the draft Master Plan proposes to relocate the pavilion in the long-term which would be commensurate with the end of the current building's asset life cycle.

The draft Master Plan for Morgan Park identifies the following:

<i>Item #</i>	<i>Item</i>	<i>Cost</i>
1	Path network connected to the POS perimeter	\$132,000
2	Existing tree retention and protection	\$8,000
4	Tree planting to carpark – minimum of 1 tree per 4 bays	\$12,000
7	Enhance playspace through connected path network, additional play elements, picnic facilities such as BBQ and tables	\$167,000
8	Provide exercise nodes to perimeter path, along with distance markers	\$10,000
9	Protect and retain bore	Nil
10	Enhance pedestrian access from Tomah Rd to playspace	\$5,000
12	Retain perimeter fencing and access gates	Nil
11	Relocate lighting on oval	\$373,000
13	Parking to verge on Tomah Rd	\$3,000
14	No parking to verge (Doorigo Road) signage installed	\$3,000
	TOTAL (excluding items associated with long term pavilion relocation)	\$716,000
3	Carparking to new pavilion site on northern side of POS	\$298,000
5	Proposed new pavilion on the northern portion of POS, overlooking the playing fields	\$4,200,000
6	Playing fields to be rearranged to accommodate 3 x full size soccer fields, 1 x smaller field; field events to be relocated to west and southern side of track (NB not re-turfing)	\$70,000
15	Install dog exercise area to address the anti-social behavior in the area	\$942,000
	TOTAL pavilion relocation works (long term)	\$5,510,000

It should be noted that only in the event of the proposed pavilion relocation would the associated items occur (3,5,6 and 15 above).

Morgan Park Public Comment total – 17 responses

Club/Community	Number of responses
Armada Soccer Club	4
Spartans Little Athletics	1
Community members	12

There was general support for the draft Master Plan, in particular the potential dog exercise area to be located in place of the current carpark and pavilion. As per Councillor feedback into the draft Master Plan, further investigation is required to identify additional options to address the current anti-social behavior in this area.

Suggestions to consider or reconsider:

- There were 7 responses in support of the carpark transformation into a dog exercise area. This is a central location for many people with dogs; a fenced exercise area would be well-used by the community. One respondent suggested selling the carpark POS for housing. As mentioned previously, this option was removed from the plan due to the already low level of POS in the area.

- Pavilion relocation (long term) would mean a loss of one playing field, currently used for soccer training. Three respondents did not support the loss of playing space. It is possible for the playing space to be reconfigured to reduce the loss to some extent; this is indicated on the draft concept plan. One respondent did not support the pavilion relocation, stating that this was merely shifting the anti-social behavior problem from one location to another.
- Other comments were requests for more street and passive lighting in the area, a nature playground, shade and public toilets.

Creyk Park

Creyk Park was a decommissioned sandpit that was renovated into a community and sporting facility to provide recreation and sporting opportunities for the local community. At 5.8 hectares it is a substantial site with a large element of native flora and fauna on its eastern boundary. The land is owned in freehold by the City and the user groups include junior soccer, church groups, scouts and Kung Fu. There are no summer users of the oval, however it is well-used by the local community, including many dog owners.

The draft Master Plan for Creyk Park identifies the following:

<i>Item #</i>	<i>Item</i>	<i>Cost</i>
1	Upgrade pavilion, including potential deck (short term)	\$1,118,000
2	Investigate opportunities to reduce anti-social behavior	Nil
3	Supply and install information signage at carpark entry	\$6,000
4	Install trees within the carpark	\$39,000
5	Playground enhancement – additional play elements, shade, picnic table, drink fountain and BBQ	\$235,000
6	Low fencing to road edges	\$38,000
7	Maintain an informal vehicle access to kitchen	Nil
8	Concrete cricket wicket with synthetic carpet on the oval	\$46,000
9	Perimeter path (oval) with distance markers for fitness	\$126,000
10	Solar lighting	\$182,000
11	Seating to eastern side of the oval	\$13,000
12	Entry signage to Flora Reserve	\$12,000
13	Fencing consolidation to create a better path network between reserve and the oval	\$6,000
14	Revegetation to the Flora Reserve informal path network	\$13,000
15	Connected path network within the retained vegetation to be clearly fenced and connected to broader network	\$150,000
16	Retain vegetation, protect and enhance work already carried out	Nil
17	Verge parking along Lilian Ave	\$64,000
	TOTAL (excluding potential new pavilion)	\$2,048,000
18	Potential pavilion replacement (long term) to meet standards with improved oval viewing and access to public toilets	\$4,200,000
	TOTAL (including potential new pavilion)	\$6,248,000

The current facility is in need of significant work if it is to continue to provide a quality service throughout the remainder of its useful life. Consequently it is proposed that a major upgrade is undertaken in the short term which will extend the useful life of the facility allowing more time to plan and fund a potential replacement.

Creyk Park public comment – total 18 surveys

Club/Community	Number of responses
Kelmscott Junior Football Club	1
Bushcare Group	1
Community members	16

There was general support for the draft Master Plan. Favourable responses included:

- Perimeter path with distance markers and solar lighting. Six responses highlighted the importance of a path to their exercise and enjoyment of the park.
- Enhancement of the playground to include additional play elements, shade, picnic table, BBQ and water fountain.
- Pavilion replacement (long term) to meet future needs.

Suggestions to consider or reconsider:

- Anti-social behavior has been mentioned by residents and users of Creyk Park since consultation began, hence the idea to activate the area to the northwest of the current pavilion.
- Access to public toilets is important to some respondents, particularly for small children using the playground. Opening the toilets at restricted hours during the day could be investigated operationally.

Karragullen Oval

The Master Planning area for Karragullen included two lots; a 4.9 hectare lot (the oval), and a 0.4 hectare lot where the community hall and the Lance Morgan Pavilion are currently located. Part of this lot is currently vacant.

The Lance Morgan Pavilion was built over what were previously public tennis courts. The pavilion (shed) was built by the Hills Orchard Improvement Group (HOIG) and is now hired by the Roleystone Gymnastics Club through an exclusive use agreement with HOIG. Karragullen Hall has traditionally been used only by the Scouts; however there is no current agreement in place. The entire site is used for the HOIG Expo held annually over two days.

Similar to Cross Park, there are water constraints at Karragullen that impact on the oval's status as an active reserve. This will be an issue that will continue to affect the playing surface.

The draft Master Plan for Karragullen Oval identifies the following:

Item #	Item	Cost
1	Minor upgrades to existing buildings	\$60,000
2	Retain and protect existing trees	\$4,000
3	Bore function to be reviewed regularly	Nil
4	Relocate playground to north western side of oval; add shelter	\$160,000
5	Line marking to parking area	\$2,000
6	Seating and fitness nodes to perimeter of oval	\$18,000
7	Revegetation in south eastern area (playground original location)	\$7,000
	TOTAL	\$251,000

Karragullen Oval public comment – total 5 surveys

Club/Community	Number of responses
Roleystone Gymnastics Club	1
Hills Orchard Improvement Group (HOIG)	1
Roleystone Scouts	1
Community members	2

There were 5 responses to this survey; 3 of these were submitted by existing user groups at the site. The comments were varied and largely related to the groups' own experience at the particular facility. Comments included:

- Hills Orchard Improvement Group requested clubrooms at the rear of the oval
- Roleystone Gymnastics Club requested a major upgrade to the Lance Morgan Pavilion

Neither of these ideas was included on the draft concept plan due to the fact that the level of current and/or future usage does not warrant clubrooms; and the Lance Morgan Pavilion is not owned by CoA nor is it in a condition to upgrade. The Roleystone Gymnastics Club has recently approached the City about the potential relocation of the Club to Springdale Park. Officers are in discussion with the Club about the implications of this suggested move.

Suggestions to consider or reconsider:

- Two comments were made against the relocation of the playground – the shade is suitable in the current location and there is no need to move it, however one respondent commented on the fact that the playground is often used by young children whose siblings are using either the pavilion or the hall. In this case, an improved line of sight from the buildings to the playground would improve the safety of the area. Increased passive surveillance was the motivator behind relocation of the playground in the initial concept.
- It has been suggested to the Roleystone-Karragullen Cricket Club that they plan towards utilising another facility for overflow fixtures into the future, instead of Karragullen Oval due to the insecurity of water availability. The impact of water availability on ovals and parks is an ongoing discussion with the Parks department, along with other facilities in this area.
- Roleystone Scouts supported the improved access to bushland but also responded negatively to question 6 (If not, or only in part, what have we missed?), stating that some additional costs are being passed onto them under a proposed new arrangement. This is a separate issue to the Master Planning and one that officers are currently discussing with the Scouts to ensure arrangements are fair and manageable for them.

COMMENT

ANALYSIS

The Master Planning initiative is a significant project that in essence is an 'audit' of the current and potential usage of the community facilities, buildings and Public Open Space in twelve sites located throughout the City's more established areas. It encompasses 41 individual buildings and Public Open Space including adjacent playing fields on the twelve sites.

Once the Master Planning initiative is completed Council should have an overview of how the City's community facilities are currently used and how they can continue to be of service to the community into the future.

From the beginning of the consultation process for the final four Master Plans it was clear that the community is adequately serviced by these parks/reserves in the short term. With the exception of a few major projects such as pavilion relocation/upgrades, the suggestions for improvements to the sites and facilities are relatively minor and consistent across all four sites, including fitness and passive recreation opportunities, picnic and playground enhancements, shade and seating.

It is important to note that finalising the Master Plan does not preclude consideration of other projects not on those plans that may emerge. While they provide a strong guide and vision for each of the sites, the Master Plans and the rationale guiding the prioritisation and scheduling of works can equally be used to assess new initiatives as they arise. This will assist in focusing Council's ongoing asset renewal program.

The outcome of the public comment period was consistent with the positive work done to date during the Master Planning process. Officers do not recommend any changes to the draft concept plans as presented to Council at the meeting on 11 April 2016.

OPTIONS

Council could consider:

1. Endorsing the Master Plans for Frye Park, Morgan Park, Creyk Park and Karragullen Oval
2. Seeking additional information or consider further changes to either or both Master Plans
3. Not endorse the Master Plans

Option 1 is recommended.

CONCLUSION

These four Master Plans are the last of the 12 to be completed as part of the overall Master Planning initiative. As noted in a resolution at the 31 May Community Services meeting (C20/5/16) in relation to the Master Planning, two further reports will be presented to Council on; 1) An *Assessment Methodology* to determine how all of the Master Plan elements can be prioritised and; 2) an *Implementation Strategy* for those elements.

ATTACHMENTS

1. 4 Remaining Master Plans

Officer's Report Recommendation

That Council:

Endorse the Master Plans for Frye Park, Morgan Park, Creyk Park and Karragullen Oval

Committee Discussion

Committee discussed a number of aspects of the 4 remaining Master Plans, including:

Frye Park Preliminary Concept Plan – CONSIDERATION be given to:

- *Item 9 – Ensure that safety factors are considered with path connections on the corner of Clifton Street and Lucich Sreet.*
- *Clearly mark the junior playing fields on the south eastern portion of Frye Park.*

Karragullen Oval – REMOVE the following items:

- *Item 4 – Provide a shelter and relocate the playground to the North Western side of the oval. The playground is then in an open area creating a safer environment for users.*
- *Item 7 – Revegetate the South Eastern area where the playground was initially located.*

As a result Council endorsed the Master Plans noting the amendments to Karragullen

C25/7/16 RECOMMEND

That Council:

Endorse the Master Plans for Frye Park, Morgan Park, Creyk Park and Karragullen Oval with the following modifications

Karragullen Oval – REMOVE the following items:

- **Item 4 – Provide a shelter and relocate the playground to the North Western side of the oval. The playground is then in an open area creating a safer environment for users.**
- **Item 7 – Revegetate the South Eastern area where the playground was initially located.**

**Moved Cr C Frost
MOTION CARRIED (6/0)**

2.1 - LIBRARY STRATEGIC AND DEVELOPMENT PLAN UPDATE

WARD : ALL
FILE No. : M/342/16
DATE : 20 June 2016
REF : PW
RESPONSIBLE : Executive Director
MANAGER : Community Services

In Brief:

- The Library Strategic and Development Plan 2012 recommendations require updating to include funding for new library services in the Long Term Financial Plan.
- Recommend that Council support:
 - the recommendations of the Library Strategic and Development Plan (Review and Update 2016) **as amended,**
 - the recommendations for budget/financial implications of new library services on the Long Term Financial Plan, **as amended** and further detailed in the Confidential Attachment B.

Tabled Items

1. Nil

Officer Interest Declaration

Nil

Strategic Implications

1.3 The Community has the services and facilities it needs.

Strategy: 1.3.2 Deliver Services

Action: 1.3.2.2 Implement Library Strategy Plan

Legislation Implications

Nil

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

The Long Term Financial Plan does not currently have allocations for the proposals in this report. These proposals were discussed at the recent Councillor Budget Workshops when formulating the Corporate Business Plan and Long Term Financial Plan. Council was also made aware of the intention of bringing forward this report so as to have the funding considered in the next reiteration of the Long Term Financial Plan.

The recommendation is that the following is considered for new library services of:

- \$250,000 per annum for a Digital Hub in the Bob Blackburn Community Hub at such time as the Seville Grove Library relocates to Harrisdale.

- One off costs of \$2,350,000 and ongoing annual costs of \$870,000 for the relocation of the Seville Grove Library to Harrisdale between the years of 2020 and 2024.
- One off costs of \$2,350,000 and ongoing annual costs of \$1,420,000 for the establishment of a library service in Haynes to be operative by 2026.

One off costs being contract negotiation, capital cost for fit out and associated loan repayments (\$225,000pa).

Ongoing costs being the lease, facility outgoings, employment, library resources and ICT costs.

Consultation

1. MANEX
2. Manager Community Facilities Planning
3. Manager Community Development

BACKGROUND

Council has, over the years, considered and adopted a number of strategies related to the strategic direction of its library service. Only one of those need be considered in conjunction with this Review and Update of the 2012 Library Strategic and Development Plan, and that is the one produced by consulting firm Libraries Alive! Pty Ltd. It was completed in August 2005 and titled *Timeline 2016: Strategic Direction for Library Services – Study & Report for the City of Armadale*. Both the 2005 Report and 2012 Library Strategic and Development Plan, that the current review updates, are available from the City's website.

As was stated in the May 2016 Review and Update: *the 2012 in-house strategy built on the ethos of public libraries as articulated in the 2005 Strategy, but changed significantly the statistical and other prescriptive recommendations related to library buildings, their size and location, as well as the anticipated physical book stock numbers and physical visits to the library*. So while the 2005 Strategy is still of relevance from a broad sense, much of the statistical data is no longer relevant.

The seven recommendations of the 2012 Library Strategic and Development Plan adopted by Council at its ordinary meeting of February 2013 Recommendation C7/213 are:

Recommendation 1: that place (location) of the City's public libraries becomes the major consideration in future development.

Recommendation 2: that the Council adopt a preference for co-locating its public libraries with other facilities and services, and by preference in or immediately adjacent to shopping centres.

Recommendation 3: that Council continue to support the model of the Armadale Library being located in a shopping centre, responding to opportunities to gain additional space with appropriate negotiated lease opportunities.

Recommendation 4: that Council enter into preliminary negotiation with local shopping centre owners with a view to re-locating the Kelmscott Library to a purpose designed public library located within a shopping centre, with the building to be completed by October 2014.

Recommendation 5: that Council agree to retaining the Seville Grove Library in its current location in the immediate future, responding to future population growth and expansion needs of the community hub in which the library is situated prior to determining long term options for the Library.

Recommendation 6: that Council agree to the principle of a future lease for a library in the vicinity of the Harrisdale District Centre (in the expectation that the library would be relocated from Seville Grove) to serve the residents of Piara Waters and Harrisdale localities, to be operative by 2021.

Recommendation 7: that Council agree that further investigations be undertaken to evaluate the merits of leasing land within a shopping centre or the provision of a library within the community facility site in the Wungong Urban District Centre, to serve the residents of the localities of Hilbert and Haynes.

The attached *Library Strategic and Development Plan Review and update May 2016* has been prepared to review public library development in the ensuing three and a half year period, and make recommendations for consideration of inclusion in the City's Long Term Financial Plan funding required for public library development to meet the demands of a growing population. The update was considered by MANEX at its March 2016 meeting.

DETAILS OF PROPOSAL

Proposal

The proposal is that Council support the 2016 Library Strategic and Development Plan Review and Update and its recommendations and refer for consideration inclusions of funding in the Long Term Financial Plan for new Library Services as advised in this report.

COMMENT

ANALYSIS

The May 2016 Review and Update of the 2012 Strategy suggests that the adopted recommendations of that Strategy are still appropriate. It reviews the impact of digital resources, in particular eBooks, which has not been as great as predicted. It analyses the number of libraries per head of population in other local governments and the number of visits to those libraries. This data supports the City's recommendation of the importance of place and the co-location of libraries, preferably with shopping centres, as being a sound decision.

The valuable role of public libraries in today's world, in spite of the growth in the digital and on-line environment, continues to be questioned. When considering the investment in new library buildings both nationally and internationally in capital cities (Perth, Sydney, and Helsinki are examples) as well as in regions and smaller localities (e.g. the new Geelong Library in Victoria, the inner London borough library of Camberwell and locally the Manning Library in South Perth), it would appear that future predictions for libraries remaining as physical places for many years are universal.

The challenge for the City is determining the localities that would best service the library needs of its growing population, as well as the economic affordability of library services. The Armadale and Kelmscott Libraries are well located and as new buildings have the capacity to offer the services and ambience of a modern public library. The Seville Grove Library is 26 years old and it is acknowledged that its location is now too close to the Armadale and Kelmscott Libraries. The suburbs of Forrestdale, Harrisdale and Piara Waters have the fastest population growth in the state at 20%, according to the Housing Industry Association's National Top 20 Building and Population Hotspots report released in April 2016. The expectation of residents of these localities of a public library service closer than at present requires consideration and remedy, as the City's existing library service doesn't have the capacity to meet the needs of the growing population.

Determining what aspect of a library service should remain at Seville Grove, if anything, is one of the more difficult decisions that will be faced should the recommendation to relocate the Seville Grove Library to Harrisdale come to fruition. A presence that integrates with the Champion Centre, in a shop-front digital hub that offers appropriate programs and that could serve as a pick up/return point for traditional library loans would be the most cost effective offering. Alternatively it could operate within a portion of the existing library building, in partnership with other community agencies leasing space within the Council owned facility.

It is suggested that the optimum number of libraries for the City based on the forecast.id population predictions is four and that the libraries would be appropriately located in Armadale, Kelmscott, Harrisdale and Haynes. The Review and Update of the 2012 Library Strategic and Development Plan explains this rationale in detail.

OPTIONS

1. Support the 2016 Library Strategic and Development Plan Review and Update and recommendation to include funding for new library services in the Long Term Financial Plan, as advised and further detailed in the B Attachment of this agenda item.
2. Not support the 2016 Library Strategic and Development Plan Review and Update and request that further research be undertaken.
3. Make alternative recommendations related to the future of the City's public libraries.

CONCLUSION

The usage of the City's public libraries and worldwide development of public library buildings and services indicates that they will continue to play a valuable role in the community for the foreseeable future. A strategic community focus will ensure that the investment in the City's library service will produce tangible individual and community outcomes. To achieve this, the libraries must be planned with other community infrastructure and be located where people go. Supporting the recommendations of the Library Strategic and Development Plan Review and Update and budgeting accordingly, will enable Council to proceed with public library development, while enabling it to respond to any change in library usage or universal predictions for ongoing public library value in the years before development is due to commence.

ATTACHMENTS

1. (Confidential) 2016 Library Strategic & Development Plan Review & Update Confidential Attachment - *This matter is considered to be confidential under Section 5.23(2) (c) of the Local Government Act, as the matter relates to a contract entered into or which may be entered into by the City of Armadale- Budget Implications*
2. 2016 Library Strategic Plan Review & Update

Officer's Report Recommendation

That Council:

1. *Support the 2016 Library Strategic Plan and Development Plan Review and Update recommendations of :*

Armadale

- a. *Council continue to support the model of the Armadale Library being located in a shopping centre,*
- b. *that at the expiry of the current lease option in September 2019, that the final renewal option to 28 September 2024 be exercised, and*
- c. *that negotiation commence with Westzone by September 2022, allowing a two year time frame to secure a further lease for the library with options for additional space being canvassed, or that other alternative options for the Armadale Library be explored if a successful lease cannot be negotiated.*

Seville Grove

- a. *a digital hub be incorporated with an expanded Champion Centre; or*
- b. *a library presence of a shop-front/digital hub be established within the existing Seville Grove Library to support the activities of community groups who may eventually provide services from the site.*

Harrisdale.

- a. *Council agree to the principle of a future lease for a library in the vicinity of the Harrisdale District Centre (in the expectation that the library would be relocated from Seville Grove) to serve the residents of Piara Waters, Harrisdale and Forrestdale localities,*
- b. *to be operative sometime between 2020 – 2024, depending on shopping centre development, and*
- c. *that alternative sites be explored if a shopping centre location cannot be achieved.*

Haynes

- a. *research be undertaken together with Community Planning and Community Development into the preferred location of a library for the Wungong Urban Town Activity Centre, and*
 - b. *that consideration be given to the impact of its being incorporated with the community facility adjacent to the All Abilities Playground, or the commercial centre depending on the options for both.*
2. *That Council include for consideration of funding in the Long Term Financial Plan the following indicative estimates and timeframes for the future expansion of the Library Service into Harrisdale and Haynes (noting that the total annual funding*

figures of \$1,095,000 and \$1,645,000 continue each year beyond the (5) year window shown in these Tables), ie.

Harrisdale Library Service					
	Year 4	Year 5	Year 6	Year 7	Year 8
Details	2019/20	2020/21	2021/22	2022/23	2023/24
Loan repayments on \$2.35m loan for fit-out of leased premises	0	225,000	225,000	225,000	225,000
Library recurrent costs, ie. employee costs, lease fees, outgoings and library materials.....	0	435,000	870,000	870,000	870,000
Fit-out capital costs	2,350,000	0	0	0	0
Loan proceeds for fit-out	(2,350,000)	0	0	0	0
Total	0	660,000	1,095,000	1,095,000	1,095,000

Haynes Library Service					
	Year 9	Year 10	Year 11	Year 12	Year 13
Details	2024/25	2025/26	2026/27	2027/28	2028/29
Loan repayments on \$2.35m loan for fit-out of leased premises	0	225,000	225,000	225,000	225,000
Library recurrent costs, ie. employee costs, lease fees, outgoings and library materials.....	0	710,000	1,420,000	1,420,000	1,420,000
Fit-out capital costs	2,350,000	0	0	0	0
Loan proceeds for fit-out	(2,350,000)	0	0	0	0
Total	0	935,000	1,645,000	1,645,000	1,645,000

as further detailed in the Confidential B Attachment to the agenda item.

Committee Discussion

Committee discussed a number of aspects of the Library Strategic and Development Plan in relation to the renewal of lease terms and the future plans for the Seville Grove library.

As a result of discussions a number of recommendations were altered with the following being the Committees recommendations:

C26/7/16 RECOMMEND

That Council:

- 1. Support the Library Strategic and Development Plan (Review and Update 2016) recommendation, as amended :**

Armadale

- a. Council continue to support (for the duration of the current lease term), the model of the Armadale Library being located in a shopping centre,**
- b. that at the expiry of the current lease term option in September 2019 and subject to lease renewal terms being negotiated to Council's satisfaction, that the final renewal option to 28 September 2024 be exercised, and**
- c. options for the Armadale Library (ie. to build or lease) beyond 2024 be explored commencing September 2022.**

Seville Grove

- a. options for the Seville Grove Library remaining as is, or being included with other developments associated with the Bob Blackburn Community Hub viz. the Champion Centre and/or the Aquatic Centre, be considered and be the subject of a further report to Council.**

Harrisdale.

- a. Council agree to the principle of a future library service (to be operative between 2020 and 2024) in the vicinity of the Harrisdale District Centre to serve the residents of Piara Waters, Harrisdale and Forrestdale localities,**
- b. options for the library service (ie, build or lease) be explored prior to 2020.**

Haynes

- a. research be undertaken together with Community Planning and Community Development into the preferred location of a library for the Wungong Urban Town Activity Centre, and**
 - b. that consideration be given to the impact of its being incorporated with the community facility adjacent to the All Abilities Playground, or the commercial centre depending on the options for both.**
- 2. That Council include for consideration of funding in the Long Term Financial Plan the following indicative estimates and timeframes for the future expansion of the Library Service into Harrisdale and Haynes (noting that the total annual funding figures of \$1,095,000**

and \$1,645,000 continue each year beyond the (5) year window shown in these Tables), ie.

Harrisdale Library Service					
	Year 4	Year 5	Year 6	Year 7	Year 8
Details	2019/20	2020/21	2021/22	2022/23	2023/24
Indicative funding eg. employment costs, accommodation costs, library material costs, etc.	0	935,000	1,645,000	1,645,000	1,645,000

Haynes Library Service					
	Year 9	Year 10	Year 11	Year 12	Year 13
Details	2024/25	2025/26	2026/27	2027/28	2028/29
Indicative funding eg. employment costs, accommodation costs, library material costs, etc.	0	935,000	1,645,000	1,645,000	1,645,000

as further detailed in the Confidential B Attachment to the agenda item.

Moved Cr C A Campbell
MOTION CARRIED (6/0)

COUNCILLORS' ITEMS

Nil

EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT

Nil

MEETING DECLARED CLOSED AT 7.49 PM

COMMUNITY SERVICES COMMITTEE		
SUMMARY OF "A" ATTACHMENTS		
5 JULY 2016		
ATT NO.	SUBJECT	PAGE
1.1 MASTER PLANS FOR SPORTING AND COMMUNITY HUBS - FRYE PARK, MORGAN PARK, CREYK PARK AND KARRAGULLEN OVAL		
1.1.1	4 Remaining Master Plans	26
2.1 LIBRARY STRATEGIC AND DEVELOPMENT PLAN UPDATE		
2.1.2	2016 Library Strategic Plan Review & Update	30

FRYE PARK PRELIMINARY DRAFT CONCEPT MASTERPLAN

DRAFT ONLY



- 1 PROPOSED STREET TREES TO ENHANCE THE STREETSCAPE
- 2 PROPOSED POD SEATS TO PROVIDE SEATING OPPORTUNITIES AROUND SPORTS FACILITIES
- 3 ADDITIONAL TREE PLANTING TO POS PERIMETER
- 4 PROVIDE A PERIMETER PATH NETWORK TO CONNECT INTO THE EXISTING BROADER PATH NETWORK
- 5 PROPOSED NODE TO THE EASTERN SIDE OF THE POS. THIS NODE IS TO PROVIDE SEATING AND SHELTER FOR OVAL VIEWING
- 6 PROPOSED STREET TREES TO ENHANCE THE LUCICH STREET STREETSCAPE
- 7 SHADE AWNING AND LIGHTS TO THE EASTERN FACADE
- 8 FITNESS NODES TO BE LOCATED ALONG THE PERIMETER PATH, WITH A NODE OF EQUIPMENT OPPOSITE THE AGED CARE VILLAGE
- 9 PATH CONNECTIONS TO ENHANCE THE CONNECTION TO THE AGED CARE FACILITY
- 10 FITNESS DISTANCE MARKERS TO BE INCLUDED ON THE PATH FOR ADDITIONAL FITNESS FUNCTION
- 11 OPTIMISE INFORMAL PARKING TO CLIFTON STREET
- 12 PROPOSED TREES AROUND THE PLAY ZONE

- 13 EXPAND PLAYGROUND TO INCLUDE PLAY FOR THE 7 - 12 YEAR OLD AGE GROUP
- 14 ADDITIONAL SOFTFALL TO ENHANCE THE EXISTING PIRATE SHIP
- 15 PROPOSED PICNIC NODE IN CLOSE PROXIMITY TO THE PLAYGROUND. NODE TO INCLUDE BBQ, DRINK FOUNTAIN AND SHADE
- 16 LOW FENCE TO INCLUDE SWING GATE. FENCE TO BE LOCATED ON THE ROAD SIDE OF THE PLAYGROUND

- 17 ENTRANCE TO THE PLAY - GATED WITH FEATURES TREES
- 18 ADDITIONAL TREE PLANTING TO THE PLAYZONE
- 19 PROVIDE PATH CONNECTION FROM THE EXISTING PATH TO ENHANCE CONNECTIVITY WITH THE PARK
- 20 SIGNAGE TO THE STREET FRONTAGE TO PROMOTE THE SPORTING GROUPS

As per discussion at the Community Services Committee Meeting on 5/7/2016 consideration be given to:
 - Item 4 - move the path connections to enhance the connection to the aged care facility; and
 - Mark more clearly the junior playing fields on the south eastern portion of Frye Park

PROJECT: FRYE PARK - MASTERPLAN DRAFT
 DRAWING (REV): 2016_FP002_MASTERPLAN
 DRAWN: ES
 DATE: JULY 2016



MORGAN PARK PRELIMINARY DRAFT CONCEPT MASTERPLAN

DRAFT ONLY



- 1 CONNECTED PATH NETWORK TO BE PROVIDED TO THE PERIMETER OF THE POS
- 2 RETAIN EXISTING TREES, UP PRUNE AND CLEAR UNDERSTOREY
- 3 RELOCATE CARPARKING TO THE NORTHERN SIDE OF THE POS. THIS LOCATION HAS GOOD ACCESS FROM COWAN STREET AND MAKES BETTER USE OF THE NORTHERN END OF THE POS. THE INCREASED ACTIVITY IN THIS NORTHERN ZONE WILL INCREASE THE PASSIVE SURVEILLANCE IN THE AREA
- 4 CARPARK AREA TO INCLUDE A MINIMUM OF 1 TREE PER 4 BAYS
- 5 NEW COMMUNITY BUILDING IS PROPOSED TO BE RELOCATED TO THE NORTHERN PORTION OF THE POS. THE BUILDING WILL OVERLOOK THE PLAYING FIELDS AND BE WELL CONNECTED WITH THE EXISTING PLAYGROUND SPACE. THIS WILL ENHANCE THE PASSIVE SURVEILLANCE AND ALLOW THE PLAYGROUND USERS TO HAVE BETTER ACCESS TO THE PUBLIC TOILET FACILITIES
- 6 PLAYING FIELDS TO BE RE-ARRANGED TO ACCOMMODATE 3 X FULL SIZE SOCCER FIELDS, AND 1 X SMALLER SIZE FIELD. ATHLETICS RUNNING TRACK WILL REMAIN IN THE CURRENT LOCATION, WITH OTHER ACTIVITIES SUCH AS DISCUS, LONG JUMP AND SHOTPUT TO BE RELOCATED TO THE WEST AND SOUTHERN SIDE OF THE TRACK
- 7 ENHANCE THE PLAYSPACE THROUGH PROVIDING A CONNECTED PATH NETWORK AROUND THE PLAY SPACE AND INCREASE THE PLAY ELEMENTS. PROVIDE PICNIC FACILITIES SUCH AS BBQ AND PICNIC TABLES
- 8 PROVIDE EXERCISE NODES TO THE PERIMETER PATH, ALONG WITH MARKERS INDICATING DISTANCES FOR FITNESS
- 9 PROTECT AND RETAIN BORE
- 10 ENHANCE THE PEDESTRIAN ACCESS FROM TOMAH ROAD TO THE PLAYSPACE
- 11 RELOCATE LIGHTING (IF REQUIRED) TO SUIT THE AMENDED PLAYING FIELDS LAYOUT
- 12 RETAIN THE PERIMETER FENCING AND ACCESS GATES
- 13 PARKING PERMITTED TO THE TOMAH ROAD VERGE.
- 14 NO PARKING TO THE SOUTHERN DOORIGO VERGE. SIGNAGE TO BE INSTALLED
- 15 DOG EXERCISE AREA, INCLUDING GRASS, SAND AND MULCH ONLY AREAS HAS BEEN PROPOSED TO ADDRESS THE ANTI-SOCIAL BEHAVIOUR IN THE AREA. FURTHER INVESTIGATION IS REQUIRED TO IDENTIFY ALTERNATIVE OPTIONS WHICH MAY ALSO ADDRESS THE ISSUE.

PROJECT: MORGAN PARK - MASTERPLAN DRAFT
 DRAWING (REV): 2016_MP002_MASTERPLAN
 DRAWN: ES
 DATE: APRIL 2016



CREYK PARK PRELIMINARY DRAFT CONCEPT MASTERPLAN - SHORT AND LONG TERM

DRAFT ONLY



SHORT TERM

- ① UPGRADE PAVILION, INCLUDING POSSIBLE DECK FOR OUTLOOK OVER THE OVAL AND THE NW CORNER OF THE FACILITY
 - ② INVESTIGATE OPPORTUNITIES TO REDUCE ANTI-SOCIAL BEHAVIOUR WITHIN THE NORTH WEST CORNER OF THE PARK
 - ③ PROVIDE INFORMATION SIGNAGE AT THE CARPARK ENTRY
 - ④ INSTALL TREES WITHIN THE CARPARK
 - ⑤ ENHANCE THE PLAYGROUND THROUGH ADDITIONAL PLAY ELEMENTS, SHADE, PICNIC TABLE, DRINK FOUNTAIN AND BBQ FACILITY
 - ⑥ PROVIDE LOW FENCING TO THE ROAD EDGES.
 - ⑦ MAINTAIN AN INFORMAL VEHICLE ACCESS TO KITCHEN
 - ⑧ INCLUDE CRICKET WICKET ON THE OVAL
 - ⑨ PROVIDE A PERIMETER PATH, WITH MARKERS FOR FITNESS ACTIVITIES
 - ⑩ PROVIDE SOLAR LIGHTING TO THE PERIMETER PATH
 - ⑪ PROVIDE SEATING TO THE EASTERN SIDE OF THE OVAL FOR CRICKET SPECTATORS, EXERCISES OR GENERAL USAGE
 - ⑫ ENHANCE THE ENTRANCE TO THE FLORA RESERVE AREA AND OVAL. THIS ENTRY SHALL BE FORMALISED THROUGH INFORMATION SIGNAGE.
 - ⑬ REMOVE A PORTION OF THE FENCING TO CREATE A BETTER PATH NETWORK AND
 - ⑭ REVEGETATE THE INFORMAL PATHS WHICH HAVE BEEN CREATED WITHIN THE FLORA RESERVE
 - ⑮ PROVIDE A CONNECTED PATH NETWORK. PATHS WITHIN THE RETAINED VEGETATION ARE TO BE CLEARLY FENCED (RURAL FENCING) AND CONNECTED TO THE BROADER PATH NETWORK.
 - ⑯ ESTABLISH A MAINTENANCE PROGRAMME FOR THE RETAINED VEGETATION TO PROTECT AND ENHANCE THE WORK WHICH HAS ALREADY BEEN UNDERTAKEN BY THE CITY
 - ⑰ PROVIDE ADDITIONAL VERGE PARKING (PARALLEL) ALONG LILIAN AVENUE
- LONG TERM**
- ⑱ REPLACE PAVILION TO MEET CURRENT STANDARDS, WITH IMPROVED OVAL VIEWING FROM THE PAVILION AND ACCESS TO THE PUBLIC TOILETS.

PROJECT: CREYK PARK - MASTERPLAN DRAFT
DRAWING (REV): 2016_CP002_MASTERPLAN
DRAWN: ES
DATE: APRIL 2016



KARRAGULLEN OVAL PRELIMINARY DRAFT CONCEPT MASTERPLAN - SHORT TERM

DRAFT ONLY



- ① MINOR UPGRADES TO THE EXISTING BUILDINGS.
- ② EXISTING TREES ARE TO BE RETAINED AND PROTECTED IN ALL INSTANCES
- ③ OVAL TO REMAIN AS IS, WITH CONTINUAL REVIEW OF THE BORE FUNCTION
- ④ PROVIDE A SHELTER AND RELOCATE THE PLAYGROUND TO THE NORTH WESTERN SIDE OF THE OVAL. THE PLAYGROUND IS THEN IN AN OPEN AREA CREATING A SAFER ENVIRONMENT FOR THE USERS.
- ⑤ PROVIDE LINE MARKING ON THE PARKING AREA
- ⑥ PROVIDE INFORMAL SEATING NODES TO THE PERIMETER OF THE OVAL ALONG WITH FITNESS NODES
- ⑦ REVEGETATE THE SOUTH EASTERN AREA WHERE THE PLAYGROUND WAS INITIALLY LOCATED
- ⑧ ENHANCE THE TANK THROUGH ARTWORK. THE ARTWORK MAY BE CREATED THROUGH A COMMUNITY BASED WORKSHOP

ITEMS 4 and 7 Deleted at Community Services Committee 5/7/2016 (C 25/7/16)

PROJECT: KARRAGULLEN OVAL - MASTERPLAN DRAFT
DRAWING (REV): 2016_KO002_MASTERPLAN SHORT
DRAWN: ES
DATE: JULY 2016





Review and update May 2016

**City of Armadale
Library Strategic
and
Development Plan**

***To be the place in our community
where people come for leisure,
pleasure and inspiration,
as well as learning.***

Review and Update of Recommendations - May 2016

As amended by Community Services Committee on 5 July 2016 (C26/7/16)

The Committee discussion centered on removing recommendations that would commit Council to specific shopping centre locations for its public libraries and for further consideration being given to options for a library service to remain in the Seville Grove area in conjunction with research being undertaken for the Bob Blackburn Community Hub. Commentary and recommendations have been amended accordingly.

1. Armadale
 - a) Council continue to support (for the duration of the current lease term), the model of the Armadale Library being located in a shopping centre,
 - b) that at the expiry of the current lease term option in September 2019 and subject to lease renewal terms being negotiated to Council's satisfaction, that the final renewal option to 28 September 2024 be exercised, and
 - c) options for the Armadale Library (ie. to build or lease) beyond 2024 be explored commencing September 2022.
2. Seville Grove
 - a) options for the Seville Grove Library remaining as is, or being included with other developments associated with the Bob Blackburn Community Hub viz. the Champion Centre and/or the Aquatic Centre, be considered and be the subject of a further report to Council.
3. Harrisdale
 - a) Council agree to the principle of a future library service (to be operative between 2020 and 2024) in the vicinity of the Harrisdale District Centre to serve the residents of Piara Waters, Harrisdale and Forrestdale localities,
 - b) options for the library service (ie, build or lease) be explored prior to 2020.
4. Haynes
 - a) research be undertaken together with Community Planning and Community Development into the preferred location of a library for the Wungong Urban Town Activity Centre, and that
 - b) consideration be given to the impact of its being incorporated with the community facility adjacent to the All Abilities Playground, or the commercial centre depending on the options provided for both.

Library Strategic and Development Plan Review and Update

To be read in conjunction with the 2012 Plan.

Background:

In February 2013 Council considered the Library Strategic and Development Plan 2012. It adopted the following recommendation **C7/2/13** :

Recommendation 1: that place (location) of the City's public libraries becomes the major consideration in future development.

Recommendation 2: that the Council adopt a preference for co-locating its public libraries with other facilities and services, and by preference in or immediately adjacent to shopping centres.

Recommendation 3: that Council continue to support the model of the Armadale Library being located in a shopping centre, responding to opportunities to gain additional space with appropriate negotiated lease opportunities.

Recommendation 4: that Council enter into preliminary negotiation with local shopping centre owners with a view to re-locating the Kelmscott Library to a purpose designed public library located within a shopping centre, with the building to be completed by October 2014.

Recommendation 5: that Council agree to retaining the Seville Grove Library in its current location in the immediate future, responding to future population growth and expansion needs of the community hub in which the library is situated prior to determining long term options for the Library.

Recommendation 6: that Council agree to the principle of a future lease for a library in the vicinity of the Harrisdale District Centre (in the expectation that the library would be relocated from Seville Grove) to serve the residents of Piara Waters and Harrisdale localities, to be operative by 2021.

Recommendation 7: that Council agree that further investigations be undertaken to evaluate the merits of leasing land within a shopping centre or the provision of a library within the community facility site in the Wungong Urban District Centre, to serve the residents of the localities of Hilbert and Haynes.

Three years on it is timely to review the recommendations expanding on the options and budgetary implications. It is not intended to complete a literature review or undertake surveys of library users with this review as the ongoing use of the City's libraries is a testament to their value to the community. However, it is useful to recap briefly on the library development to date and make some comment on the impact of digital resources on public library usage, as this is considered to be the greatest threat or agent for change in public library usage and development in the medium to long term.

The City's library service is well regarded within Western Australia. It is considered a progressive service that has evolved and changed as public libraries have evolved and changed in response to community demand and the impact of the digital world. In particular, the decision made by the City in locating its Armadale Library within a shopping center mall has generated a deal of interest from other local governments and has become something of a benchmark for service delivery from a multi service destination, rather than the library being a separate independent destination.

To reach the current level of service a number of Library Strategy Plans have been carried out, mostly conducted in-house other than one Consultant prepared Plan that was undertaken in 2005, viz. "*Timeline 2016: Strategic Directions Plan for Library Services.*"

The in-house "*Library Strategic and Development Plan 2012*" that was released in December that year, built on the ethos of public libraries as articulated in the 2005 Strategy, but changed significantly the statistical and other prescriptive recommendations related to library buildings, their size and location; as well as the anticipated physical book stock numbers and physical visits to the library buildings.

The future of public libraries in the digital world – ongoing debate:

The question "Do Public Libraries have a future?" doesn't, at this stage, require much further debate beyond the content in the 2012 Strategy. Public libraries continue to be built and services, including the lending of hard copy books, continue to be used. The quotation from the "Public Libraries of New Zealand: A Strategic Framework 2012-2017" publication that was used in the 2012 Strategy is still pertinent today, viz.:

Although some have questioned whether the public library is still necessary in a world of digital content, use of public libraries is not declining in New Zealand or other countries, such as the USA. Library buildings are transforming to be not only where residents come to get ideas and information but also an experiential place where they can connect with others to create and share knowledge, and learn about ideas in a social context...."

The eBook revolution has plateaued according to much of the research data with predictions that hard copy publishing and book lending will continue into the foreseeable future.

The Australian Library and Information Association, at the beginning of 2015 published its updated predictions on eBook usage from 50:50 by 2020, to 80:20 by 2020 with the following explanation:

In November 2013, ebooks were, metaphorically speaking, flying out of the door and we made a bold statement that 'library print and ebook collections will establish a 50:50 equilibrium by 2020 and that this balance will be maintained through to 2040, when the last print-only generation hits 50'. In less than two years, the initial ebook sales boom has settled and the book industry is predicting the ebook phenomenon will plateau at around 20-30% of books sales, with print books remaining the dominant format.

From the Pew Research report *A Snapshot of Reading in America 2013*: 'Few readers have abandoned print for e-books. Though e-books are rising in popularity, print remains the foundation of Americans' reading habits: Among adults who read at least one book in the past year, just 5% said they read an e-book in the last year without also reading a print book.'
¹ www.pewinternet.org/2014/01/16/a-snapshot-of-reading-in-america-in-2013

There is of course still conjecture on the long term life of the printed book and the jury is still out as evidenced by an article by Alexandra Alter published in the New York Times of 22 September 2015 that stated:

Now, there are signs that some e-book adopters are returning to print, or becoming hybrid readers, who juggle devices and paper. E-book sales fell by 10 percent in the first five months of this year, according to the Association of American Publishers, which collects data from nearly 1,200 publishers. Digital books accounted last year for around 20 percent of the market, roughly the same as they did a few years ago.

E-books' declining popularity may signal that publishing, while not immune to technological upheaval, will weather the tidal wave of digital technology better than other forms of media, like music and television.

Some publishing executives say the world is changing too quickly to declare that the digital tide is waning.

"Maybe it's just a pause here," said Carolyn Reidy, the president and chief executive of Simon & Schuster. "Will the next generation want to read books on their smartphones, and will we see another burst come?"

However, as recently as May 2016, figures released by The Publishers Association in the UK revealed that sales of print books are rising, while digital sales are down for the first time since the invention of the e-reader. The Chief Executive of The Publishers Association is quoted as saying *"It should be seen as indicative of an industry that is confident in its future bridging multiple formats and audiences"*. (The Telegraph 12 May 2106)

The following table shows the total loans from the City's libraries, hard copy and e-Resources in the last two financial years, noting that two additional e-Resource data bases were added to the State Wide library system in 2014/15 including the Zinio full text periodical data base that increased the e-Resource offering and usage:

Year	Hard copy loans	e-Resource loans	Total loans
2013/14	381548	7715	389263
2014/15	379612	12296	391908

It would be premature to suggest that the City should change in any major way the adopted recommendations of its Library Strategic and Development Plan 2012 based on current usage trends.

And while the eBook debate is an important one and will impact on how public libraries develop in the future, it is also important to note that public libraries are not all about book lending. They are community hubs used by a large percentage of the population for many reasons as well as access to the digital world. In the 2014/15 year visits to the City's three libraries totaled 362,343, an average of close to 1,000 people per day.

In 2013/14 and 2015/16 the City's three libraries had high levels of use of both the public access PCs as well as WiFi as illustrated in the following table:

Year	PC Bookings	WiFi connections
2013/14	51046	30706
2014/15	55389	36586

Additionally, attendances at the regular events and activities of story time, Baby Rhyme Time, school holiday programs, English conversation classes, reading & writing groups, computer training sessions, 3D printing workshops, games mornings etc.; the outreach programs that the library conducts; and the many special author talks and other events continue to be well patronised. Some 13,500 people participated in library initiated events in both 2013/14 and 2014/15. It is not uncommon to receive positive customer feedback similar to the following email received following one of the Library's events:

"I would just like to say that I have been very impressed with the local library's range of programs as well as the atmosphere of inclusiveness they have created"

These aspects of the public library service play a vital role in creating community and assisting in the improvement of literacy levels of the community, both traditional and digital.

The City's Digital Strategy, once defined, will be one of the guiding documents in ensuring that the public library service enhances the opportunity of community members to engage digitally in all ways with the library service and the City.

The options for technology are endless as is evidenced from this quotation taken from a report from Tineke Barry, Geelong Regional Libraries that appeared in the January/February 2016 copy of *INCITE, the Australian Library & Information Association's magazine for library and information professionals* on the new Geelong Library & Heritage Centre:

Technology-rich, the building is well resourced with large-screen technology throughout, from a 9-screen video wall on the ground floor to a 95-inch large screen TV in the youth area. The events space boasts high-end audiovisual technology and large-scale, dual-projector screens, more commonly seen in a conference facility than a public library. Information kiosks with touchscreens greet visitors on every level. Self-check-out stations are a given. What is not a given is the amazingly fast internet service. In a coup for a public library, ISP AARNET (Australian Academic and Research Network) is delivering download speeds of 800 megabits per second and upload speeds of 500 megabits. Download speeds on wireless networks, both for staff and customers, is around 200 megabits. Technology makerspaces, which can

pop up anywhere across the five library and heritage levels, include cruiser tables, Oculus Rift virtual reality and 3D printing. Programs and activities are ever evolving including LEGO MINDSTORMS EV3 robotics, basic programming, digital stories, OSMO, Makey Makeys, Little Bits electronics and Squishy Circuits.

State-wide public library developments:

While reviewing the City's strategic direction for its library service, it is worth noting that The Western Australian Local Government Association (WALGA) has been undertaking some major research into the future of public libraries. This was facilitated by consultants AEC Group that culminated in a WALGA appointed Future of Public Libraries Advisory Group. Its main task was to produce a *Vision 2025 and Framework for Strategic Action* paper that will drive the future development of the public library service in Western Australia.

The Group identified four Strategic Pillars for Change that will be the drivers for ensuring that public libraries remain a viable and sustainable part of the Local Government's business and service delivery to the community. A high level Taskforce is being established to progress the identified four Strategic Pillars of Change viz. Integrated Planning; Good Governance; Best Value Service Delivery and Strategic Positioning. The ongoing development of the City's public library service will optimistically be enhanced and strengthened following the implementation of the changes envisaged.

Additionally, options are being progressed by Public Libraries WA to establish more of a regionalized approach to services based on the WALGA Zones, that will see greater economies of scale associated with shared library management systems, library resource sharing, and other initiatives. While this is some way off it should result in enhanced user experiences and ensure that all efficiencies that could be achieved by a regionalized approach are considered, evaluated, and implemented if appropriate.

Library catchment population - guidelines:

In the December 2012 Library Strategic and Development Plan it was stated:

“How many public libraries any local government authority should have is very much a question of for each authority and this will be influenced by the total area and population spread of the authority, and the size of each library.

There is no formula that equates branch numbers to population. Natural boundaries or “man-made barriers” such as major highways or railway lines can deter the community considered to be within its catchment area from using a public library and do influence the location of libraries. Determining catchment areas and predicting which library residents will use is not easy.”

The following table was included in the 2012 Strategy and has been updated for this report:

Local Government Authority	Population	No of libraries	Per head per library
Wanneroo	195,477	4	48,869
Mandurah	86,980	2	43,490
Joondalup	171,402	4	42,850
Stirling	234,801	6	39,133
Cockburn	110,728	3	36,909
Rockingham	130,660	4	32,650
Gosnells	128,990	4	32,247
Armadale	80,891	3	26,963
Canning	100,844	4	25,211
Bayswater	72,835	3	24,278
South Perth	47,704	2	23,852
Swan	132,893	6	22,140
Melville	109,426	5	21,855
Kalamunda	62,186	4	15,154

(Population figures quoted are those used by the State Library of WA in determining its financial allocations to local governments for stock purchase in 2015/16 as per the adopted Public Library Funding Model).

The 'per head per library' figure is as diverse as local governments themselves and their total populations. As stated, library sizes in local governments can vary from very small community libraries to very large libraries with a full range of services, and which library a member of the public will choose to use will vary at different stages of life and depending on need and library location.

Of the 54 branch libraries operated by the 14 local government authorities listed in the above table, the Armadale Library has the third highest number of customer visits of 242,410 in the 2014/15 year, with only Clarkson and Fremantle being marginally busier with 249,142 and 250,881 customer visits respectively. Both of these are located adjacent to shopping precincts. The larger Joondalup and Wanneroo libraries, that are not located in close proximity to shopping centres, attracted a lower customer visit number.

There are no adopted standards or guidelines for public libraries that are definitive in regard to the matter of catchment populations. The Sunshine Coast Libraries in Queensland for example, uses as a measure of library locations that 'residents living in a defined urban area should be within a 15 minute drive to a library facility'. The document *"Beyond a Quality Service: Strengthening the Social Fabric Standards and Guidelines for Australian Public Libraries"* makes no recommendations in this regard.

Projecting population growth and the number of libraries as recommended with the 2012 Plan, and depending on the date for a library in Haynes would result in:

Year	Projected Population (forecast.id)	Number of libraries	Per head per library
2021	106,357	3	35,452
2026	120,616	3	40,205
2026	120,616	4*	30,154
2036	144,826	4	36,206

*Presuming that a library in Haynes is operative by this date.

Note also that the size requirement for the Armadale Library is dependent upon the size and services provided by a library service in Haynes.

Ultimate number of libraries - stock provision implications:

The number of libraries in the local government authority impacts on the division of the State Government expenditure for stock purchase. This is allocated to local governments on a per capita basis and the local government determines how this will be allocated among its libraries. The more libraries a local government has, the fewer new items can be allocated to each library. This can be detrimental to a library's collection development policies, as well as user response to the library as there are less new books, which remains a strong measure of a public libraries success. Duplication of stock tends to increase with the number of libraries as there are basic titles that users expect to see in "their" library.

The State Library doesn't provide an additional hard copy collection when a totally new library is built by a local government. The local government is responsible for stocking the library from within the collections of its existing libraries, as the State's dollar per capita allocation is adjusted annually with population change. This does not necessarily mean however, that the local government gets additional dollars from the State Government as its population increases. The dollar figure is dependent on the State's total allocation to the Western Australian public library service. For example, the City of Armadale received the same financial allocation in the 2015/16 financial year as the previous one, i.e. \$191,000 in spite of its population increase. The City's libraries current stock numbers are:

	State Library Stock	Locally Owned Stock	Totals
Armadale	27620	11821	39441
Kelmscott	15766	6125	21891
Seville Grove	19056	7870	26926
System Total	62442	25816	88258

When any totally new library service is built, local governments tend to provide a one off allocation for stock for that library. Based on current average price of \$23.00 (as determined by the State Library of WA for physical library stock), an allocation of \$50,000 would purchase 2,173 items and \$100,000 would purchase 4,374 items. Obviously the collections of the existing libraries would have to reduce in size to accommodate a totally new library service regardless of its size.

Analysis of Current Library Strategic Plan recommendations:

Recommendations 1 and 2 - do not require change.

Recommendation 3 – is that the Armadale library remains in the shopping centre responding to opportunities to gain additional space with appropriate negotiated lease opportunities.

The current WestZone lease for the 1100 sq.m Armadale Library in the Armadale Central Shopping Centre is due to expire effective 28 September 2019. There is a further 5 year renewal option to 2024. The annual lease increase to the end of the renewal option period is CPI + 1%.

Should there be a decision to not renew the last 5 year renewal option at the end of 2019, a major budgetary allocation would be required to create a library at some other location in the city centre. This would occur at the same time it is suggested that the City should be committing funds for a library at Harrisdale.

It is noted that the current Administration Centre has been raised as an option for the Armadale Library. This location is at odds with the adopted recommendation on library locations, and as a separate destination it is predicted that there would be a negative public reaction to such a move. The return on the City's investment in its public library service would in all probability decrease with reduced use of the library. A major cost would be associated with relocating the public library to the Administration Centre, or elsewhere in the city centre.

Council determined at the Community Services Committee on July 5 2016 (C26/7/16) that the following recommendation would be endorsed:

Given the success of the Armadale Library location in the shopping centre that

- a) Council continue to support (for the duration of the current lease term), the model of the Armadale Library being located in a shopping centre,*
- b) that at the expiry of the current lease term option in September 2019 and subject to lease renewal terms being negotiated to Council's satisfaction, that the final renewal option to 28 September 2024 be exercised, and*
- c) options for the Armadale Library (ie. to build or lease) beyond 2024 be explored commencing September 2022.*

Recommendation 4 - is now complete with extremely positive public response to the relocated Kelmscott Library.

Recommendations 5, 6 and 7 - now require further investigation and resolution taking into consideration:

- the population increases in the City;
- Council's other developing community infrastructure plans;
- other commercial developments taking place in the City;
- the opportunities to plan library development in conjunction with other facilities;
- the impact of digital developments and the City's Digital Strategy; and
- the need to budget accordingly for new or relocated library services.

Recommendation 5 - Seville Grove Library and associated Bob Blackburn Master Plan and Community Hub

Recommendation 5 determined that Council agree to retaining the Seville Grove Library in its current location in the immediate future, responding to future population growth and expansion needs of the community hub in which the library is situated prior to determining long term options for the Library. (There was a stated intent in Recommendation 6 that the library would be relocated from Seville Grove to Harrisdale).

Maintaining the current level of library service at Seville Grove, together with a new library service in Harrisdale would be hard to defend from a financial perspective. The Seville Grove library's close proximity to Armadale Library and analysis of usage patterns by local residents evidenced in the 2012 Strategy Plan, can be used to justify the relocation of the library. However it is acknowledged that the option to relocate the Seville Grove Library to Harrisdale has elicited negative response at some levels, relevant to the socio-economic status of the community served.

One option to reduce the impact of the removal of a public library from the Seville Grove area, is to retain a shop front library or digital hub that could remain in situ until deemed no longer required as the socio economic environment changes.

A 'shop front' library or digital hub could provide:

- A basic service with a limited collection of mostly popular items.
- A number of public access PCs and other digital resources.
- A collection and return point for customers for print resources from other libraries.
- No major events other than story time (though the space could be used for community driven activities such as book clubs, or after hour's events, with well-designed moveable spaces).
- No workroom space (Armadale Library would provide the back room services).

A Seville Grove Shop-front library or digital hub could:

- Occupy the front 120 sq. m. of the current Seville Grove Library (the space occupied by the current meeting room and IT areas) and support the activities of the community groups who utilize the remaining 500 sq. m. of the building; or
- Be incorporated as a digital hub with the services of an expanded Champion Centre.

It could remain operative as long as community response and usage patterns determine. It is useful to consider the following facts in relation to Seville Grove population library usage:

- Just over 50% of Seville Grove residents who are public library members, originally enrolled at Seville Grove (i.e. 1262 people).
- Average monthly visits to the Seville Grove Library in the period July to December 2015 were 4,700.
- Total issues in the period July to December 2015 were 8,200.
- Of the current Seville Grove residents who are public library members 1,205 originally joined the Armadale Library and 167 joined the Kelmscott Library.

Whether or not those members who currently use Seville Grove would retain their library membership should Seville Grove library relocate to Harrisdale is an unknown, and it is acknowledged that relocating Seville Grove would have a detrimental impact on some residents. However, the recent temporary closure of the Kelmscott Library saw an almost 60% increase in usage of the Armadale and Seville Grove Libraries so it is probable that many of the library users would choose to use the services of either Armadale or Kelmscott.

A shop front library or digital hub would complement and strengthen partnership with other services that could operate from the Bob Blackburn Community Hub that is under consideration as part of the Bob Blackburn Master Plan. It is premature to anticipate what services might occupy the 500sq.m of space vacated by the library. Discussions with the City's Community Development and Community Planning Department officers support the notion of strategically based services that work in partnership with the City's services taking residence in the Community Hub.

Council determined at the Community Services Committee Meeting on 5 July 2016 (C26/7/16) that the following recommendation would be endorsed:

- a. *options for the Seville Grove Library remaining as is, or being included with other developments associated with the Bob Blackburn Community Hub viz. the Champion Centre and/or the Aquatic Centre, be considered and be the subject of a further report to Council.*

Recommendation 6 – Harrisdale Library

Recommendation 6 determined that Council agree to the principle of a future lease for a library in the vicinity of the Harrisdale District Centre (in the expectation that the library would be relocated from Seville Grove) to serve the residents of Piara Waters and Harrisdale localities, to be operative by 2021.

The population density increases projected within the City from the id. Population summary supports the proposal to establish a library in the Harrisdale locality. Its catchment area would include the populations of Harrisdale, Piara Waters and possibly some parts of Forrestdale. The current population is approximately 20,000 and forecast to grow to almost 27,000 by 2021 with ongoing increases to the year 2036 of 45,000.

Population summary export

City of Armadale	Forecast year						Change between 2011 and 2036	
Area	2011	2016	2021	2026	2031	2036	Total change	Avg. annual % change
City of Armadale	65,395	87,437	106,357	120,616	133,527	144,826	+79,432	+3.23
Armadale North	5,821	6,767	7,232	7,547	7,915	8,325	+2,504	+1.44
Armadale South	7,615	8,654	9,494	10,187	10,825	11,438	+3,823	+1.64
Bedforddale - Ashendon - Illawarra	2,360	2,875	3,032	3,057	3,090	3,136	+776	+1.14
Brookdale - Wungong	2,930	3,892	3,834	3,753	4,558	5,679	+2,748	+2.68
Camillo	4,701	4,884	6,031	6,142	6,162	6,198	+1,497	+1.11
Champion Lakes	713	1,236	2,217	3,961	4,546	4,493	+3,780	+7.64
Forrestdale	1,110	1,138	1,370	2,487	4,605	5,701	+4,591	+6.76
Harrisdale	3,946	9,122	10,283	11,363	12,810	14,242	+10,296	+5.27
Haynes	169	1,102	2,406	3,179	5,067	7,239	+7,070	+16.22
Hilbert	546	2,799	7,427	11,511	13,682	16,545	+15,999	+14.62
Keimscott East	5,468	5,847	6,418	6,617	6,950	7,431	+1,963	+1.23
Keimscott West	5,252	5,832	6,160	6,560	6,958	7,349	+2,097	+1.35
Mount Nasura - Mount Richon	5,229	5,439	5,452	5,572	5,698	5,843	+614	+0.44
Piara Waters	2,693	9,440	15,236	18,195	20,063	20,562	+17,869	+8.47
Roleystone - Karragullen - Lesley	7,197	7,388	7,669	7,853	7,969	8,048	+851	+0.45
Seville Grove	9,644	11,022	12,097	12,632	12,630	12,596	+2,952	+1.07

Population and household forecasts, 2011 to 2036, prepared by [I.D.](#), the population experts, August 2015.

It is of use to analyse which libraries the residents of Harrisdale and Piara Waters currently choose to use and it is evident that the proximity of the City of Gosnells libraries, in particular the Amherst Village Library, is the favoured location. The below table gives the total membership numbers in the month of January 2013 and 2016 from the two localities at both Armadale and Gosnells with the figure in brackets of the branch where the majority of residents joined the service.

Date	2013	2013	2016	2016
	Armadale (Arm branch)	Gosnells (Amherst)	Armadale (Arm branch)	Gosnells (Amherst)
Harrisdale	106 (90)	892 (732)	314 (260)	1352 (1192)
Piara Waters	90 (79)	424 (364)	330 (289)	820 (731)
Totals	196 (169)	1316 (1096)	644 (549)	2172 (1923)

In essence, of the 2,816 Harrisdale and Piara Waters residents who were library members as at January 2016, only 644 enrolled with the City of Armadale library service. 2172 enrolled with the City of Gosnells and of those 1923 joined the service at the Amherst Village Library.

A joint library service with the City of Gosnells could be considered, should Gosnells plan extensions to the Amherst Village library. Advice received from the Gosnells Manager Library Service is that to date there are no specific plans in place to expand Amherst, though possible changes to other Southern River facilities could influence decision making regarding the library. The operational challenges of a joint service would be best managed with one

local government operating the library under its policies and processes, and the other LGA paying an agreed dollar amount towards the service. Such arrangements can be fraught with difficulties and don't always meet the needs of the Authority that is not operating the library service. The question of residents identifying with the local government area in which they live and pay rates, is one that would require consideration and resolution should this model be pursued. This is not a preferred option at this point in time.

A small number of emails have been received recently via the City's web contact service in relation to library services, all requesting a library service closer to the Harrisdale/Piara Waters localities, noting that the areas are fast developing with two new schools, and the distance factor to libraries in Armadale and Southern River.

The most recent advice from Stockland received December 2015 is that the Harrisdale Shopping Centre Stage 2 is destined to be operative within a three to five year time frame. Should Council wish to enact Recommendation 2 of its adopted library strategy then Stage 2 of the Harrisdale Shopping Centre would be a preferred location for a library to service the communities of Piara Waters and Harrisdale. This would require a budgetary allocation for a 'new' library relocated from Seville Grove to be included in the Long Term Financial Plan that would allow for the library to operative sometime between 2020 and 2024, depending on the shopping centre development.

A library of 1,000sq.m is recommended for a Harrisdale Library to meet the needs of the forecast population. The 1,100sq.m Armadale Library incorporates a large reading lounge with attached community meeting room, a quiet study area, an IT Training room, a youth zone and specific children's area. The Local Studies Library is also incorporated within the Armadale Library but would not be duplicated elsewhere. A library at Harrisdale would need to meet the needs of its community, acknowledging the distance factor from the Armadale city centre.

Consideration has been given to creating a Customer Service Centre located with the library staffed by the Customer Services team. Given the digital interaction that is being enhanced for lodging of applications, payment for services etc., it has been determined that this would not be a long term requirement, rather creating bookable WiFi-enabled space for officers from the City to meet with community members requiring face to face meetings, would be a better solution.

Creating 'study hubs' that are enclosed quiet spaces for one to four people at one time would greatly enhance the offer of the library as a place for students or business people using the library space. Libraries that provide such spaces, that can incur an income from business users, report that they are an extremely popular service. A meeting room or rooms of differing sizes (e.g. 60sq.m and 30sq.m) would enhance library programs and provide adequate bookable space for community groups and offer opportunities to partner with other services.

The growing IT and digital offerings of a public library require space and while as yet undefined, without question there will be more and different IT needs in a public library in five years' time.

One aspect that a library in Harrisdale should incorporate is some connection with the museum and local studies library so that the new localities are aware of their history and relationship with the district's history. Permanent heritage exhibition space suitable for housing the Museum's temporary exhibitions following their display period in the Museum would ensure this. It would provide opportunities for local schools to engage with the Museum Education Officer. This is currently prohibitive given the distance factor from the city centre.

Options for other partnerships would depend on the location of the library in a shopping centre and what other services exist within the shopping centre. While shopping centres are expensive retail space, they reap an excellent return on investment for a library both in usage and positive response.

Council determined at the Community Services Committee Meeting on 5 July 2016 (C26/7/16) that the following recommendation would be endorsed:

- a) Council agree to the principle of a future library service (to be operative between 2020 and 2024) in the vicinity of the Harrisdale District Centre to serve the residents of Piara Waters, Harrisdale and Forrestdale localities*
- b) to be operative sometime between 2020 – 2024, depending on shopping centre development, and*
- c) that alternative sites be explored if a shopping centre location cannot be achieved.*

Recommendation 7 – Haynes options for a library location

Recommendation 7 left open the option of either leasing land within a shopping centre, or the provision of a library within the community facility site in the Wungong Urban District Centre, to serve the residents of the localities of Hilbert and Haynes.

The 2012 Strategy stated:

The predicted population of these areas in 2026 will be almost 22,000, and by 2031 some 32,500. Presuming that by 2026, there are libraries located in Armadale, Kelmscott and Harrisdale, it would be reasonable to expect that the residents of these localities would mostly use the Armadale Library. By that time, its catchment population would have far exceeded capacity particularly if it remains in its current location. The time frame for a library in Hilbert/Haynes will be dependent upon on other library developments and the accuracy of the population projections.

The proposed Stockland development of the Wungong Urban Town Activity Centre located in Hilbert off Forest Road has an allocated 5,000 sq m of land for the City of Armadale. This would be an appropriate location for a library to service the populations of Hilbert and Haynes.

More recent predictions for the Haynes area are an ultimate population as high as 45,000. Determining exactly where a public library should be located in the Wungong Urban District Centre, either in the 'community use' space or in within a shopping centre requires further investigation. The community use space would provide greater opportunities for partnerships with other community service providers but may compromise on the broader range of clients that a public library attracts from within a shopping centre location, depending on the proximity of the retail facility to the community facility. These factors will need to be considered when considering options available before making final decisions on the preferred location of a library in Haynes.

A commitment would need to be made in the Long Term Financial Plan for a new Haynes Library for the 2026/27 financial year if this is to be achieved.

Council determined at the Community Services Committee Meeting on 5 July 2016 (C26/7/16) that the following recommendation would be endorsed:

- a) research be undertaken together with Community Planning and Community Development into the preferred location of a library for the Wungong Urban Town Activity Centre, and that
- b) consideration be given to the impact of its being incorporated with the community facility adjacent to the All Abilities Playground, or the commercial centre depending on the options provided for both.

Conclusion:

The City's public libraries are a valued service. An average of 1,000 people per day visit one of the three libraries to simply use the space, to read, to study, to attend an event, to use a computer, or to borrow books and/or other items. Locally, nationally, and internationally, public library buildings continue to be built and libraries continue to be used and visited. They are invaluable public community spaces.

Internationally, for example, new research is being undertaken in the UK on a 'Libraries Deliver' document. The UK Libraries Taskforce will shape a united approach to service delivery using its *Public Libraries Deliver* statement that identifies these key areas of the public library service:

- reading and literacy
- digital literacy
- health and wellbeing
- economic growth
- culture and creativity
- communities
- learning

Locally, WALGA's *Vision 2025 and Framework for Strategic Action* document recognizes the key role that public library services in Western Australia play in developing stronger communities. It has identified the key areas of public library provision as:

- Building capacity and fostering community engagement
- Promoting learning and literacy
- Preserving, sharing and celebrating rich heritage
- Inspiring new ideas and creativity

All of these statements resonate with the goals of the City's public library service and reflect the Outcomes, Strategies and Actions of the City's Corporate Business Plan. The City's Library Service is one part of the wide network of services that deliver benefits to the community locally. Responding to community requests for library services is the role of Local Government within the context of its strategic and financial capacity. Not providing library services that meet the needs of growing communities would have a measurable negative impact on those communities.

The 2012 Strategy concluded with the following and the Updated Strategy can appropriately conclude in the same way, viz.:

The UNESCO Manifesto for the public library states:

"The public library, the local gateway to knowledge, provides a basic condition for lifelong learning, independent decision-making and cultural development of the individual and social groups.

This Manifesto proclaims UNESCO's belief in the public library as a living force for education, culture and information, and as an essential agent for the fostering of peace and spiritual welfare through the minds of men and women.

UNESCO therefore encourages national and local governments to support and actively engage in the development of public libraries."

The City of Armadale has demonstrated its commitment to the support of public libraries as described in this Manifesto. Implementing the recommendations of this Strategy will give Council the opportunity to relocate libraries as population changes and other infrastructure is advanced. It allows Council to be flexible and to respond to opportunity and change to ensure a sustainable library service that gives a positive return on investment and a positive measurable social and economic benefit.