

CITY OF ARMADALE

MINUTES

OF COMMUNITY SERVICES COMMITTEE eMEETING TO BE HELD ON WEDNESDAY, 3 JUNE 2020 AT 7.00PM VIA MICROSOFT TEAMS PLATFORM.

PRESENT: Cr K Busby (Chair)
Cr M S Northcott (Deputy for Cr C A Campbell JP)
Cr H Jones
Cr G Nixon
Cr S Peter JP
Cr D M Shaw
Cr M Silver

APOLOGIES: Cr C A Campbell JP

OBSERVERS: Cr R Butterfield (Mayor)
Cr E J Flynn

IN ATTENDANCE: Mrs Y Loveland Executive Director Community Services
Mr N Kegie Executive Manager Community Services
Ms L Jarosz Executive Assistant Community Services
Mr K Ketterer Executive Director Technical Services
7.00 – 7.24pm
Ms R Milnes Manager Community Development
Ms C Whittington Community Facilities Planning Coordinator
Mr T Clarke Community Facilities Planning Coordinator

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](http://www.armadale.wa.gov.au/your_council/councillors).”

DECLARATION OF MEMBERS' INTERESTS

Nil

QUESTION TIME

Nil

**SUSPENSION OF RELEVANT MEETING PROCEDURES (STANDING ORDERS)
LOCAL LAW**

The following clauses in the City of Armadale's Meeting Procedures (Standing Orders) Local Law cannot be complied with when conducting an eMeeting and are required to be suspended for the conduct of this eMeeting.

RECOMMEND

That Council suspend the operation of the following clauses:

- (i) **Clause 8.2 – Members to Occupy Own Seats**
- (ii) **Clause 9.1 – Members to Rise, in respect to the showing of hands and the requirement to stand.**
- (iii) **Clause 13.2 – Question – Method of Putting, in respect to the showing of hands.**
- (iv) **Clause 15.8(1) – Precedence of Person Presiding, in respect to the requirement for the person presiding to rise.**
- (v) **Clause 8.6 (3) – Prevention of Disturbance (use of mobile telephones)**

of the City of Armadale Standing Orders Local Law for the duration of this electronic meeting and that these matters be determined at the discretion of the Presiding Member.

**Moved Cr S Peter
MOTION CARRIED**

(7/0)

DEPUTATION

Nil

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Community Services Committee Meeting held on 5 May 2020 be confirmed.

**Moved Cr D M Shaw
MOTION CARRIED**

(7/0)

ITEMS REFERRED FROM INFORMATION BULLETIN

Report on Outstanding Matters – Community Services Committee

None of the items from the information bulletin required clarification or a report for a decision of Council.

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3 JUNE 2020

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1.1 - PROPOSED MURAL ON THE REAR WALL OF THE SEVILLE GROVE LIBRARY

WARD : ALL
FILE No. : M/265/20
DATE : 11 May 2020
REF : RM/KJ
RESPONSIBLE MANAGER : Executive Director
Community Services

In Brief:

- This report presents a concept design for a mural to be installed on the external rear wall of the Seville Grove Library as an element of the redevelopment of the Champion Centre and the Library. The report outlines the rationale for an early review of the Public Art Policy based on separate considerations required for community art.

Recommend that Council:

- Endorse the mural concept design for the external rear wall of the Seville Grove Library
- Note an early review is to be undertaken of the Public Art Policy (COMD8)

Tabled Items

Nil

Decision Type

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

Officer Interest Declaration

Nil

Strategic Implications

Community

- 1.1 A strong sense of community spirit
 - 1.1.1 Provide opportunities to connect individuals to each other and the wider community
 - 1.1.3 Value and celebrate our diversity and heritage
 - 1.1.4 Foster local pride
- 1.2 Active community life that is safe and healthy
 - 1.2.1 Recognise, value and support for everyone
 - 1.2.3 Encourage initiatives to improve perceptions of safety
- 2.2 Attractive and functional public spaces
 - 2.2.2 Protect and enhance the character of the City's space and places

Legal Implications

Nil

Council Policy/Local Law Implications

COMD8 – Public Art

Budget/Financial Implications

The budget allocation of \$12,000 for the Mural on the rear external wall of the Seville Grove Library is an element of the redevelopment project of the Champion Centre and elements of the Library. This cost comprises \$9,000 (exc GST) for the artist fee, \$1,650 for the art consultant and \$1,350 for the materials and anti-graffiti coating.

Consultation

1. City of Armadale departments
2. Grovelands Primary School

BACKGROUND

The Champion Centre and Seville Grove Library

In accordance with the key recommendations from the 2017 Feasibility Study used to inform the redevelopment of Champion Centre and Seville Grove Library, the landscaping between the two facilities is multi-functional and visually appealing. The installation of the proposed mural on the rear external wall of the Seville Grove Library is another external element of the redevelopment project. The area immediately behind the Library and adjacent to the Champion Centre comprises turf and seating therefore the proposed mural is envisaged to provide an appealing vista from this space.

Installing this mural is also predicted to assist with preventing graffiti as this is currently a high risk area as depicted in the photo below. Community murals have been consistently identified as a good practice strategy to reduce the chances of graffiti in high risk areas¹ particularly when combined with the application of an anti-graffiti coating on completion of the artwork.

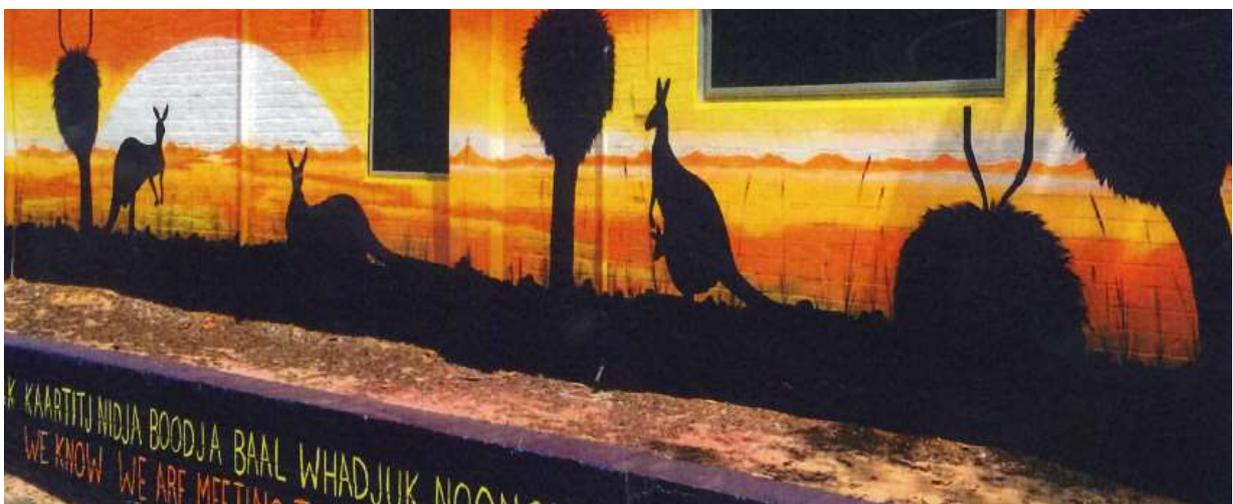


The Artist

Renowned Whadjuk Nyoongar artist Sharyn Egan has been identified as the professional artist to lead the creation of this mural. Local primary school students have participated in the development of the design and if approved, the students will also be transposing the design onto the wall.

Ms Egan bases her work on the Carrolup style of Aboriginal painting which depicts scenes of hunting, corroborees and other traditional cultural activities in the south-west. Developed in the 1940s, this style became a major influence in Aboriginal art and became well known in 2013 when the John Curtin Gallery brought over a hundred preserved artworks back to Western Australia from a private collection in America.

The Carrolup style is reflected in Sharyn's recent landscape mural on the Department of Fire and Emergency Services (DFES) building in the Jull Street Mall in 2019 (as pictured below). This mural was based on input from local Aboriginal Elders Vivienne and Mort Hansen and has been well received by the local community.



The current Public Art Policy

The Public Art Policy was last reviewed without amendment in April 2019 (C12/4/19) resulting in the following resolution:

That Council:

1. Pursuant to section 2.7(2)(b) of the Local Government Act 1995 reaffirm the continued application and operation of each of the following current Council Policies without amendment as attached to this report for a further three (3) years or such earlier date as Council may determine from time to time.

- *COMD 4 – Art Collection Policy*
- *COMD 6 – Assistance in relation to a natural or other disaster*
- *COMD 8 – Public Art*
- *COMD 9 – Community Garden*
- *LIB 3 – Public Internet Use*
- *RECN 5 – Provision of Goal Posts and Structures*

Upon consideration of the Public Art Policy and associated Management Practice in the context of this mural project and other upcoming community art initiatives, it has been identified that it is beneficial for the policy to be reviewed earlier than expected. Whilst murals are included as public artworks in the policy, the policy has a primary focus on large scale public artworks and does not allow for small-scale, low value and/or community driven artworks.

The current process for approval of artworks including murals comprises the presentation of the concept designs to the Public Art Assessment Panel which consists of:

- The Mayor or delegated elected member;
- CEO or relevant City of Armadale Officer designated by the CEO;
- The City's contracted Art Curator; and
- Manager Community Development (Ex-Officio).

This process could be simplified for the approval of community art projects given that community art projects are a part of community development and place activation work at the City.

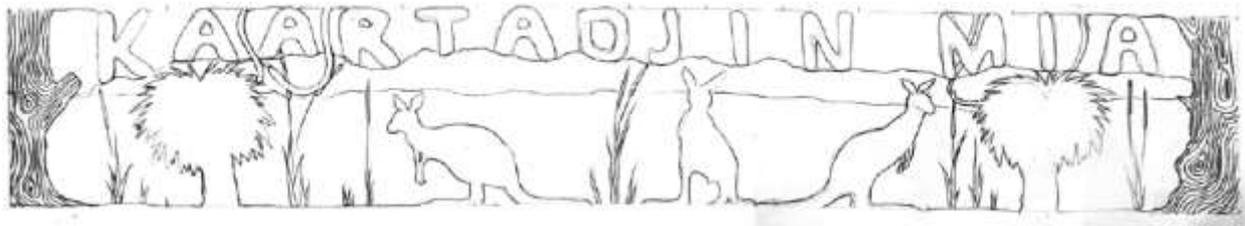
DETAILS OF PROPOSAL

Mural Concept

The concept for the Seville Grove Library/Champion Centre mural has been developed in the same style as the DFES mural in conjunction with local Aboriginal students at Grovelands Primary School.



The sketch below is the proposed concept design for the mural featuring silhouettes and sunset colours in the Carrolup style. As noted below by the artist, *kaartadjin mia* means knowledge house or place. The artist will include smaller discreetly placed silhouettes of other plants and animals within the image and Nyoongar names along the bottom.



This is a sketch-up of the intended mural. It will be silhouettes and sunset colours in the Carrolup style. Kaartadjin Mia means knowledge house or place. I will have some smaller discreetly placed silhouettes of other Indigenous plants and animals within the image and the Nyoongar names along the bottom. I think this suits this years' theme of the year of Indigenous language.

It is proposed that this design is installed on the rear external wall of the Seville Grove Library prior to the end of the 2019/20 financial year.

The Public Art Policy – proposed review

It is proposed that the Public Art Policy and associated Management Practice are revised at an earlier date than March 2022 to include a section on community driven, small-scale and low value artworks. This revision will comprise a definition of these artworks, their point of difference to commissioned public art works and a proposed approval process. It is envisaged this will enable these art categories to be approached as community programs when applicable. This community approach to art projects usually comprises a structured series of workshops for community members or school students. These workshops are facilitated by a professional artist and culminates in an art work to be displayed at an event or in another space within the City.

An example of a community art project was the *Urban Art Project* in 2016; a professional artist was contracted to work with local young people to design and install murals on four locations across the City as well as deliver a live demonstration in the Jull Street Mall. This project met the overall key objectives of community art being community engagement, participation, skill development, pride, ownership, place beautification and an excellent artistic outcome. These objectives differ from most of those of formally commissioned public art works in that a professional artist is contracted to design and install an iconic artwork with minimal community engagement and participation.

The objectives of the proposed mural on the rear wall of the Seville Grove Library as a community art project aligns with the structure and objectives of the Urban Art Project. The fact that the Library and Champion Centre are well established community spaces supports the approach of a community art project with participation by local children (the installation of which would be contingent on the COVID-19 restrictions applicable at the time).

COMMENT

The concept for the proposed mural for installation on the rear wall of the Seville Grove Library has been designed by a renowned Nyoongar artist, Sharyn Egan. Ms Egan has recently worked with local Aboriginal Elders on a mural in the city centre and for this mural facilitated sessions with students from Grovelands Primary School to develop the concept presented. If the concept is approved, Ms Egan will work with the students to install the mural.

Community art projects, including murals, facilitate the bringing of people together, contribute to a sense of community spirit and create attractive and functional public spaces. Officers are confident that the installation of the mural will meet these objectives as well as reduce any graffiti issues.

Currently the Public Art Policy does not incorporate specific processes on art categories other than public art. These categories include small-scale, low value and community driven artworks, with the objectives of these categories differing from large-scale public art hence the suggestion to consider a simplified approval process. The early revision of the Public Art Policy and Management Practice is conducive to clarifying the differences and allowing smaller scale projects to be progressed in a timely manner.

OPTIONS

Council has the following options:

1. Endorse the mural concept design for the external rear wall of the Seville Grove Library
2. Not endorse the mural concept design for the external rear wall of the Seville Grove Library
3. Request further information on the mural concept design for the external rear wall of the Seville Grove Library
4. Note an early review is to be undertaken of the Public Art Policy (COMD8)

Options 1 and 4 are recommended.

CONCLUSION

The mural proposed for the rear wall of the Seville Grove Library is envisaged to be well received by the local community due to the location of the mural, the artist engaged, the chosen theme and the involvement of local children.

The proposed mural is an example of a community art project with the key objectives focusing on community engagement, participation and skill development as well as the

delivery of a high quality artistic outcome. It is proposed that the Public Art Policy is reviewed to outline how community art projects may be defined, approached and approved.

ATTACHMENTS

There are no attachments for this report.

RECOMMEND

C13/6/20

That Council:

- 1. Endorse the mural concept design for the external rear wall of the Seville Grove Library**
- 2. Note an early review is to be undertaken of the Public Art Policy (COMD8)**

Moved Cr M S Northcott

MOTION CARRIED

(7/0)

ⁱ According to a study into graffiti and vandalism, researchers recommended the following measures to address graffiti:

Fast repair of vandalism and graffiti removal by:

- establishing realistic and practical time limits for quick removal and repair;
- formation of mobile graffiti removal squads;
- incorporating, as quickly as possible, vandalism and graffiti resistant materials.

Community measures involving:

- publicly differentiating vandalism and graffiti from violent crime;
- using community murals and other forms of art on stations and in trains;

Geason S & Wilson P 1990. *Preventing graffiti and vandalism*. Crime prevention series. Canberra: Australian Institute of Criminology. <https://www.aic.gov.au/publications/crimprev/graffiti>

1.2 - ARMADALE HILLS OPEN STUDIO ARTS TRAIL FEES AND CHARGES

WARD : ALL
FILE No. : M/281/20
DATE : 19 May 2020
REF : GS/RM
RESPONSIBLE : Executive Director
MANAGER : Community Services

In Brief:

- This report outlines the fees and charges associated with artist registrations and sponsorship arrangements for the Armadale Hills Open Studio Arts Trail.
- Recommend that Council:
 1. Pursuant to section 6.16(1) and 6.16(3) of the *Local Government Act 1995*, amend the 2020 fees and charges for Recreation and Culture by imposing a fee specific to the Armadale Hills Open Studio Arts Trail annual project as follows:
 - \$150 per artists (in individual or shared studios);
 - \$200 per collective (not for profit group); and
 - \$300 per local sponsorship arrangement
 2. Give local public notice of the intent to amend the fees and charges in accordance with section 6.19 of the *Local Government Act 1995* to take effect from 15 June 2020.

Tabled Items

Nil

Decision Type

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

Officer Interest Declaration

Nil

Strategic Implications

- 1.1 A strong sense of community spirit
- 1.1.1 Provide opportunities to connect individuals to each other and the wider community
- 1.1.2 Build interdependent and resilient community groups

- 1.1.3 Value and celebrate our diversity and heritage
- 1.1.4 Foster local pride
- 3.1 Economic Growth
 - 3.1.3 Develop, maintain and foster relationships with local and target industries
- 3.4 A desirable destination
 - 3.4.1 Promote the district and opportunities to the region

Legal Implications

Section 6.16(1), 6.17 (1) and 6.19 *Local Government Act 1995*.

6.16. Imposition of fees and charges

- (1) A local government may impose* and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed.

* *Absolute majority required.*

- (2) A fee or charge may be imposed for the following —
- (a) providing the use of, or allowing admission to, any property or facility wholly or partly owned, controlled, managed or maintained by the local government;
 - (b) supplying a service or carrying out work at the request of a person;
 - (c) subject to section 5.94, providing information from local government records
 - (d) receiving an application for approval, granting an approval, making an inspection and issuing a licence, permit, authorisation or certificate supplying goods such other service as may be prescribed.
- (3) Fees and charges are to be imposed when adopting the annual budget but may be —
- (a) imposed* during a financial year; and
 - (b) amended* from time to time during a financial year.

* *Absolute majority required.*

6.17. Setting level of fees and charges

- (1) In determining the amount of a fee or charge for a service or for goods a local government is required to take into consideration the following factors —
- (a) the cost to the local government of providing the service or goods; and
 - (b) the importance of the service or goods to the community; and
 - (c) the price at which the service or goods could be provided by an alternative provider.

6.19. Local government to give notice of fees and charges

If a local government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees or charges, give local public notice of —

- (a) its intention to do so; and
- (b) the date from which it is proposed the fees or charges will be imposed.

The above sections of the *Local Government Act 1995* apply to the recommendation of amending the 2020 fees and charges for the Armadale Hills Open Studio Arts Trail.

Council Policy/Local Law Implications

Procurement of Goods and Services – ADM 19

Budget/Financial Implications

The proposed fees for participating artists in the Armadale Hills Open Studio Arts Trail is \$150 per individual or shared artist studio, \$200 per collective not-for-profit group and \$300 per sponsorship for businesses. In the 2019/20 financial year, 12 studios (54 artists) registered totaling \$1800 and five sponsorships were secured at \$300 totaling \$1500.

Consultation

1. City of Armadale Departments
2. Armadale Hills Open Studio Arts Trail Working Group (comprising participating artists)
3. Other Open Studio Trails in the Greater Perth area: ARTROOMS Kalamunda Open Studios, Artwalk Freo, City of Melville Open Studios, Margaret River Region Open Studios, Mundaring Hills Open Studios, Peel Open Studios, Rockingham Open Studios

BACKGROUND

The Armadale Hills Open Studio Arts Trail (AHOSAT) commenced in 2015 and has become a key element of the City's *Spring into Armadale* tourism campaign held during September annually. The initiative comprises local artists working with the City to open their studios either individually or collectively to the community for viewing their creative processes and to sell the art works displayed. The artists and studios are diverse, showcasing a variety of mediums including painting, pastels, textiles, eco-fashion and couture, ceramics, stoneware, sculpture, glass, woodturning, art bears and soft sculpture.

Whilst the AHOSAT commenced as a City-led initiative, supported and advised by a Working Group of participating artists, the shared intention is that the Group takes ownership of the project. This will include covering the cost of the project elements (design, advertising, photography and printing) with the income generated from registrations and sponsorship arrangements.

Between 2015 and 2019, an average of 47 artists per year have participated in the AHOSAT at 18 studios, attracting an average of 4,968 visitors and achieving annual sales of \$54,000 (the sales of the artwork goes to the artists as individuals).

A brochure with a map of the studios is produced each year to help guide the public on their visit to the area. The location of the Perth Hills Armadale Visitor Centre and business partners sponsoring the project are included in the brochure. AHOSAT is an important revenue stream for the artists, who are able to sell their artworks and art products directly to the public.

In addition, AHOSAT raises the profile of the participating artists, the potential for future art sales and art workshop participants. In the case of participating collectives (including the Armadale Society of Artists), the exposure can lead to an increase in membership, and future visitation to their gallery space and exhibition.

DETAILS OF PROPOSAL

It is recommended that the proposed Artist/Collective Registration Fees and the Sponsorship arrangement fees are endorsed AHOSAT as outlined below:

Proposed fees and charges	
Artist Registration (Individual)	\$150 per artist
Artist Registration (Shared Studio)	\$150 per artist
Collective Registration (Not For Profit Group)	\$200
Sponsorship	\$300 per business

In the past, studio registration fees were \$150 (whether an individual artist, shared studio, or collective). After AHOSAT 2019, the Working Group voted to change the fee structure to the one outlined above as this was considered more equitable and could provide an increase in revenue for the project to move towards a sustainable model.

Basis for the charge

It is necessary for there to be a charge to participate in AHOSAT as the Trail's success relies on the commitment and active involvement of the artists. A fee engenders a higher level of engagement because the artists are motivated to make a return on their investment. In addition, the fee is conducive to retaining a certain level of quality and professionalism across the artists and artworks presented.

AHOSAT artist fees and charges are also a major revenue stream, which contributes to covering the expenses associated with this project. Currently officers are assisting the Working Group to consider the reduction of costs, increase income, set up templates and review potential structures to ensure the longevity of the Group and program. It is expected that the transition for AHOSAT to become independently organised by the Working Group will occur gradually over the next three years.

Comparison with other Open Studio Trails

Research into the fees and charges of other Open Studio Trails in Perth was conducted in 2019 and presented to the Working Group for their consideration. It was found that the majority of other Trails in Perth also impose artist fees as follows:

Trail name/location	Fees and charges
ARTROOMS Kalamunda Open Studios	\$0
City of Melville Open Studios	\$0
Margaret River Region Open Studios	\$645 per studio (includes \$120 compulsory Margaret River Region Open Studios membership fee)
Mundaring Hills Open Studios	\$200 per artist
Peel Open Studios	\$90 per studio
Rockingham Open Studios	\$80 per artist

Both the ARTROOMS Kalamunda Open Studios and City of Melville Open Studios are entirely funded by the relevant local government. Margaret River Region Open Studios is backed by an extensive tourism campaign for the region and attracts significant visitor numbers, which may explain the high cost for participation.

A guest speaker from Mundaring Open Studios was invited to speak to the AHOSAT Working Group in late 2019. Mundaring Open Studios was selected for this due to it being well-established (celebrating 10 years in 2019) and run independently by the artist group. This provides an encouraging model for AHOSAT in light of the intention to transition the Working Group to independently managing the project.

The sponsorship arrangement is considered necessary as it is another vital revenue stream for the project, and places value on the benefits businesses receive for being part of AHOSAT. The businesses (the majority of these are local) receive exposure from the promotional campaigns associated with AHOSAT and are well placed to leverage the increased visitation to the area that AHOSAT attracts.

COMMENT

Artists have indicated that AHOSAT is a core part of their economic activities and it provides a vital revenue stream to their arts businesses each year. AHOSAT is also a key element of the City's annual tourism initiative *Spring into Armadale*.

As the recommended fee structure for Artist/Collective Registration was initially suggested by the AHOSAT Working Group, its endorsement by Council will be well received. The proposed sponsorship fee is not considered cost prohibitive and it has stayed the same as previous years hence its endorsement is likely to result in continued engagement from businesses, many of them being local to Armadale.

OPTIONS

Council has the following options:

1. Adopt the proposed charges of \$150 for individual artists, \$150 per artist for shared studios, \$200 for collective studios (i.e. not-for-profit groups) and \$300 per sponsorship arrangement
2. Adopt a different fee structure for the separate artist registrations and sponsorship from businesses
3. Request further information on fee structure for the separate artist registrations and sponsorship from businesses

CONCLUSION

The proposed fee structure specifically applicable to the AHOSAT for both Artist/Collective Registrations and sponsorship from businesses was informed by consultation with the AHOSAT Working Group, other Open Studio Trails in Perth and City staff. It is not considered cost prohibitive.

AHOSAT provides opportunities for promotion and a source of revenue for different cohorts in the community including artists, community groups and local businesses. The initiative is also a key event as part of the City's tourism initiative *Spring into Armadale*, highlighting local artistic talent and is envisaged to continue achieving sound community and economic outcomes.

ATTACHMENTS

There are no attachments for this report.

RECOMMEND

C14/6/20

That Council:

1. Pursuant to section 6.16(1) and 6.16(3) of the *Local Government Act 1995*, amend the 2020 fees and charges for Recreation and Culture by imposing a fee specific to the Armadale Hills Open Studio Arts Trail annual project as follows:
 - \$150 per artists (in individual or shared studios);
 - \$200 per collective (not for profit group); and
 - \$300 per sponsorship arrangement
2. Give local public notice of the intent to amend the fees and charges in accordance with section 6.19 of the *Local Government Act 1995* to take effect from 15 June 2020.

***ABSOLUTE MAJORITY RESOLUTION REQUIRED**

Moved Cr H T Jones
MOTION CARRIED

(7/0)

2.1 - CREYK PARK PAVILION

WARD : RIVER
FILE No. : M/251/20
DATE : 5 May 2020
REF : CW
RESPONSIBLE MANAGER : Executive Manager
Community Services

In Brief:

- At its Ordinary Council meeting in February 2020 Council determined that a replacement facility for Creyk Park would be considered in the next review of Long Term Financial Plan (LTFP) (C5/2/20).
- Initial investigation into a new facility at Creyk Park suggested a replacement building would cost in the order of \$2-3million depending on size and functionality, with \$3million being included in the subsequent resolution. The project was included in the stimulus infrastructure prospectus as a potential project that could be brought forward.
- This report further defines the size and functionality allowing greater certainty for the Corporate Business Plan (CBP)/LTFP review, as well enabling to the project to be 'shovel ready' should stimulus funding eventuate.

Recommend that Council:

- Endorse the scope and functionality for a replacement facility for Creyk Park, with the year to be determined during the CBP/LTFP review.

Tabled Items

Nil

Decision Type

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

Officer Interest Declaration

Nil

Strategic Implications

This initiative aligns with the following elements of the City's Strategic Community Plan;

- 1.1.1 Provide opportunities to connect individuals to each other and the wider community.
- 1.2.2 Provide opportunities to improve health outcomes for everyone
- 1.3.1 Plan for services and facilities in existing and emerging communities

Legal Implications

Section 37 of the *Building Act 2011* contains requirements for the relevant builder named on a building permit to ensure compliance with applicable building standards.

Building standards in relation to construction are prescribed under Part 4 of the *Building Regulations 2012*. In general the applicable building standard for proposed building work is the Building Code of Australia (BCA) (being Volumes One and Two of the National Construction Code Series). There are modifications to applicable building standards in certain matters such as relocated buildings

Council Policy/Local Law Implications

Once the facility is constructed and operational, the following Council policies will apply;

- REC4 Hire of Halls and Buildings
- ADM2 Property Lease Rentals

Budget/Financial Implications

At the February 2020 Ordinary Meeting of Council, it was resolved (C5/2/20) that consideration of an allocation of \$3 million, comprising \$2.2 million in Municipal funds and \$800,000 in external funds, be referred to the next review of the Long Term Financial Plan towards a new facility at Creyk Park, with the year being determined at that time.

Following further feasibility work it has been identified that the project as scoped in this report will cost \$2,065,000. There is a reasonable expectation that \$500,000 can be sourced through an external grant. It is proposed that a budget for the project is set at \$2,065,000 comprising \$1,565,000 in municipal funds and a \$500,000 grant

Consultation

- 1. City departments.
- 2. Department of Local Government, Sport and Cultural Industries CSRFF grants team.
- 3. State Sporting Associations.

BACKGROUND

The Creyk Park Pavilion is a facility of a little over 700 square metres located on Creyk Park, Kelmscott. The pavilion was built in 1978 and comprises change rooms, toilets, store rooms, a kitchen with a servery, and a main hall that can accommodate 95 people. The building supports junior and senior Australian Football League (AFL) football, junior cricket and is home to the Kelmscott Scout Group.

In February 2020 Council considered a report (C5/2/20) that recommended replacing the Creyk Park Pavilion with a modern facility to assist in addressing the issue of ageing facilities in the City's older area as well as providing new contemporary spaces and amenities for community based groups and represented better value for money than an upgrade.

The report noted that initial investigation into a new facility at Creyk Park suggested that a facility of between 700sqm and 1,000sqm at a cost of between \$2million and \$3million would be appropriate. A building of around 700 square metres would essentially replace like for like, albeit with a modern and more functional facility. Increasing the scope, size and cost beyond a like for like replacement will increase the building's functionality and capacity to accommodate more usage.

At the time, the forecast demand for a building that is larger than the current facility had not been determined. However it was noted that by the time the City's key projects are reviewed for the 2021 Corporate Business Plan (CBP), a costed concept design, based on further research and consultation on forecast demand will have been developed. This report provides this information.

With the impacts of the COVID-19 pandemic, Council considered a suite of economic stimulus projects at a workshop on 14 April 2020. Creyk Park Pavilion replacement for \$3 million was listed as priority eight of twelve new community infrastructure projects with potential for stimulus package funding. This was subsequently endorsed in a report to the May meeting of Council (T21/5/20).

1. *Endorse the list of strategic and building refurbishment projects that have been included in the submission for potential Federal Government stimulus funding.*

This report further defines the demand, size and functionality and costing confirmation to allow greater certainty for the CBP/LTFP review, as well as enabling the project to be 'shovel ready' should stimulus funding eventuate. The scope and functionality will inform a design and construct tender process.

DETAILS OF PROPOSAL

Creyk Park has the space and demand to continue to function as a senior size venue for both AFL and cricket. It is proposed that the replacement facility be of suitable size and functionality to accommodate a winter and summer home senior sport for competition and training. Beyond the sport provision, it is also proposed to include adequate space for community activities to be run and create a multi-purpose facility.

A facility of 750m² is proposed based on the following functional spaces – AFL and Cricket Australia (CA) guidelines are included where applicable.

Project Elements	Proposed Size (m ²)	Functionality Requirement
Club Space	100 <i>AFL – 100</i> <i>CA - 100 – 150</i>	<ul style="list-style-type: none"> • Club space – suitable for seasonal rotating use by resident clubs. • Connection to the outside veranda space, i.e. wide, sliding doors to enhance feeling of space and bring outside in and enhance perception of space. • Links to the toilets and amenity areas. • Kiosk area accessible from this space.

Project Elements	Proposed Size (m ²)	Functionality Requirement
Kiosk (sports club use)	20 <i>AFL - 20 CA 15 – 25</i>	<ul style="list-style-type: none"> This component services both externally and the club space and should be designed for use by seasonal user groups with opening into the club space and an external serving window facing the playing field. The area is intended to cater for serving and heating of pre-packaged food, cold storage (fridge/freezer) space only.
Change rooms inc toilets/showers	4 x 40 <i>AFL – 2 each x45-55 CA 20 – 30 x 2 plus 20 – 25 x 2 toilets/showers</i>	<ul style="list-style-type: none"> The change rooms will be used by both males and females, juniors and seniors. As a result the change rooms must consider this co-use during the design phase.
First Aid / Medical Room	15 <i>AFL-15 CA 10</i>	
Umpires Change Rooms	2 x 13 <i>AFL – 20-25 total CA – 15 total</i>	<ul style="list-style-type: none"> Externally accessible, and able to be separately locked and operated. Able to be used by any gender.
Venue Management Room	15 <i>AFL15 CA 15 +3 scorer</i>	<ul style="list-style-type: none"> Office / Administration / Meeting Third umpire / match referee / venue management room
Massage/strapping rooms	2 x 10 <i>AFL 2 x 10</i>	
Community Activity Space	100 (Current 98)	<ul style="list-style-type: none"> Optimising outlook over playing fields. Connection to the outside veranda space, i.e. wide, sliding doors to enhance feeling of space and bring outside in and enhance perception of space. Links to the toilets and amenity areas. Kitchenette area accessible from this space.
Kitchenette (public booking use)	30	<ul style="list-style-type: none"> This component services both externally and the activity space and should be designed for use by building user groups with opening into the activity space and an external serving window facing the playing field. The area is intended to cater as a 'warming kitchen' for serving and heating of pre-packaged food, cold storage (fridge/freezer) space only. Ability to access without users also accessing the activity or club room spaces.
Activity room chair store	10	<ul style="list-style-type: none"> Located with easy access off the activity room for storage of City tables and chairs
Internal storage	20	<ul style="list-style-type: none"> Accessible internal storage from the activity room for use by existing regular hirer (scouts)
Toilets - gender neutral inc one UAT Internal	52 <i>AFL 10 +10 CA 15+15+5.5</i>	<ul style="list-style-type: none"> Toilets should be accessible internally from the building with no external access provided. The toilets should have the ability to be used whilst restricting access to the rest of the building.

Project Elements	Proposed Size (m ²)	Functionality Requirement
UAT – External	12	<ul style="list-style-type: none"> Toilets should be accessible externally, with capacity to be operated as a public toilet while facility not in use, should the City choose to do so.
Internal Storage Spaces	20 <i>AFL 20</i> <i>CA 30</i>	<ul style="list-style-type: none"> There should be at least 2 separate internal storage spaces accessible from the club room area – one for each resident club.
External Storage Space	30 <i>CA 30</i>	<ul style="list-style-type: none"> A minimum of 2 external storage spaces must be provided. These will be predominantly used to store club sports equipment. Storage spaces must be accessed externally, not internally.
Covered Terrace and Veranda Areas	60 <i>AFL - 50</i>	<ul style="list-style-type: none"> Surrounding the front viewing areas of the building – and external access points as required. Note: This is dependent upon building design. To provide shade for spectators and for varying weather conditions to watch sports. Verandah should be integrated into building to provide extension of the activity space out into open space. I.e. wide, sliding doors to enhance feeling of space.
Communication/Plant Cupboards/ Areas	5	<ul style="list-style-type: none"> Storage space for service equipment - including electrical and plumbing.
Bin Store Room	10	<ul style="list-style-type: none"> Provide easy access to road for collection. Enclosed space with no direct access into building. Catering for at least 10 240L bins.
Cleaners Room/Toilet Ducts	5 <i>AFL 5</i>	<ul style="list-style-type: none"> Storage of the City's cleaner's equipment.
Circulation	40	<ul style="list-style-type: none"> As per building requirements, but this should be minimised.
Carparking And access	80 bays plus 3 ACROD (Current - as a minimum.) <i>AFL 80-120 desired</i>	<ul style="list-style-type: none"> Provide for multiple points of arrival – with a focus on pedestrian and bicycle transit.

A concept floor plan and perspectives of what the building may look like is shown as attachment 1.

Cost Estimate

Currently the City conducts preliminary estimates of a per square metre cost based on recently completed projects and quantity surveys. The estimate rate used for this project rate is \$2,700 per square metre of facility.

Based on the proposed facility of 750m² x \$2,700 comes to \$2,025,000 with project costs (inc contingency), landscaping and integration additional. An additional element is a set of cricket nets which are estimated to cost is \$40,000. Some aspects of the project are eligible for a Community Sport and Recreation Facilities Fund (CSRFF) grant with a reasonable expectation that a grant of \$500,000 could be secured. The provision of \$2,065,000 as a working project budget with a forecast grant target of \$500,000 is a reasonable estimate for project consideration in the CBP/LTFP review.

Should Council wish to seek an external grant, the project could be delivered within 2-3 years, which allows for the grant submission and assessment process.

Council also has the option of fully funding the project which would mean the project could be delivered within 2 years.

A consideration in seeking a grant would be if there are any other projects being considered for grants and how they are to be prioritized.

COMMENT

Context

Located in North Mid Catchment Area on Waltham Road, Kelmscott, comprising of 5.5ha over three titles - the bulk of which is freehold land with a small portion of Crown land in the flora reserve. A management order is in place for the flora reserve, and an easement to Water Corp is in place on the North West corner.

Creyk Park is classified as a local hub for community infrastructure planning purposes, and the Parks Facilities Strategy has it categorized as Neighborhood Open Space - Sport. The playing field is large enough to accommodate both senior AFL football and club cricket dimensions, with a pitch recently installed. It is one of the City's closest facilities to rail transport.

While the reserve is currently used for AFL and cricket changing trends and demographics may result in other sports and activities operating from the grounds. In providing for AFL, which requires the most space as it uses the largest ground, the reserve has the most flexibility to cater for a wide range of sports and activities over time.

Broadly, Creyk Park sits within the Kelmscott West demographic area and from 2011–2016 Kelmscott West experienced a growth in the Aboriginal and Torres Strait Islander (ATSI) and Culturally and Linguistically Diverse (CaLD) populations, a trend which can be expected to continue in the coming years. The CaLD population are predominantly from Indian and South East Asian backgrounds. There is a trend toward an increase in the number of people speaking a language other than English at home.

Kelmscott East and West had relatively higher levels of disadvantage, with lower median incomes and educational attainment. Kelmscott West also had relatively higher rates of unemployment and disengaged youth. Compared with the wider City, Kelmscott East and West had a high proportion of people aged over 60 years, and a significantly higher proportion of elderly people. This indicates that there are appropriate housing options and amenities for people to be able to age in place in Kelmscott.

More specifically, the immediate Australian Bureau of Statistics (ABS) data catchment around the park is made up of three statistical areas (one south of the park and two small ones north of the park with the boundaries being Albany Hwy, Streich Ave, Galliers Ave, Foster Rd). Part in Armadale (North) and part in Kelmscott (West).

The key features noted below brings together data from three Statistical Area 1 (SA1) – smallest population catchment area, SA1 ABS collection areas to help provide a demographic profile of the community living adjacent to Creyk Park. As Creyk Park is a local or neighbourhood park, it is assumed the park predominantly will service those living in the areas immediately adjacent. However it should be noted that people would travel to use the facilities from other areas, primarily because of the recreation groups and clubs currently utilising the facility and its proximity to transport options.

- High proportion of people who moved address in the last 5 years 47%
- High proportion recent overseas arrivals to Australia 25.5% (CoA 20%)
- High proportion one parent families with dependent children 9.1% (CoA 6.7%)

- High proportion people aged over 65yrs 17% (CoA 11.4%) 70-84yr age group 9.8% (CoA 6.0%)
- High proportion lone person households 24% (CoA 19.3%) Older lone person 9.3% (CoA 6.5%)
- High proportion of households renting privately 31.1% (18.4%)
- Low median household income \$1,196 (CoA \$1,493)
- High proportion of low income households 19.3% (CoA 15.5%)

Forecast Demand

The most recent release of Ausplay data shows continued high participation rates in both cricket and Australian football, with both featuring in the top 10 activities of those who participate in organised physical activity. In Western Australia of those children who participated in organised activity AFL represented 10.9% (Armadale 3.6%) and cricket 5.7%. Both sports continue to see growth in female participation.

Parks and Leisure WA provide Community Facility Guidelines that recommend a ratio of sport specific facilities by population. The suggested ratio of provision for AFL is 1:7,500 and cricket is 1:5-8,000. Assessed against current provision the City has a shortfall in both:

Sport	Current provision	PLA 2019	CFG	Provision by population 2020 @95,000	2030 @123,500
Cricket (adult)	14	1:5-8,000		12-19	16-25
AFL (adult)	9	1:7,500		13	17

While there will be variation in participation rates in particular sports over time, it would be reasonable to presume ongoing demand for AFL and cricket facility provision within the City.

The facility is currently utilised both summer and winter as AFL/cricket:

- Winter: 25 hrs/week (Kelmscott Junior Football Club)
- Summer: 17 hrs/week (Champion Lakes Cricket Club & Roleystone Karragullen Cricket Club)

The City’s Sport and Recreation team have advised that additional sporting demand could be met by:

- A separate kiosk for sporting group use that would see an increase in facility use as hire of the entire facility to run a canteen is not feasible at this stage.
- Installation of cricket nets as the current home cricket club are forced to train at Piara Waters Reserve. This would also assist the City in asset management as Piara Waters Reserve is oversubscribed.

While the primary function of the Creyk Park pavilion has been to accommodate junior and senior volunteer run sporting groups, the building also caters for other community groups such as the Kelmscott Scouts and a gardening group. Current regular bookings are:

- Kelmscott Scouts: 5 hours per week across 2 days
- Kelmscott Districts and Garden Club: 2 hour booking once per fortnight
- No casual hire bookings

It is expected that there will be an increasing demand for community use spaces in the Kelmscott area as the local population grows.

Current usage of the pavilion is quite low with the City's Sport and Recreation team advising that it is probably the look and feel of the building that detracts potential users rather than an oversupply of community buildings in the area. A more functional and aesthetically pleasing facility may lead to an increase in facility use as has been seen at Frye Park.

The demographic information shows a need for community spaces to be included above a basic sport provision facility. With the proximity of other service provider locations nearby it has not been seen as necessary to include service delivery spaces, however a venue for local events and activities is needed.

Scope and Functionality

From the sporting provision aspect the City can be guided by the standards included in the *AFL Preferred Facility Guidelines for State, Regional, Local, School and Remote Facilities 2019* which describes the preferred facility requirements to accommodate various levels of the sport.

Cricket Australia have a similar facility guide *Cricket Australia's Community Cricket Facility Guidelines*, however in most instances is exceeded by the AFL standards. These standards detail information on facility and amenity provision across playing fields, lighting, pavilions, change facilities and other match-day and competition amenities.

Within the AFL hierarchy included the local level is appropriate for Creyk Park - with *local facilities designed to cater for local level competition within individual suburbs, townships, or municipalities and are usually also the 'home' of a seasonal club. Facilities and playing surfaces are provided to home and away competition standard only.*

The Cricket Australia relevant hierarchy is Club (Home) standard. These standards have formed the basis of the functionality table and spaces for the sporting elements.

In addition to the sporting provision is accommodation of community activity space and amenity. The allowances in the functionality table is based on current provision or similar and contemporary facility inclusions.

OPTIONS

- Option 1 Endorse the scope and functionality as detailed in this report.
- Option 2 Vary the scope and functionality, for example provide for sports functionality only.
- Option 3 Request further work.

Option 1 is the preferred option.

CONCLUSION

The current pavilion is past its use by date and needs to be replaced. As with many new sporting/community facilities, the new pavilion will cater for male and female, junior and senior sport, and is designed to enable spaces to be used by the broader community as well as by sporting groups.

ATTACHMENTS

1. 1 Creyk Park Ground Floor Plan

Officer Recommendation

That Council endorse the scope, functionality and cost estimate for a replacement facility for Creyk Park, for consideration in the next review of the City's Corporate Business Plan and Long Term Financial Plan.

Committee Discussion

Committee discussed the item and in particular the need to provide more space for broader community use and storage areas for community groups. Other comments focussed on providing an adequate outdoor undercover area and ensuring a final design did not create areas that may attract anti-social behaviour. As such, the recommendation was amended to allow for consideration of an increase in scope and budget.

RECOMMEND

C15/6/20

That Council endorse the scope, functionality and cost estimate for a replacement facility for Creyk Park, for consideration in the next review of the City's Corporate Business Plan and Long Term Financial Plan.

That Council

1. **Note this report in regard to the scope, functionality and cost estimate for a replacement facility for Creyk Park.**
2. **Request an increased scope to accommodate expanded Community use, for consideration in the next review of the City's Corporate Business Plan and Long Term Financial Plan.**

Moved Cr D M Shaw
MOTION CARRIED

(7/0)

2.2 - HILBERT DISTRICT COMMUNITY CENTRE AND LIBRARY

WARD : RANFORD
FILE No. : M/264/20
DATE : 11 May 2020
REF : NK/WS
RESPONSIBLE : Executive Director
MANAGER : Community Services

In Brief:

The Wungong Urban development area will ultimately comprise a population of around 42,000 people living in approximately 13,500 dwellings. The City's Corporate Business Plan (CBP) contains the major community facilities required to meet the demand generated by the emerging population in this area. This report deals with the Hilbert Community Centre & Library, which is currently scheduled as one of the first major facilities, scheduled to be delivered.

Recommend that Council;

- Determines that the Hilbert Community Centre and Library are to be collocated in one multi-level facility on an identified site adjacent to Shipwreck Park in Hilbert.
- Reviews the scheduling of construction for the project as part of the current review of the CBP taking into account the practical feasibility of the site, implications of transitioning planning authority from DevelopmentWA to the City and the availability of funding for the project.

Tabled Items

Nil

Decision Type

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

Officer Interest Declaration

Nil

Strategic Implications

1.3 - The community has the services and facilities it needs

Legal Implications

Armadale Redevelopment Scheme 2

The Redevelopment Scheme is a legislative document which the Redevelopment Act requires the Authority to prepare. The Scheme sets out the provisions for the development and use of land within the Scheme Area and enables the preparation of statutory planning tools. The Scheme is the Authority's most important document for managing the development of land.

Planning and Development Act 2005

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

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

State Planning Policy 3.6 – Development Contributions for Infrastructure

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

Library services provided by the City are governed by the following legislation, standards, and guidelines:

- *Library Board of Western Australia Act 1951*
- *Library Board (Registered Public Libraries) Regulations 1985*
- *The UNESCO Manifesto for the public library*
- *Guidelines, Standards and Outcome Measures for Australian Public Libraries 2016*

In 2017 the State Government released the *WA Public Libraries Strategy*. This document seeks to drive significant, transformational change in order to deliver more efficient and flexible public library services to meet Western Australia's growing and diverse community needs.

Council Policy/Local Law Implications

Once the facility is constructed and operational, the following Council policies will apply;
REC4 Hire of Halls and Buildings
ADM2 Property Lease Rentals

Budget/Financial Implications

The cost of constructing the facilities noted in this report are;

Integrated multi-level Community Centre and Library	\$6,994,000
Stand-alone Community Centre	\$3,571,000
Stand Alone Library	<u>\$2,510,000</u>
Total for 2 stand-alone facilities	\$6,081,000

The current Corporate Business Plan (CBP) assumes 100% funding of construction costs from the Wungong Development Contribution Scheme. This is based on an in principle agreement with stakeholders as part of the DevelopmentWA's current review of the Wungong Developer Contribution Scheme (DCS) however this percentage may change as the DCS is finalised. Any potential shortfall will not be known until the DCS is finalised.

There is no allocation in the City's Corporate Business Plan/Long Term Financial Plan (CBP/LTFP) for staffing and programming for the Community Centre element of this project. While the concept design can accommodate either a staffed or unstaffed model, separate funding would need to be considered should Council wish the City to operate the facility as a staffed Community Centre.

The cost of setting up and operating a library service, however is included in the City's Corporate Business Plan as follows;

Library Service

Project Brief

In order to serve the growing populations of Hilbert and Haynes, the option of a public library of approximately 750 square metres located in or adjacent to the Hilbert District Community Centre is being considered. This proposed facility, estimated to be operating by 2026, will be able to accommodate a wide range of library and community based programs and activities.

The Library Strategic Development Plan 2012 recommends that:

- Council investigates 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.
- A well designed library with flexible layout solutions in the right location will meet the needs of the catchment population.

The funding provided in the following table provides for the specialist fitout of and ongoing operations of the library.

Funding for the library building is provided through Developer Contributions as part of the *Hilbert (North) District Community Centre and Library* project.

Funding Details

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Capital Allocation	0	0	0	0	0	720,000	0	0
Operational Allocation	0	0	0	0	0	0	400,000	800,000
Loan Proceeds	0	0	0	0	0	(720,000)	0	0
Interest Expense	0	0	0	0	0	0	34,400	27,900
Principal	0	0	0	0	0	0	130,200	136,700
Municipal Funds	0	0	0	0	0	0	564,600	964,600

Particulars	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total
	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	
Capital Allocation	0	0	0	0	0	0	0	720,000
Operational Allocation	800,000	800,000	800,000	800,000	800,000	800,000	800,000	6,800,000
Loan Proceeds	0	0	0	0	0	0	0	(720,000)
Interest Expense	20,900	13,600	6,000	0	0	0	0	102,800
Principal	143,700	150,900	158,500	0	0	0	0	720,000
Municipal Funds	964,600	964,500	964,500	800,000	800,000	800,000	800,000	7,622,800

Consultation

1. City Departments
2. Councillors;
 - Briefings on 30 March, 2020 and 5 May, 2020
 - Regular updates in the information bulletin and major projects updates
 - Annual reviews of the Corporate Business Plan
 - Council report consolidating a Community Infrastructure Schedule for the Wungong Urban Development area (CS102/12/16)
3. DevelopmentWA
4. Land Owner of the Hilbert Town Centre area (Stockland)

5. Land Owners Group, which represents the major landowners in the Wungong Development area, as part of the current Wungong DCS review.

BACKGROUND

Wungong Development Contribution Scheme

The Hilbert District Community Centre and Library is one of ten major community infrastructure projects required for the Wungong Urban Development area. The total value of the ten projects, including land acquisition, is approximately \$102 Million (Draft Compact Model Estimate Feb. 2020). All ten projects are included in the City's Corporate Business Plan, the current Community Infrastructure Plan and the Wungong Urban Development Contribution Scheme.

Wungong Urban Development Area currently sits under the planning authority of DevelopmentWA (DWA), previously the Metropolitan Redevelopment Authority and prior to that the Armadale Redevelopment Authority. Council will be aware that dialogue is currently underway between the City and DWA to transition planning authority from DWA to the City through the planning 'normalisation' process.

Aligned with the transition dialogue is a major review of DWA's Wungong DCS which is funding a significant portion of works required for the development area including roads, drainage, major landscaping as well as the ten major community infrastructure projects. The review process has been comprehensive with significant input from the City and major landowners.

While all stakeholders have been working constructively towards a resolution, the complexity of the Wungong development and the scale of the scheme has resulted in what has become a more lengthy process than originally envisaged. It is anticipated that the review of the DCP will be complete and then finalised in 2021.

There are three significant elements of the DCS review that will have implications for all of the Wungong community infrastructure projects including the Hilbert Community Centre and Library.

The first is the level at which community infrastructure will be funded. The current Corporate Business Plan assumes that the projects will be 100% funded through the DCP. This is based on an in principle agreement with the major land owners and DWA as part of the review process, and is a better outcome for the City than the current Wungong scheme which only funds 60% of community infrastructure costs. While there is an understanding that the projects will be 100% funded this is not confirmed and may change as the review is finalized.

The second element is the availability of funds in the DCS reserve when they will be needed. While the DCS may provide for funding it is likely that given previous and current commitments on the DCS and other priorities there will not be enough contributions collected to fund projects when required. Part of the transition dialogue with DWA is gaining a clear understanding of DCS commitments and projected DCS revenue to determine when funds will be available, including opportunities for alternative funding sources or models to stimulate the DCP program and address legacy concerns.

The third element concerns itself with the priority attached to the delivery of community infrastructure and hard infrastructure such as roads and drainage.

Council has previously been advised that feasibility work has been underway to identify if both functions; the community centre and library, should be collocated in one facility or if there should be two separate facilities. The feasibility work also looked at potential sites for the options.

City of Armadale Library Strategy

The feasibility work aligns with a decision of Council in July 2016 (C26/7/16) as part of the report *Library Strategic and Development Plan Update*, which in part determined;

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.*

The proposed library service in Haynes/Hilbert is also supported in the City's Library Strategy Plan 2019 – 2026, recommendation 3.3

“Support the development of a library serving the suburbs of Hilbert and Haynes, to be operative by 2026.”

‘Site’ architects were commissioned to develop the concepts and assist with the feasibility work which was presented, in summary to Councillors at a briefing on 30 March 2020 and further discussed with Councillors at a briefing session on 5 May 2020.

The purpose of this report is to seek decisions from Council which will enable the project to progress and will;

- Inform the current review of the Corporate Business Plan
- Inform the current review of the Wungong Development Contribution Scheme
- Enable dialogue to progress with the landowner and DWA to facilitate purchase of a site (or sites) with 100% funding for land acquisition through the DCS

DETAILS OF PROPOSAL

The feasibility work that was undertaken used the following base assumptions;

- The Wungong DCS Community Infrastructure Schedule requires a 5,000m² site to enable a single level community centre of around 1,650m² as well as adequate car parking and other landscaping treatments
- Locating facilities in and around hubs
- Aligning with the City's Library Strategy which notes the delivery of a library service in Hilbert/Haynes in 2024/25 and also notes the City's preference to locate libraries in or adjacent to shopping centres/town centres

Site Location

A significant feature of the town centre is its proximity to ‘Shipwreck Park,’ which has rapidly become a major amenity and destination for local residents. Given the popularity of the park and the opportunity to design a facility that has an interface with it, there was a focus on locating the Community Centre at least, adjacent to the park, and possibly the library as well.

There was some consideration of alternative sites in the town centre; however, the interface with Shipwreck Park was a major factor in developing the recommendation for this report.

A site of 3,800m² has been identified adjacent to the park. It is not feasible to have a larger site at this location. This means that a single level facility of around 800m² can be accommodated, which is not adequate for both a community centre and library, or a multi-level facility with a total of around 1,650m² which can accommodate both.

If the option of two facilities is preferred, the feasibility work identified the opportunity for a second site of around 1,200m² in the town centre, which can accommodate a stand-alone library.

The sites proposed in this report and shown as attachment 1 are;

1. A 3,800m² site adjacent to Shipwreck Park that can accommodate both a single level community centre of around 800m² and also a two level facility with a total floor area of 1,650m² which can also accommodate a library
2. A second site of 1,200m², which can accommodate a stand-alone library if the option of two separate facilities is preferred.

Informal feedback from some Councillors at the briefing on 5 May indicated a preference for a multi-level facility at the Shipwreck Park site. Two Councillor responses have been received since the briefing providing additional support for this option.

One Councilor response has also been received following the briefing indicating a desire to investigate other site options in the town centre for a multi-level facility and so Council may wish to consider the option of seeking information on alternative sites before making a final decision. Comments on this scenario are provided later on in this report.

One facility or two

The conclusion of the feasibility analysis is that two options present for this project;

- Two single level buildings on two separate sites; one adjacent to Shipwreck Park and the other in the town centre
- One multi-level building on the site adjacent to Shipwreck Park

Benefits of two buildings

- Can be staged to suit library service delivery (anticipated population demand trigger is 2024)
- Ground Floor interface
- Library located in Town Centre (possible greater patronage)
- Cost is less (\$6,082,000 for two buildings, \$6,994,000 for one building though it is anticipated that the Wungong DCS will cover this cost)

Benefits of a single multi level building

- Greater critical mass for activation
- Multiple functions better as a destination
- Greater potential for related activity spaces
- Less duplication of some elements
- Likely a larger community centre will be very useful as the community emerges from the COVID-19 Pandemic

Another consideration is how the spaces designed for the library can be used prior to the establishment of a library service, which is currently in the Corporate Business Plan for 2024/25.

It is not recommended that the library be established earlier than 2024/25 which would mean that, assuming the building is constructed before 2024/25, temporary alternative uses need to be considered for the interim.

It is anticipated that the library space can be used for additional 'pop up' community spaces or leased on a short term basis for complementary activities. One potential use would be to provide part of the space to the developer as a temporary sales office as the current sales office is on the site and will need to be relocated. Preliminary discussions have taken place with the landowner/developer on this matter with further discussion required following a Council decision on the site.

The recommendation of this report is that a single integrated multi level facility is preferred as this is considered to be the best long term option.

COMMENT

Concept Designs

Concept designs have been prepared for a single level community centre and a multi level integrated community centre and library. These are included in attachment 2. Other than determining site requirements and basic functionality, no concept design has been prepared for a stand alone library at this stage.

The concepts for a stand alone community centre and an integrated multi level facility have been developed with input from the City's Library Services, Recreation Services and Community Development teams to ensure cross functional efficiency across the three areas of operation.

The concept designs include a large function space suitable for around 250 – 280 people, activity, meeting and consulting rooms that can be used by community groups or potentially by non government service providers. They also include spaces for specialised areas such as arts and crafts, multi media, a child friendly area and a kitchen large enough for cooking based community activities. For the integrated multi level option, consideration has been given to activity spaces that would be best suited to be immediately adjacent to the library areas.

The design allows for the option of staffing the community centre for either option and also allows for a separate space suitable for a café that can be either managed in house or leased to an independent operator.

Timing of Construction

The project currently sits in the Corporate Business Plan for 2021/22, however there are a number of factors outside the control of the City that mean the project will need to be pushed out.;

- Finalising the Wungong DCS Review
- Availability of funds in the DCS when they are required
- Finalising an agreement with the landowner and DWA for acquisition of the site (or sites)

- Requirement for the landowner to instigate a structure plan amendment

The most critical of these factors relate to the DCS.

While there is an ‘in principle’ agreement in the current review that the DCS will fund 100% of construction costs for items in the Wungong community infrastructure schedule including this project, it is noted that the developers have raised concerns about the overall amount of the Developer Contribution Scheme. Further negotiations are still occurring and there are limited funds currently available in the DevelopmentWA’s DCS to fund new projects at this time.

The second factor concerning the DCS is the availability of funds when they are needed. Even if the DCS allows for 100% funding of construction costs, currently there is uncertainty around when the DCS reserve will be sufficient to fund the project given the range of projects other than community facilities that the DCS is required to fund and existing commitments DWA has with developers.

The City is currently working with DWA to determine the status of the DCS as part of the normalisation process, however the outcome of the DCS review is critical in finalising planning for all of the Wungong community facilities including the Hilbert Community Centre and Library.

With the previous comments in mind, the current review of the City’s Corporate Business Plan will need to balance the requirement to deliver community infrastructure in Wungong Urban with the availability of funds. A consideration for the CBP review is to push the Hilbert Community Centre out by 2 or 3 years, assume 100% funding through the DCS and make any changes necessary to either funding or timing when the outcome of the DCS review is known.

It is noted that Council’s decision on a preferred site, whether it is the site recommended in this report or, following further investigation, another site in the town centre, is a trigger to finalise an agreement with the landowner and DWA to acquire the land through DCS funding. While both the landowner and DWA are aware and generally supportive of the options mentioned in this report the necessary arrangements need to be formalised.

Should Council wish to investigate alternative sites in the town centre further discussions will be required with the landowner and DWA with the outcomes reported back to Council.

OPTIONS

1. Council endorses an integrated multi-level Community Centre and Library as shown on attachment 2 as the preferred option for the Hilbert Community Centre and Library

Council endorses the single site adjacent to Shipwreck Park in Hilbert as shown on attachment 1 as the preferred option for an integrated Community Centre and Library

Note for the review of the Corporate Business Plan, the status of the Wungong DCS, the availability of funding, and feasibility of the site.

This is the preferred option.

2. Council endorses 2 sites as shown on attachment 2 for a stand-alone community centre located on the identified site adjacent to Shipwreck Park and a stand-alone library on the site identified in the town centre.
3. Council seeks information on other potential sites for a Community Centre and Library.

CONCLUSION

The Hilbert Community Centre and Library will be the first major community infrastructure project in the Wungong development area. It will provide a strong focus for community involvement and delivery of some City and other community based services.

While there are some issues to be resolved through the review of the Wungong DCS and the transition of the Wungong Urban development area to the City, progress is being made to ensure the emerging community in Hilbert has access to appropriate facilities and services.

ATTACHMENTS

1.  Site Locations - Hilbert Community Centre and Library
2.  Multi level and Single Level Designs

RECOMMEND

C16/6/20

That Council:

1. **Endorse an integrated multi-level Community Centre and Library as shown on attachment 2 the preferred option for the Hilbert Community Centre and Library**
2. **Endorse the site adjacent to Shipwreck Park as shown on attachment 1 as the preferred site for an integrated Community Centre and Library**
3. **Request DevelopmentWA to include the Hilbert Community Centre and Library as a priority project within Wungong Urban Water DCP's Capital Expenditure Plan for review and discussions with the City, as part of the normalisation of the Wungong Project area.**
4. **Note influencing factors as indicated in this report regarding availability of development contributions and site feasibility in the current review of the City's Corporate Business Plan.**

Moved Cr S Peter
MOTION CARRIED

(7/0)

3.1 - PETITION - BANYARD AVENUE

At the Council meeting held on Monday 12 May 2020, Cr Flynn presented a non-conforming petition submitted by residents of Banyard Avenue, the prayer of which reads as follows:

Dear Members of our Local, State and Federal Government,

I am writing to you today not only to alert you to issues on our street but to implore you to support all levels of government to work collaboratively and proactively in revitalising our street and suburb. I have attached our petition and response from Armadale Shire after meeting with us and the ways which they can support us but we feel unless we all work together the problem will not be solved as each department feels it is not totally their responsibility and the issues will just continue. After 66 phone calls to Crime stoppers and discussions with the local police station there has been an increase in police presence but this won't be sustainable long term.

We look forward to hearing from you

The Residents of Banyard Ave

Officer Comment

Officers have met with the residents at Banyard Avenue, Kelmscott to discuss the issues they are experiencing. In response, the City undertook an audit of the street and surrounding area, subsequently maintenance was undertaken to trees to allow for better lighting and improvements of street views.

The City is a member of the Armadale District Leadership Group that comprises senior staff from the cities of Armadale and Gosnells and state government agencies including the WA Police, Department of Communities (Housing and Child Protection, Department of Education and the Department of Justice.) The purpose of the Group is to collectively retain oversight of a number of youth intervention programs across the south-east corridor. However the composition of the group means it is well placed to share information about other social issues impacting the community with a view to progressing appropriate strategies. This issue will be discussed with that group.

Details of the City's actions and those of the other key organisations have been circulated to Councillors in a memo dated 28 May 2020.

ATTACHMENTS

There are no attachments for this report.

Officer Recommendation

That Council endorse the proposed actions of the City in collaboration with other key organisations and advise the residents of Banyard Avenue of the actions undertaken.

Committee Discussion

Committee discussed generally antisocial behaviour issues in neighbourhoods. The Executive Director advised that an internal cross-directorate co-ordination group was being formed through Community Development in conjunction with WAPOL and key service agencies to determine a consistent approach to addressing issues as they arise. Committee noted the actions already undertaken and requested that future actions to be taken be documented in the recommendation for records and public awareness and as such the recommendation was changed.

RECOMMEND

C17/6/20

That Council endorse the proposed actions of the City in collaboration with other key organisations and advise the residents of Banyard Avenue of the future actions and support being:

- **Continue to liaise with local WA Police to facilitate an aligned and united response and to reiterate the same messages the WA Police are communicating to residents.**
- **Encourage residents to continue to report instances of crime correctly to the WA Police.**
- **Conduct a safety audit program – officers can conduct a Crime Prevention Through Environmental Design (CPTED) audit of all properties (not just those properties presenting with issues) to provide each resident with recommendations on how to improve their home security. These recommendations will address all key home safety domains (maintenance, access control, target hardening, and surveillance) and include free and cost-effective options which can be implemented instantly.**
- **Rangers can issue infringements for littering if they occur on verges of Council-owned land.**
- **Health Services can be contracted to safely and appropriately remove syringes**
- **Once COVID-19 restrictions are lifted, host a Street Meet & Greet barbeque with local WA Police and Armadale Neighborhood Watch (ANW). The City's new activity trailer can be used to provide the residents the opportunity to access safety information and tips, become familiar with the functions of the City, ANW and WA Police, improve passive surveillance of the street, encourage residents to communicate with one another and increase perceptions of safety.**
- **The City has committed to investigate the existing street lighting, against Australian Standards.**

Moved Cr D M Shaw
MOTION CARRIED

(7/0)

COUNCILLORS' ITEMS

Nil

EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT

Nil

MEETING DECLARED CLOSED AT 7.38PM

COMMUNITY SERVICES COMMITTEE		
SUMMARY OF ATTACHMENTS		
3 JUNE 2020		
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Community Centre and Library Site Locations



Multi-level Design



SK.07 COMBINED COMMUNITY CENTRE &
LIBRARY GROUND FLOOR PLAN

Scale 1:200

WUNGONG TOWN ACTIVITY CENTRE
CITY OF ARMADALE

Project number 21852
March 2019





SK.08 COMBINED COMMUNITY CENTRE &
LIBRARY FIRST FLOOR PLAN

Scale 1:200

WUNGONG TOWN ACTIVITY CENTRE
CITY OF ARMADALE

Project number 21852
March 2019



Single Level Community Centre

