

# CITY OF ARMADALE

## MINUTES

OF COMMUNITY SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM,  
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 8  
OCTOBER 2019 AT 5.30PM.

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**PRESENT:**

Cr C M Wielinga (Chair)  
Cr C Frost (Deputy Chair)  
Cr R Butterfield  
Cr C A Campbell JP  
Cr M Geary  
Cr G J Smith  
Cr D Shaw (Deputy for Cr Stewart)

**APOLOGIES:**

Cr J A Stewart

**OBSERVERS:**

Cr K Busby  
Cr G Nixon  
Cr J H Munn CMC

**IN ATTENDANCE:**

Mrs Y Loveland	Executive Director Community Services
Mr N Kegie	Executive Manager Community Services
Ms L Jarosz	Executive Assistant Community Services
Ms J Abbiss	Chief Executive Officer
Mr K Ketterer	Executive Director Technical Services
Mr J Lyon	Executive Director Corporate Services
Mr P Sanders	Executive Director Development Services
Mr G Dixon	Manager Library and Heritage Services
Ms C Whittington	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).”*

**DISCLAIMER**

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As there were no members of the public present, the Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was not read.

**DECLARATION OF MEMBERS' INTERESTS**

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**QUESTION TIME**

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Nil

**DEPUTATION**

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Nil

**CONFIRMATION OF MINUTES**

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**RECOMMEND**

**Minutes of the Community Services Committee Meeting held on 3 September 2019 be confirmed.**

**Moved Cr C Frost**

**MOTION CARRIED**

**(7/0)**

**ITEMS REFERRED FROM INFORMATION BULLETIN**

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*No items were raised for further clarification or report.*

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## COMMUNITY SERVICES COMMITTEE

8 OCTOBER 2019

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**FORRESDALE HUB (ALFRED + WILLIAM SKEET RESERVE) MASTERPLAN**

FINAL CONSOLIDATED CONCEPT 3 - FH04  
- As endorsed by Council on 10 March 2014 (C9/13/14)

**1.1 - FORRESTDALE COMMUNITY HUB - DRAFT CONCEPT PLANS**

WARD : LAKE  
FILE No. : M/582/19  
DATE : 2 September 2019  
REF : CW  
RESPONSIBLE : Executive Director  
MANAGER : Community Services

**In Brief:**

In February 2018 Council received an update on the ongoing feasibility analysis on the Forrestdale Hub Sporting Facilities project.

This report presents concept options for further consideration.

Recommend that Council:

- Consider bringing the Forrestdale Hall project forward and combining the two projects into one for the 2020-2021 budget review.
- Make the concept plans available for stakeholder and community comment.
- Receive a further report that includes feedback from the consultation recommending a preferred option.

**Tabled Items**

Attachment 3 – Constraints and Opportunities(attached to the Minutes)

**Decision Type**

- Legislative**                      The decision relates to adopting/changing local laws, town planning schemes, and City policies.
- Executive**                              The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial**                      The decision directly affects a person’s rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

**Officer Interest Declaration**

Nil

**Strategic Implications**

- 1.1            A Strong sense of Community spirit.  
                  1.1.1        Provide opportunities to connect individuals to each other and the wider community.
- 1.1.2        Build inter-dependent and resilient community groups.  
                  1.3.1        Plan for services and facilities in existing and emerging communities.  
                  1.3.2        Advocate and share responsibilities for service delivery.

**Legislation Implications**

Nil

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

Nil

### **Budget/Financial Implications**

The recommendation of this report is that Council refer for consideration combining the following two Key Projects in the Corporate Business Plan with timing and impact on the Long Term Financial Plan to the 2020-21 Budget Review process.

- Forrestdale Hub – Sporting Facilities Upgrade – currently listed for 2021/22
- Forrestdale Hall – Upgrade – currently listed for 2024/25

### **Consultation**

1. Forrestdale Sporting Association
2. Forrestdale Community Kindergarten
3. Directions Disability Services
4. Other community users
5. City Officers

### **BACKGROUND**

The Forrestdale Hub comprises community buildings, sporting grounds, parkland, playgrounds, hardcourts and bushland on and immediately adjacent to the William Skeet Reserve and Alfred Skeet Reserve in Forrestdale. The Forrestdale Hub Master Plan was endorsed by Council in March 2014 (C9/3/14).

In 2016, once all eleven Community Hub Master Plans were completed and endorsed, Council considered how the proposed new major projects and other minor works should be assessed (C38/10/16) and prioritised (C42/11/16 & T62/11/16).

The preliminary assessment for the 12 major projects provided an initial guide as to how they could be included in the LTFP. In adopting the assessment and prioritisation of the major projects Council selected the Forrestdale Hub as one of the first projects to be the subject of further feasibility analysis.

*C42/11/16 refers)*

*That Council:*

1. *Adopt the preliminary assessment and prioritization of the 12 Master Plan projects.*
2. *Endorse further feasibility analysis on the Cross Park Pavilion project, Forrestdale Sporting Facilities project, Creyk Park project, John Dunn BMX project and report back to Council on the results of that work.*
3. *Refer the Master Plan projects for Council's consideration in the next review of the City's Long Term Financial Plan.*

A major consideration influencing a configuration of facilities on the site, and a constraint on the timing of the project was the final design for a widened Armadale Rd.

Main Roads WA has now progressed the widening and the City has a clear idea of its impact on the site both for the configuration of facilities and access to them. Until these impacts were certain it was problematic to progress with determining options for the configuration of facilities on the site.

In February 2018 (C2/2/18) a status report on the feasibility work on the Forrestdale Hub was presented to Council which also provided information on the main areas of focus for consideration as the feasibility phase progressed.

This February report outlined the needs assessment completed and the status of community engagement in some detail, along with the impacts of the road widening and areas of further consideration. The scope of the work was noted, and identified the following for development of concept options:

1. *A single facility that incorporates the functions of the current Forrestdale Hall, Sporting Club Pavilion, change rooms and the various other facilities that occupy the site.*
2. *A different configuration that retains two main facilities; a replaced or significantly upgraded hall and associated spaces for community groups, and a separate facility that replaces the sporting pavilion and change rooms (but in a different location).*

To further the development of these options, a scope of works for an architect was developed in late 2018 and Plus Architecture was appointed to develop two concept plans incorporating the functions of:

- William Skeet Sporting Pavilion
- Ian Pratt Change rooms
- Forrestdale Hall
- Child Friendly service space (currently Forrestdale Community Kindergarten)
- Spaces and facilities for identified non-government service delivery (currently Directions Disability Service)
- Multi-courts
- Skate-Park and Youth Space
- Play grounds and other spaces for families and young children.
- Nature Play areas
- Community Art location.
- Access – vehicle, bicycles and pedestrian.
- Carparks.

The scope of works included identifying opportunities and constraints, consultation, development of functional tables and concept designs along with cost estimates that demonstrated adherence to project budget.

The original key themes identified during the master planning were as follows:

1. Revitalising the hub through increased community use and inviting aesthetics – including entry statement.
2. Connectivity and links.
3. Youth and family focused facilities and activities.
4. Revitalisation and development of Forrestdale Hall into a multi-use facility.
5. Access and Parking.

This work has now been completed and is the subject of this report.

## **DETAILS OF PROPOSAL**

Two concept options have been prepared in line with the recommendation from February 2018:

- 1 A single facility that incorporates the functions of the current Forrestdale Hall, Sporting Club Pavilion, change rooms and the various other facilities that occupy the site.*
- 2 A different configuration that retains two main facilities; a replaced or significantly upgraded hall and associated spaces for community groups, and a separate facility that replaces the sporting pavilion and change rooms (but in a different location).*

### Forrestdale Hub Concept Design One – Multiple Building Option (Attachment 1)

This concept includes the functional spaces of the current Forrestdale Sporting Association (FSA), Ian Pratt Change rooms and the community hall into one facility located on the western aspect of William Skeet Reserve, along with the playground.

The functionality of the child friendly service space (currently Forrestdale Community Kindergarten) and community service space (currently Directions Disability Services) is located in a second building located on the eastern aspect of the reserve, along with the youth spaces and multi-courts.

### Forrestdale Hub Concept Design Two – Single Building Option (Attachment 2)

This concept includes the location of a single building combining all current functionality on the eastern side of William Skeet Reserve, along with the courts and playgrounds. The youth space is located on the western aspect of the reserve.

### Public Comment

It is proposed that the two concept plans are made available for public comment to enable feedback to be sought and a preferred option identified. It is proposed that both stakeholders and the general community be engaged through standard practices and comments included in a further report to Council.

## **COMMENT**

### Opportunities and Constraints

A key preliminary task of this work was the identification of site opportunities and constraints – the internal project control group completed the initial identification which was consolidated and presented as an overlay of the site (Attachment 3). This formed part of the user group consultation with the groups further reviewing.

Identified key opportunities included:

- the overall upgrade of facilities to district level provision including the oval upgrade
- optimal location of the Weld Street entry away from the intersection
- potential raised viewing areas using spoil from the oval upgrade and provided a buffer to nearby houses
- increased amenity through location of facilities blocking prevailing winds and placement for viewing of oval
- locating playgrounds in proximity to facilities
- increased parking (informal parking not available due to road widening)
- vegetation buffer

Identified key constraints included:

- identifying the bush fire prone planning areas
- limited access off Armadale Road
- Environmentally Sensitive Area on the southern portion of the site
- need for quiet zone adjacent to existing houses
- complex land holdings.

The land configuration is noted as a constraint, however this is only as it relates to timing of the project. The site is made up of seven lots that are a mix of freehold and Crown Land. The Crown Land includes multiple vestings which would need to be aligned. There are also some land use considerations that would need to be investigated further. For the purpose of this report, the concept options drawn take into account the current title limitations with facilities drawn within title boundaries. The considerations and actions required will be addressed in the report along with a final recommendation, subject to either the single building or multiple building options being preferred.

Access, parking and movement within the site has been identified as a significant issue for the site, particularly with the informal parking along Armadale Road no longer available. To address this issue, a parking and traffic study has been commissioned and will be included in the final report including a preferred concept option.

#### Functionality Tables

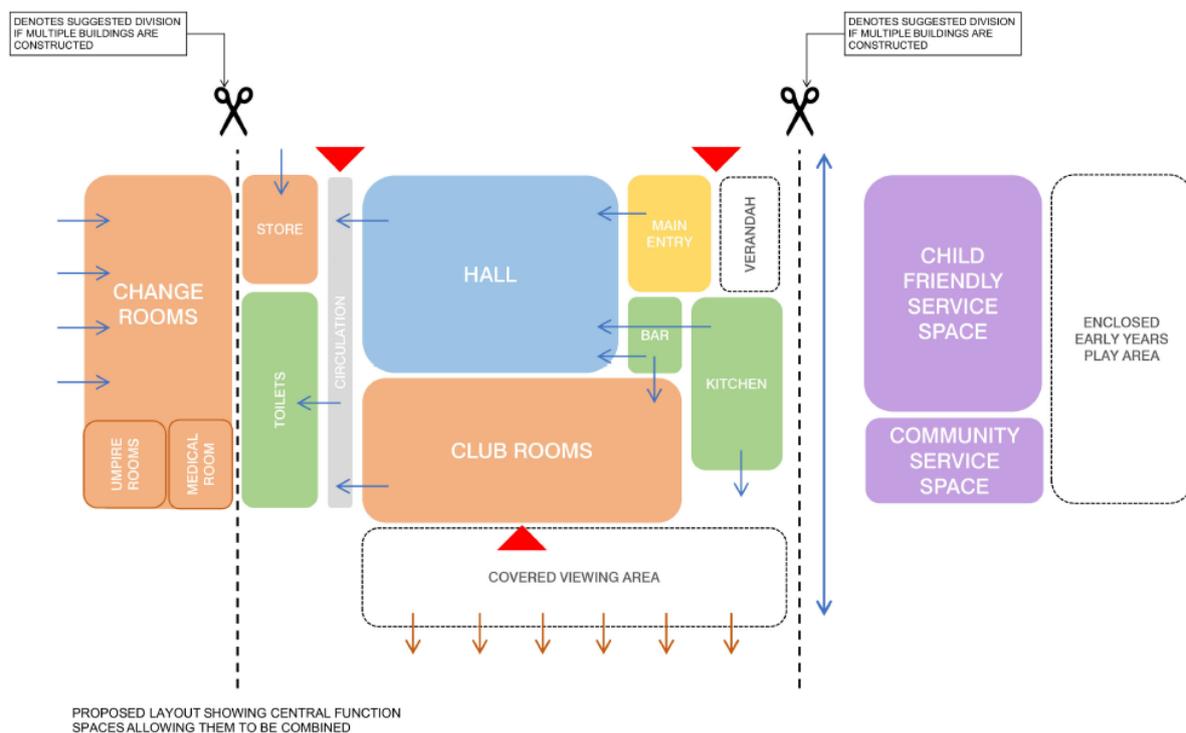
Following on from the work previously completed during engagement with the current user groups, detailed functionality tables were prepared outlining the elements, area, qualitative and quantitative requirements, users as well as user group feedback and applicable standards.

These functionality tables were confirmed with the user groups prior to proceeding to a workshop where the relationships between the spaces and the two options were discussed. The workshop was held at the Forrestdale Hall and members of FSA, Armadale Soccer Club, Forrestdale Community Kindergarten, Directions Disability Services and regular hall users were invited to attend. The attendees were split into two groups – one considering the single building option, and one the multiple building option.

The relationships and functionality of the spaces were finalised and combined into the diagrammatic representation below. Prior to moving to concept plans, a further meeting was held with the FSA to confirm the City's understanding of their requirements.

It was evident from this work that there was a logical opportunity for separation between the change room elements and the community service elements. However the interactivity with the hall and other shared spaces (kitchen, club rooms, toilets) formed a possibly stand-alone facility.

This allowed a number of options to be explored based on sound functional requirements of the project. It is important to note that this is not a floorplan – but represents the relationships between the spaces.



While most functional areas were relatively simple, there was significant discussion surrounding the hall functionality and opportunities for providing the FSA with a ‘function room’ capacity. Having the hall area located in close proximity to the club rooms allowed for opportunities for co-locating the wet areas of the kitchen and bar (with possible opportunities for shared use), and allowed for use of the hall space by the FSA when needed, but also available as a community hall. There was limited opportunity for interactivity if the hall space was located separately to the club rooms.

### Concept Options

While the February 2018 report noted that consideration be given to the upgrade and refurbishment of the hall and community facilities, it became evident that this option was not ideal and provided a range of constraints to developing the project. The current building straddles a property line with one lot being Crown Land and the southern lot being freehold. In addition the presence of asbestos, current building design and siting excluded this option very early in the design process.

It is not the intention of this report to document the pros and cons of each of the options, as that will be the subject of the further report recommending a preferred option incorporating public comment, and the traffic study results, as well as the planning considerations with regard to the multiple lot configuration. The purpose of this report is to refine the project direction to the two options of single or multiple buildings to a level of detail that allows the project to progress.

Both concept options are based on the same functionality tables and relationship diagram as included above – with the available division points noted. The functionality tables and the relationship diagram were subject of significant engagement with the user groups.

Further to the comments around the constraints of the multiple titles, it is again noted that the concept designs presented are somewhat ‘pragmatic’ in reflecting the current boundaries.

A more ideal location, particularly with the single building option, could be achieved with resolution of the title, vesting and planning aspects.

While more formal feedback will be sought during the public comment period, it is noted that Concept 1 was the strong preference of the FSA as the major user of the hub with approximately 500 members and eight affiliated clubs.

Cost Estimates

A key aspect of the scope of works provided to the consultant architects was to deliver concept options that fit within the implementation budget. Qualified quantity surveyors were used to provide detailed estimate of costs of the two concept options. These are summarised below with the multiple building option being slightly more cost effective. It is of note that while these are robust numbers for the purpose of progressing the project and assessing the two options, they are based on preliminary assumptions and will be further developed as the project progresses, and subject to funding applications.

<b>Total project budget</b>	<b>\$ 7,235,000</b>
Forrestdale Hub - Sporting Facilities Upgrade - LTFP 2021/22	\$ 4,235,000
Forrestdale Hall - LTFP 2024/25	\$ 3,000,000

<b>Funding Model</b>	<b>\$ 7,235,000</b>
DCP#3	\$ 2,841,332
Grants	\$ 1,918,668
POS Strategy Funds	\$ 200,000
Local Projects Local Jobs (Via FSA)	\$ 125,000
Loans	\$ 2,150,000

<b>OPTION 1 - MULTIPLE BUILDINGS</b>				
<b>Construction Costs</b>	<b>GFA</b>		<b>GFA Rate</b>	<b>Total</b>
Hall & Club Rooms	1335	m2	2,143	2,861,000
Community Services Building	397	m2	2,300	913,000
External Works & Services				482,000
<b>Total Construction Cost</b>	<b>1732</b>	<b>m2</b>	<b>2,457</b>	<b>4,256,000</b>
<b>Other Project Costs</b>				
AV Equipment				12,000
ICT Equipment				25,000
Project Management			4%	170,000
Design & Construct			7%	298,000
Contract let & Management			1%	43,000
Contingencies			8%	340,000
Project Close Out			2%	85,000
<b>Total for Other Project Costs</b>				<b>973,000</b>
<b>Other Stages</b>				
Playground				340,000
Youth space				290,000
Multi-court				275,000
Renew playing field surface & irrigations & lighting				1,050,000
<b>Total for Other Stages</b>				<b>1,955,000</b>
<b>Total for All Stages</b>				<b>\$7,184,000</b>

### Budget Considerations

There are two major projects in the LTFP associated with the Forrestdale Hub. These are; the upgrades to sporting facilities on William Skeet Reserve which is noted in the LTFP for 2021/22 and a major refurbishment to, or replacement of the Forrestdale Hall which is noted in the LTFP for 2024/25.

At the time the Master Plan was developed and as part of its subsequent assessment, the sporting facilities were considered a higher priority than the Hall. Consequently a staged approach was considered, which accounts for the projects being scheduled for different years.

It is clear that with either of the options presented, and the logical placement of the hall function adjacent to the club room facilities, the two projects would need to be combined and scheduled for the same year, albeit likely delivered in a staged approach.

**OPTION 2 - SINGLE BUILDING**

Construction Costs	GFA	GFA Rate	Total
Hall/Club Rooms & Community Services	1805 m2	2,109	3,807,000
External Works & Services			482,000
<b>Total Construction Cost</b>	<b>1805 m2</b>	<b>2,375</b>	<b>4,289,000</b>

**Other Project Costs**

AV Equipment			12,000
ICT Equipment			25,000
Project Management		4%	172,000
Design & Construct		7%	300,000
Contract let & Management		1%	43,000
Contingencies		8%	343,000
Project Close Out		2%	86,000
<b>Total for Other Project Costs</b>			<b>981,000</b>

**Other Stages**

Playground			340,000
Youth space			290,000
Multi-court			275,000
Renew playing field surface & irrigations & lighting			1,050,000
<b>Total for Other Stages</b>			<b>1,955,000</b>

<b>Total for All Stages</b>			<b>\$7,225,000</b>
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**OPTIONS**

1. Note the two concept plans, and make available for public comment.
2. Request further work prior to public comment.

Option 1 is the preferred option.

**CONCLUSION**

The two concept plans presented have been developed with significant input of the user groups, are consistent with the Master Plans, and are within the project budget.

Taking the project to the next stage of public comment at the earliest convenience will allow for a preferred plan to be endorsed by Council and certainty provided for the key user groups. Having the concept plan agreed will allow for commencement of planning for affiliated works including the oval and lighting upgrades, as well as funding applications, and planning considerations to allow for timely delivery of the project, subject to LTFP deliberations.

**ATTACHMENTS**

1. [↓](#) Forrestdale Att 1 - Concept Plan - Multiple Buildings
2. [↓](#) Forrestdale Att 2 - Concept Plan - Single Buildings
3. [↓](#) Forrestdale Att 3 - Forrestdale Site Analysis - Constraints

## OFFICER RECOMMENDATION

That Council:

1. Refer for consideration combining the following two Key Projects in the Corporate Business Plan with timing and impact on the Long Term Financial Plan to the 2020-21 Budget Review process.
  - Forrestdale Hub – Sporting Facilities Upgrade
  - Forrestdale Hall – Upgrade
2. Make the concept plans as attached to this report available for stakeholder and community comments.
3. Receive a further report recommending a preferred option for the two Key Projects.

### Committee Discussion

*Committee discussed the item at length, including variations and clarifications to the concepts presented. In addition, Committee requested that additional concepts be provided and that a workshop be scheduled to discuss all options.*

*As such an alternative recommendation was moved.*

## RECOMMEND

C38/10/19

1. **Refer for consideration combining the following two Key Projects in the Corporate Business Plan with timing and impact on the Long Term Financial Plan to the 2020-21 Budget Review process.**
  - **Forrestdale Hub – Sporting Facilities Upgrade**
  - **Forrestdale Hall – Upgrade**
2. **Receive the concept plans as presented in this report.**
3. **Request a concept plan for a complete combined facility not constrained by lot boundaries**
4. **Request a different configuration that retains two main facilities; a replaced or significantly upgraded hall and associated spaces for community groups, and a separate facility that replaces the sporting pavilion and change rooms (but in a different location).**
5. **Schedule a workshop for discussion on all options.**

Moved Cr C Frost  
MOTION CARRIED

(7/0)

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***1.2 - STANDARDS OF PROVISION FOR COMMUNITY INFRASTRUCTURE AND  
COMMUNITY INFRASTRUCTURE PLAN REVIEW***

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WARD : ALL  
FILE No. : M/581/19  
DATE : 2 September 2019  
REF : NK/RM  
RESPONSIBLE : Executive Director  
MANAGER : Community Services

**In Brief:**

- Local Governments develop Community Infrastructure Plans to provide guidance for an appropriate the level of provision of community infrastructure required to meet current and future community needs, and to provide evidence for funding through developer contributions and other sources.
- The City's Community Infrastructure Plan 2011-2031 has been reviewed. Based on this review, a draft *Standards of Provision for Community Infrastructure* document has been developed that includes a draft revised *Community Infrastructure Plan 2019-2036*.
- Recommend that Council endorse the *Standards of Provision for Community Infrastructure*, inclusive of the *Community Infrastructure Plan 2019-2036*.

**Tabled Items**

Nil

**Decision Type**

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

**Officer Interest Declaration**

Nil

**Strategic Implications**

- 1.1 A strong sense of community spirit
- 1.1.1 Provide opportunities to connect individuals to each other and the wider community
  - 1.1.2 Build inter-dependent and resilient community groups
  - 1.1.3 Value and celebrate our diversity and heritage
  - 1.1.4 Foster local pride

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

### **Legislation Implications**

Nil

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

Nil

### **Budget/Financial Implications**

There are no immediate financial implications arising from the actions identified in the *Community Infrastructure Plan 2019-2036 (CIP)*. It should be noted that there are a number of actions that may guide future financial decisions following further investigation.

### **Consultation**

- 1. Management Executive MANEX
- 2. City Departments
- 3. Council briefing on 22 July 2019

## **BACKGROUND**

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

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

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

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

The City of Armadale CIP is an informing document and does not compel Council to any particular course of action. In the City's case, the CIP informs the City's Corporate Business Plan which incorporates the City's longer term forecasts regarding the timing and cost of delivering major community infrastructure projects.

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

The draft 2019 – 2036 document is presented as an attachment to this report

## **DETAILS OF PROPOSAL**

### **Document Structure**

The most significant aspect of the review is a *Standards of Provision for Community Infrastructure (Standards)* document which incorporates the City's *Community Infrastructure Plan*. The documents have been developed in this way to enable the compilation of a significant amount of information into more manageable elements.

The *Standards of Provision for Community Infrastructure* creates a City-wide overview enabling the delivery of sustainable community infrastructure that meets current and future community needs. The document is a high level strategic document and is not intended to replace design guidelines, specifications, plans or strategies.

The *Standards* sets the context for a place based approach to facility provision. This is quantified in the *Community Infrastructure Plan* which is appendix 1 of the *Standards*.

### **Community Planning Principles**

The *Standards and CIP* incorporate seven community planning principles. These principles are based on industry best practice documents including Department of Local Government, Cultural and Sport Industries (previously Department of Sport and Recreation) *Classification Framework for Public Open Space*, Parks and Leisure Australia *Community Infrastructure Benchmarks* and the Western Australian Planning Commission *Liveable Neighbourhoods* as well as City documents including the *Strategic Community Plan*, the existing *Community Infrastructure Plan 2011-2031* and the *Parks Facility Strategy 2018*.

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

### Catchments

The review introduced catchment areas based on location, land use, major access barriers such as Albany Highway, Armadale Road, train lines etc. and population. The catchment areas also align with those used by Id. Consulting to enable the City to utilise a place-based approach compare provision levels with current and forecast demographic data.

The catchment areas are summarised in the following table.

Catchment Area	Forecast Year						
	2016	2021	2026	2031	2036	Variance	Annual Growth Rate
Population Summary							
North West	18,996	26,673	30,896	34,215	36,067	+17,071	2.37%
South West	3,472	9,574	15,407	21,530	27,681	+24,209	4.37%
South Mid	17,282	18,708	19,774	21,762	24,016	+6,734	1.40%
North Mid	21,604	25,213	28,078	29,250	29,802	+8,198	1.37%
Eastern	20,926	22,108	22,723	23,401	24,239	+3,313	0.68%

### Additional Elements

The reviewed draft also introduced the following initiatives;

- Provision of a senior sized playing field and community building (inclusive of sports pavilion and community centre) at Anstey Keane site as per Anstey Keane Precinct Developer Contribution Plan No.4;
- Inclusion of the Council endorsed Community Hub Master Plan Projects
- Inclusion of the Council endorsed Roleystone Theatre redevelopment
- Increasing the scope of community infrastructure items included in the CIP to include Outdoor youth spaces, community gardens, mens sheds, outdoor exercise spaces and off leash dog areas
- Identifying the need to develop a City wide strategy to address a shortfall of hard courts
- Identifying the need for Council to develop a view on the provision of youth centres across the City

It is noted that a number of inconsistencies with previous Council decisions were identified in the version of the draft *Standards* and *CIP* document that was provided for the Councillor workshop held on 22 July 2019. These inconsistencies have been addressed in the attached version.

There was also some feedback from the Councillor workshop on the actions proposed in the earlier draft to investigate the feasibility of providing youth centres in some of the catchment areas.

These actions have been modified in the attached draft to recommend that in the first instance, a preliminary report be provided to Council on the provision of youth centres in the City including; evidence of need, feasibility and potential delivery options.

### **Monitoring and Review**

Continued monitoring and review of the *Standards* and other community infrastructure planning documents is important to ensure that the provision levels and desired outcomes remain relevant for the City of Armadale community. The *Standards* should be reviewed and updated within a five year cycle (aligning with census data collection) to ensure changing community characteristics and needs are considered, and the context that the *Standards* are written in is contemporary. Relevant Council decisions and legislative change outside of the five year review cycle also need to be monitored in the context of the five year planning cycle.

### **ANALYSIS**

The City holds a primary role for the provision of community infrastructure within the municipality and ensuring that all residents have equitable access to fit-for-purpose community infrastructure. The *Standards* and CIP provides guidance for Council decisions that enable the City to continue to deliver sustainable community infrastructure to meet current and future needs. More specifically, these documents:

- Strengthen the City's ability to influence what land developers provide in terms of community infrastructure;
- Demonstrate an evidence based strategic approach to City wide community facility provision to advocate for external funding;
- Incorporate the benchmarks and actions within the Community Infrastructure Plan 2011-2036, Community Hubs Master Planning Initiative 2016 and draft Sports Dimension Guidelines into one overarching strategic document;
- Meet the requirements of State Planning Policy 3.6 – Development Contributions for Infrastructure;
- Has the ability to inform a City-wide Community Infrastructure Developer Contribution Plan; and most importantly
- **Ensure that fit-for-purpose community infrastructure is provided in a timely manner in order to drive positive community outcomes.**

On this last point, failure to provide community infrastructure in the early stages of development, when it is most needed significantly increase the risk of creating conditions conducive to social dysfunction. This will manifest through;

- Lack of Social Cohesion
- Physical and mental health problems
- Low civic participation
- Isolation
- Disengaged young people leading poor educational outcomes and unemployment
- Crime and antisocial behaviour
- Dormitory suburbs lacking character

History provides ample evidence to show that once embedded, social dysfunction is extremely difficult and very costly to reverse.

Community infrastructure plays a key role community building in the early stages of development. It provides places for people to connect and recreate; for community groups and sporting to self-organise, to encourage participation and to activate suburbs.

There is no doubt that the timely delivery of community infrastructure helps facilitate communities that are;

- Are safe and feel safe
- Are inclusive and diverse
- Are healthy and participative
- Are connected and self-organise
- Have access to support services and social networks
- Have places, spaces and facilities for interaction, recreation, leisure, sport, lifelong learning and other activities

The *Standards* act as the City's overarching community planning document. It is a high level strategic document which sets a benchmark of community infrastructure provision that aligns with, and does not replace or contradict design guidelines, specifications, plans or strategies.

The *CIP* is action oriented and identifies specific initiatives in catchments to work towards the equitable provision of community infrastructure throughout the City over time.

While the *CIP* notes initiatives for short, medium or long term consideration, it is not specific about timeframes. This is a role for the annual budgeting and long term financial review process and also the more detailed feasibility work that is undertaken on initiatives identified in the *CIP*.

### **CIP and Development Contributions**

The importance of having a robust Community Infrastructure Plan to inform Developer Contribution Plans (DCPs) cannot be overstated. The North Forrestdale DCP, which is supported by the current *CIP* is serving the City well as a revenue source to fund the provision of community buildings and open spaces for sport and leisure in the early stages of development, when they are needed most.

It cannot be assumed that the Development Contribution Plan in City's other major growth areas of Haynes and Hilbert, which is covered by the Metropolitan Redevelopment Authority's *Wungong Development Contribution Scheme* and which is currently under a major review, will automatically produce that same level of funding. The City is focusing strongly on securing the best result from the Wungong DCS review however the outcome is uncertain at this stage.

Along with the uncertainty around the outcome of the Wungong DCS review is the uncertainty around the outcome of the State Government's current review of *State Planning Policy 3.6 – Development Contributions for Infrastructure* which was reported to Council in August (D52/8/19). As noted in that report, the SP3.6 review proposes a cap of \$2,500 - \$3,500 per lot for community infrastructure. If implemented, such a cap would severely disadvantage the City where development costs are relatively high compared with other areas due mainly to drainage and environmental constraints.

In this environment, a current endorsed CIP will put the City in the best position to get the most favourable outcomes from the MRA's Wungong DCS review and the State Government's SP3.6 review.

### **CONCLUSION**

The *Standards*, inclusive of the *CIP*, provide the City with a contemporary evidence-based community planning document that guides the delivery of fit-for-purpose community infrastructure to meet the community's needs now and into the future. The document combines existing community planning documents into one key overarching document which addresses both the City's older areas and newer growth areas.

### **OFFICER RECOMMENDATION**

That Council endorse the Standards of Provision for Community Infrastructure, inclusive of the Community Infrastructure Plan 2019-2036.

#### *Committee Discussion*

*Committee agreed that further consultation with Councillors was required before endorsing the Standards of Provision and Community Infrastructure Plan and requested that the item be recommitted, reflected in the amended recommendation below.*

### **ATTACHMENTS**

1. EDITING FINAL - City of Armadale Standards of Provision for Community Infrastructure

### **RECOMMEND**

**C39/10/19**

**That Council recommit the report pending further Councillor consultation.**

**Moved Cr R Butterfield**

**MOTION CARRIED**

**(7/0)**

## **2.1 - LOCATION OF THE PROPOSED HARRISDALE LIBRARY**

WARD : ALL  
FILE No. : M/664/19  
DATE : 2 October 2019  
REF : GD  
RESPONSIBLE : Executive Director  
MANAGER : Community Services

### **In Brief:**

- The Library Strategic Plan 2019-2026 recommends a library be located in or adjacent to the Harrisdale District Centre to be operative by 2021.
- Recommend that Council enters into negotiations with Stockland to secure a suitable location and commercial terms for Harrisdale Library.
- Investigate options for traffic management to Yellowwood Avenue adjacent to the proposed library site.
- Negotiates the potential to relocate the library into a suitable location within the future Stage 2 development of the Harrisdale Shopping Centre.

### **Tabled Items**

Nil

### **Decision Type**

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

### **Officer Interest Declaration**

Nil

### **Strategic Implications**

- 1.3 The Community has the services and facilities it needs.  
1.3.2 Deliver Services  
1.3.2.2 Implement Library Strategy

### **Legislation Implications**

Nil

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

Nil

### **Budget/Financial Implications**

The current Long Term Financial Plan includes:

One off costs of \$2,470,000 and ongoing annual costs of \$1,380,000 for the establishment of a library service in Harrisdale to be operative by 2021.

One off costs include contract negotiation and capital cost for the fitout of a leased library building. Ongoing costs include loan repayments, lease costs, facility outgoings, employment, library resources, and ICT costs.

In addition, the Long Term Financial Plan includes an allocation of approximately \$700,000 in operational expenditure to facilitate the purchase of additional resources in preparation for the opening of the library.

### **Consultation**

1. Councillor Workshop held October 1 2019
2. Community Planning
3. Community Development
4. City Projects
5. Strategic Planning

### **BACKGROUND**

At its meeting of 15 April 2019, Council endorsed the *Library Strategy 2019-2026*, adopting the following key recommendations:

- 1.1. That place (i.e. location) is the major consideration in future development of the City's public libraries. By preference libraries will be co-located with other facilities and services, ideally in town centres.
- 1.2. Acknowledge the continually changing nature of library services and ensure that the City's libraries are positioned to be flexible in response to future community needs and demographic changes.
- 3.1. Support the development of a Library in, or adjacent to the Harrisdale District Centre, to be operative in 2021.

The City's *Corporate Business Plan 2019-2024* identifies a library of approximately 1,000sqm to be located in or adjacent to the Harrisdale Shopping Centre. Funding is provided in the LTFP for fitout of a library in a leased facility to be operating by 2021.

### **DETAILS OF PROPOSAL**

The City has been in discussions with Stockland for a number of years regarding the location of a public library in the Harrisdale District Centre, preferably as a tenancy in the Harrisdale Shopping Centre. The current retail downturn has seen a deferment of the proposed Stage 2 development of the Shopping Centre beyond the proposed timeframe to open a Harrisdale Library in 2021.

Stockland and the City have identified a site opposite the Shopping Centre on Yellowwood Avenue which would meet the City's requirements. Stockland would be responsible for the construction of a suitable building to meet the City's needs and the City would be responsible for the fitout and operation of the library.

It is therefore proposed that the City enter into negotiations with Stockland to secure a site and appropriate commercial terms for a library of approximately 1,000sqm to be located on Yellowwood Avenue in the Harrisdale District Centre.

### **COMMENT**

An overview of potential sites for a library in the suburbs of Harrisdale and Piara Waters was presented at a Councillor Workshop held on October 1<sup>st</sup> 2019. A copy of this presentation is attached.

The workshop detailed five sites, each with a number of pros and cons relating to their suitability for a public library, as well as the potential of meeting the City's timeframes and the possibility of developer contributions to constructing a library building.

Key among these considerations was proximity to residential and school catchments, as well as the availability of a range of retail and food and beverage attractors. In addition, adequate parking, access to public transport connectivity and the feasibility of walking and cycling options were considered.

Discussion at the workshop also queried the possible co-location of the library with a school. Previous examples of local government partnering with the Department of Education to provide a public library on a school site have resulted in ongoing difficulties and this is not a desirable proposition for the City.

### **ANALYSIS**

While not located inside the Harrisdale Shopping Centre, the proposed site on Yellowwood Avenue meets all the criteria considered in a suitable location for the development of a library to be operative in 2021.

Its location on the opposite side of Yellowwood Avenue from the Shopping Centre may be a barrier to access, however it is recommended that the City investigate traffic management options to mitigate these barriers and improve safety of access.

At this stage it is not known when Stockland will consider the development of Stage 2 of the Shopping Centre, however there may be an opportunity to negotiate a potential future relocation of the library into the Shopping Centre itself. All furniture and equipment used in the fitout of the library on Yellowwood Avenue could be re-utilised in a relocated facility.

### **OPTIONS**

That Council

1. Endorse the City entering into negotiations with Stockland to secure a site and lease terms for a library of 1,000sqm located on Yellowwood Avenue (Harrisdale).
2. Make alternative recommendations related to the location of Harrisdale Library.

## **CONCLUSION**

The City's adopted recommendations of the importance of place and the co-location of libraries, preferably within town centres, is a sound decision. The challenge for the City remains in determining the locations that would best service the library needs of its growing population, as well as the economic viability of library services.

The Armadale and Kelmscott Libraries are well located in or adjacent to shopping centres and offer the services and ambience of a modern public library. The City's growth areas of Harrisdale and Piara Waters are among the fastest growing suburbs in the state and the library service does not have the capacity to meet the expectation of residents of these localities of a public library service.

Supporting the recommendation will enable Council to proceed with securing a location for the Harrisdale public library development and ensures that the City's libraries are positioned to be flexible in response to future community needs and demographic changes.

## **OFFICER RECOMMENDATION**

1. Endorses the City entering into negotiations with Stockland to secure a site and commercial terms for a library of 1,000sqm located on Yellowwood Avenue, Harrisdale.
2. Investigate traffic management options for Yellowwood Avenue adjacent to the proposed library site.
3. Negotiates the potential to relocate the library into a suitable location within the future Stage 2 development of the Harrisdale Shopping Centre.

## **ATTACHMENTS**

1. [Harrisdale Library - Councillor Workshop presentation](#)

### **Committee Discussion**

*Committee discussed the options of Stage 1 and Stage 2 of the Harrisdale Shopping Centres and particularly the traffic management/pedestrian accessibility of Yellowwood Avenue. As a consequence an alternative recommendation strengthening the recommendations 2 and 3 of the Officer Recommendation.*

**RECOMMEND**

**C40/10/19**

**That Council:**

- 1. Endorses the City entering into negotiations with Stockland to secure a site and commercial terms for a library of 1,000sqm located on Yellowwood Avenue, Harrisdale.**
- 2. Investigate improvements to the pedestrian crossing points on Yellowwood Avenue to ensure adherence to the Australian Standards and MRWA requirements, considering the number of pedestrians expected to be attracted to the precinct, and the traffic generated by the complex.**
- 3. Negotiates to include an option to relocate the library within the future Stage 2 development of the Harrisdale Shopping Centre.**

**Moved Cr C Frost  
MOTION CARRIED**

**(7/0)**

***COUNCILLORS' ITEMS***

---

**1. Perth Kilt Run/Highland Gathering**

---

Cr's Frost and Wielinga acknowledged and commended officers involved in the successful delivery of the recent Perth Kilt Run/Highland Gathering and requested that this feedback be relayed to the Officers involved.

**RECOMMEND**

**C41/10/19**

**That Council refers the following Councillor Item to the relevant Directorate for action and/or Report to the appropriate Committee**

**Moved Cr C M Wielinga**

**MOTION CARRIED**

**(7/0)**

***EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT***

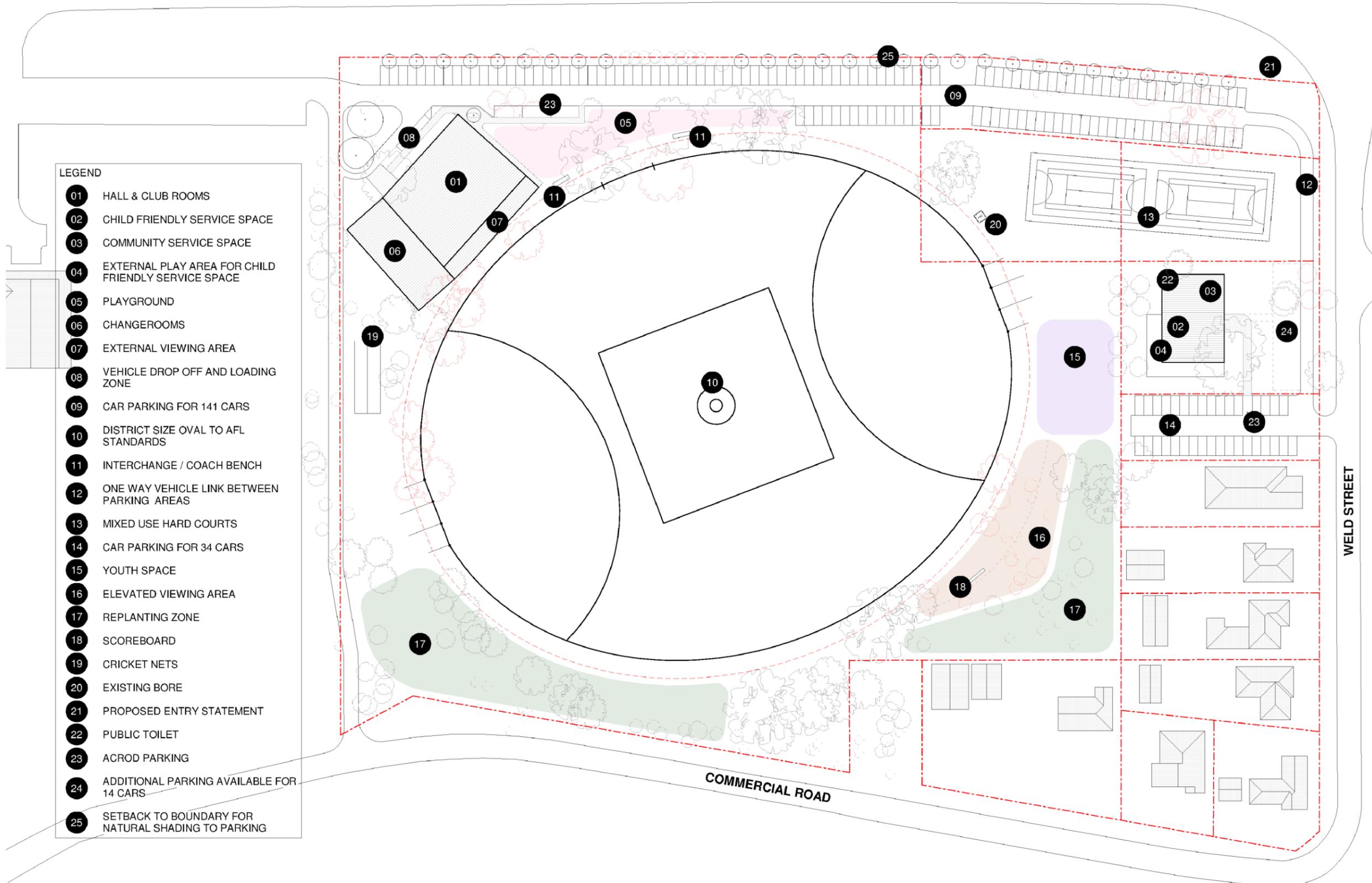
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Nil

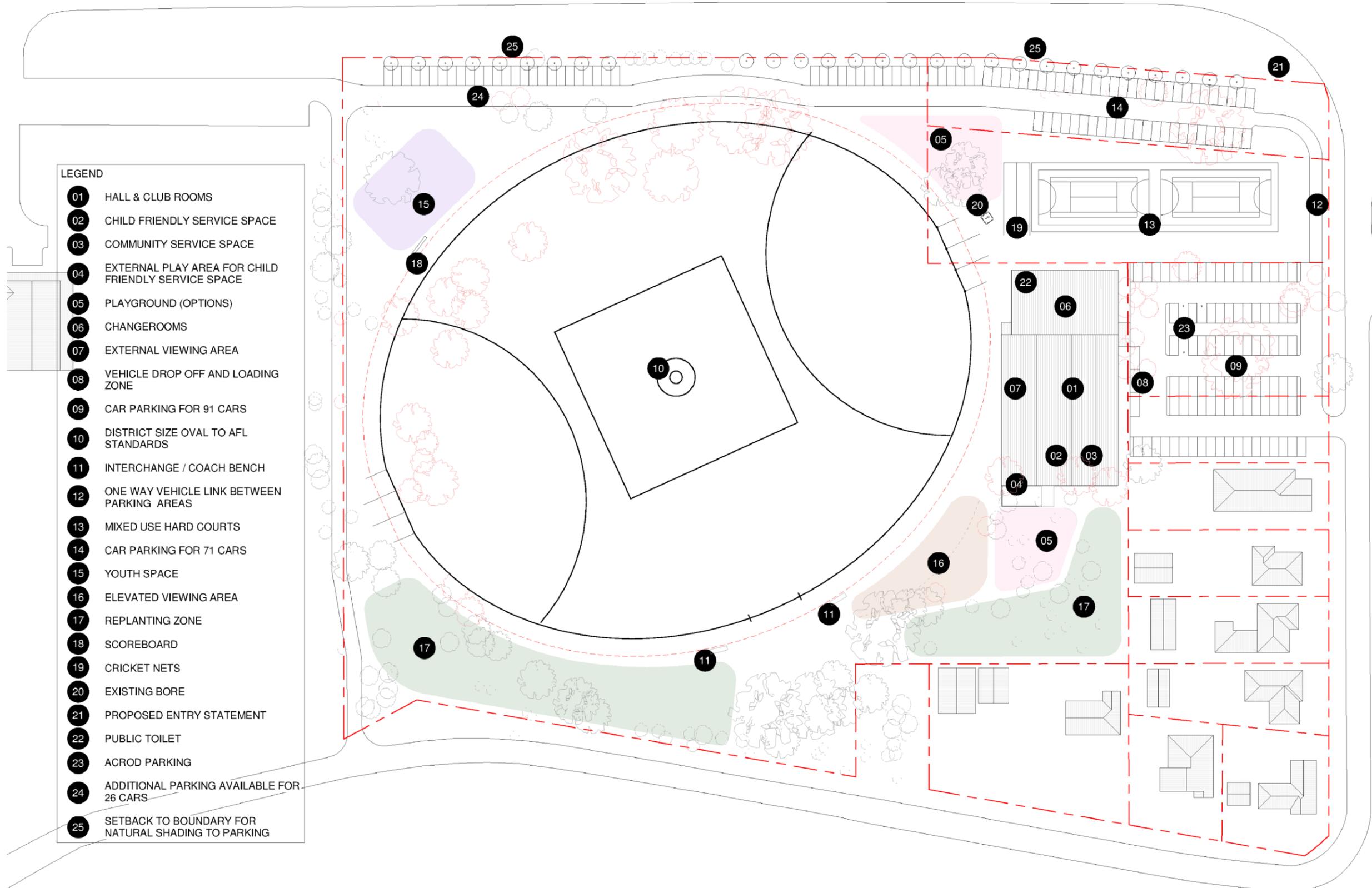
**MEETING DECLARED CLOSED AT 6.37pm**

<b>COMMUNITY SERVICES COMMITTEE</b>		
<b>SUMMARY OF ATTACHMENTS</b>		
8 OCTOBER 2019		
<b>ATT NO.</b>	<b>SUBJECT</b>	<b>PAGE</b>
<b>1.1 FORRESTDALE COMMUNITY HUB - DRAFT CONCEPT PLANS</b>		
1.1.1	Forrestdale Att 1 - Concept Plan - Multiple Buildings	29
1.1.2	Forrestdale Att 2 - Concept Plan - Single Buildings	30
1.1.3	Forrestdale Att 3 - Forrestdale Site Analysis - Constraints	32
<b>1.2 STANDARDS OF PROVISION FOR COMMUNITY INFRASTRUCTURE AND COMMUNITY INFRASTRUCTURE PLAN REVIEW</b>		
1.2.1	EDITING FINAL - City of Armadale Standards of Provision for Community Infrastructure	33
<b>2.1 LOCATION OF THE PROPOSED HARRISDALE LIBRARY</b>		
2.1.1	Harrisdale Library - Councillor Workshop presentation	152

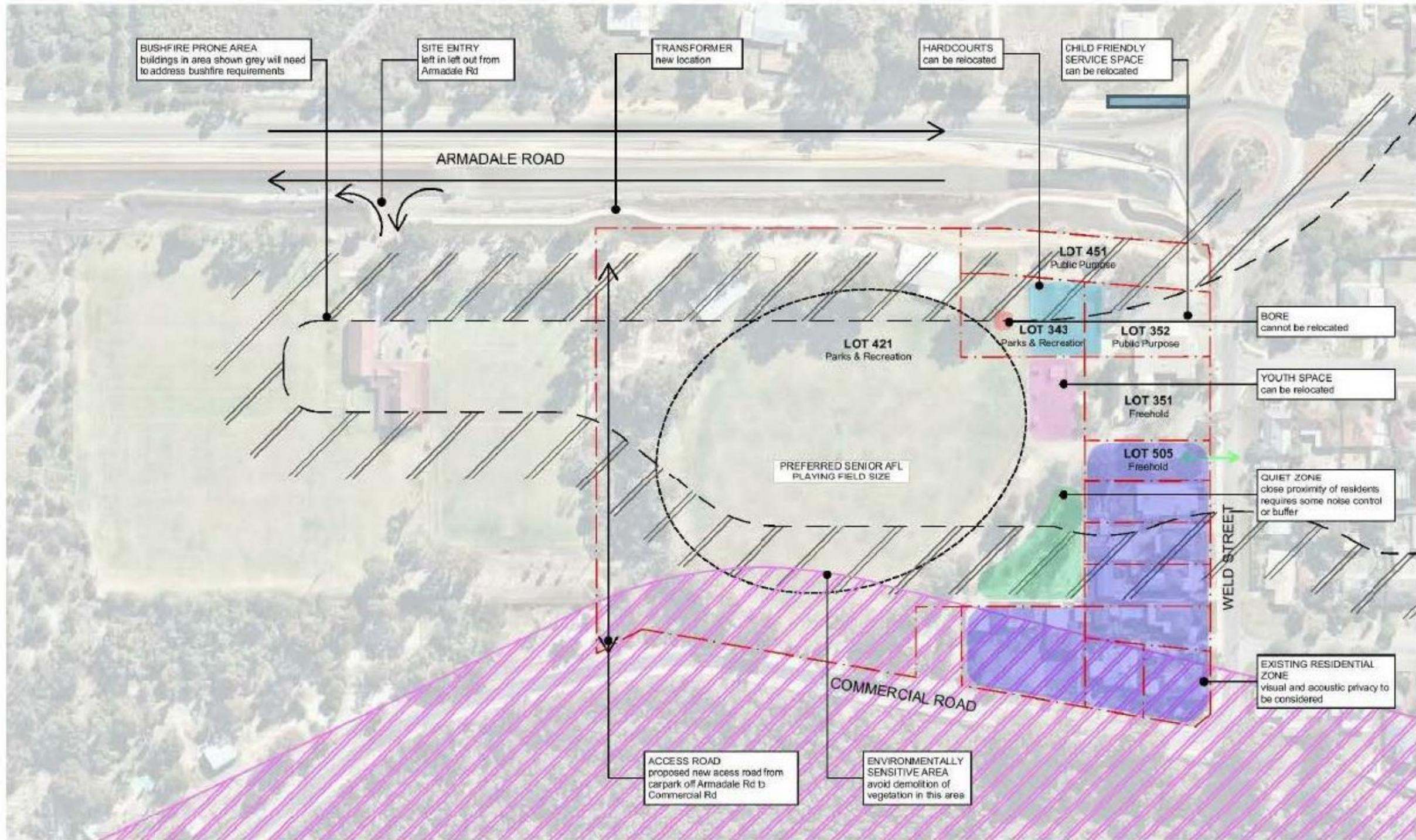
ARMADALE ROAD

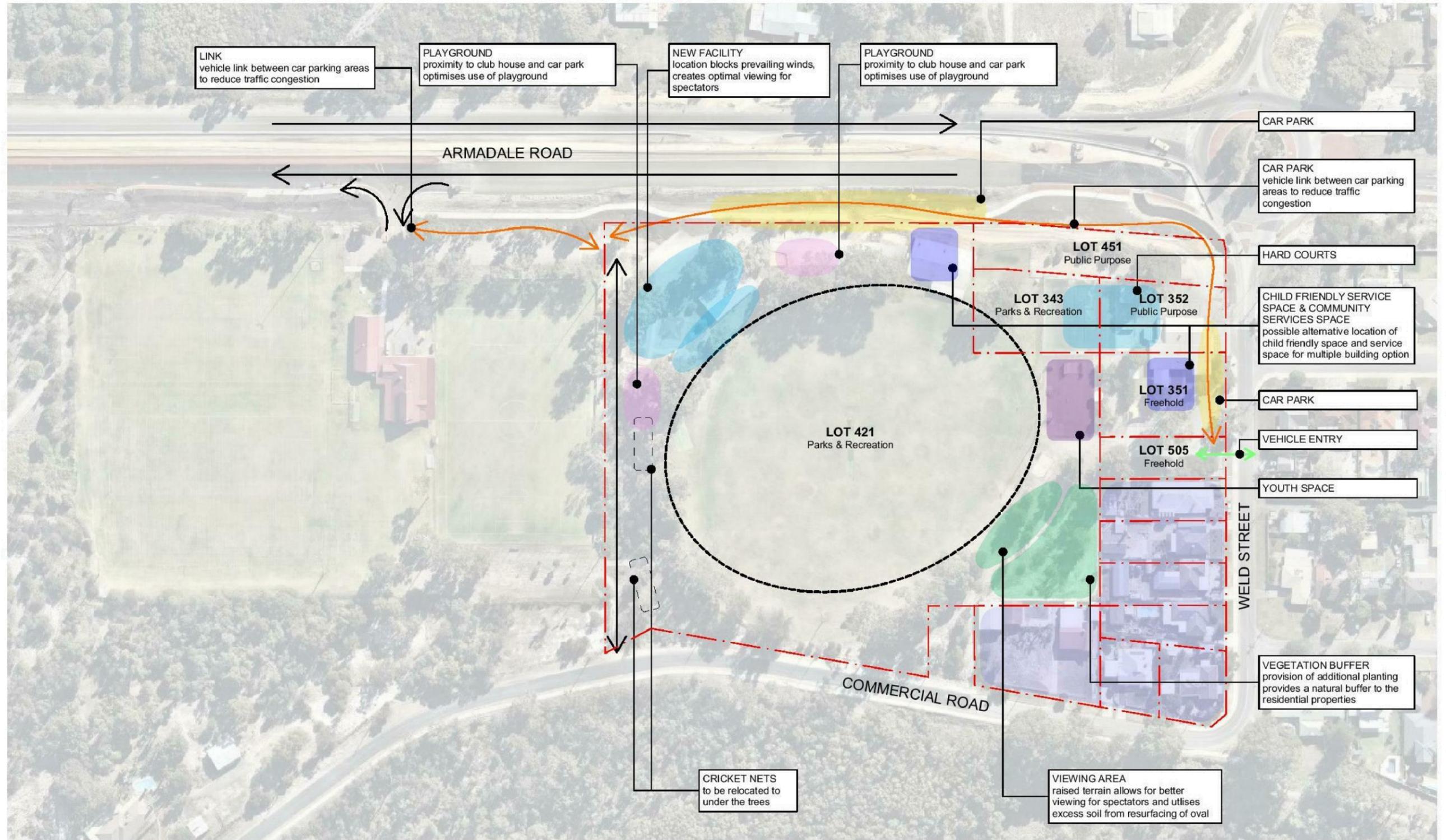


3.01



1.02





# Standards of Provision for Community Infrastructure 2019 (Including Community Infrastructure Plan 2019-2036)



**DRAFT**



**Document Control**

<b>Version</b>	<b>Date</b>	<b>Outline of Progress Versions</b>
1	25/07/2018	Draft commenced
2	24/08/2018	Draft distributed to Community Planning Unit
3	25/09/2018	Draft updated based on CP comments
4	12/11/2018	Draft updated based on Parks comments
5	28/03/2019	Updated to incorporate CIP
6	24/05/2019	Updated to incorporate MANEX comments
7	09/08/2019	Updated to incorporate council workshop comments



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## 1 City of Armadale Standards of Provision for Community Infrastructure

### 1. Introduction

The City holds a primary role for the provision of community infrastructure within the municipality and ensuring that all residents have equitable access to fit-for-purpose community infrastructure. The intent of the *Standards of Provision for Community Infrastructure (Standards)* is to create a City-wide consensus on community infrastructure provision enabling the City to continue to deliver sustainable community infrastructure that meets current and future community needs. The document is a high-level strategic document and is not intended to replace design guidelines, specifications, plans or strategies. The focus of these *Standards* is solely on community assets, owned and operated by the City.

The *Standards* will provide the City with a tool to:

- Set a City-wide position on the level of service provided for community infrastructure;
- Consider all community infrastructure across the City in a holistic approach;
- Provide a consistent and equitable level of service of community infrastructure throughout the City;
- Review and update the City's *Community Infrastructure Plan* (Attachment One).

The *Standards* have been developed through the consideration of:

- Existing and future demographic analysis across the City suburbs;
- Participation trends;
- Contemporary planning approaches of community infrastructure;
- Relevant literature including legislation and policy at a National, State and Local Government level; and
- Existing trends and benchmarks in community infrastructure.

The following Figure 1 illustrates the community infrastructure planning process from a City wide level through to the delivery of specific projects.

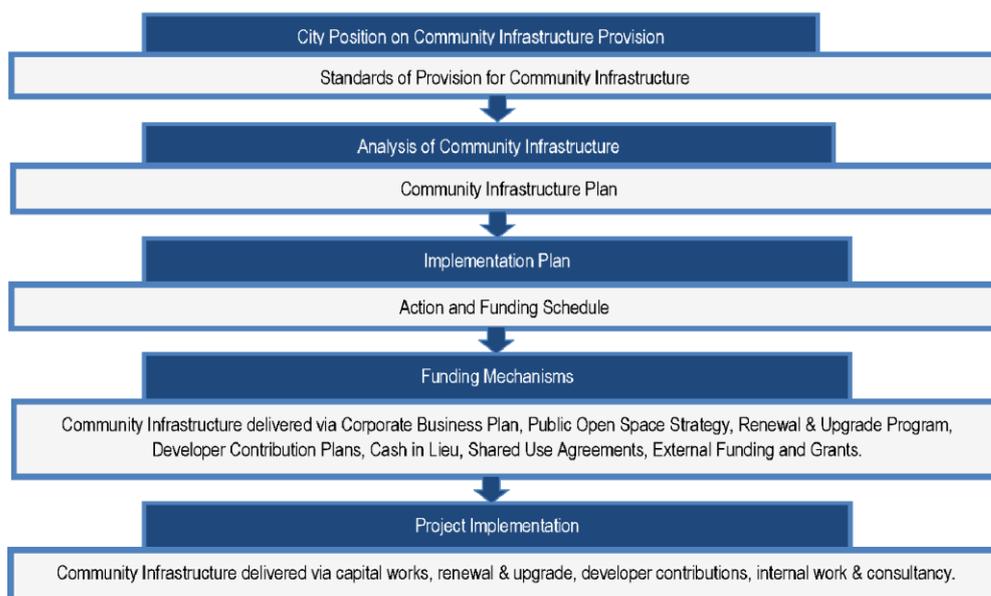


Figure 1: Community Infrastructure Planning Framework



## 2 City of Armadale Standards of Provision for Community Infrastructure

### 1.1 Standards of Provision and Policy Context

As a local government, the City's role in the provision of open space and community buildings extends to:

- Strategic planning;
- Statutory approvals;
- Funding, including the implementation of mechanisms such as development contributions;
- Regulation and Policy;
- Liaison with other tiers of government and state/national sporting associations;
- Partnering with other organisations to deliver community infrastructure;
- Design, construction and project management of community infrastructure;
- Operational maintenance and ongoing management of community infrastructure.

Due to the wide variety of functions that the City is responsible for in regard to community infrastructure, it is important that the *Standards* are aligned with the City's core planning framework. The *Standards* are aligned with the City's *Integrated Planning Framework* and aligns with the *Strategic Community Plan 2016-2031*.



**Figure 2: City of Armadale Integrated Planning Framework**

The City's *Strategic Community Plan 2016-2031* sets a shared community vision and identifies long term objectives and priorities designed to strengthen and build on the City's unique assets. These objectives and priorities guide the City's policies and actions which are then linked directly to operational functions to meet the needs of the current and future population. The objectives and priorities which specifically relate and inform the *Standards* are listed in Table 1.



### 3 City of Armadale Standards of Provision for Community Infrastructure

**Table 1: Strategic Community Plan 2016-2031**

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

In addition to aligning with the City's overarching *Strategic Community Plan 2016-2031*, the *Standards* have considered the City documents listed in Table 2. The consideration of these documents enables the *Standards* to be developed in the context of the City ensuring it is relevant and applicable. The *Standards* were also considered within the broader Western Australian policy context, including those developed by various State Government agencies as outlined in Table 2.



4 City of Armadale Community Infrastructure Plan 2018-2036

Table 2: Policy Context of Standards

City of Armadale	Government Agencies
Local Planning Strategy – Town Planning Scheme No. 4 2016	State Planning Policy 1 – State Planning Policy Framework (WAPC)
Strategic Community Plan 2016-2031	State Planning Policy 2.3 – Jandakot Ground Water Protection(WAPC)
Corporate Business Plan (inclusive of Long Term Financial Plan) 2017-2022	State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region (WAPC)
Community Engagement Strategy 2018	State Planning Policy 2.9 – Water Resources(WAPC)
Age Friendly Communities Strategy 2018	Better Urban Water Management (Department of Water)
Demographic Insights 2018	State Planning Policy 3.6 – Development Contributions for Infrastructure (WAPC)
Disability Access and Inclusion Plan 2016-2021	State Planning Policy 3.7 – Planning in Bushfire Prone Areas (WAPC)
Library Strategic and Development Plan Review and Update 2016	State Planning Policy 4.2 – Activity Centres for Perth and Peel (WAPC)
Public Arts Strategy 2016	State Planning Policy 7 – Design of the Built Environment (draft) (WAPC)
Urban Forest Strategy Final Report 2014	Smart Cities Plan (Department of Infrastructure, Regional Development and Cities)
Parks Facility Strategy 2018	State Planning Strategy 2050 (WAPC)
Community Development Strategy 2017	Directions 2031 and Beyond (WAPC)
Community Hubs Master Planning Initiative 2017	Perth and Peel @ 3.5 Million & South Metropolitan Peel Sub-Regional Framework (WAPC)
Armadale Multi Arts Centre Needs Assessment 2018	Perth and Peel Green Growth Plan for 3.5 Million (draft) (WAPC)
Active Sporting Reserves Needs Assessment 2007	Metropolitan Region Scheme (WAPC)
Peer Review of ABV Sporting Reserves Study 2009	Water Allocation Planning in Western Australia
Active Sporting Reserves Feasibility Study 2008	Middle Canning Surface Water Area Allocation Plan (WAPC)
Community Infrastructure Plan 2011-2031	Stormwater Management Manual for Western Australia
Average Household Size Wungong 2016	Development Control Policy 2.3 – Public Open Space in Residential Areas (WAPC)
Greenfield Lifecycle Analysis 2017	Development Control Policy 4.1 – Industrial Sub-Division (WAPC)
Public Health and Wellbeing Plan 2014-17	Development Control Policy 3.5 – Use of Land Reserved for Parks and Recreation and Regional Open Space (WAPC)
Age Friendly Community Strategy 2018-2023	
Youth Spaces and Places Review 2018	Planning Bulletin 21 – Cash in Lieu of Public Open Space (WAPC)
	Liveable Neighbourhoods (including draft revision) (WAPC)
	Guideline of the Determination of Wetland Buffer Requirements (WAPC)
	Draft Decision Process for Stormwater Management in WA (Department of Water)
	Active Living For All: Framework for Physical Activity in WA (Be Active WA)
	Strategic Directions 6 (Department of Local Government, Sport and Culture)
	Sports Dimensions Guidelines (Department of Local Government, Sport and Culture)
	Wungong Urban Water Project Master Plan Schools Policy (MRA)
	Wungong Urban Water Project Public Open Space Policy (MRA)

## 2. Community Planning Catchment Areas

Up until 2006, the City has experienced a relatively stable population growth however the release of land in the western growth corridor of Armadale has seen a dramatic increase in the numbers of people moving into the City. The City's population is increasing at twice the rate of Greater Perth and is forecast to exceed 140,000 persons by 2036.<sup>1</sup>

The zoning of undeveloped land primarily used for agricultural purposes to urban has resulted in significant increases in the population. Areas of strong growth, all which experienced recent greenfield development, include Harrisdale, Piara Waters, Champion Lakes, Hilbert and Haynes. In addition to this greenfield development driving an increased population, the City has set an urban infill dwelling target of 6497 by 2036<sup>2</sup>, which will create dwellings for an additional population of 17,996 in older established areas of the City.<sup>3</sup>

Together greenfield and infill development creates a unique challenge where new community infrastructure is required in new urban settings and greater demand is placed on existing and ageing community infrastructure in older established areas where infill is occurring. The *Standards* will assist the planning of community infrastructure by setting a range of benchmarks and criteria which can be applied to both the current and future City population to determine what community infrastructure is required.

The City consists of nineteen suburbs and localities and for the purposes of community planning these suburbs are naturally aggregated into distinct catchment areas (as shown in Table 3). The catchment areas have been established based on location, land use, major access barriers such as Albany Highway, Armadale Road, train lines etc. and population growth (between 25 000 and 70 000 people). The catchment areas align with those used by Id. Consulting to enable the City to utilise a place-based approach compare provision levels with current and forecast demographic data.

**Table 3: Community Planning Catchment Areas**

Catchment Area	Forecast Year						
	2016	2021	2026	2031	2036	Variance	Annual Growth Rate
Population Summary							
North West	18,996	26,673	30,896	34,215	36,067	+17,071	2.37%
South West	3,472	9,574	15,407	21,530	27,681	+24,209	4.37%
South Mid	17,282	18,708	19,774	21,762	24,016	+6,734	1.40%
North Mid	21,604	25,213	28,078	29,250	29,802	+8,198	1.37%
Eastern	20,926	22,108	22,723	23,401	24,239	+3,313	0.68%

<sup>1</sup> Id. Consulting, 2017. Forecast Population

<sup>2</sup> City of Armadale, 2016. Local Planning Strategy

<sup>3</sup> Id. Consulting, 2017. Average Household Size 2036



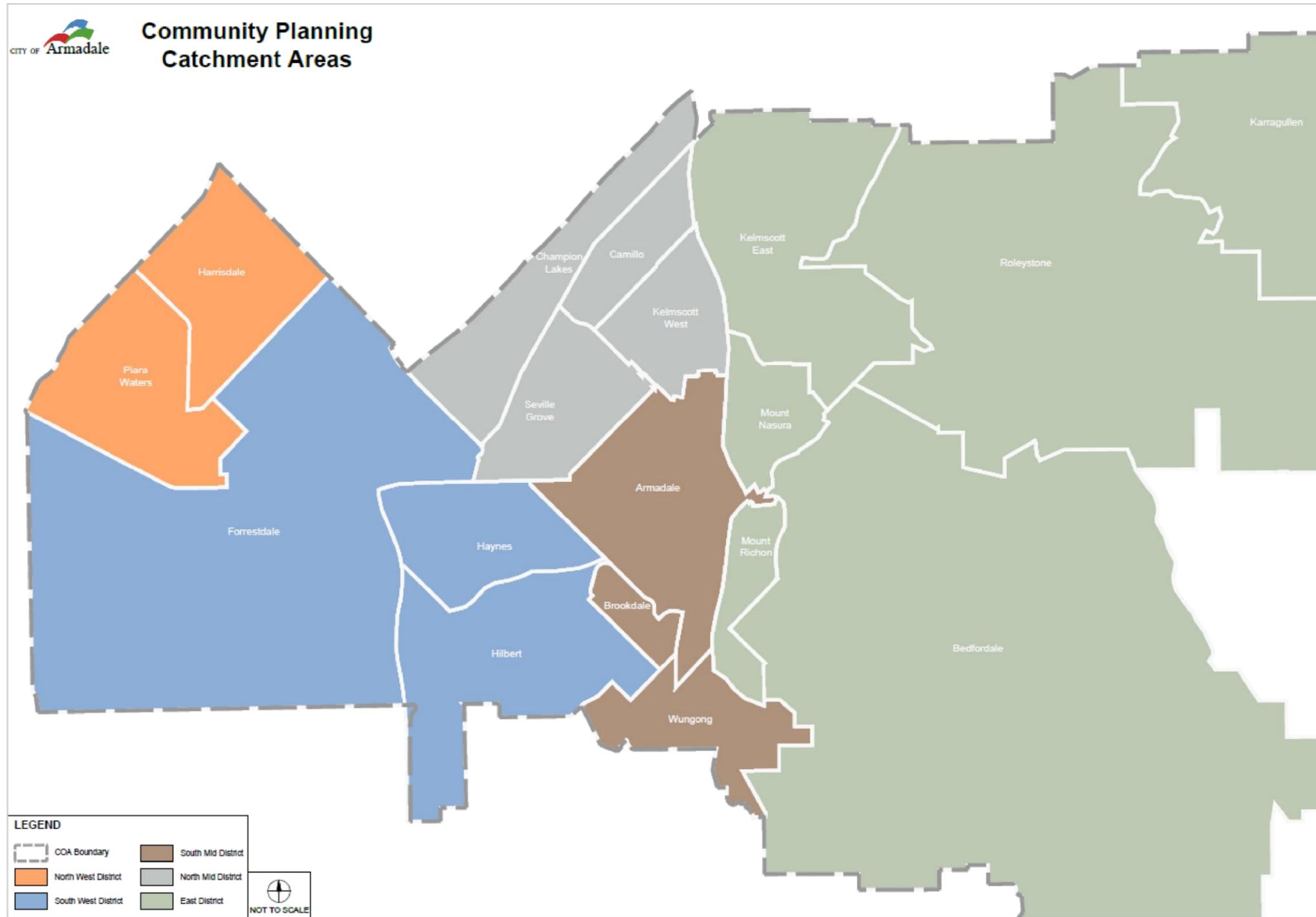


Figure 3: City of Armadale Community Planning Catchment Areas



### 3. Place-Based Social Planning

The *Standards* are to be used in conjunction with place-based social planning mechanisms to ensure that the focus of community infrastructure provision is centred on community use, and not purely the application of benchmarks. This is particularly important when considering the below information derived from the *City's Demographic Insight Report 2018* which highlights the differences in demographic profiles across the City. Key demographic findings include:

- The City has a large variance of SEIFA level of disadvantage between suburbs. The lowest level of advantage within the City is experienced in Armadale (South) (873.3) and the highest level of advantage is experienced in Hilbert (1,105.4);
- The City has a relatively young population with an average age of 33 years, three years lower than the Greater Perth Average. This does vary with Brookdale-Wungong having the lowest average age of 28 and Mount Richon having the highest average age of 49 years;
- When compared to established areas, the average household size in greenfields areas is higher (3.12 persons) and the average lot size is smaller – meaning more people are living in smaller areas;
- The median weekly household income (\$1,493) is significantly lower than Greater Perth (\$1,639) and the WA median (\$1,595). This varies significantly across suburbs within the City from a low of \$901 in Armadale (South) to a high of \$2,222 in Piara Waters;
- The City's Aboriginal and Torres Strait Islander (ATSI) origin population increased between 2006 and 2011, and the proportion of ATSI people living in the City (2.6 per cent) was significantly higher than that of Greater Perth (1.6 per cent) in 2016. Brookdale-Wungong (5.8 per cent), Armadale (South) (5.1 per cent), Armadale (North) (4.6 per cent), Camillo (4.1 per cent), Kelmscott (west) (3.8 per cent) and Seville Grove (3.7 per cent) all have a higher ATSI population than Greater Perth (1.6 per cent);
- Approximately 45 per cent of the City's ATSI population were aged between 0-17 years, whereas in the wider City community only 26 per cent of the population were aged between 0-17 years;
- Australia is the most common country of birth in the City followed by the United Kingdom (8,306), India (3,260), New Zealand (2,846) and South Africa (1,348). From 2011 to 2016 there has been an increase of 47.7 per cent of overseas born residents living in the City;
- Since 2011 there was a significant increase in the number of people speaking a language other than English at home (+171 per cent), as well as people who speak little to no English;
- The number of City residents holding a bachelor's degree increased between 2011 (10.6 per cent) and 2016 (16.0 per cent). This varied across suburbs with 32.8 per cent of people in Piara Waters holding a bachelor's degree or higher, through to 7.0 per cent of Armadale (South) residents;
- The average population proportion of people living with a disability varied across the City with the highest proportion of people needing help in Armadale (South) (7.6 per cent) and the lowest proportion in Piara Waters (1.2 per cent);



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- The City (9.2 per cent) has a higher unemployment rate than Greater Perth (8.1 per cent). Suburbs with high unemployment rates include Armadale (South) (27.6 per cent), Armadale (North)(13.2 per cent ), Camillo (12.8 per cent ), Kelmescott (West)(12.5 per cent) and Brookdale-Wungong (12.1 per cent) ;
- The proportion of disengaged youth in the City (14.8 per cent) is significantly higher than that of Greater Perth (9.5 per cent). Suburbs with high level of disengaged youth include Armadale (South) (27.7 per cent), Armadale (North)(24 per cent), Camillo (21 per cent)and Brookdale-Wungong (20.9 per cent)
- The City has a higher proportion of one parent families (12.2 per cent) and couples with children (34.9 per cent), and less lone person households (19.3 per cent) than Greater Perth;
- In 2016 11.2 per cent of the City's households purchasing their dwelling were experiencing mortgage stress compared to 9 per cent in Greater Perth. Bedfordale had the lowest proportion of people experiencing housing stress (6.3 per cent) to a high of 14.7 per cent of people experiencing housing stress in Brookdale-Wungong;
- Over 70 per cent of resident workers travelled outside the area to work while 23.8 per cent live and work locally;
- In terms of health, the City has a higher level of people who smoke regularly (13.2 per cent), do not get enough physical activity (55 per cent) and consume excessive amounts of alcohol (45 per cent).

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

## 4. Provision of Community Infrastructure

### 4.1 Value of Community Infrastructure

Fit-for-purpose community infrastructure is an important element of a community's urban fabric and quality of life. Community infrastructure, typically provided in the form of community buildings and open spaces, has the ability to enhance sense of place, contribute to the built form, provide physical activity and recreation opportunities, improve community cohesion, and create safer neighbourhoods.<sup>4</sup>

Community buildings accommodate a range of functions and typical community buildings provided by local governments include but are not limited to community centres, sports pavilions, libraries, arts and cultural centres, youth facilities and aquatic and recreation centres. These spaces provide important places for communities to meet, enhance connections and relationships among people in order to strengthen common values and promote collective goals.

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<sup>4</sup> Ward Thompson, Catharine 2011, Linking landscape and health: The recurring theme.



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Community buildings have the ability to facilitate greater social cohesion, safer neighbourhoods, support for isolated or disadvantaged people, healthier children and families, increased local employment opportunities and greater cultural recognition.<sup>5</sup>

Quality and accessible open space is important in providing spaces and opportunities for improving people's physical and mental health and well-being.<sup>6</sup> Open space plays a significant role in enhancing a community's sense of place and has an important role in environmental conservation. Open Space provides the opportunity to connect with nature, and to engage in sporting and recreational physical activity.<sup>78</sup> Community infrastructure which is inviting and enjoyable can attract more people and more frequent use, thus having a greater impact on individual wellbeing.<sup>9</sup>

The *Standards* establish a set of benchmarks that can be applied across the City to ensure accessible and fit-for purpose community infrastructure that positively influences our community's overall health and wellbeing.

### 4.2 Community Trends and Drivers

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

- Increasing time pressures;
- Lack of efficient public transport;
- Reduced disposal income;
- Increased mortgage stress;
- Increased work commutes and traffic congestion;
- Fly-in Fly-out rosters;
- Full time employed parents;
- Increased use of technology as a leisure activity;
- Increased sedentary lifestyles;
- Ageing population and increased life expectancy;
- Increasing community diversity;
- Increased housing density coupled with increasing housing footprints;
- Reduced private open space;
- Increased risk of safety;
- Increased participation in individual sports and recreation activities;
- Increased female participation in male-dominated sports;

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<sup>5</sup>Izmir G, I Katz and J Bruce 2009, Neighbourhood and Community Centres: Results for Children, Families and Communities.

<sup>6</sup> Asztalos, Melinda et al 2009, Specific associations between types of physical activity and components of mental health.

<sup>7</sup> Ward Thompson, Catharine 2011, Linking landscape and health: The recurring theme.

<sup>8</sup> Marshall, Nancy, and Linda Corkery 2011, Generation after Generation: Why and How Do We Value Open Space?

<sup>9</sup> Sugiyama, Takemi, Jacinta Francis, Nicholas Middleton, Neville Owen, and Billie Giles-Corti 2010, Associations between recreational walking and attractiveness, size, and proximity of neighbourhood open spaces.



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- Increased participation in lifestyle, adventure and alternative sports;
- Biodiversity and conservation impacts;
- Reduced Government funding and financial uncertainty.<sup>10, 11</sup>

The way the City's residents live, work and recreate influences the way in that community infrastructure is provided. The *Standards* consider the above community trends and drivers and advocates that community infrastructure is accessible and fit-for-purpose to create maximal opportunities for communities to participate in both physical and social activities.

### 4.3 Key Participation Trends

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

#### 4.3.1 National Physical Activity Trends

- In 2014-15, around half (56 per cent) of Australians aged 18- 64 years participated in sufficient physical activity, whereas nearly one in three (30 per cent) were insufficiently active and 15 per cent were inactive;<sup>12</sup>
- Adult physical activity levels decline with age, with more 18-24 year olds (59 per cent of males and 48 per cent of females) taking part in enough physical activity to benefit their health, compared with only 30 per cent of males and 20 per cent of females aged 75 or over;<sup>14</sup>
- Females of all ages, generally have lower physical activity rates than males;<sup>14</sup>
- Rates of sedentary levels of physical activity decline as the level of disadvantage decreases;<sup>14</sup>
- Two thirds (66 per cent) of those living in the most advantaged areas participated in non-organised activities compared with 40 per cent of those living in the most disadvantaged areas, while the participation rates for organised sport were 35 per cent and 20 per cent;<sup>17</sup>
- In 2011-12, walking for exercise attracted the largest number of both male and female participants. However, a much larger percentage of women participated in walking for exercise than men (30 per cent compared with 17 per cent).<sup>13</sup>
- In 2011-12, participation of 18-24 year olds in non-organised sport and physical recreation participation was significantly higher than organised participation;<sup>14</sup>
- The total participation rate for sport and physical recreation has remained similar over time, although there was a decrease in organised participation from 28 per cent in 2005-06 to 26 per cent in 2009-10;<sup>17</sup>

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<sup>10</sup> Department of Sport and Recreation, 2016. Strategic Directions from the Western Australian Sport and Recreation Industry 2016-2020

<sup>11</sup> CSIRO, 2013. The Future of Australian Sport: Megatrends Shaping the Sports Sector Over Coming Decades

<sup>12</sup> VicHealth, 2016. Evidence Summary Physical Activity and Sedentary Behaviour

<sup>13</sup> Australian Bureau of Statistics, 2013. Participation in Selected Sports and Physical Recreation Activities

<sup>14</sup> Australian Bureau of Statistics, 2013. Perspectives on Sport



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- Persons aged 15-17 years had the highest participation rate for organised sport and physical recreation (58 per cent). This was also the only age group where the proportion of people participating was higher for organised activities compared with non-organised activities;<sup>17</sup>
- In older age groups, participation rates for non-organised sport and physical recreation ranged from 40 per cent for those aged 65 years and over, to 58 per cent of those aged 35-44 years;<sup>17</sup>
- In 2011-12, children aged 5-17 years participated in an average of one and a half hours (91 minutes) of physical activity per day, with just over 60 per cent averaging at least one hour per day.;<sup>15</sup>
- Approximately two thirds (66 per cent) of all children aged between 9-11 years participated in organised sport, higher than the participation rates of those aged 5-8 years and 12-14 years (56 per cent and 60 per cent respectively). More males (949,000) participated than females (727,000);<sup>16</sup>
- Participation in organised sport was higher for children born in Australia (61 per cent) compared with those born overseas (52 per cent) and higher for children in couple families (64 per cent) compared with those living in one-parent families (48 per cent);<sup>18</sup>
- Children's participation in more active recreational activities has increased since 2009, with the proportion of children skateboarding, rollerblading or riding a scooter rising from 49 per cent to 54 per cent, and the proportion of children bike riding increasing from 60 per cent to 64 per cent;<sup>15</sup>
- In general, children's physical activity decreases and screen-based activity increases as they get older. <sup>15</sup>

Based on the above physical participation data, community infrastructure is required to provide people with the opportunity to engage in both formal and informal physical activity. The *Standards* address the provision of community infrastructure for organised sport as well as infrastructure for a range of informal activities including but not limited to walking, play, recreational games, and cycling.

### 4.3.2 National Arts and Cultural Trends

- More than a quarter (27 per cent or 4.9 million people) of the 18.5 million persons aged 15 years and over living in Australia in 2013/14 participated in at least one selected cultural activity during 2014. The participation rate in 2010/11 was also 27 per cent;<sup>17</sup>
- Cultural participation rates tended to decrease with age; people aged 25-34 had a participation rate of 28 per cent and people aged 65 years and over had a participation rate of 23 per cent;<sup>20</sup>
- People aged 15-17 years were most likely to attend at least one cultural venue and event, with an attendance rate of 95 per cent;<sup>18</sup>

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<sup>15</sup> Australian Bureau of Statistics, 2013. Australian Health Survey

<sup>16</sup> Australian Bureau of Statistics, 2013. Children's Participation in Cultural and Leisure Activities

<sup>17</sup> Australian Bureau of Statistics, 2015. Participation in Selected Cultural Activities 2013/2014

<sup>18</sup> Australian Bureau of Statistics, 2015. Attendance at Selected Cultural Venues and Events 2013/2014



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- Full and part-time employed people had significantly higher attendance rates at cultural venues and events than people who were unemployed or not in the labour force;<sup>21</sup>
- In 2013-14 public libraries had more than 8.6 million registered members (37 per cent of the nations' population), and many more Australians who are not members used libraries for study, reading, internet access and to participate in library programs and activities.<sup>19</sup>
- Unemployed people had the highest library attendance rate, with 48 per cent having visited a national, state or local library in 2014, compared with 31 per cent of employed people;<sup>21</sup>
- Since 2003, the most popular leisure activity for children has been watching television, DVDs or videos (around 98 per cent);<sup>22</sup>
- In 2009, dancing was the most popular organised cultural activity for girls, but the least popular with boys. For boys, the most popular organised cultural activity was playing a musical instrument;<sup>20</sup>
- In 2012, children spent more time watching television, DVDs or videos than any of the other selected recreational activities. A higher proportion of males were involved in skateboarding, rollerblading or riding a scooter (60 per cent) and bike riding (70 per cent) than females (47 per cent and 57 per cent respectively), while more females were involved in recreational art and craft (54 per cent) and reading for pleasure (77 per cent) than males (33 per cent and 65 per cent respectively).<sup>22</sup>

The above data identifies the crucial role that community infrastructure in providing opportunities for the community to easily access arts and cultural experiences. These opportunities are particularly important for disadvantaged communities who rely on community infrastructure such libraries, community centres, youth centres etc. to access arts and cultural activities. Arts and cultural community infrastructure is also particularly important for children by providing opportunities to engage in activities which are not screen based. The *Standards* seek to ensure that all members of the City's community have access to arts and cultural activities through the provision of appropriate community infrastructure.

### 4.3.3 State Physical Activity Trends

- In Western Australia, health, fitness and enjoyment are the main reasons for participation in sport and recreation. The primary reasons for non-participation are insufficient time due to work or study and lack of interest in sport or physical activity<sup>14</sup>;
- In 2012, the total sport and recreation (both organised and non-organised) participation by West Australians aged 15-24 year age group was 90.2 per cent, 64.8 per cent for 45-54 year olds and 55.5 per cent for persons aged 65+ years;<sup>16</sup>
- The most population physical activity was walking followed by aerobics/fitness and swimming;<sup>16</sup>

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<sup>19</sup> Australian Library and Information Association, 2010. National Vision and Framework 2010-2015

<sup>20</sup> Australian Bureau of Statistics, 2012. Children's Participation in Cultural and Leisure Activities



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The Western Australian population, in line with other States, has a higher participation rate of informal physical activity than formal physical activity. The *Standards* seek to ensure that our community has the opportunity to easily engage in both informal and formal physical activity.

### 4.3.4 State Arts and Cultural Trends

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

Western Australian arts and cultural trends align with those of other Australian States. As previously mentioned, the *Standards* seek to ensure that all members of the City's community have access to arts and cultural activities.

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

- The City has 74 organised sporting clubs who utilise open space and community buildings as their home base<sup>22</sup>;
- Typically clubs in growth areas have a larger membership base than those within established areas of the City<sup>23</sup>;
- On average the City's sport clubs have 106 members, equating to approximately 8,162 total organised sporting club members across the City<sup>23</sup>;
- Twenty one different types of organised sport are played in the City, AFL is the most popular (11 clubs), followed by cricket (10 clubs), soccer (8 clubs), equestrian clubs (6 clubs), little athletics (6 clubs), diamond sports (5 clubs) and water sports (5 clubs)<sup>23</sup>;
- There is an increasing prevalence of social sport being undertaken in the City – typically these are migrant groups playing sports they would typically in their country of origin;

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<sup>21</sup> Australian Bureau of Statistics, 2013. Arts and Culture: State and Territory Profiles

<sup>22</sup> City of Armadale 2018, City User Groups – Sporting, Community and Commercial Users of City Owned and Non-City Assets



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- Not including organized sporting groups, one hundred and eighty five groups utilise the City's sixty three community buildings, sixty six of these groups are community organisations and forty three are commercial organisations<sup>23</sup>;
- Of the community organisations providing services within the City, the most prevalent are family health service (10), religious groups (9), scouts/guides (8), residents groups (5), arts and crafts (4) and education assistance (4)<sup>24</sup>.
- Seven different commercial services are run from the City's community buildings including martial art s (14), fitness (12), children's activities (7), pilates and yoga (6), performing arts (3), dance (2) and out of hours school care (1)<sup>24</sup>;
- Almost 1,000 people visit a City library per day<sup>24</sup>;
- In the 2016/17 financial year approximately 4,100 new library memberships were created and 350,000 people visited at least one of the City's libraries. Over 500 regular and special library sessions were held with over 11,000 attendees. 98,000 sessions of public computers and Wi-Fi was recorded<sup>25</sup>.

The City's community infrastructure is well utilised by organised groups who provide a significant amount of activities and services for the community to engage in. The *Standards* acknowledge the importance of providing a variety community infrastructure which is adaptable and flexible to cater for the different requirements of groups and changing preferences. The *Standards* advocate for the provision of shared use facilities enabling a greater amount of groups to access spaces to conduct activities for communities.

### 4.4 Industry Trends Influencing Community Infrastructure

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

#### 4.4.1 Thirty Minute City

The Thirty Minute City approach addresses connectivity through the concept that no matter where you live, you can easily access the places you need to visit on a daily basis. The concept of a Thirty Minute City incorporates Marchetti's constant into urban planning objectives. Marchetti's constant theorises that people have a natural daily travel threshold of around an hour, or thirty minutes in one direction. The idea is to plan for cities where residents can access employment, schools, shopping, services and recreational facilities within 30 minutes of home.<sup>25</sup>

The *Standards* implement a hierarchy of provision to provide accessible community infrastructure to all of the City's communities.

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<sup>23</sup> City of Armadale 2017, Leased Facility and Regular Hirers Usage

<sup>24</sup> City of Armadale 2016, Library Strategic and Development Plan Review and Update

<sup>25</sup> Department of Prime Minister and Cabinet, 2016. Smart Cities Plan.



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### 4.4.2 Smart Cities

A smart city uses technology and data to drive economic activity, accelerate innovation and better manage energy, resources and services. Smart cities are people focused and aims to improve people's experiences of the city so that it better meets their needs. Collecting, analysing and intelligently using data is core to the concept of a smart city as this data drives the insight and action to better manage and plan city resources and services.<sup>26</sup>

The *Standards* advocate for the use of appropriate technology and data mechanisms for community infrastructure through open space and community building design and location criteria.

### 4.4.3 New Urbanism

New Urbanism is entrenched into Western Australia's planning framework and advocates for a compact, pedestrian-friendly, mixed-use liveable community which promotes walking.<sup>27</sup> New Urbanism encourages the co-location of daily needs requirements as well as a greater mix of shared and complementary land uses allowing for multiple activities to be undertaken, and different daily needs to be met in the one location. Locating open space and community buildings in proximity to local activity centres results in reduced travel times which have the potential to impact on opportunities for people to increase physical activity.

The *Standards* are heavily influenced by New Urbanism particularly around mixed uses, co-location, walkability and passive surveillance.

### 4.4.4 Accessible, Multi-functional Open Space

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

Research has shown that neighbourhoods with greater access to public open space within 400m are associated with a high participation rate of physical activity.<sup>28</sup> Research also indicates that the more inviting and enjoyable public open space is, the more likely people are to frequent the open space therefore having a greater impact on individual physical activity.<sup>27</sup>

The *Standards* aim to create accessible multi-functional community infrastructure to encourage communities to utilise open spaces and community buildings. This is particularly

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<sup>26</sup> City of Adelaide, 2018. What is a Smart City?

<sup>27</sup> Foster, Hooper, Knuiman, Bull and Giles-Corti, 2016. Are liveable neighbourhoods safer neighbourhoods? Testing the rhetoric on new urbanism and safety from crime in Perth, WA

<sup>28</sup> Hooper, Boruff, Beesley, Badland and Giles-Corti, 2018. Testing spatial measures of public open space planning standards with walking and physical activity health outcomes: Findings from the Australian national liveability study.



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important for sporting open spaces which instead of being a stand-alone playing field acts as a central community hub where a number of functions are co-located in one space.

### 4.4.5 Community Building Design and Management

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

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

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

### 4.4.6 Co-location of Community Infrastructure

Historically, community infrastructure has been provided in an isolated approach resulting in duplication, underutilisation or a lack of accessibility. New Urbanism (which encourages co-location), together with decreased land availability and increasing costs has influenced the trend of co-locating community infrastructure into community hubs. The City defines community hubs as a cluster of community facilities or a single multi-purpose facility accommodating a variety of services that provide a space for local community groups and organisations to meet and participate in a range of activities, programs, services and events.

Benefits of community hubs include:

- Less infrastructure duplication;
- Greater maximisation of community buildings and associated services;
- Creation of destinations which accommodate multiple activities and transactions;
- Reduced operating costs;
- Increased usage and revenue;



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- Shared capital costs;
- Improved relationships between community groups and organisations resulting in greater community cohesion.

The *Standards* advocate for the adoption of the community hub model.

### 4.4.7 Environmental Conservation

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

- Reduced rainfall and increased frequency of drought conditions;
- Increased prevalence of heat island effect;
- Increased amount of extreme events (flood, heatwaves and bushfires);
- Hotter, drier conditions resulting in a higher level of evaporation from open spaces and a deterioration of surface quality;
- Reduced groundwater recharge and reduced groundwater availability for self-supply;
- Increased heatwaves leading to a greater risk of injury, disease and death; and
- Damage to buildings and infrastructure due to heat stress and reduced moisture in the soil.<sup>29</sup>

The *Standards* seek to address the challenges arising from environmental change through the design and location criteria for open space and community buildings.

### 4.4.8 Alternative Funding Approaches

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

- Developer Contributions;
- Department of Education and Local Government Shared Use Facilities; and
- Public Private Partnerships.

The City engages in a number of alternative funding approaches and the *Standards* assist in setting a City position on the type and amount of community infrastructure to be provided under these alternative funding approaches.

### 4.4.9 Growing Commercial Market

When planning for community infrastructure, the commercial market must be considered, and local governments should typically avoid providing similar services. Local governments

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<sup>29</sup>Department of Environment and Energy, 2018. Climate Change Impacts in Australia.



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are required to adhere to the principles of competitive neutrality through transparent cost identification and pricing in a way that removes advantages arising from public ownership.<sup>30</sup> This ensures that significant business activities of publicly owned entities compete fairly in the market. It is the role of local government to provide accessible opportunities for communities to participate in opportunities which are not typically provided by the commercial market. Commercial market services which may influence on community infrastructure planning include:

- Gymnasiums;
- Indoor children's play;
- Swim schools;
- Commercial kitchen hire;
- Meeting room hire.

Whilst some local governments choose to provide commercial market services, this is usually where a gap in the market is recognised and the service is provided at a rate lower than typically provided by the commercial market. When planning for community infrastructure the level of supply of commercial market services similar to those typically provided by local governments are taken into account.

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<sup>30</sup> National Competition Council, 1997. Competitive Neutrality Reform: Issues in Implementing Clause 3 of the Competition Principles Agreement.



## 5. Standards of Provision for Community Infrastructure

The *Standards* has been developed to assist in the coordinated approach of community infrastructure planning. The benchmarks and criteria used to determine the community infrastructure level of provision include:

- Endorsed Definitions;
- Hierarchy;
- Catchment – Population and/or Distance;
- Design and Location Criteria.

### 5.1 Community Infrastructure Planning Principles

When planning for new community infrastructure or the renewal /redevelopment of existing infrastructure the following Principles must be considered:

**Table 4: Community Infrastructure Planning Principles**

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

### 5.2 Community Infrastructure Benchmarks and Criteria

The following benchmarks and criteria have been developed based on the research previously outlined within this document as well as the following:

- *Liveable Neighbourhoods* (WAPC, 2015);
- *Classification Framework for Public Open Space* (Department of Sport and Recreation, 2012);
- *Benchmarks for Community Infrastructure* (Parks and Leisure Australia, 2012);
- *Community Infrastructure Plan 2011-2013* (City of Armadale, 2010).

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

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



### 5.3 Community Infrastructure Definitions

The following definitions outline the typical community infrastructure provided by local governments. The definition of each type of community infrastructure ensures a City-wide understanding of the specific term. The list does not include all types of community infrastructure that could be provided by local governments and where a clear need for infrastructure is demonstrated and not defined within the list, the provision of the certain infrastructure should not be prohibited.

**Table 5: Community Infrastructure Definitions**

Infrastructure	Definition
<b>Aquatic Centre</b>	An aquatic centre can incorporate elements which cater for a combination of swimming training, lessons and classes, recreational swim and play, rehabilitation use. The level of elements provided depends on the hierarchy of the centre. Typically aquatic centres are combined with dry elements such as indoor courts, gymnasiums, and meeting rooms in order to increase financial viability.
<b>BMX/Mountain Bike Facility</b>	A BMX/Mountain Bike Facility provides the opportunity to ride bikes in a number of settings. BMX comprises of BMX racing, freestyle and off-road activities whilst mountain biking is undertaken in an off-road setting. A bike facility can include different styles of trails such as cross country, downhill, free ride and off-road touring as well as using facilities such as skill parks, dirt jumps and pump tracks. Lower level bike facilities are typically provided within designated outdoor youth spaces, whilst larger more advanced facilities are provided at a regional level.
<b>Community Centre</b>	A community building which provides hireable spaces for community organisations and residents to facilitate a range of activities as well as leasable spaces for groups providing community services. Spaces accommodate activities including but not limited to playgroups, low impact fitness classes, dance, cultural activities and educational classes. In addition, community centres provide space for casual events such as birthdays, weddings, community events etc. Community centres are typically co-located in the same building as sports pavilions.
<b>Community Garden</b>	A community garden is defined as land cultivated collectively by a community led group for the purposes of food production and recreational gardening.
<b>Community Hub</b>	A cluster of community facilities or a single multi-purpose facility accommodating a variety of services that provides a space for local community groups and organisations to meet and participate in a range of activities, programs, services and events.
<b>Fenced Off-Leash Dog Exercise Area</b>	A fenced area of public open space that has been specifically allocated for off-leash dog exercise. Off-leash dog facilities provide a safe exercise area for off-leash play and social interaction. Open space for a fenced off-leash dog exercise area must be free of wetlands and waterways, cultural heritage sites and significant topographical features. In established areas, provision of space should be an under-utilised, undesirable open space which can be converted into a usable fenced off-leash dog exercise area. Undesirable open spaces are areas that would typically be unused usually with undulating ground level and drainage overflow areas. These areas can be improved to make them more desirable for dog owners. In new areas, fenced off-leash dog exercise areas should be where a high amount of environmentally sensitive open space exists and dogs will be prohibited from accessing.
<b>Indoor Recreation Centre</b>	Indoor recreation centres comprises of elements such as indoor courts, change rooms, showers, gymnasiums and group exercise rooms. Indoor recreation centres can include space for health consultation and professional suites and function and meeting rooms.
<b>Kick About Space</b>	Kick about spaces are areas of turf available for passive and active informal uses that provide the community with opportunities to participate in unscheduled recreation.
<b>Library</b>	Libraries offer a range of functions for communities with the overall objective of reducing barriers to engagement for people from diverse backgrounds and to promote equity of access to information, activities and resources. Libraries offer a range of community and information services such as text and multi-media resources and are increasingly being recognised as hubs for community interaction and information sharing. Libraries are typical multi-functional and can include facilities such as meeting rooms, technology spaces, galleries, internet access, printing and scanning facilities and cafes.
<b>Multi-Purpose Hard Courts</b>	Multi-use hard courts are provided for organised sports including netball, tennis, volleyball and basketball. Courts typically have an acrylic surface and can be marked for a number of sports. Multi-purpose hard courts are uncovered.



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Infrastructure	Definition
<b>Multi-Use Games Area</b>	Multi-use games areas are a hard court surface with built in goal posts for various types of sport games such as soccer, basketball, netball, volleyball or tennis. Multi-use games areas are typically located within open space and provide an opportunity to engage in active outdoor play and provide space for a number of sporting pursuits within one resource.
<b>Men's Shed</b>	Men's Sheds are spaces that primary purpose is to provide a safe, friendly and social environment where men are able to work on meaningful projects at their own pace in their own time in the company of other men. A major objective is to advance the well-being and health of their male members. Men's Shed are typically spaces which represent workshops where a range of activities can be undertaken such as furniture building, restoring bikes, repairing garden machinery or building children's toys. These spaces require specialised infrastructure such as adequate ventilation and dust extraction, noise reducing treatment and appropriate chemical storage. Men's Sheds regularly partner with other community organisations to address community needs such as bike refurbishment etc.
<b>Nature Open Space</b>	Nature open spaces can include bush land, coastal areas, wetlands and riparian habitats, and geological and natural features. These spaces provide the opportunity for low-impact recreational activities such as walking, cycling, picnicking, playing, watching or exploring natural features. Sites are managed to enable recreational access while protecting local ecological and biodiversity value.
<b>Outdoor Exercise Space</b>	Outdoor exercise spaces comprises of exercise facilities located in an outdoor environment, generally in a park setting, along walking paths, or in other community spaces such as sporting hubs. Spaces can be grouped together in clusters, or a linear trail along paths and tracks. These spaces can incorporate a variety of basic and easy-to-maintain static equipment largely involving bars and boards, as well as more advanced equipment such as cardiovascular and strength machines using bodyweight as resistance.
<b>Outdoor Youth Space</b>	Outdoor youth spaces include elements which appeal to a broad range of young people between the ages of 12 and 24. These spaces can include infrastructure such as skate elements, pump tracks, BMX tracks and Parkour as well as include less obvious youth space elements such as quiet spaces and landforms, hangout space and performances spaces. These facilities provide a setting where young people can engage in a safe, positive, social environment.
<b>Performing Arts and Cultural Centre</b>	A performing arts and cultural centre supports community arts and cultural experiences through education and exhibition. Centres can provide exhibition space, rehearsal, workshop, performance and meeting spaces for arts and cultural organisations as well as visiting performing arts companies.
<b>Play Space</b>	A play space can incorporate an entire open space site or a small area within a site. Play opportunities do not necessarily have to take the form of traditional play equipment. Trees, logs, rocks or land forms can offer valuable play experiences. Playgrounds installed within open space areas should be relevant to the intended function and classification of the open space.
<b>Recreation Open Space</b>	Recreation open spaces include gardens and open parklands, amenity spaces, community use facilities, civic commons, or squares. Spaces which enhance physical and mental health through activity that provides relaxation, amusement or stimulation. These spaces can be accessed by all to play, socialise, exercise, celebrate or participate in other activities that provide personal satisfaction or intrinsic reward.
<b>Sporting Open Space</b>	Sporting open spaces are designed to accommodate playing surfaces, buffer zones and infrastructure requirements of specific and general sporting activity. Players and spectators attend with the express purpose of engaging in organised sporting activity, training or competition or watching the game. Sporting open spaces can be accessed by community members for informal sport and recreation and should be designed in a way to accommodate a number of additional functions beyond organised sport.
<b>Sports Pavilion</b>	Sports pavilions are designed to facilitate organised sport and the core requirements of community sporting clubs. The focus on these buildings is the core sport being played by community members and should be aligned to the open space hierarchy, i.e. a district open sports space should have a district sized sports pavilion. Sports pavilions are typically co-located in the same building as community centres.
<b>Synthetic Playing Fields</b>	Synthetic playing fields are made of synthetic fibres which mimic natural turf. These surfaces are utilised for field hockey as a preferred playing surface and are increasingly being used for other sports which typically utilise natural turfed playing fields. The main reason for the increasing use is cost and maintenance—synthetic playing fields can withstand greater usage than natural turf and requires no irrigation (unless water-based for field hockey) or mowing.
<b>Youth Centre</b>	Youth centres provide a diverse range of services to young people (12 – 25 year olds) and provide opportunities for youth to develop their physical, social, emotional, and cognitive abilities through both structure and unstructured activities. Youth centres are staffed facilities, and control and supervision are critical elements.



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### 5.4 Hierarchy

A hierarchy of provision ensures that community infrastructure is provided equitably for distinct catchments throughout the City. This enables communities with access to a good range of community infrastructure. Different types of community infrastructure will be provided at various hierarchy levels, with larger infrastructure serving a wider population and smaller infrastructure catering for local needs. The catchment areas for community infrastructure are typically determined on a population or distance catchment. For areas which are isolated a distance catchment can be more applicable as compared to areas of high density within contained areas where population catchments are more appropriate to determine the level of community infrastructure required. The *Standards* utilises the following hierarchy:

**Table 6: Community Infrastructure Hierarchy Levels**

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



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### 5.5 Community Infrastructure Frameworks

The following frameworks are separated into the relevant hierarchy levels and details the type of infrastructure provided at that level and what elements can be considered. Some community infrastructure types are provided at a number of hierarchy levels, but the way in which they are provided (size, elements, spaces etc.) varies.

It is important to note that the community infrastructure frameworks guides Council's decision making regarding community infrastructure. In some instances Council may endorse a standard of provision that varies from benchmarks based on localised conditions or other considerations. The Community Infrastructure Plan identifies relevant Council decisions if and when this occurs.



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5.5.1 Regional Level Community Infrastructure

Community Infrastructure	Description	Catchment	Typical Size
<b>Nature Open Space</b>	The largest provisions of open space in the community, regional nature open spaces are focal points for conservation and environmental features and are configured as per the natural land. Regional nature open spaces serve not only residents of the City but the wider region. The elements within a regional nature open space depends on the type of flora and fauna within the space but can include trails, educational facilities, seating, signage, bridges and boardwalks.	Provision depends on quality of natural land within region and requirement to conserve land.	>20ha Dependant on natural attributes.
<b>Recreation Open Space</b>	The largest provision of open space in the community, recreation open spaces are the focal points for recreation features. Regional recreation open spaces serve not only residents of the City but the wider region. Typically recreation open space are not provided at a regional level and instead recreational elements are integrated within regional nature or sporting open spaces.	N/A	>20ha
<b>Sporting Open Space</b>	Regional sporting open spaces cater for a range of sports with one or more elite or specialist sporting activities catered for within a regional space, with the opportunity for national and state sporting associations to be located on-site. Regional sporting open spaces typically include six or more senior sized playing fields, and could be a combination of one premier playing fields and three or four other quality training and competitive level playing fields. The provision of match floodlighting can be considered for premier playing fields. Separate sporting codes require separate sporting pavilions; the size of these pavilions is to be based on the hierarchy of relevant playing fields provided. Regional sporting open spaces should be co-located with other regional sporting facilities (aquatic centres, synthetic playing fields etc.) as well as other regional community functions such as arts and cultural/performance centres. They should also incorporate outdoor spaces such as a terraced/mounded viewing area, large play spaces, passive green areas, shade, picnic tables, seating and BBQ area. Regional sporting open spaces be able to function as a venue for major community events and festivals.	1:100 000 – 250 000	>20ha
<b>Synthetic Playing Fields</b>	Synthetic playing fields can be provided for a range of sports including field hockey, soccer and AFL. Synthetic playing fields are preferred for field hockey whilst other sports are typically played on synthetic playing fields when the availability of water for irrigation of natural turf is limited. Synthetic playing fields are considered to be a regional level community infrastructure because of the ability of the fields to sustain greater amounts of use than natural turf.	1: 100 000	Dependant on number of fields and type of sports being provided.
<b>Multi-Purpose Hard Courts</b>	A regional outdoor multi-purpose hard court facility must have at least 16 courts. All courts must be floodlight to training standard with the provision of at least two show courts with match standard floodlighting. A regional level multi-purpose hard court facility must have an associated sports pavilion.	1:100 000 – 250 000	16+ courts
<b>BMX/Mountain Bike Facility</b>	A regional bike facility provides a variety of biking opportunities and should provide a combination of dirt jumps, pump track, skills park and mountain bike trails.	1: 100 000-250 000	
<b>Aquatic Centre</b>	Regional aquatic centres should cater for formal swimming training, lessons and classes, recreation play and rehabilitation use. At the regional level, a leisure centre must have a strong emphasis on swim schools, competitive swimming and imaginative aquatic play features. The centre should have both indoor and outdoor aquatic elements including a FINA competition standard 50m pool. Regional aquatic centres should be co-located within other regional facilities such as indoor recreation centres, regional sporting open spaces etc.	1:100 000- 250 000	
<b>Indoor Recreation Centre</b>	A regional indoor recreation facility should act as a multi-functional sport, recreation and community meeting place. At a regional level, an indoor recreation centre should be a premier indoor court facility with a minimum of four courts. Additional facilities should include café, offices, reception, change rooms, gymnasium and fitness components. Preferably a regional indoor centre should be combined with aquatic facilities and co-located with regional sporting open space.	1:100 000 – 250 000	
<b>Performing Arts and Cultural Centre</b>	A regional performing arts and cultural centre typically includes a theatre with 200- 400 seating capacity, smaller studio theatre, dance and rehearsal spaces, activity rooms, meeting rooms, function room, kitchen and outdoor performance areas. A regional centre which accommodates cultural development and in addition to the above mentioned spaces provides exhibition and gallery spaces for the region's arts and cultural organisations. The focus of this building is on community arts and cultural development, in conjunction with large and high quality visual and performance spaces.	1:100 000 – 250 000	
<b>Library</b>	A regional library should be a hub of community functions located within activity centre and co-located with other community services. Regional libraries provide a higher level of material and resourcing than a district library and should include spaces such as futures labs, multi-media facilities and community gallery/exhibition space. A regional library should incorporate community meeting and activity rooms, essentially functioning as a local community centre.	1:100 000 – 250 000	> 1500m <sup>2</sup> gross floor area
<b>Youth Centre</b>	Regional youth centres are purpose-built facilities that must be designed to be co-located with a range of health and youth service providers to facilitate accessible networks of support for young people. Regional level youth centre design should focus on providing spaces for service providers, and training and development as well as typical youth centre elements such as casual drop in spaces. A regional youth centre is generally located within a major activity centre and has convenient access to public transport.	1: 100 000 – 250 000	> 1500m <sup>2</sup> gross floor area
<b>Outdoor Youth Space</b>	A regional youth space is intended to be the central outdoor youth facility within the municipality and attract young people not only from the neighbouring suburbs, but also attract youth from the wider metropolitan area. A regional youth space is generally located within a major activity centre and has convenient access to public transport. Regional youth spaces must provide a range of functions to engage the broader community. The facility should include adequate event space and infrastructure including seating options as well as power and lighting for large scale youth events. These spaces should be integrated with other community focal points to encourage cross-generational interactions.	1:100 000 – 250 000	Dependant on elements included in space.
<b>Play Space</b>	Regional play spaces are a long stay destination which caters for a range of activities, abilities and ages. A regional play space must have a strong focus on incorporating all abilities and sensory elements. As a regional play space is a long stay destination which people travel to in order to utilise for specific elements appropriate amenities should be incorporated such as public toilets including UAT, drinking fountains, shade and shelters. A regional play space should be provided within either a district or regional open space.	1:100 000- 250 000	>1000m <sup>2</sup> Dependant on elements included in space.

5.5.2 Sub-Regional Level Community Infrastructure Framework

Sub-regional community infrastructure provision is based on a demonstrated need in the instance that a distinct population catchment (of over 70 000) exceeds the current supply of community infrastructure and cannot readily access a regional facility. Accessibility may be impacted by factors such as distance, natural barriers such as waterways, hills etc. or service barriers such as railways, primary regional roads etc. It is not envisaged that the City would require the provision of sub-regional level community infrastructure unless population growth exceeds the forecasted predictions. Any requirement for sub-regional level community infrastructure will be identified through the City's Community Infrastructure Plan.



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5.5.3 District Level Community Infrastructure Framework

Community Infrastructure	Description	Catchment	Typical Size
<b>Nature Open Space</b>	District nature open spaces are configured as per the natural land and have less community infrastructure embellishments than a recreation space. Typically district nature open spaces include off-street parking, access control, signage, seating, water sensitive urban design elements and bridges and boardwalks. District nature open spaces provide a significant visual break in the urban environment.	Provision depends on quality of natural land within district.  1: 25 000	5-15ha Dependant on natural attributes.
<b>Recreation Open Space</b>	District recreation open spaces are high amenity open spaces suitable for regular a number of uses including informal sport, picnicking, outdoor exercise, events, child's play etc. The following elements can be accommodated within a district level recreation open space: <ul style="list-style-type: none"> <li>• Natural and artificial shade;</li> <li>• Multi-use games areas;</li> <li>• BBQ;</li> <li>• Play space;</li> <li>• Outdoor youth space;</li> <li>• Drink fountain;</li> <li>• Security lighting;</li> <li>• Outdoor exercise equipment;</li> <li>• Off-lead dog exercise;</li> <li>• Community event space;</li> <li>• Public toilet;</li> <li>• Additional car parking to cater for long stay function; and</li> <li>• If identified as event/festival space, the following is required: 3-phase power, vehicle access, storage, public toilets, and potable water access.</li> </ul>	Residents should be able to access a recreation district open space within 2km walking distance from dwelling  1: 25 000	5-15ha Dependant on natural attributes.
<b>Sporting Open Space</b>	A minimum provision of 4.8ha of unrestricted flat turfed area must be allocated to a district sporting open space. The site shape must allow for at least two senior AFL- size oval spaces oriented on a north-south axis. This requirement does not mean every sports space within the City will be an oval sporting spaces but instead can be retrofitted to suit any sport into the future. Playing fields must be lit to training standard. A district sporting open space is typically shared by a minimum of two clubs. A district level sporting open space should also provide for informal physical activity and passive recreation, such as jogging, walking, fitness programs and dog exercise and includes play equipment, seating, picnic table, BBQ, drinking fountain, toilets and shade at a minimum. The provision of two multi-purpose hard courts should be included in a district sporting open space for both organised sport and informal recreation opportunities.  It is the preference of the City to deliver adequate sporting open spaces for communities but it should be noted that in greenfields areas where there may a restricted ability to secure space for senior sized playing fields the specifications of the sporting open space can be increased (i.e high floodlighting lux, larger sports pavilions which incorporate community centre spaces) to cater for a greater demand than typically expected. It should be noted that the increased specifications of sporting open spaces is a concession which the City may be forced to implement if space for adequate amounts of sporting open space cannot be achieved.	1:25 000	6ha – 15ha
<b>Sports Pavilion</b>	Sports pavilions must be aligned to the sporting open space hierarchy they are associated with. Pavilions must be designed to facilitate organised sport and the core requirements of community sporting clubs. Sports pavilions should include a club room, kitchenette/kiosk, umpire room, first aid room, bin store, and two change rooms for every senior sized playing field they are associated with. Sports pavilions are typically co-located in the same building as community centres.	1 District Sized Sports Pavilion: 1 District Sporting Open Space	Depends on sport, number of fields, hierarchy of space, and number of sports clubs using space.
<b>Multi-Purpose Hard Courts</b>	A district multi-purpose hard court facility can have between six and twelve courts depending on the existing provision of courts within a 10km catchment. All courts must be floodlight to training standard.	1:25 000 – 70 000	6-12 courts
<b>Outdoor Youth Space</b>	District youth spaces should cater for a diverse array of activities which cater for a broad range of young people. These spaces should be a focal point for neighbourhoods and should be located with other uses such as young children's play spaces, playing fields, community centres, schools or activity centres. These spaces must be located nearby public transport and well connected by pedestrian networks. If it is determined that BMX or skate elements will be included in a district youth space, a specific type of activity should be catered for at a more significant level as opposed to a small number of various elements.	1: 25 000- 70 000	Dependant on elements within space.
<b>Library</b>	A district library should provide core library functions to multiple neighbourhoods. Libraries should be located within activity centre and co-located with other community services.	1: 25 000-50 000	>1000m <sup>2</sup> gross floor area
<b>Community Centre</b>	A district community centre serves multiple neighbourhoods and therefore is larger than a local community centre. Community centres typically include combinations of spaces such as activity, meeting and function spaces, kitchens, bin stores, storage for community groups, and adjoining play spaces. Community centres can be integrated with sports pavilions; the size of the community centre elements must still be applicable to the required hierarchy level.	1:25 000	>900m <sup>2</sup> gross floor area
<b>Youth Centre</b>	District level youth centres typically accommodate a range of structured and unstructured activities. There must be the provision of space for service providers but not at the level of a regional facility. The main functions of a district youth centre include drop-in, educational and recreational programs, events, school holiday activities, information, referral and advocacy. A district level youth centre should have good access to public transport and be co-located with a district outdoor youth space.	1:25 000-50 000	>900m <sup>2</sup> gross floor area
<b>Play Space</b>	District play spaces should be designed specifically for a specialist number of activities or abilities. District play spaces are typical of a long stay destination which people travel to in order to utilise for specific elements. Appropriate amenities should be included at the site including public toilets, drinking fountain, shade and shelters. A district play space should be provided within either a district or regional open space, or in the case of a neighbourhood open space should be in an area of high pedestrian traffic.	1:25 000-70 000	
<b>Community Garden</b>	Community gardens are a district level community infrastructure which should be provided based on community demand. The location of a community garden should consider the surrounding environment, allowing for sufficient space for separation from existing and potential residents; consider noise pollution, car parking and access, provision of power, water, storage, shelter and public toilets. The layout and design of a community garden will be heavily determined by the community user group.	1: 25 000  Provision driven by community demand.	Approximately 250m <sup>2</sup> site
<b>Men's Shed</b>	Men's Sheds are a district level community infrastructure which should be provided based on community demand. Men's Sheds require access to services such as water, power and sufficient car parking. Men's Sheds require separate spaces for wood work and mental work, and require appropriate noise treatment, chemical storage and dust extraction facilities. Men's Sheds are typically not suited with open space given their specific requirements. Dedicated community facility sites are appropriate to accommodate Men's Sheds.	1: 25 000  Provision driven by community demand.	Dependant on type of activities to be undertaken within Men's Shed.



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5.5.4 Neighbourhood Level Community Infrastructure

Community Infrastructure	Description	Catchment	Typical Size
<b>Nature Open Space</b>	Neighbourhood nature open spaces are configured as per the natural land and have less community infrastructure embellishments than a recreation space. Typically neighbourhood nature open spaces include off-street parking, access control, signage, seating, water sensitive urban design elements and bridges.	Residents should be able to access a neighbourhood open space within 800m walking distance from dwelling  1:10 000	1-5ha
<b>Recreation Open Space</b>	Neighbourhood recreation open space serves as the recreational and social focus of a community where residents are attracted by the variety of features, and opportunities to socialise. The following elements can be accommodated within a neighbourhood recreation open space: <ul style="list-style-type: none"> <li>• Natural shade;</li> <li>• Multi-use games areas;</li> <li>• BBQ;</li> <li>• Pathways;</li> <li>• Seating;</li> <li>• Play space;</li> <li>• Youth space;</li> <li>• Drink fountain;</li> <li>• Security lighting;</li> <li>• Outdoor exercise equipment;</li> <li>• Community event space; and</li> <li>• Water sensitive urban design elements</li> </ul>	Residents should be able to access a neighbourhood open space within 800m walking distance from dwelling  1:10 000	1-5ha
<b>Outdoor Exercise Space</b>	Outdoor exercise spaces can be grouped together in clusters, or as a linear trail along paths and tracks and are typically located within open spaces. Clusters of outdoor exercise equipment are best located within sporting open spaces. Outdoor exercise spaces should incorporate a variety of equipment which provides opportunities for beginner, novice and advanced fitness levels. The provision of equipment which has moveable pieces should be limited due to maintenance requirements and injury risks.	1:10 000-25 000	Minimum of 4 pieces in one space.
<b>Fenced Off-Leash Dog Exercise Area</b>	Fenced off-leash dog exercise areas are permitted in neighbourhood, district and regional open spaces (where applicable under the City's Local Law). Off leash dog facilities provide a safe exercise area for off leash play and social interaction. The placement of dog parks shall allow for passive surveillance and should consider the surrounding environment, including noise pollution, pedestrian connectivity, car parking and access. As such, off leash dog facilities are mostly suitable for larger recreation spaces.	1:15 000-30 000  Dependant on community demand, availability of POS for off-leash dog exercise and dog ownership rates within specific area.	<1ha
<b>Multi-Purpose Hard Courts</b>	A neighbourhood multi-purpose hard court facility should have between four and six courts depending on the existing provision of courts within a 3km catchment. All courts must be floodlight to training standard.	1:10 000-25 000	4-6 courts
<b>Outdoor Youth Space</b>	Neighbourhood outdoor youth spaces integrate a small number of active elements into an existing open space. Neighbourhood outdoor youth spaces should be located in highly visible spaces which are easily accessible by pedestrian networks and public transport options. The focus of these spaces is to create opportunities for local residents to 'hang out' and socialise as opposed to holding large scale events and attracting a large number of users.	1:10 000 – 25 000	Dependant on elements within space.



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5.5.5 Local Level Community Infrastructure

Community Infrastructure	Description	Catchment	Typical Size
<b>Nature Open Space</b>	Local nature open spaces are configured as per the natural land and have less community infrastructure embellishments than a recreation space. Typically nature open spaces include off-street parking, access control, signage, seating, water sensitive urban design elements and bridges.	Residents should be able to access local open space within 400m walking distance from dwelling  1:2 000	0.4-1ha
<b>Recreation Open Space</b>	Local recreation open spaces service the recreational needs of the immediate surrounding area. They provide basic embellishment aligned with short stays with higher levels of embellishment expected on larger spaces. The following elements can be accommodated within a local recreation open space: <ul style="list-style-type: none"> <li>• Local play space;</li> <li>• Seating node;</li> <li>• Unrestricted irrigated turfed area (kick-about space);</li> <li>• Verge paths;</li> <li>• Natural shade; and</li> <li>• Security lighting.</li> </ul>	Residents should be able to access local open space within 400m walking distance from dwelling  1:2 000	0.4-1ha
<b>Sporting Open Space</b>	Local sporting open spaces must be minimum size of 2.9ha of flat turfed area. The site shape must allow for at least one senior AFL- size oval spaces oriented on a north-south axis. A local sporting open space is typically shared by a minimum of two clubs and includes one to two multipurpose hard courts and other facilities such as cricket practice nets. Although sport spaces are permitted at a local level, it is preferred that these sites are located within district sized areas as two sports ovals can be incorporated into a district site maximising the ability to use the spaces.  It is the preference of the City to deliver adequate sporting open spaces for communities but it should be noted that in greenfields areas where there may a restricted ability to secure space for senior sized playing fields the specifications of the sporting open space can be increased (i.e high floodlighting lux, larger sports pavilions which incorporate community centre spaces) to cater for a greater demand than typically expected. It should be noted that the increased specifications of sporting open spaces is a concession which the City may be forced to implement if space for adequate amounts of sporting open space cannot be achieved.	1:4 000	>6ha
<b>Sports Pavilion</b>	Sports pavilions must be aligned to the sporting open space hierarchy they are associated with. Pavilions must be designed to facilitate organised sport and the core requirements of community sporting clubs. Sports pavilions should include a club room, kitchenette/kiosk, umpire room, first aid room, bin store, and 2 x change rooms for every senior sized playing field they are associated with. Sports pavilions are typically co-located in the same building as community centres.	1 Local Sized Sports Pavilion:1 Local Sporting Open Space	Depends on sport, number of fields, hierarchy of space, and number of sports clubs using space.
<b>Community Centre</b>	A local community centre serves the surrounding neighbourhood and provides spaces including function, activity and meeting space, area, kitchen, bin store, adjoining play space and storage spaces. Community centres are typically co-located in the same building as sports pavilions.	1:5 000 – 15 000	>500m <sup>2</sup> gross floor area
<b>Outdoor Exercise Space Node</b>	A local outdoor exercise node may include one to two pieces of equipment within an open space. These would typically be located along pedestrian networks and can be utilised by residents who are traveling through the open space network. Beginner/hovice-level exercise equipment such as stretching stations, benches and pull-up structures should be provided at a local level to enable a larger portion of the community to utilise the equipment.	1: 7 500	
<b>Outdoor Youth Space Node</b>	Outdoor youth space nodes usually consist of low impact objects which integrated within open spaces including seating areas, thorough fares or playing fields. These spaces should be well-located and highly visible. Nodes should be situated in location with good pedestrian networks in central areas of neighbourhoods. Typically these nodes should be integrated with other community focal points to encourage cross-generational interactions.	1:7 500	Small node within sporting or recreation open space
<b>Play Space</b>	A local play space is a developed element of an open space which provides the opportunity for play. Elements can vary from nature, structured, unstructured, paving courts etc. High quality play spaces should be installed throughout a neighbourhood as opposed to a high quantity of poorer quality play spaces. To avoid duplication a variety of elements should be provided throughout a neighbourhood and do not necessarily have to be provided within one single open space. Local play spaces should be relevant to the intended function and hierarchy of the open space.	1: 2 000	
<b>Multi-Use Games Area</b>	Multi-use games areas should be provided throughout surrounding neighbourhoods and provide a variety of different sport and recreation opportunities. Multi-use games areas should be co-located with shaded areas and can be installed in all levels of open space to add value to open spaces.	1:5 000	
<b>Kick About Open Space</b>	Clear area of turf for passive and active informal uses which provides the community with opportunities for unscheduled recreation. This type of active recreation is an essential component to the overall open space network that will provide the community with a suitable area for informal sport. Kick-about spaces are particularly important where local residents do not have a nearby sporting space.	1:5 000	>20m <sup>2</sup> of unrestricted flat grassed turf



## 5.6 Open Space Design and Location Criteria

The function of community infrastructure must be considered during the planning phase to ensure it is designed fit for purpose. High level design and location criteria ensure that community infrastructure is functional and fit-for-purpose for its intended use and drive more specific guidelines and specifications such as the City’s Park Facilities Strategy. These detailed guidelines and specifications outline specific design and location requirements that must be adhered to when designing open space and community buildings. The following open space location and design criteria should be referred to where relevant.

**Table 7: Open Space Location Criteria**

Open Space Location Criteria
Open space should form part of strong access networks from activity centres to residential areas.
Public open space is accessible by public transport, walking and/or cycling.
Open space is connected using trails, green links and way-finding signage (including walk and/or bike paths).
Separate lots are required when allocating open space and community buildings (for leasing purposes).
All residents should have access to at a minimum a local open space within 400m distance of dwellings.
Open space should be co-located with other facilities or activity centres to facilitate multi-purpose trips.
Ensure open space is located with safety in mind.

**Table 8: Open Space Design Criteria**

Open Space Design Criteria
Naming of open space must follow Landgate policies and be consistent with City branding.
Open space design must integrate water saving measures.
Design must maintain and/ or enhance the integrity of significant natural features that adjoin or are within the space.
Open space design must ensure the Department of Sport and Recreation Sport Dimension Guide for Playing Areas (June 2016) is adhered to when providing sporting infrastructure.
Appropriate buffers must be utilised to separate wetland and conservation areas from other types of open space.
Design should integrate crime minimisation principles into open space.
At least two universal access points must be provided to all open spaces.
Separate entry and exit point in open space car parks is required.
Open space design must support efficient maintenance procedures and consider maintenance requirements and access.
Open space design must respect local indigenous landscapes.
Design of open space should encourage: <ul style="list-style-type: none"> <li>• Use of alternative grasses and landscaping (including mulch) – focus of hydro-zoning;</li> <li>• Use of synthetic surfaces, assessed on a case by case basis;</li> <li>• Use design features, such as boardwalks, to control access and minimise the spread of invasive species;</li> <li>• Use of long life, hard wearing materials;</li> <li>• Provision of spectator areas and facilitation of passive surveillance through utilisation of natural undulation;</li> <li>• Provision of shaded rest areas (through vegetation or otherwise);</li> <li>• Limiting use of dense shrubbery to minimise crime;</li> <li>• Use of security lighting to increase perception of safety as required (whilst considering neighbouring uses);</li> <li>• Ensuring clear and visible sightlines;</li> <li>• Semi-transparent fencing to allow passive surveillance;</li> <li>• Use of public art within open space to enhance amenity.</li> </ul>



## 5.7 Community Building Design and Location Criteria

Location and design criteria are specified for community buildings and should be referred to where relevant. The following criteria should be considered to when designing community buildings.

**Table 9: Community Building Location Criteria**

Community Buildings Location Criteria
Community buildings must be located in accessible and prominent locations, including activity centres.
Community buildings should be accessible by public transport, walking and/or cycling.
Community buildings should be co-located with other community buildings, or located in or near activity centres to facilitate multi-purpose trips and encourage efficiency in provision.
Community building provision should consider provision in neighbouring municipalities, particularly regional level community buildings.
Orientation of community buildings and surrounding development should facilitate passive surveillance.
Regional and district community buildings must be easily accessible by public transport.
Separate lots are highly desirable when allocating open space and community buildings.

**Table 10: Community Building Design Criteria**

Community Buildings Design Criteria
Community buildings must be designed to maximise crime minimisation design principles.
Water, energy and resource saving measures must be integrated into community buildings.
The naming of community buildings must be consistent with City standards and branding.
Community building design must support efficient maintenance procedures.
Community buildings must have adaptable and flexible spaces.
Community buildings must be universally accessible.
Community building design should encourage a sense of public ownership of buildings where they are shared with private or other public providers such as schools.
Community building design should consider end-of-trip facilities, especially district and regional buildings.
Design of community buildings should encourage: <ul style="list-style-type: none"> <li>• Use of efficient fittings and fixtures such as low energy light bulbs and appliances;</li> <li>• Use of long life and hard wearing materials;</li> <li>• Lighting of car parking encourage a safe passage of travel between buildings and cars;</li> <li>• Passive surveillance through building orientation or semi-transparent fencing;</li> <li>• Avoiding large expanses of blank walls or mitigate using vegetation, such as creeper plants, or graffiti resistant paint;</li> <li>• Locate public toilets in a well-used and passively surveyed area, with the entrance clearly visible; and</li> <li>• Use of environmental sustainable design, utilising thermal mass, natural light and/ or natural cooling and heating.</li> </ul>

## 5.8 Thresholds for Provision

Thresholds inform when the provision of infrastructure will occur and are important in ensuring that residents to a new growth area have access to a certain level of infrastructure. Therefore, the population threshold that indicates when construction begins must be clarified during the initial planning stages of a community. The timing for whole or part construction should be based on the following broad thresholds:

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



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

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

In some cases, facilities may be built in two stages; the first to serve the local catchment, and the second to serve the wider catchment. Thresholds of provision are therefore highly dependent on the building and catchment, however the threshold triggers need to be identified at structure planning stage to enable forward planning. Thresholds in brown field areas will need to be adjusted to reflect the existing community, especially when considering the impacts of the City's Urban Housing Strategy (increased densification). Consideration should be given to the intention of the green field thresholds that a building will be available once sufficient population exists.

## 6. Monitoring and Review

Continued monitoring and review of the *Standards* and other community infrastructure planning documents is important to ensure that the provision levels and desired outcomes remain relevant for the City's community. The *Standards* should be reviewed and updated within a five year cycle (aligning with census data collection) to ensure changing community characteristics and needs are considered, and the context that the *Standards* are written in is contemporary. The *Standards* should be updated with any relevant major legislative change outside of the five year review cycle.



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## 8. Attachment One – Community Infrastructure Plan 2019-2036



# Community Infrastructure Plan 2019 -2036



## Document Control

Version	Date	Outline of Progress Versions
1	12/11/2018	Draft commenced
2	05/02/2019	Distributed to Community Planning
3	25/03/2019	Draft updated based on CP comments
4	28/03/2019	Updated as attachment to Standards of Provision
5	24/05/2019	Updated as per MANEX comments
6	09/08/2019	Updated to incorporate Council workshop



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## 1. Introduction

The City's Community Infrastructure Plan (CIP) informs the City's *Long Term Financial Plan (LTFP)* by providing an evidence based approach to the equitable and sustainable provision of community infrastructure. This applies to City's older areas, where the focus is to ensure ageing facilities remain fit for purpose and relevant to current and future needs, and also to the City's high growth areas that require the timely delivery of new community infrastructure as the City's new communities grow and become established.

Development of the CIP reflects the planning principles, benchmarks and criteria within the City's *Standards of Provision for Community Infrastructure (Standards)*, and therefore must be read in conjunction with this document. In addition to the *Standards*, the CIP has incorporated actions from the *Community Hubs Master Planning Initiative* which assessed existing community infrastructure using a Council endorsed methodology. This CIP replaces the City's existing *Community Infrastructure Plan 2011-2031* and it is not intended to replace other design guidelines or specifications.

In order to implement the CIP, a series of Action and Funding Schedules (AFS) have been developed to inform the relevant key financial documents including the *LTFP* and the City's various Developer Contribution Schemes.

Both the CIP and AFS have been prepared with consideration of the principles for development contributions as outlined in the Western Australian Planning Commission (WAPC) *State Planning Policy 3.6 – Development Contributions for Infrastructure (SPP.3.6)*. The CIP and subsequent AFS allow for the determination of potential developer contributions and the identification of required community infrastructure provision. Clause 5.5 of *SPP 3.6* requires that where a local government is seeking contributions for community infrastructure it must prepare a capital expenditure plan (at least 5 years out), which identifies the capital costs of facilities and the revenue sources (including capital grants) and programs for provision. The mechanism that the City utilises to meet *SPP 3.6* is outlined below in Figure 1.



**Figure 1: Community Infrastructure Development Contribution Framework**

The CIP has considered the ongoing changes in demographic forecasts and future increases of housing densities throughout the City, including those proposed and influenced by local and state planning policy. The ultimate timing of community infrastructure delivery is driven by population growth and as forecasted population growth changes; the timing of community infrastructure delivery should be altered to align appropriately.

The City's population is projected to increase from 91,668 in 2018 to 141,805 by 2036. Beyond 2036, the City is expected to grow to a population of approximately 160,000. The CIP demonstrates through the application of benchmarks, criteria and community consultation that broadly speaking the community infrastructure provision throughout the City is adequate for the



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current population but capacity will be exceeded as the City's population grows – in both established and growth catchment areas.

Actions, such as those derived from the *Community Hubs Master Planning Initiative*, have been developed in order to increase the capacity of existing facilities in the City's older areas while actions for the City's high growth areas mainly involves collaboration with developers, the Metropolitan Redevelopment Authority and the Department of Education under the requirements of *SPP 3.6*. Each action is outlined within the relevant AFS including scope, timing, forecast project costs and potential funding mechanisms. This process provides Council with information regarding projects that can be considered for inclusion in the *LTFP*, or in the event they cannot be accommodated immediately, when conditions allow.

### 1.1 Key Objectives of Community Infrastructure Planning

The City has a key role in the provision of community infrastructure and is responsible for the planning, provision, management and maintenance of the facilities in its ownership. The key strategic objectives in developing the CIP are primarily to:

- Incorporate an assessment of existing community infrastructure and utilisation using a Council endorsed methodology (*Community Hubs Master Planning Initiative*);
- Identify and quantify gaps in current provision and standards of community infrastructure;
- Identify future community infrastructure needs and expected timelines of delivery (up to 2036);
- Inform the development of the AFS, to guide further land use planning activities and the City's *LTFP*; and
- Provide a rationale for investment through a variety of funding opportunities including government grants and developer contributions.

### 1.2 Key Objective of Action and Funding Schedules

The AFS (refer to section 11 for schedules) have been developed to assist with the implementation of the CIP. The AFS addresses the effective delivery of appropriate infrastructure, facilities and services and supports the CIP by forecasting funding sources and determining what infrastructure will be contributed through various funding mechanisms within the City until 2036. This information will feed into the City's *LTFP*.

### 1.3 Assumptions

In order to develop the CIP and AFS a number of assumptions have been made which include:

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

Future revisions of the CIP will utilise forecasts beyond 2036 as appropriate. Continued monitoring and review of the CIP is important to ensure that the provision levels and desired outcomes remain relevant for the City's community. The CIP should be reviewed and updated



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within a five year cycle (aligning with census data collection) to ensure changing community characteristics and needs are considered.

## 2. Community Infrastructure Supply Analysis – Need and Nexus

The following sections 3-8 of the CIP are divided into the following chapters:

- City Wide Catchment;
- North West Catchment;
- South West Catchment;
- South Mid Catchment;
- North Mid Catchment; and
- Eastern Catchment.

Using the City's existing infrastructure provision, demographic analysis, community infrastructure planning principles, *Standards* and *Community Hubs Master Planning Initiative*, sections 3-8 identify the current and future community infrastructure needs within the City. The City-wide catchment (section 3) provides a broad overview of the community infrastructure provision across the City; subsequently the community planning catchment areas (section 4-9) outline in more detail the:

- The current and future provision (where known) of community infrastructure;
- The level of supply of community infrastructure based on the benchmarks within the *Standards*;
- The level of usage of community infrastructure (refer to section 2.1);
- Gaps in supply and any planned actions to address gaps including endorsed Council actions as identified within the *Community Hubs Master Planning Initiative*.

Where the future provision of community infrastructure is included, it should be noted that provision is not guaranteed and may leave the City at risk of under provision if not provided as planned.

Community infrastructure included within this supply analysis has been limited to those facilities which are owned or managed by the City of Armadale.

**Each of these chapters can be read independently.**

### 2.1 Level of Usage – Community Infrastructure

A key measure for the CIP is community infrastructure usage and capacity classification. Data has been obtained from the City's Recreation Services business unit and translated into an overall capacity classification. This information is classified into two categories:

**Sporting Open Space:** The capacity of a sporting open space depends on the characteristics of the specific site, such as the surface suitability, the nature and impact of activity it allows, the provision of surface rest/recovery periods, and the amount of use it facilitates (in terms of hours used). The City has reviewed this information for each bookable playing field as assessment criteria, in conjunction with current booking and usage statistics to identify current playing field



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usage levels and classification.

**Table 1: Sporting Open Space Usage and Capacity Classification Index**

Characteristics	Rating		
	1. Low	2. Moderate	3. High
Hours of use (Weekly)	0 - 15	15 - 25	25+

A snapshot week through Term 2 (winter season) and Term 4 (summer season) 2018 is taken for each sporting open space and a usage average included.

**Community Buildings:** The capacity of community centres can also be classified under a similar level of usage. A snapshot week through Term 2 (winter season) and Term 4 (summer season) 2018 is taken for each facility and a usage average included, providing for 'one off' and 'casual' bookings.

Community centre classification will illustrate activity and program capacity in terms of usage. The City estimates each facility is available for hire/use from 7.00am to 10.00pm from Monday to Friday and 7.00am to 12midnight on Saturday and Sunday with the total bookable hours for a space in one week being 109hours. Whilst understanding the differing nature of use for each community building (i.e. single vs. multiple space, and the purpose of hire), the below table provides overall community building usage 'classification' and individual space explanations. Table 2 below presents the index for Community Building usage classifications.

**Table 2: Community Facility Usage 'Classification' Index**

Time Block	Available time	Available hours	Moderate Use (Hours)	Low (Hours)	High (Hours)
Weekday mornings	7.00-12.00	25 hrs.	3 hrs. 4 days – 12 hrs.	0-8 hrs.	18-25 hrs.
Weekday afternoons	12.00-3.30	17.5 hrs.	2 hrs. 2 days – 4 hrs.	0-2 hrs.	10-17.5 hrs.
Weekday after school	3.30-6.00	12.5 hrs.	2 hrs. 3 days – 6 hrs.	0-4 hrs.	9-12.5 hrs.
Weekday evenings	6.00-10.00	20 hrs.	2 hrs. 4 days – 8 hrs.	0-6 hrs.	12-20 hrs.
Weekend daytimes	7.00-6.00	22 hrs.	5 hrs. 2 days – 10 hrs.	0-8 hrs.	15-22 hrs.
Weekend evenings	6.00-12.00	12 hrs.	3 hrs. Total – 6 hrs.	0-4 hrs.	8-12 hrs.
<b>Total</b>		109 hrs.	50 hrs.	0-40 hrs.	70-109 hrs.

Community centres which are hireable through the City's Recreation Services booking system have been analysed using the above classification index as shown in Table 2. The role of other community facilities operated by external organisations is to be taken into account when considering overall provision and planning for new community infrastructure.



## 3. City Wide Catchment

### 3.1 Demographics

#### 3.1.1 Forecast population and households

The City of Armadale population forecast for 2018 was 91,668, and is forecast to grow to 141,805 (54.7%) by 2036.

City of Armadale Summary	Forecast year				
	2016	2021	2026	2031	2036
Population	82,280	102,277	116,880	130,158	141,805
Change in population (5yrs)		19,997	14,603	13,278	11,647
Average annual change		4.45%	2.71%	2.18%	1.73%
Households	30,220	36,740	41,813	46,571	50,954

The City's existing community infrastructure does not have the capacity to cater for the forecast additional population of 50,137 people. To address this growth:

- New community infrastructure is required; and
- Improvements to existing community infrastructure to improve capacity should be undertaken.

#### 3.1.2 Forecast household types

The City has a range of household types throughout the municipality and should provide flexible community infrastructure that can cater for all households.

City of Armadale Type	2016		2026		2036		Change 2016 to 2036
	Number	%	Number	%	Number	%	
Couple families with dependents	10,491	34.7	14,725	35.2	17,705	34.7	+7,214
Couples without dependents	8,153	27.0	11,037	26.4	13,680	26.8	+5,527
Group households	727	2.4	933	2.2	1,099	2.2	+372
Lone person households	6,084	20.1	8,353	20.0	10,147	19.9	+4,063
One parent family	3,924	13.0	5,512	13.2	6,727	13.2	+2,803
Other families	840	2.8	1,249	3.0	1,594	3.1	+754

The largest increase of households between 2016 and 2023 is forecast to be in couple families with dependents, which will increase by 7,214 and account for 34.7% of all households. The City's high amount of family households, and smaller lot sizes in some urban areas of the community will drive demand for access to parks, reserves and facilities for young people and family activities. The provision of community infrastructure which fosters community connections and creates welcoming environments will be important for all households but particularly for households where residents may experience social isolation including lone person households and one parent families (33.1% of all households in 2036).

#### 3.1.3 Forecast age structure - Service age groups

Between 2016 and 2036 the number of persons aged under 17 is forecast to increase by 16,970 (79.8%) and comprise 27% of the total population. The number of persons aged over 60



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will increase by 10,852 (83.7%) and comprise 16.8% of the total population.

City of Armadale Age group (years)	2016		2026		2036		Change 2016 to 2036
	Number	%	Number	%	Number	%	
Babies and pre-schoolers (0 to 4)	7,361	8.9	10,097	8.6	11,807	8.3	+4,446
Primary schoolers (5 to 11)	8,185	9.9	12,908	11.0	14,988	10.6	+6,803
Secondary schoolers (12 to 17)	5,717	6.9	9,274	7.9	11,438	8.1	+5,721
Tertiary education, independence (18 to 24)	7,643	9.3	10,962	9.4	13,759	9.7	+6,116
Young workforce (25 to 34)	14,614	17.8	18,384	15.7	21,445	15.1	+6,831
Parents and homebuilders (35 to 49)	16,564	20.1	24,615	21.1	28,782	20.3	+12,218
Older workers and pre-retirees (50 to 59)	9,240	11.2	12,215	10.5	15,778	11.1	+6,538
Empty nesters and retirees (60 to 69)	7,281	8.8	9,072	7.8	11,311	8.0	+4,030
Seniors (70 to 84)	4,786	5.8	8,005	6.8	10,415	7.3	+5,629
Elderly aged (85 and over)	889	1.1	1,349	1.2	2,082	1.5	+1,193
Total persons	82,280	100	116,880	100	141,805	100	+59,525

The above forecast age structure analysis should inform the future provision of community infrastructure including:

- Where possible, accessible infrastructure and adaptable community infrastructure should be developed to cater for a range of ages and abilities;
- Demand for access to formal sporting clubs and associated facilities are expected to be high as a result of significant growth in younger age groups;
- Demand for social sport and alternative recreation options (e.g. Pilates, yoga, meditation) is expected to be high in line with a sustained population of working-aged persons;
- With a gradually ageing population the demand for unstructured (informal) leisure facilities, activities and public open space will increase. The demand for social spaces in community buildings will also increase;
- Demand for community buildings that support children's activities such as playgroups will increase in line with a growing population of those aged between 0-4; and
- As the population of people under working age increases, the demand for youth spaces for those between the ages of 5-18 will increase.

### 3.1.4 Place of Birth

In 2016, 34.5% of the City's population were born overseas, compared with 36.1% for Greater Perth. The largest non-English speaking country of birth was India. In general, the City's diverse population is growing with only a decrease in arrivals of people from the United Kingdom experienced between 2011 and 2016.

City of Armadale - Overseas born Birthplace	2016			2011			Change 2011 to 2016
	Number	%	Greater Perth %	Number	%	Greater Perth %	
United Kingdom	8,306	10.4	10.4	8,522	13.7	11.4	-216
India	3,260	4.1	2.4	811	1.3	1.6	+2,449
New Zealand	2,846	3.6	3.2	2,200	3.5	3.1	+646
South Africa	1,348	1.7	1.8	841	1.4	1.7	+507
Philippines	1,318	1.7	1.3	476	0.8	0.8	+842
Malaysia	1,025	1.3	1.5	431	0.7	1.4	+594



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The City is growing in cultural diversity and therefore the provision of community infrastructure should consider:

- Sport and recreation infrastructure favoured by new community members (e.g. badminton, volleyball); and
- Social networks have been found to be highly important for the new community members and therefore community infrastructure should provide accessible places for communities to meet.

### 3.1.5 Income Distribution

Analysis of households by income quartile in City of Armadale compared to Greater Perth shows there was lesser proportion of households in the highest income quartile.

City of Armadale - Households (Enumerated)	2016		
	Number	%	Greater Perth %
Lowest group \$0 to \$790	5,916	24.1	23.9
Medium lowest \$791 to \$1,582	7,021	28.6	24.6
Medium highest \$1,583 to \$2,614	6,631	27.0	25.2
Highest group \$2,615 and over	4,983	20.3	26.2
<b>Total Households</b>	<b>24,551</b>	<b>100.0</b>	<b>100.0</b>

Throughout the City there is a large variance in income distribution. Community infrastructure provision should consider:

- The various levels of socio-economic status throughout the City and the different needs each of these communities may have;
- Low socio-economic communities may not be able to pay commercial levies such as gymnasiums memberships, however those who have a high amount of disposable income may demand these services;
- Those with lower incomes will require affordable opportunities to engage in sporting, recreation and community activities through attractive and accessible open space, outdoor exercise equipment, places for socialisation; and
- Community infrastructure accessibility is important to lower income communities; this includes the provision of efficient and safe public transport networks, adequate parking provision, and well connected pedestrian and cycle paths, which have adequate shade/trees.



## 3.2 City-wide Community Infrastructure Provision

The City of Armadale is a residential, semi-rural and rural area encompassing a total land area of 545 square kilometres. The City has a range of community infrastructure assets which have a combined gross replacement cost of over \$150 million<sup>31</sup>. The City implements an Asset Management Plan ensuring community infrastructure assets are maintained to a level that guarantees maximum performance as cost effectively as possible. The City has three public libraries, one fitness and aquatic centre, one indoor recreation centre, twenty community halls, community centres and sports pavilions, and more than 300 parks throughout the municipality<sup>32</sup>. The City also provides a range of unique community infrastructure including a chapel, museum, fenced off-leash dog exercise areas, men's sheds and community gardens.

Using the *Standards* the following section consists of a broad analysis of community infrastructure across the City and any gaps or over-supply which may exist. This section also identifies any Council decisions which have endorsed the provision of community infrastructure above or below the relevant benchmark set within the *Standards*. For example Council's decision to not proceed at this time in planning for a regional multi-arts facility and Council's commitment to operate five library services throughout the City.

More specific analysis is undertaken within each of the Community Planning catchment area sections to ascertain the level of supply at a district level. Within each of the Community Planning catchment areas specific actions are identified to address any gaps or oversupply of community infrastructure.

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<sup>31</sup> City of Armadale 2017, Asset Management Plan Summary Report 2017/18-2031/32

<sup>32</sup> City of Armadale 2018, City of Armadale Facilities and regular hirers, including leases and clubs as at September 2018



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City-Wide Catchment					Notes
Community Infrastructure	Current Provision	2018 requirement	Existing & Future Provision	2036 requirement	
Junior Sized Playing Field	5	N/A	6	N/A	The provision of this sized playing field is not considered ideal as the reduced size restricts the type of organised sport which can be played on the playing field and therefore has a reduced functionality. The provision of junior sized playing fields should be avoided.
Senior Sized Playing Fields	25	23	43	36	The City currently has an adequate supply of senior playing fields, and this will improve by 2036 if fields are provided as planned. The 2036 requirement for senior sized playing fields exceeds the planned playing field provision because provision is based on the City's build-out population which will occur beyond 2036. The good level of provision of senior playing fields will only be achieved if the planned senior playing fields are provided. If population growth continues and senior playing fields are not provided as planned there is a significant risk of under provision.
Neighbourhood Multi-Purpose Hard Court Facility	1	4	1	6	A neighbourhood multi-purpose hard court facility should have between four and six courts. There is an identified gap in supply of multi-purpose hard court facilities throughout the City. <b>A key action of the CIP is to develop an outdoor multi-purpose hard court facility strategy which will determine the requirement for neighbourhood multi-purpose hard court facilities within the City.</b>
District Multi-Purpose Hard Court Facility	0	2	0	2	A district multi-purpose hard court facility can have between six and twelve courts. There is an identified gap in supply of multi-purpose hard court facilities throughout the City. <b>A key action of the CIP is to develop an outdoor multi-purpose hard court facility strategy which will determine the requirement for district multi-purpose hard court facilities within the City.</b>
Regional Multi-Purpose Hard Court Facility	0	1	0	1	A regional outdoor multi-purpose hard court facility must have at least 16 courts. All courts must be floodlight to training standard with the provision of at least two show courts with match standard floodlighting. A regional level multi-purpose hard court facility must have an associated sports pavilion. There is an identified gap in supply of multi-purpose hard court facilities throughout the City. <b>A key action of the CIP is to develop an outdoor multi-purpose hard court facility strategy which will determine the requirement for a regional multi-purpose hard court facility within the City.</b>
Regional Aquatic Centre	1	1	1	1	The City's Armadale Fitness and Aquatic Centre was upgraded in 2018, this centre will continue to meet the needs of the community into the future.
Regional Indoor Centre	1*	1	1*	1	The City's Armadale Arena provides the community with access to indoor sport & recreation opportunities but as noted in the Standards of Provision an indoor recreation centre, in order to cater for the community at a regional level, should at a minimum have four courts. The Arena is included in the <i>Community Hubs Master Planning Initiative</i> as part of the Gwynne Park Precinct.
Regional Performing Arts and Cultural Centre	0	0	0	1	Although there appears to be a gap in the provision of a regional performing arts and cultural centre within the City, a number of community buildings consist of spaces where performing arts and cultural activities can be undertaken. The City has previously undertaken investigation into the provision of a regional performing arts and cultural centre. Refer to Council decision C12/4/18 for further information.
Local Community Centre	6	7	10	10	There are different operating models for community centres in the City. Some community centres are operated by the City, some by other organisations using City facilities through leasing arrangement and some operating from non-City owned facilities. Usage data in the CIP relates only to City operated centres. Determining an appropriate level of provision needs to consider non CoA operated facilities and the level of community access they provide. It should also be noted that the provision of district community centres is preferred above the provision of local community centres due to the greater amount of space which district spaces provide to the community – the City has a good supply of district community centres. <b>A key action of the CIP is to monitor the usage of community centres including those under alternative operating arrangements.</b>
District Community Centre	9	4	13	6	The City has a good supply of district community centres. There are five district level City-owned community centres under exclusive lease throughout the City which are not included in this analysis. The provision of district level community centres by the City needs to consider non CoA operated facilities and the level of community access they provide. <b>A key action of the CIP is to monitor the usage of community centres including those under alternative operating arrangements.</b>
District Library	2	2	4	3	The City's future supply of libraries will continue to meet the needs of the City's community. The good level of district library provision by 2036 will only be achieved if the planned Harrisdale and Hilbert libraries are provided. The provision of four district libraries (and the regional Armadale Library) should serve the City's population at build out population (beyond 2036). If population growth continues and the libraries are not provided as planned there is a risk of under provision. Refer to Council decision C26/7/16 for further information.
Regional Library	1	1	1	1	The City's Armadale Library was expanded in 2019, this library will continue to meet the regional library needs of the community into the future.
District Youth Centre	0	2	0	3	The main functions of a district youth centre include drop-in, educational and recreational programs, events, school holiday activities, information, referral and advocacy. The City does not currently provide youth centres, given the City's young population and high level of youth disengagement with certain catchment areas, the provision of youth centres should be considered. <b>A key action of the CIP is to undertake a feasibility study to determine the requirement for youth centres within the City.</b>
Regional Youth Centre	0	1	0	1	Based on the City's growing young population and high level of youth disengagement there is merit in the provision of a regional youth centre within the Armadale metropolitan centre. <b>A key action of the CIP is to undertake a feasibility study to determine the requirement for youth centres within the City.</b>
Local Outdoor Youth Space	TBC	12	TBC	18	The City provides a number of outdoor youth space elements throughout the municipality but does not designate specific outdoor youth spaces. It is expected that this gap in supply will be met through the consolidation of outdoor youth space elements in order to create holistic fit-for-purpose outdoor youth spaces which are attractive and welcoming to young people. <b>Utilising the City's Youth Spaces and Places and guiding principles document, a key action of the CIP is to develop an outdoor youth space strategy which will determine the requirement for local outdoor youth spaces throughout the City.</b>
Neighbourhood Outdoor Youth Space	TBC	4	TBC	6	The City provides a number of outdoor youth space elements throughout the municipality but does not designate specific outdoor youth spaces. It is expected that this gap in supply will be met through the consolidation of outdoor youth space elements in order to create holistic fit-for-purpose outdoor youth spaces which are attractive and welcoming to young people. <b>Utilising the City's Youth Spaces and Places and guiding principles document, a key action of the CIP is to develop an outdoor youth space strategy which will determine the requirement for neighbourhood outdoor youth spaces throughout the City.</b>
District Outdoor Youth Space	TBC	2	TBC	3	The City provides a number of outdoor youth space elements throughout the municipality but does not designate specific outdoor youth spaces. It is expected that this gap in supply will be met through the consolidation of outdoor youth space elements in order to create holistic fit-for-purpose outdoor youth spaces which are attractive and welcoming to young people. <b>Utilising the City's Youth Spaces and Places and guiding principles document, a key action of the CIP is to develop an outdoor youth space strategy which will determine the requirement for district outdoor youth spaces throughout the City.</b>
Regional Outdoor Youth Space	TBC	1	TBC	1	The City provides a number of outdoor youth space elements throughout the municipality but does not designate specific outdoor youth spaces as required within the guiding principles of the City's youth Spaces and Places document. It is expected that this gap in supply will be met through the consolidation of outdoor youth space elements in order to create holistic fit-for-purpose outdoor youth spaces which are attractive and welcoming to young people. <b>Utilising the Youth Spaces and Places document, a key action of the CIP is to develop an outdoor youth space strategy which will determine the requirement for a regional outdoor youth space in the City.</b>
Local Outdoor Exercise Space	1	12	3	18	Outdoor Exercise Spaces are relatively new community infrastructure and therefore there appears to be a gap in provision. It is expected that this gap in supply is met through developer contributions and the City's other funding mechanisms.
Neighbourhood Outdoor Exercise Space	9	4	9	6	Outdoor Exercise Spaces are relatively new community infrastructure and therefore there appears to be a gap in provision. It is expected that this gap in supply is met through developer contributions and the City's other funding mechanisms.
Fenced Off-Leash Dog Exercise Area	2	3	2	5	Although there appears to be a gap in provision, the provision of fenced off-leash dog exercise areas are heavily influenced by the amount of public open space within an area which dogs can access, dog ownership numbers and community demand.
Men's Shed	2	4	2	6	Although there appears to be a gap in provision, there are four non-City owned Men's Sheds within the municipality which will cater for the City's growing population until 2036. One private, two run by service providers and 3 community associations in non-city owned premises – two of these are currently seeking city provision.
Community Garden	3	4	4	6	The provision of future community gardens within the City will be determined through community demand and the City of Armadale's Policy – COMD9 – Community Garden.

Table 3: City-wide Community Infrastructure Provision



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## 4. North West Community Planning Catchment Area

### 4.1 Demographics

#### 4.1.1 Forecast Population

The North West catchment consists of the suburbs of Harrisdale and Piara Waters. By 2036 the population of the North West catchment area is expected to almost double with the majority of this growth expected over the next eight years and reducing as development moves towards build out within the North Forrestdale Development Area (inclusive of Piara Waters and Harrisdale).

North West Catchment	Forecast year				
	2016	2021	2026	2031	2036
Summary					
Population	18,996	26,673	30,896	34,215	36,067
Change in population (5yrs)		7,677	4,224	3,319	1,851
Households	6,245	8,479	9,879	11,103	11,894

The growing population (+17,071 people) will require the provision of additional community infrastructure within the North West catchment, the majority of future community infrastructure is already planned through the *North Forrestdale Development Contribution Plan No.3*.

#### 4.1.2 Forecast Household Types

The largest increase of households between 2016 and 2036 is forecast to be in couple families with dependents, which will increase by 2,108 households and account for 44.2% of all North West catchment households. Couples without dependants will also experience growth rising from 1,147 households in 2016 to 2,985 households in 2036.

North West Catchment	2016		2026		2036		2016 to 2036
	Number	%	Number	%	Number	%	
Couple families with dependents	2,922	46.7	4,461	45	5,030	42.2	+2108
Couples without dependents	1447	23.2	2276	23.3	2,985	25.3	+1538
Group households	130	2.1	189	1.8	223	1.8	+93
Lone person households	755	12.1	1236	12.9	1616	13.7	+861
One parent family	708	11.4	1226	12.4	1465	12.5	+757
Other families	283	4.5	463	4.6	575	4.5	+292

The proportion of household types is expected to remain similar within the North West catchment from 2016 to 2036. The catchment has a range of household types and therefore community infrastructure should be diverse and flexible to cater for all types of households. The high amount of family households, coupled with smaller lot sizes within the North West catchment will drive demand for access community infrastructure particularly for children and family activities.

#### 4.1.3 Forecast Age Structure

In 2016 the dominant age group within the North West catchment was those people aged 18 to 24 (35.6% of total population). By 2036, the proportion of those people aged 18-24 will decrease to 26.2% of the total population (although the number of people in this age



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bracket will still grow) and, as expected, the proportion of people aged 35-59 will increase. Although the North West catchment has a relatively small older population (60 years and above), in line with the broader ageing population, the proportion of people aged over 60 will increase from 5.6% of the total population to 12.2% by 2036.

From 2016 to 2036 the largest growth in persons will be experienced in people aged 35 – 59 (+6031 people) and people aged 0-17 years (+5031). The North West catchment will continue to have a young population which equates to approximately 30% of the total population from 2016 to 2036.

North West Catchment Age group (years)	2016		2026		2036		Change 2016 to 2036
	Number	%	Number	%	Number	%	
Babies and pre-schoolers (0 to 4)	2,398	12.7	3,131	10	3,347	9.6	949
Primary schoolers (5 to 11)	2,055	10.8	3,941	12.7	4,083	11.2	2028
Secondary schoolers (12 to 17)	1059	5.6	2,671	8.7	3,113	8.6	2054
Tertiary education, independence (18 to 24)	1645	8.7	2,928	9.5	3,696	10.2	2051
Young workforce (25 to 34)	5,122	26.9	5,322	17	5,735	16	613
Parents and homebuilders (35 to 49)	4,279	22.5	7,287	23.5	7,501	20.7	3222
Older workers and pre-retirees (50 to 59)	1369	7.2	2,906	9.5	4,160	11.5	2791
Empty nesters and retirees (60 to 69)	777	4.1	1695	5.6	2,627	7.2	1850
Seniors (70 to 84)	271	1.4	969	3.3	1719	4.8	1448
Elderly aged (85 and over)	21	0.1	46	0.2	84	0.2	63
Total persons	18,996	100	30,896	100	36,067	100	17,071

Community infrastructure must be flexible and adaptable to cater for all ages within the North West catchment, with particular consideration of the increasing population of young people aged under 17 and people aged between 35-59 years.

### 4.1.4 Place of Birth

The North West catchment compared to the wider City of Armadale has a larger proportion of people born overseas. Since 2011 the number of people born overseas has increased by 4,823 people. Currently 6,963 people who were born overseas are living in the North West catchment equating to 36.6% of the total population.

North West Catchment Birthplace	2016			2011			Change 2011 to 2016
	Number	%	C/ Armadale %	Number	%	C/ Armadale %	
India	1799	19.8	8.2	184	5.7	2.6	1615
United Kingdom	1331	14.7	20.8	765	23.5	27.4	566
Malaysia	747	8.2	2.6	221	7.1	1.4	526
New Zealand	656	7.2	7.2	230	7.4	7	426
South Africa	708	7.8	3.4	336	10.4	2.8	372
China	404	4.4	1.4	62	2	0.4	342
Philippines	397	4.3	3.4	81	2.4	1.6	316

Community infrastructure must cater for the North West catchment's diverse community. When planning community infrastructure traditional activities and sports as well as those which are undertaken by these new emerging communities must be considered. This will provide opportunities for the North West community to engage in safe and welcoming activities which the whole community can participate in.



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### 4.1.5 Income Distribution

The North West catchment has a greater proportion of households earning larger incomes than households within the wider City of Armadale. 71.4% of households within the North West catchment earn over \$1,583 per week compared to 47.3% of households within the City of Armadale.

North West Catchment	2016		
	Number	%	City of Armadale %
Lowest group \$0 to \$790	385	7.4	24.1
Medium lowest \$791 to \$1,582	1099	21.2	28.6
Medium highest \$1,583 to \$2,614	1887	36.4	27
Highest group \$2,615 and over	1810	35	20.3
<b>Total Households</b>	<b>2,598</b>	<b>100</b>	<b>100</b>

The North West catchment has the highest average income across the City; there may be a higher demand for commercial active and recreation opportunities as opposed to other catchments which do not have disposable income to access these services.

## 4.2 Community Infrastructure Provision

### 4.2.1 Sports Playing Field and Pavilion Provision

This section is specifically focussed on the provision of playing fields. Playing fields are defined as flat natural turf areas which are used for organised sport. All playing fields should be supported by a sports pavilion and the hierarchy of the sports pavilion should align with the open space hierarchy (e.g. a sports pavilion which supports a district sporting open space should have district sized sports pavilion spaces). Sports pavilion spaces include a club house, kitchen and change room facilities and are often co-located with a community centre.

Senior Size Playing Field	Provision Level	
	Senior Size	Junior Size
Harrisdale Playing Fields (District)	2	1
Piara Waters Oval (Local)	1	
Rossiter Playing Field (Local)		1
<b>2018 Provision</b>	<b>3</b>	<b>2</b>
<b>2018 Requirement (population 18,996)</b>	<b>5</b>	<b>N/A</b>
Novelli Playing Field (Local)		1
Harrisdale North Playing Field (Local)	1	
<b>2036 Provision</b>	<b>4</b>	<b>3</b>
<b>2036 Requirement (population 36,067)</b>	<b>9</b>	<b>N/A</b>

The North West catchment's current sport playing field provision ratio is 1 senior size playing field per 4,749 persons, which surpasses the 1:4,000 benchmark requirement. This provision ratio represents an undersupply of sports playing fields where the capacity of each of the playing fields within the North West catchment is surpassed by 794 people. The North West catchment's population is expected to increase by over 11,000 people by 2036; the planned provision of additional sports playing fields does not improve the provision ratio, which will increase to 1:7,213 by 2036.



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It should be noted that the City has implemented a number of actions to address the recognised shortfall in senior playing field provision in the North West catchment including:

- Provision of sporting open spaces with higher specifications that can cater for increased usage. This includes the provision of higher floodlighting lux levels and joint sports pavilion and community centres to accommodate a greater demand;
- A contribution from the *North Forrestdale Development Contribution Plan No.3* to the playing fields (Skeet Ovals) at Forrestdale Sports Hub located in the South West catchment. These playing fields are in close proximity to the North West catchment and accommodate some of the shortfall; and
- A MOU with the Carey Baptist College (private school) which permits community use of the playing fields located on campus and similarly it is expected some shortfall can also be accommodated at the planned playing fields at John Bosco College (private school) (It should be noted that the longevity of these agreements is not guaranteed and therefore there is a risk that community access to these playing fields may be reduced).

Despite these actions to address the shortfall of senior playing field provision in the North West catchment, without additional provision there will be an ongoing shortfall experienced.

Sports Pavilion	Provision Level
Harrisdale Community Building	
Piara Waters Community Building	
Rossiter Community Building	
<b>2018 Sporting Open Space Provision</b>	<b>3</b>
<b>2018 Sports Pavilion Requirement</b>	3
Novelli Community Building	
Harrisdale North Community Building	
<b>2036 Sporting Open Space Provision</b>	<b>5</b>
<b>2036 Sports Pavilion Requirement</b>	5

All current and planned sporting open spaces within the North West catchment are supported by an adjoining sports pavilion.

#### Sports Playing Field Capacity

The following section outlines the usage and capacity within the City's existing sporting open spaces based on the classification outlined within section 2.4.

Senior Size Playing Field	2018 Usage Classification	
	Winter Season	Summer Season
Harrisdale Playing Fields (District)	Moderate(16 hours p/wk)	Moderate (13 hours p/wk)
Piara Waters Oval (Local)	High (33.5 hours p/wk)	High (24 hours p/week)
Rossiter Playing Field (Local)	N/A*	N/A*

\*Rossiter Playing Field officially opened 6 October 2018 and therefore accurate usage data not available.

Harrisdale Playing Fields are utilised for at least 4 days per week through the summer and winter season, particularly the senior sized playing fields located at this sporting open space. The usage classification is lowered due to the limited use of the junior playing field.

Piara Waters Oval is at full capacity during winter (utilised six days per week) and summer (utilised 4 days per week).



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**Sports Playing Field and Pavilion Actions**

NWC-01 - Monitor usage levels of all playing fields within the North West catchment. This includes hours and intensity of use, club memberships, and surface quality to assess demand and inform future planning decisions;

NWC-02 - Provision of community building (inclusive of sports pavilion) at Novelli Reserve as per *North Forrestdale Developer Contribution Plan No.3*;

NWC-03 - Provision of a senior sized playing field and community building (inclusive of sports pavilion) at Harrisdale North site as per *North Forrestdale Developer Contribution Plan No.3*;

NWC-04 - In the instance that additional development is to occur adjoining the *North Forrestdale Developer Contribution Plan* boundary, additional senior sized playing fields should be provided to meet both additional population demand as well as the current shortfall in provision.

**4.2.2 Multi-Use Hard Court Facility Provision**

The following table shows the provision and requirements for multi-use hard courts (netball/basketball) throughout the North West catchment. The City has a number of single or double hard courts that have not been included in this analysis as the provisions of single or double hard courts is considered to be less than optimal for organised sport such as netball and basketball. Tennis hard courts are not included in this section as the City's tennis facilities are not multi-use and are typically not accessible for casual recreational use without prior booking. It should be noted that there are a number of multi-purpose hard court facilities which are on Department of Education land within the City. These facilities have not been included in this analysis for a number of reasons:

- Facilities are not owned by the City nor have been provided by the City;
- Facilities may be available to the community but long term availability is not secure;
- Typically facilities do not have sports floodlighting and therefore cannot be used after-hours for training (limited functionality);
- There is no access to supporting amenities such as toilets, change rooms and club rooms.

<b>Neighbourhood Multi-Use Hard Court</b>		<b>Provision Level</b>
1 neighbourhood facility (4-6 courts): 10 000-25 000 people		
N/A		N/A
	<b>2018 Provision</b>	<b>0</b>
	<b>2018 Requirement (population 18,996)</b>	1
N/A		N/A
	<b>2036 Provision</b>	<b>0</b>
	<b>2036 Requirement (population 36,067)</b>	2
<b>District Multi-Use Hart Court</b>		<b>Provision Level</b>
1 district facility (6-12 courts): 25 000-70 000 people		
N/A		N/A
	<b>2018 Provision</b>	<b>0</b>
	<b>2018 Requirement (population 18,996)</b>	0



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	<b>2036 Provision</b>	<b>0</b>
	<b>2036 Requirement (population 36,067)</b>	<b>1</b>

**Multi-Use Hard Court Facility Actions**

NWC-05 - Develop a multi-use hard court network strategy for the City which identifies:

1. Need;
2. Feasibility;
3. Plan of Action;
4. Implementation of Plan.

**4.2.3 Community Centre Provision**

Community centres are classified as either a district or local community centre based on floor size. The benchmark ratio used to analyse the level of supply for local community centres is 1:5,000 persons and a ratio of 1:25,000 is used for district community centres. For the purposes of this analysis, community halls (which have the same function as community centres) are classified as either a local or district community centre depending on their size. In addition, multi-use buildings, typically sports pavilions and community centres, are classified based on the hireable community space and not the entire building footprint.

Community centres which are owned by the City but leased/licenced to community organisations which provide specific community services are noted within this section but are not included in this analysis. It is important to note that the provision of district community centres is preferred over local community centres; district community centres are larger and therefore can cater for more activities and larger portions of the population.

Local Community Centre	Provision Level
Piara Waters Community Building (community centre and sports pavilion)	1
<b>2018 Provision</b>	<b>1</b>
<b>2018 Requirement (population 18,996)</b>	5
Novelli Community Building (community space and sports pavilion)	1
<b>2036 Provision</b>	<b>2</b>
<b>2036 Requirement (population 36,067)</b>	7
District Community Centre	Provision Level
Bakers House	1
Harrisdale Community Building (community centre and sports pavilion)	1
Rositer Community Building (community centre and sports pavilion)	1
<b>2018 Provision</b>	<b>3</b>
<b>2018 Requirement (population 18,996)</b>	0
Harrisdale North Community Building (community centre and sports pavilion)	1
<b>2036 Provision</b>	<b>4</b>
<b>2036 Requirement (population 36,067)</b>	2

Although the North West catchment's local community centre requirements are not met, the 2018 provision of community centres is above the required benchmark due to the provision of district community centres.



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### Community Centre Capacity

The following section outlines the usage and capacity within the North West catchment's existing community centres based on the classification outlined within section 2.4.

Community Centre	Usage Classification Winter Season 2018	Usage Classification Summer Season 2018
<b>Harrisdale Community Building</b>		
Main Hall	Moderate (29.5 hours p/wk)	High (39 hours p/wk)
Sports Pavilion	N/A (Exclusive Use)	N/A (Exclusive Use)
<b>Bakers House</b>		
Main Hall	High (43.5 hours p/wk)	High (45.75 hours p/wk)
Children's Activity Room	High (36.25 hours p/wk)	High (37.5 hours p/wk)
Multi-Purpose Room	Moderate (19 hours p/wk)	Low (13 hours p/wk)
<b>Piara Waters Community Building</b>		
Main Hall	High (42.75 hours p/wk)	Moderate (23.25 hours p/wk)
Meeting Room	Low (2.5 hours p/wk)	Low (1 hour p/wk)
<b>Rossiter Community Building*</b>		

\*Rossiter Pavilion officially opened 6 October 2018 and therefore accurate usage data not available.

Bakers House, Piara Waters Community Building and Harrisdale Community Centre have the highest utilisation of all community buildings within the City. Rossiter Community Building opened in October 2018 and utilisation is expected to increase. There is capacity within the Piara Waters Community Building to accommodate additional usage within both the main hall and meeting room in the summer sports season and additional usage could be accommodated in the Harrisdale Community Building Main Hall in the winter sports season. The majority of available time for all community buildings within the North West catchment is within business and school hours. This limits the ability to activate these spaces during this time as the majority of the population will either be at school or employment.

### Community Centre Actions

NWC-02 - Provision of community building (inclusive of community space) at Novelli Reserve as per *North Forrestdale Developer Contribution Plan No.3*;

NWC-03 - Provision of a community building (inclusive of community centre) at Harrisdale North site as per *North Forrestdale Developer Contribution Plan No.3*;

NWC-06 - In the instance that additional development is to occur adjoining *North Forrestdale Developer Contribution Plan* boundary, an additional district community centre should be provided to meet both additional population demand as well as the potential shortfall in provision.

#### 4.2.4 Library Provision

The benchmark ratio for a district library is 1:25,000-50,000, where the requirement for a district library is triggered when a population reaches 25,000 people and will continue to cater for a population of up to 50,000 people. The typical provision of libraries is at a district level but regional level libraries can be provided at the discretion of local governments at a benchmark ratio of 1:100,000 -250,000.



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District Library	Provision Level
N/A	
<b>2018 Provision</b>	0
<b>2018 Requirement (population 18,996)</b>	0
Harrisdale Library	
<b>2036 Provision</b>	1
<b>2036 Requirement (population 36,067)</b>	1

Based on the ratio benchmark of 1:25,000-50,000, the provision of a district level library within the North West catchment meets the requirements of the forecast community.

### Library Actions

NWC-07 - Provision of the Harrisdale Library as per the *Library Strategic and Development Plan Review and Update 2016*.

### 4.2.5 Youth Centre Provision

The *Standards* requires the provision of a district youth centres at a ratio of 1:25,000 – 50,000. The requirement for a district youth centre is triggered at 25,000 people and will continue to cater for a population of up to 50,000 people.

District Youth Centre	Provision Level
N/A	
<b>2018 Provision</b>	0
<b>2018 Requirement (population 18,996)</b>	0
N/A	
<b>2036 Provision</b>	0
<b>2036 Requirement (population 36,067)</b>	1

Based on the forecast population of the North West catchment the demand for a district youth centre will exist by 2021 when the population is expected to exceed 25,000 people. This is particularly relevant within the North West catchment given the high proportion of young people (29.4% of total population) who will reside within the area by 2036. Council does not currently provide a traditional youth centre model and so a preliminary report to Council on the need, feasibility and potential delivery options would be appropriate.

### Youth Centre Actions

NWC-08 - Provide Council with a preliminary report on the provision of youth centres in the City including evidence of need, feasibility and potential delivery options

### 4.2.6 Outdoor Youth Space Provision

Outdoor youth spaces are spaces which have been specifically designed for young people between the ages of 12 and 25. Based on the guiding principles of the City's Youth Spaces and Places document, outdoor youth spaces can include traditional youth elements such as skate, BMX and Parkour elements as well as less obvious elements such as basketball half-courts/multi-use games areas, hang out and performance spaces. The City does not currently designate any sites as specific outdoor youth spaces and therefore this analysis is separated into two sections including:



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- The 2018 provision of youth space elements including half courts, full courts (accessible), skate elements and Pump Tracks;
- The requirement for youth space provision based on current and 2036 population.

North West Catchment	Half Court	Full Court	Skate	Pump Tracks
2018 Provision	6	1	0	1

Local Outdoor Youth Space 1:7,500	Provision Requirement
2018 Requirement (population 18,996)	3
2036 Provision (population 36,067)	5
Neighbourhood Outdoor Youth Space 1:25,000	Provision Requirement
2018 Requirement (population 18,996)	0
2036 Provision (population 36,067)	1
District Outdoor Youth Space 1:25,000-75,000	Provision Requirement
2018 Requirement (population 18,996)	0
2036 Provision (population 36,067)	1

There is a requirement for the provision of designated outdoor youth spaces within the North West catchment based on the *Standards*. The City has a sporadic approach to the provision of youth space elements and based on the requirements for outdoor youth spaces, a strategic approach to designated youth spaces should be developed to meet the current and future needs of the City's growing youth population. The large youth population within the North West catchment further drives this need.

### Outdoor Youth Space Actions

NWC-09 - Develop an outdoor youth space strategy for the City which identifies:

1. Need;
2. Feasibility;
3. Plan of Action;
4. Implementation of Plan.

### 4.2.7 Community Garden Provision

Community Gardens have a benchmark ratio of 1:25,000- 70,000 but generally provision is based on community demand.

Community Garden	Provision Level
Madox Community Garden	1
<b>2018 Provision</b>	1
2018 Requirement (population 18,996)	0
N/A	
<b>2036 Provision</b>	1
2036 Requirement (population 36,067)	1

The Madox Community Garden caters for both the current and future North West catchment community.



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**Community Garden Actions**

NWC-10 - Monitor the usage of the Madox community garden.

**4.2.8 Men's Shed Provision**

Men's Sheds have a benchmark ratio of 1:25,000- 70,000 but generally provision is based on community demand.

Men's Shed	Provision Level
Harrisdale Men's Shed (Not for Profit – Private Land)	
<b>2018 Provision</b>	1
<b>2018 Requirement (population 18,996)</b>	0
N/A	
<b>2036 Provision</b>	1
<b>2036 Requirement (population 36,067)</b>	1

Although there is not a City-owned Men's Shed within the North West catchment, there is a not-for-profit community run Men's Shed which will meet the need of the current and forecast population.

**Men's Shed Actions**

NWC-11 - Monitor any community demand for a Men's Shed within the North West catchment and direct to the Harrisdale Men's Shed.

**4.2.9 Outdoor Exercise Space**

The following table identifies the current outdoor exercise spaces which exist within the North West catchment as well as the current and 2036 requirements based on the provision ratio of 1:7,500 for a local level outdoor exercise space and 1:10,000-25,000 for a neighbourhood level outdoor exercise space.

Local Outdoor Exercise Space 1:7,500	Provision Requirement
Ruffle Park Single Exercise Equipment Piece	1
<b>2018 Provision</b>	1
<b>2018 Requirement (population 18,996)</b>	3
N/A	
<b>2036 Provision</b>	1
<b>2036 Requirement (population 36,067)</b>	5
Neighbourhood Outdoor Exercise Space 1:10,000-25,000	
Freesia Park Exercise Equipment Trail	1
Rosette Park Exercise Equipment Cluster	1
Harrisdale Playing Field Exercise Equipment Cluster	1
<b>2018 Provision</b>	3
<b>2018 Requirement (population 18,996)</b>	1
N/A	
<b>2036 Provision (population 36,067)</b>	3
<b>2036 Requirement (population 36,067)</b>	2



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The provision of outdoor exercise spaces is relatively new for local governments and therefore the provision levels do not meet the benchmarks in all catchment areas. It is expected that over time through developer contributions and the City's Parks Facility Strategy that these benchmarks are met.

**Outdoor Exercise Space Actions**

NWC-12 - When designing future open spaces or liaising with Developers to design open spaces, the City should consider the provision of outdoor exercise spaces in line with the benchmarks outline in the *Standards*.

**4.2.10 Fenced Off-Leash Dog Exercise Area**

Fenced off-leash dog exercise areas are provided at a neighbourhood level and have a provision ratio of 1:15,000 – 30,000.

Fenced Off Leash Dog Exercise Area	Provision Level
N/A	0
<b>2018 Provision</b>	<b>0</b>
<b>2018 Requirement (population 18,996)</b>	1
N/A	0
<b>2036 Provision</b>	<b>0</b>
<b>2036 Requirement (population 36,067)</b>	1

Notwithstanding the benchmark requirements as noted above, a number of other considerations must be made in the provision of fenced off-leash dog exercise areas including:

- The forecast population within the North West catchment may warrant the provision of a fenced off leash dog exercise area if there is a high community demand;
- Any future provision of fenced dog exercise areas must not impact on the provision of open space for humans;
- Dog ownership numbers within the proposed catchment area;
- Availability of unfenced dog exercise areas.

The provision of fenced off-leash dog exercise areas should be prioritised in catchments where a high amount of environmentally sensitive public open space exists (and therefore not accessible for dogs) or in catchments where there is limited public open space and there is a demonstrated/high potential for conflict of open space use between humans and off-leash dog exercise.

**Fenced Off Leash Dog Exercise Area Actions**

NWC-13 - Monitor any community demand for a fenced off-leash dog exercise area within the North West catchment.

**4.2.11 Regional Level & Unique Community Infrastructure**

The following outlines any regional-level community infrastructure (which serves the entire municipality) located within the catchment as well as unique facilities which are either:

1. Not typically provided by local government; and



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2. Provision cannot be measured through the application of benchmarks.

There is no regional level or unique community infrastructure provision within the North West catchment area.



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## 5. South West Community Planning Catchment Area

### 5.1 Demographics

#### 5.1.1 Forecast Population

The South West catchment consists of the suburbs of Haynes, Hilbert and Forrestdale. By 2036 the population of the South West catchment is expected to grow by approximately 24,000 people through the development of Greenfield residential areas. Growth is expected to remain high through to 2036; the South West catchment has the highest rate of growth within the City of Armadale.

South West Catchment	Forecast year				
	2016	2021	2026	2031	2036
<b>Summary</b>					
Population	3,472	9,574	15,407	21,530	32,049*
Change in population (5yrs)		6102	5,833	6,121	6,153
Households	1183	3108	4948	6,912	8,952

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

The growing population (+28,577 people) will require the provision of additional community infrastructure within the South West catchment area, the majority of future community infrastructure will be provided through the *Wungong Urban Area Development Contribution Plan*.

#### 5.1.2 Forecast Household Types

The largest increase of households between 2016 and 2036 is forecast to be in couple families with dependents, which will increase by 3,282 households and account for 42.9% of all South West catchment households. Couples without dependants will also experience growth rising from 317 households in 2016 to 2,098 households in 2036.

South West Catchment	2016		2026		2036		Change 2016 to 2036
	Number	%	Number	%	Number	%	
Couple families with dependents	453	38.9	2060	42.2	3735	42.9	+3282
Couples without dependents	317	27	1135	24	2098	23.6	+1781
Group households	27	2.6	108	2.2	187	2	+160
Lone person households	193	16.1	776	15.9	1369	15.1	+1176
One parent family	114	11.2	661	11.4	1185	11.9	+1041
Other families	49	4.2	208	4.3	378	4.5	+329

The proportion of household types is expected to remain similar within the South West catchment area from 2016 to 2036. The catchment has a range of household types and therefore community infrastructure should be diverse and flexible. Similarly to the North West catchment, the high amount of family households, coupled with smaller lot sizes within the South West catchment will drive demand for access to community infrastructure particularly for children and family activities.



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### 5.1.3 Forecast Age Structure

In 2016 the dominant age group within the South West catchment was people aged 35-59 (31.7% of total population), this will remain consistent through to 2036 where the 35-59 year age group will comprise 30.8% of the population. The largest growth in age groups will be seen in people aged under 17. In 2016 this group comprised 27.3% of the population which will grow to 30.1% of the total population in 2036. Against the trend of an ageing population, the proportion of people aged over 60 will decrease within the South West catchment from 2016 (11%) to 2036 (10.7%).

South West Catchment Age group (years)	2016		2026		2036		Change 2016 to 2036
	Number	%	Number	%	Number	%	
Babies and pre-schoolers (0 to 4)	332	9.4	1687	10	2757	9.8	+2436
Primary schoolers (5 to 11)	393	11.2	1855	11.8	3312	11.8	+2919
Secondary schoolers (12 to 17)	238	6.7	1251	8	2388	8.5	+2150
Tertiary education, independence (18 to 24)	337	9.9	1556	10.1	2798	9.9	+2461
Young workforce (25 to 34)	658	20.1	3201	20.8	5,126	18.5	+4468
Parents and homebuilders (35 to 49)	712	20.3	3400	21.8	6,217	21.8	+5,505
Older workers and pre-retirees (50 to 59)	417	11.4	1236	8.3	2572	9	+2154
Empty nesters and retirees (60 to 69)	255	7.4	739	5.2	1490	5.1	+1224
Seniors (70 to 84)	110	3	449	3.8	940	5.1	+829
Elderly aged (85 and over)	20	0.6	33	0.2	83	0.5	+64
Total persons	3,472	100	15,407	100	27,681	100	+24,210

Community infrastructure must be flexible and adaptable to cater for all proportions of the population within the South West catchment.

### 5.1.4 Place of Birth

The South West catchment compared to the wider City of Armadale has a smaller proportion of people born overseas, however this proportion is increasing.

South West Birthplace	2011			2016			Change 2011 to 2016
	Number	%	City of Armadale %	Number	%	City of Armadale %	
United Kingdom	160	9.1	13.7	238	7	10.4	78
New Zealand	36	2.1	3.6	133	3.9	3.6	98
India	6	0.3	4.1	146	4	4.1	141
South Africa	18	1.1	1.1	69	2	1.7	51
Philippines	3	0.1	1.7	58	1.8	1.7	56
Malaysia	3	0.1	1.4	32	0.9	1.3	29
Singapore	3	0.1	1	31	1	0.8	29
Zimbabwe	3	0.1	0.8	37	1.2	0.7	35

Community infrastructure must cater for the South West catchment's growing diverse community. When planning community infrastructure traditional activities and sports as well as those which are undertaken by these new emerging communities must be considered. This will provide opportunities for the South West community to engage in safe and welcoming activities which the whole community can participate in.



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### 5.1.5 Income Distribution

The South West catchment has a greater proportion of households earning more than \$790 per week than households within the wider City of Armadale and therefore on average has a higher average income than the City. 54.9% of households within the South West catchment earn over \$1,583 compared to 47.3% of households within the City of Armadale.

South West Catchment Quartile group	2016		
	Number	%	City of Armadale %
Lowest group \$0 to \$790	144	15	24.1
Medium lowest \$791 to \$1,582	290	30.1	28.6
Medium highest \$1,583 to \$2,614	310	32.4	27
Highest group \$2,615 and over	214	22.5	20.3
<b>Total Households</b>	<b>962</b>	<b>100</b>	<b>100</b>

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

## 5.2 Community Infrastructure Provision

### 5.2.1 Sports Playing Field and Pavilion Provision

This section is specifically focussed on the provision of playing fields. Playing fields are defined as flat natural turf areas which are used for organised sport. All playing fields should be supported by a sports pavilion and the hierarchy of the sports pavilion should align with the open space hierarchy (e.g. a sports pavilion which supports a district sporting open space should have district sized sports pavilion spaces). Sports pavilion spaces include a club house, kitchen and change room facilities and are often co-located with a community centre.

Playing Field	Provision Level	
	Senior Size	Junior Size
Forrestdale Sports Hub	4	0
<b>2018 Provision</b>	<b>4</b>	<b>0</b>
<b>2018 Requirement (population 3,472)</b>	<b>1</b>	<b>N/A</b>
Anstey Keane Precinct Playing Field	1	
Cell G – Local Playing Field	1	
Cell H – Local Playing Field	1	
Cell D – District Playing Fields	2	
Cell K – District Playing Fields	2	
Cell J – Local Playing Fields	1	
Cell A – District Playing Fields	4	
<b>2036 Provision</b>	<b>16</b>	<b>0</b>
<b>2036 Requirement (population 32,049)</b>	<b>8</b>	<b>N/A</b>

The 2018 ratio for sports playing fields within the South West catchment is 1:868, suggesting an adequate supply of sporting open space for the current population. The provision of sports playing fields in the catchment will exceed the 2036 requirement with a predicted ratio of 1:2,003; the reason for this is the planned provision of senior sporting open spaces is for the build-out population of the catchment (approximately 40,000 people) which extends past the forecasted 2036 population of 32,049. When measuring the planned



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sports playing field provision against the build-out population of the catchment a provision level ratio of 1:4,000 is achieved.

This analysis incorporates four senior sports playing fields located at the Armadale Regional Recreation Reserve (Cell A). These four sports playing fields will be developed to serve a district level function for the suburbs of Hilbert and Haynes. The additional planned sports playing fields at the Armadale Regional Recreation Reserve will serve a regional function and therefore are included in the City-wide sports playing field analysis.

A risk to the City exists if these planned senior sized playing fields are not provided and as a result an under supply of senior sized playing fields occurs.

Sports Pavilion	Provision Level
William Skeet Sports Pavilion	1
Ian Pratt Sports Pavilion (Change rooms Only)	1
Ted Finch Sports Pavilion	1
<b>2018 Sporting Open Space Provision</b>	<b>3</b>
<b>2018 Sports Pavilion Requirement</b>	<b>3</b>
Anstey Keane Precinct Community Building	1
Cell G – Community Building (inclusive of sports pavilion and community centre)	1
Cell H – Sports Pavilion	1
Cell D – Sports Pavilion	1
Cell K – Sports Pavilion	1
Cell J – Sports Pavilion	1
Cell A – Sports Pavilion	1
<b>2036 Sporting Open Space Provision</b>	<b>10</b>
<b>2036 Sports Pavilion Requirement</b>	<b>10</b>

All current and future sporting open spaces within the South West catchment area are supported by an adjoining sports pavilion.

### Sports Playing Field Capacity

The following section outlines the usage and capacity within the City's existing sporting open spaces based on the classification outlined within section 2.4.

Senior Size Playing Field	2018 Usage Classification	
	Winter Season	Summer Season
Forrestdale Sports Hub – William Skeet	Low (16 hours p/wk)	Low (13 hours p/wk)
Forrestdale Sports Hub – Alfred Skeet	High (33.5 hours p/wk)	High (24 hours p/week)

Alfred Skeet Playing Fields have a higher rate of usage than William Skeet Oval, although it should be noted that William Skeet Oval is used 6 days a week during the winter sports season and 5 days per week during summer sports season. The *Community Hubs Master Planning Initiative* identified that both William Skeet and Alfred Skeet are heavily used by various sports and activity groups affiliated with the Forrestdale Sporting Association and while the exact configuration of the proposed upgrades is yet to be determined, the outcome is envisaged to significantly enhance the existing facilities for the local and broader community.



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**Sports Playing Field and Pavilion Actions**

- SWC-01 - Provision of a senior sized playing field and community building (inclusive of sports pavilion) at Anstey Keane site as per *Anstey Keane Precinct Developer Contribution Plan No.4*;
- SWC-02 - Provision of a senior sized playing field and community building within Cell G as per *Wungong Development Contribution Plan*;
- SWC-03 - Provision of a senior sized playing field and community building within Cell H as per *Wungong Development Contribution Plan*;
- SWC-04 - Provision of two senior sized playing fields and community building within Cell D as per *Wungong Development Contribution Plan*;
- SWC-05 - Provision of two senior sized playing fields and community building within Cell K as per *Wungong Development Contribution Plan*;
- SWC-06 - Provision of a senior sized playing field and community building within Cell J as per *Wungong Development Contribution Plan*;
- SWC-07 - Provision of four senior sized playing fields and community building within Cell A as per *Wungong Development Contribution Plan*;
- SWC-08 - The implementation of the *Community Hubs Master Planning Initiative* at Forrestdale Sports Hub funded partially through the *North Forrestdale Developer Contribution Plan No.3*. Specific actions include:
  - a. Realignment of William Skeet Oval to accommodate senior size playing field;
  - b. Sports floodlighting upgrade;
  - c. Resurfacing of playing field;
  - d. Upgrade of William Skeet and Ian Pratt pavilions and investigate possible co-location.

**5.2.2 Multi-Use Hard Court Facility Provision**

The following table shows the provision and requirements for multi-use hard courts (netball/basketball) throughout the South West catchment. The City has a number of single or double hard courts that have not been included in this analysis as the provisions of single or double hard courts is considered to be less than optimal for organised sport such as netball and basketball. Tennis hard courts are not included in this section as the City's tennis facilities are not multi-use and are typically not accessible for casual recreational use without prior booking. It should be noted that there are a number of multi-purpose hard court facilities which are on Department of Education land within the City. These facilities have not been included in this analysis for a number of reasons:

- Facilities are not owned by the City nor have been provided by the City;
- Facilities may be available to the community but long term availability is not secure;
- Typically facilities do not have sports floodlighting and therefore cannot be used after-hours for training (limited functionality);
- There is no access to supporting amenities such as toilets, change rooms and club rooms.



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<b>Neighbourhood Multi-Use Hard Court</b>		<b>Provision Level</b>
1 neighbourhood facility (4-6 courts): 10 000-25 000 people		
N/A		
<b>2018 Provision</b>		0
<b>2018 Requirement (population 3,427)</b>		0
N/A		
<b>2036 Provision</b>		0
<b>2036 Requirement (population 32,049)</b>		2
<b>District Multi-Use Hart Court</b>		<b>Provision Level</b>
1 district facility (6-12 courts): 25 000-70 000 people		
N/A		
<b>2018 Provision</b>		0
<b>2018 Requirement (population 3,427)</b>		0
N/A		
<b>2036 Provision</b>		0
<b>2036 Requirement (population 32,049)</b>		1

By 2036 the South West catchment the forecast population demand will create a need for the provision of two neighbourhood multi-use hard court facilities and one district multi-use hard court facility. The Forrestdale Sports Hub will include 2 multiuse hard courts.

**Multi-Use Hard Court Facility Actions**

SWC-09 - Develop a multi-use hard court network strategy for the City which identifies:

1. Need;
2. Feasibility;
3. Plan of Action;
4. Implementation of Plan.

SWC-10 - Investigate the feasibility of the provision of a district or regional multi-use hard court facility at the Armadale Regional Recreation Reserve (Cell A).

**5.2.3 Community Centre Provision**

Community centres are classified as either a district or local community centre based on floor size. The benchmark ratio used to analyse the level of supply for local community centres is 1:5,000 persons and a ratio of 1:25,000 is used for district community centres. For the purposes of this analysis, community halls (which have the same function as community centres) are classified as either a local or district community centre depending on their size. In addition, multi-use buildings, typically sports pavilions and community centres, are classified based on the hireable community space and not the entire building footprint.

Community centres which are owned by the City but leased/licenced to community organisations which provide specific community services are noted within this section but are not included in this analysis. It is important to note that the provision of district community centres is preferred over local community centres; district community centres are larger and therefore can cater for more activities and larger portions of the population.



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Local Community Centre		Provision Level
Forrestdale Hall		1
<b>2018 Provision</b>		1
<b>2018 Requirement (population 3,427)</b>		0
Hilbert West Local Community Centre – Cell K		1
Haynes Local Community Centre – Cell C		1
<b>2036 Provision</b>		3
<b>2036 Requirement (population 32,049)</b>		6
District Community Centre		Provision Level
Evelyn Gribble Community Centre		1
<b>2018 Provision</b>		1
<b>2018 Requirement (population 3,427)</b>		0
Hilbert District Community Centre – Cell F		1
Hilbert East District Community Centre – Cell G		1
Anstey Keane Precinct Sports and Community Building		1
<b>2036 Provision</b>		4
<b>2036 Requirement (population 32,049)</b>		1

The 2036 provision of district community centres above the required benchmark addresses the perceived shortfall of local community centres. It should also be noted that the City provides leases for the following community centre:

1. Forrestdale Community Kindergarten and Consultation Spaces (within Forrestdale Hall).

The City is currently undertaking a feasibility study for the provision of a community centre and library within the Wungong Town Activity Centre (Cell F). The outcome of the feasibility study is likely to recommend the provision of a local level community centre and library. This outcome will alter the hierarchy of the Hilbert District Community Centre Cell F district community centre to a local level community centre.

### Community Centre Capacity

The following section outlines the usage and capacity within the South West catchment's existing community centres based on the classification outlined within section 2.4.

Community Centre	Usage Classification Winter Season 2018	Usage Classification Summer Season 2018
<b>Evelyn Gribble Community Centre</b>		
Main Hall	Moderate (19 hours p/wk)	Low (16.5 hours p/week)
Multi-Purpose Room	Low (16.5 hours p/wk)	Low (17 hours p/wk)
<b>Forrestdale Hall</b>		
Main Hall	Low (13 hours p/wk)	Low (12.5 hours p/wk)

The community centres within the South West catchment have the capacity to accommodate additional usage. Time is available throughout the day at each of the South West catchment community centres. The *Community Hubs Master Planning Initiative* noted that the Forrestdale Hall is in need of significant upgrade or replacement and it expected that the quality of the community centre is impacting on usage. The outcome of upgrade or replacement will significantly enhance the facilities for the local and broader community.



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**Community Centre Actions**

- SWC-11 - Significantly upgrade or replace the Forrestdale Hall.
- SWC-01 - Provision of a community building (inclusive of community centre) at Anstey Keane site as per *Anstey Keane Precinct Developer Contribution Plan No.4*;
- SWC-12 - Provision of the Hilbert West Local Community Centre – Cell K as per *Wungong Development Contribution Plan*;
- SWC-13 - Provision of the Haynes Local Community Centre – Cell C as per *Wungong Development Contribution Plan*;
- SWC-14 - Provision of District Community Centre – Cell F as per *Wungong Development Contribution Plan*;
- SWC-15 - Provision of Hilbert East Community Centre – Cell G as per *Wungong Development Contribution Plan*.

**5.2.4 Library Provision**

The benchmark ratio for a district library is 1:25,000-50,000, where the requirement for a district library is triggered when a population reaches 25,000 people and will continue to cater for a population of up to 50,000 people. The typical provision of libraries is at a district level, however regional level libraries can be provided at the discretion of local governments at a benchmark ratio of 1:100,000 -250,000.

District Library	Provision Level
N/A	
<b>2018 Provision</b>	0
<b>2018 Requirement (population 3,427)</b>	0
Hilbert Library	
<b>2036 Provision</b>	<b>1</b>
<b>2036 Provision (population 32,049)</b>	<b>1</b>

The City is currently undertaking a feasibility study to determine the need for a library within the Wungong Urban Master Plan Area (Hilbert and Haynes). Based on the ratio benchmark of 1:25,000-50,000, the provision of a district level library within the South West catchment is warranted.

**Library Actions**

- SWC-16 - The provision of a district library within Hilbert as per the *Library Strategic and Development Plan Review and Update 2016*.



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#### 5.2.5 Youth Centre Provision

The *Standards* requires the provision of a district youth centres at a ratio of 1:25,000 – 50,000. The requirement for a district youth centre is triggered at 25,000 people and will continue to cater for a population of up to 50,000 people.

District Youth Centre	Provision Level
N/A	
<b>2018 Provision</b>	0
<b>2018 Requirement (population 3,427)</b>	0
N/A	
<b>2036 Provision</b>	<b>0</b>
<b>2036 Provision (population 32,049)</b>	1

Based on the forecast population of the South West catchment, demand will exist for a district youth centre in 2036 when the 30.1% of the total South West catchment's population will be under the age of 17. Council does not currently provide a traditional youth centre model and so a preliminary report to Council on the need, feasibility and potential delivery options would be appropriate.

#### Youth Centre Actions

SWC-17 - Provide Council with a preliminary report on the provision of youth centres in the City including evidence of need, feasibility and potential delivery options

#### 5.2.6 Outdoor Youth Space Provision

Outdoor youth spaces are spaces which have been specifically designed for young people between the ages of 12 and 25. Based on the guiding principles of the City's Youth Spaces and Places document, outdoor youth spaces can include traditional youth elements such as skate, BMX and Parkour elements as well as less obvious elements such as basketball half-courts/multi-use games areas, hang out and performance spaces. The City does not currently designate any sites as specific outdoor youth spaces and therefore this analysis is separated into two sections including:

- The 2018 provision of youth space elements including half courts, full courts (accessible), skate elements and BMX;
- The requirement for youth space provision based on current and 2036 population.

South West Catchment	Half Court	Full Court	Skate	BMX
<b>2018 Provision</b>	0	1	1	0

Both youth space elements are located at Forrestdale Sports Hub.

Local Outdoor Youth Space 1:7,500	Provision Requirement
2018 Requirement (population 3,427)	0
2036 Provision (population 32,049)	4
Neighbourhood Outdoor Youth Space 1:25,000	
2018 Requirement (population 3,427)	0
2036 Provision (population 32,049)	1
District Outdoor Youth Space 1:25,000-75,000	
2018 Requirement (population 3,427)	0



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2036 Provision (population 32,049)	1
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There is a requirement for the provision of designated outdoor youth spaces within the South West catchment based on the *Standards*. The provision of these spaces should be in line with the growing population, i.e. local outdoor youth spaces provided initially before the population reaches the 25,000 person threshold.

#### Outdoor Youth Space Actions

SWC-18 - Develop an outdoor youth space strategy for the City which identifies:

1. Need;
2. Feasibility;
3. Plan of Action;
4. Implementation of Plan.

SWC-19 - The redevelopment of the Forrestdale Sports Hub Skate Park and Hardcourt Zone. This redevelopment should incorporate the project as a designated youth space.

#### 5.2.7 Community Garden Provision

Community Gardens have a benchmark ratio of 1:25,000- 70,000 but generally provision is based on community demand.

Community Garden	Provision Level
N/A	
<b>2018 Provision</b>	0
<b>2018 Requirement (population 3,427)</b>	0
Forrestdale Sports Hub Community Garden	
<b>2036 Provision</b>	1
<b>2036 Provision (population 32,049)</b>	1

A community garden is proposed at the Forrestdale Sports Hub through the *Community Hubs Master Planning Initiative*.

#### Community Garden Actions

SWC-20 - Determine the need for a community garden at the Forrestdale Sports Hub through community consultation.

#### 5.2.8 Men's Shed Provision

Men's Sheds have a benchmark ratio of 1:25,000- 70,000 but generally provision is based on community demand.

Men's Shed	Provision Level
N/A	
<b>2018 Provision</b>	0
<b>2018 Requirement (population 3,427)</b>	0
N/A	
<b>2036 Provision</b>	0
<b>2036 Provision (population 32,049)</b>	1



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Although there is not a City-owned Men's Shed within the South West catchment, there is a privately run Men's Shed which may meet the need of the current and forecast population.

#### Men's Shed Actions

SWC-21 - Monitor any community demand for a Men's Shed within the South West catchment and direct to the Heart and Soul Forrestdale Men's Shed.

#### 5.2.9 Outdoor Exercise Space

The following table identifies the current outdoor exercise spaces which exist within the North West catchment as well as the current and 2036 requirements based on the provision ratio of 1:7,500 for a local level outdoor exercise space and 1:10,000-25,000 for a neighbourhood level outdoor exercise space.

Local Outdoor Exercise Space 1:7,500	Provision Requirement
N/A	
<b>2018 Provision</b>	0
<b>2018 Requirement (population 3,427)</b>	0
Forrestdale Sports Hub Outdoor Exercise Equipment	1
<b>2036 Provision</b>	1
<b>2036 Provision (population 32,049)</b>	4
Neighbourhood Outdoor Exercise Space 1:10,000-25,000	
Jarvis Park Outdoor Exercise Equipment Trail	1
<b>2018 Provision</b>	1
<b>2018 Requirement (population 3,427)</b>	0
N/A	
<b>2036 Provision</b>	1
<b>2036 Provision (population 32,049)</b>	1

The South West catchment will experience significant population growth through to 2036, during the time it is expected that outdoor exercise spaces will be provided within the catchment area through developer public open space contributions. The shortfall in local outdoor exercise spaces is expected to be met through developer contributions.

#### Outdoor Exercise Space Actions

SWC-22 - Provision of exercise equipment at Forrestdale Sports Hub.

SWC-23 - Monitor the provision of outdoor exercise spaces within the South West catchment and ensure that a network of fit-for-purpose spaces are provided.



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#### 5.2.10 Fenced Off-Leash Dog Exercise Area

Fenced off-leash dog exercise areas are provided at a neighbourhood level and have a provision ratio of 1:15,000 – 30,000.

Fenced Off Leash Dog Exercise Area	Provision Level
Shipwreck Park Off Leash Dog Exercise Area	1
<b>2018 Provision</b>	1
<b>2018 Requirement (population 3,427)</b>	0
N/A	
<b>2036 Provision</b>	0
<b>2036 Provision (population 32,049)</b>	1

The South West catchment has one existing off-leash dog exercise area which will serve the population to 2036.

#### 5.2.11 Regional Level & Unique Community Infrastructure

The following outlines any regional-level community infrastructure which serves the entire municipality within the catchment as well as unique facilities which are either:

1. Not typically provided by local government; and
2. Provision cannot be measured through the application of benchmarks.

#### Armadale Regional Recreation Reserve (City-owned)

The South West catchment will accommodate the Armadale Regional Recreation Reserve which will serve the entire region as a regional sports facility. The core driver for the Armadale Regional Recreation Reserve is the provision of senior sized playing fields which cater for the City's growing population. A total of nine senior sized playing fields are proposed for the Armadale Regional Recreation Reserve, four of these serve a district level function for the adjacent Wungong (Hilbert and Haynes) Development Area with the remaining five senior sized playing fields catering for the wider City population at a regional level. A shortfall of senior sized playing fields will be experienced without the provision of playing fields at the Armadale Regional Recreation Reserve. It is recognised that the Reserve can also meet a number of other community infrastructure shortfalls throughout the City which cater for recreation needs. This includes the provision of both regional and unique community infrastructure as listed below.

The Armadale Regional Recreation Reserve is currently in the preliminary planning and design phase and includes the following elements:

1. Nine senior sized playing fields (four playing fields are provided through the *Wungong Developer Contribution Plan*);
2. Four district community buildings which adjoin playing fields (one community building is provided through the *Wungong Developer Contribution Plan*);
3. Regional Play Space;
4. District Outdoor Exercise Equipment;
5. Athletics Track;
6. Regional Outdoor Hard Court Facility;
7. Indoor Recreation Centre;
8. Proposed Pump Track/Mountain Bike Facility;



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9. Fenced Off-Leash Dog Exercise Area;
10. Perimeter Cycle/Pedestrian Track.

SWC-24 - Finalisation of the Armadale Regional Recreation Reserve Concept Plan to include at a minimum four playing fields which will serve a regional level function.

**Armadale Golf Course (City-owned)**

The Armadale Golf Course is a unique facility which serves a regional function for the City and is not provided as standard by Local Governments. The current condition of the facility varies with the clubhouse, carpark and shop/kiosk requiring upgrades, whereas the greens, fairways and surrounds have had substantial recent upgrades and are in above average condition.

**Fletcher Park Equestrian Facility**

Fletcher Park Equestrian Facility is a unique facility which serves a regional function for the City and is not provided as standard by Local Governments. The facility is ageing but is still considered adequate for the current usage and demand.



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## 6. North Mid Community Planning Catchment Area

### 6.1 Demographics

#### 6.1.1 Forecast Population

The North Mid catchment consists of the suburbs of Kelmscott West, Camillo, Champion Lakes, and Seville Grove. By 2036 the population of the North Mid catchment area is expected to grow by approximately 8,200 people through the development of small Greenfield residential areas within Champion Lakes as well as infill development through Kelmscott West, Camillo and Seville Grove. The majority of growth is expected to occur by 2026 and slow to an average annual change of 1.62% by 2036.

North Mid Catchment	Forecast year				
	2016	2021	2026	2031	2036
Summary					
Population	21,604	25,213	28,078	29,250	29,802
Change in population (5yrs)		3609	2866	1172	550
Households	7,885	9,173	10,222	10,731	11,041

The growing population will require the provision of additional community infrastructure within the North Mid catchment area. The North Mid catchment is primarily built out and the provision of additional community infrastructure may not be possible; instead the improvement of existing community infrastructure to increase capacity for higher usage rates should be undertaken.

#### 6.1.2 Forecast Household Types

The largest increase of households between 2016 and 2036 is forecast to be in couple families without dependents, which will increase by 1,067 households and account for 27.5% of all North Mid catchment households. From 2016 to 2036 the highest proportion of all households will remain couple families with dependants.

North Mid Catchment	2016		2026		2036		Change 2016 to 2036
	Number	%	Number	%	Number	%	
Couple families with dependents	2688	33.2	3439	33.6	3568	32.4	880
Couples without dependents	2033	26	2745	26.5	3100	27.5	1067
Group households	227	2.7	268	2.5	284	2.5	57
Lone person households	1524	20.5	2001	20.2	2202	20.5	678
One parent family	1221	14.9	1534	14.8	1634	14.7	413
Other families	192	2.7	235	2.4	253	2.4	61

The proportion of household types is expected to remain similar within the North Mid catchment from 2016 to 2036. The catchment has a range of household types and therefore community infrastructure should be diverse and flexible to cater for all types of households. The high amount of family households, coupled with infill development (which will reduce lot sizes) within the North Mid catchment will drive demand for access community infrastructure particularly for children and family activities.

#### 6.1.3 Forecast Age Structure

In 2016 the dominant age group within the North Mid catchment was people aged 35-59 (32.4% of total population), this will remain consistent through to 2036 where the 35-



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59 year age group will comprise 32% of the population. In line with the broader ageing population, the North Mid catchment will experience an increase of 2,105 persons aged over 60 by 2036.

North Mid Catchment Age group (years)	2016		2026		2036		Change 2016 to 2036
	Number	%	Number	%	Number	%	
Babies and pre-schoolers (0 to 4)	1968	8.2	2374	8.5	2348	7.8	379
Primary schoolers (5 to 11)	2177	9.2	3109	10.8	3144	10.4	966
Secondary schoolers (12 to 17)	1711	7.6	2214	7.4	2375	7.8	664
Tertiary education, independence (18 to 24)	2118	9.6	2718	9.4	2947	9.4	830
Young workforce (25 to 34)	3970	17.3	4,774	17.3	4,623	15.2	652
Parents and homebuilders (35 to 49)	4,298	19.9	5,820	21.5	5,981	20.9	1683
Older workers and pre-retirees (50 to 59)	2340	12.5	2813	9.9	3260	11.1	920
Empty nesters and retirees (60 to 69)	1746	9.1	2035	7.3	2281	7.8	535
Seniors (70 to 84)	1052	5.6	1910	6.9	2398	8.2	1346
Elderly aged (85 and over)	223	1	314	1	448	1.4	224
Total persons	21,604	100	28,078	100	29,802	100	8,198

Community infrastructure must be flexible and adaptable to cater for all proportions of the population within the North Mid catchment.

#### 6.1.4 Place of Birth

The North Mid catchment compared to the wider City of Armadale has a similar proportion of people born overseas, however this proportion is greater within Champion Lakes where 38% of the population was born overseas.

North Mid Catchment Birthplace	2016			2011			Change 2011 to 2016
	Number	%	C/ Armadale %	Number	%	C/ Armadale %	
United Kingdom	1671	8.9	10.4	1953	42.7	13.7	-282
New Zealand	937	4.5	3.6	791	15.4	3.5	145
India	772	3.8	4.1	295	5.6	1.3	477
Philippines	513	1.8	1.7	185	2.7	0.8	328
Burma (Myanmar)	236	0.9	0.3	110	2.2	0.2	128
Sri Lanka	160	0.8	0.5	37	0.4	0.6	124

The North Mid catchment has a wide range of people from culturally diverse backgrounds, community infrastructure must provide opportunities for communities to create social connections in safe and welcoming environments.

#### 6.1.5 Income Distribution

Analysis of the distribution of households by income quartile in the North Mid catchment, compared to the City of Armadale, shows that there was lesser proportion of households in the highest income quartile and a greater proportion in the lowest income quartile. However, the income quartile for Champion Lakes compared to the City of Armadale shows that there was greater proportion of households in the highest income quartile and a lesser proportion in the lowest income quartile.



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North Mid Catchment Quartile group	2016		
	Number	%	City of Armadale %
Lowest group \$0 to \$790	1647	26.5	24.1
Medium lowest \$791 to \$1,582	2181	32.6	28.6
Medium highest \$1,583 to \$2,614	1739	26.9	27
Highest group \$2,615 and over	786	14	20.3
<b>Total Households</b>	<b>6263</b>	<b>100</b>	<b>100</b>

Almost 60% of households within the North Mid catchment earn less than \$1,582 per week and will rely on accessible community infrastructure to participate in physical and social activities.

## 6.2 Community Infrastructure Provision

### 6.2.1 Sports Playing Field and Pavilion Provision

This section is specifically focussed on the provision of playing fields. Playing fields are defined as flat natural turf areas which are used for organised sport. All playing fields should be supported by a sports pavilion and the hierarchy of the sports pavilion should align with the open space hierarchy (e.g. a sports pavilion which supports a district sporting open space should have district sized sports pavilion spaces). Sports pavilion spaces include a club house, kitchen and change room facilities and are often co-located with a community centre.

Senior Size Playing Field	Provision Level	
	Senior Size	Junior Size
Bob Blackburn Reserve	2	0
Creyk Park	1	0
John Dunn Memorial Park	1	2
<b>2018 Provision</b>	<b>4</b>	2
<b>2018 Requirement (population 21,604)</b>	5	N/A
N/A		
<b>2036 Provision</b>	<b>4</b>	
<b>2036 Requirement (population 29,802)</b>	7	

The North Mid catchment is predominately established and is expected to experience an increase of approximately 8,000 persons through infill development by 2036. The current level of sporting open space supply surpasses the ratio benchmark at 1:5,401; the forecasted increase of 8,000 persons will further increase this ratio to 1:7,450 by 2036. By 2036 each of the North Mid catchments playing fields will surpass its capacity by 3,450 persons.

Sports Pavilion	Provision Level
Bob Blackburn Reserve	1
Creyk Park	1
John Dunn Memorial Park	1
<b>2018 Sporting Open Space Provision</b>	<b>3</b>
<b>2018 Sports Pavilion Requirement</b>	3
N/A	
<b>2036 Sporting Open Space Provision</b>	<b>3</b>
<b>2036 Sports Pavilion Requirement</b>	3

All sporting open spaces within the North Mid catchment area are supported by an adjoining sports pavilion. The *Community Hubs Master Planning Initiative* identified the following:



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- Bob Blackburn Pavilion;
  - The requirement for upgrading as well as expansion of the function and office spaces;
- Creyk Park Pavilion;
  - The requirement to improve internal and external aesthetics to facilitate multi-use activity;
  - Based on population growth and usage forecasts, it is anticipated that a new pavilion will be required in the long term (beyond 15 years).
- John Dunn Pavilion;
  - The requirement for internal pavilion improvements.

The facilities at John Dunn and Bob Blackburn require review with regard to the accessibility of change rooms. Initial review of Creyk Park identified that a new pavilion may be required rather than upgraded. Further Needs Assessment is underway.

**Sports Playing Field Capacity**

The following section outlines the usage and capacity within the North Mid catchment’s existing sporting open spaces based on the classification outlined within section 2.4.

Senior Size Playing Field	2018 Usage Classification	
	Winter Season	Summer Season
Bob Blackburn Reserve – East	Low (9 hours p/wk)	Low (15.5 hours p/wk)
Bob Blackburn Reserve – West	Low (2.5 hours p/wk)	Low (15.5 hours p/wk)
Creyk Park	High (24.5 hours p/wk)	Low (3.5 hours p/wk)
John Dunn Memorial Park – Oval Field	Moderate (21.5 hours p/wk)	High (27.5 hours p/wk)
John Dunn Memorial Park – Rugby Field	Moderate (20.5 hours p/wk)	Low (0 hours p/wk)
John Dunn Memorial Park – Soccer Field	Moderate (20.5 hours p/wk)	Low (0 hours p/wk)

Across the catchment the sports playing field utilisation is generally low to moderate with the ability to accommodate further use. It should be noted that the rugby and soccer field at John Dunn Reserve are not senior-sized and therefore the types of organised sport which can be undertaken on these fields is restricted and therefore have a low levels of usage. The Community Hubs Master Plan Initiative also noted the following with each of the sites:

- Bob Blackburn Reserve
  - Playing surface to the north-east is prone to waterlogging;
  - Upgrade and extension of sports floodlighting is required;
  - Potential to create organised sport and recreation hub by incorporating number of additional elements on site.
- Creyk Park
  - Amenity enhancement required to create a more welcoming environment.
- John Dunn Memorial Park
  - Poor rugby playing surface which has since been addressed by the City.

**Sports Playing Field and Pavilion Actions**

The provision of additional senior sports playing fields within established areas such as the North Mid catchment is typically not possible, and existing fields must be retained. Therefore other mechanisms to address this gap have been adopted. These include:



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- Provision of a regional aquatic centre within catchment (Armadale Fitness and Aquatic Centre);
- Provision of a regional water sports facility within catchment (Champion Lakes Regatta Centre);
- Provision of playing fields at the Armadale Regional Recreation Reserve (10km drive).

Specific actions to be completed as part of the *Community Hubs Master Planning Initiative*:

Bob Blackburn Reserve:

NMC-01 - Staged upgrade and expansion of Bob Blackburn Pavilion;

NMC-02 - Remediate water logging in north-east of reserve;

NMC-03 - Provision of baseball back netting;

NMC-04 - Provision of multi-purpose training nets;

NMC-05 - Provision of covered playground (shade sails).

Creyk Park:

NMC-06 - Upgrading of Creyk Park Sports Pavilion;

John Dunn Memorial Park:

NMC-07 - Upgrade to John Dunn Pavilion.

**6.2.2 Multi-Use Hard Court Facility Provision**

The following table shows the provision and requirements for multi-use hard courts (netball/basketball) throughout the North Mid catchment. The City has a number of single or double hard courts that have not been included in this analysis as the provisions of single or double hard courts is considered to be less than optimal for organised sport such as netball and basketball. Tennis hard courts are not included in this section as the City's tennis facilities are not multi-use and are typically not accessible for casual recreational use without prior booking. It should be noted that there are a number of multi-purpose hard court facilities which are on Department of Education land within the City. These facilities have not been included in this analysis for a number of reasons:

- Facilities are not owned by the City nor have been provided by the City;
- Facilities may be available to the community but long term availability is not secure;
- Typically facilities do not have sports floodlighting and therefore cannot be used after-hours for training (limited functionality);
- There is no access to supporting amenities such as toilets, change rooms and club rooms.

<b>Neighbourhood Multi-Use Hard Court</b>		<b>Provision Level</b>
1 neighbourhood facility (4-6 courts): 10 000-25 000 people		
N/A		N/A
	<b>2018 Provision</b>	0
	<b>2018 Requirement (population 21,604)</b>	1
N/A		N/A
	<b>2036 Provision</b>	0
	<b>2036 Requirement (population 29,802)</b>	2
<b>District Multi-Use Hart Court</b>		<b>Provision Level</b>
1 district facility (6-12 courts): 25 000-70 000 people		



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N/A	N/A
<b>2018 Provision</b>	0
<b>2018 Requirement (population 21,604)</b>	0
N/A	N/A
<b>2036 Provision</b>	0
<b>2036 Requirement (population 29,802)</b>	1

By 2036 the North Mid catchment the forecast population demand will create a need for the provision of two neighbourhood multi-use hard court facilities and one district multi-use hard court facility.

**Multi-Use Hard Court Facility Actions**

NMC-08 - Develop a multi-use hard court network strategy for the City which identifies:

1. Need;
2. Feasibility;
3. Plan of Action;
4. Implementation of Plan.

**6.2.3 Community Centre Provision**

Community centres are classified as either a district or local community centre based on floor size. The benchmark ratio used to analyse the level of supply for local community centres is 1:5,000 persons and a ratio of 1:25,000 is used for district community centres. For the purposes of this analysis, community halls (which have the same function as community centres) are classified as either a local or district community centre depending on their size. In addition, multi-use buildings, typically sports pavilions and community centres, are classified based on the hireable community space and not the entire building footprint.

Community centres which are owned by the City but leased/licenced to community organisations which provide specific community services are noted within this section but are not included in this analysis. It is important to note that the provision of district community centres is preferred over local community centres; district community centres are larger and therefore can cater for more activities and larger portions of the population.

<b>Local Community Centre</b>		<b>Provision Level</b>
1 local community centre: 5 000 people		
John Dunn Hall		1
	<b>2018 Provision</b>	2
	<b>2018 Requirement (population 21,604)</b>	4
N/A		
	<b>2036 Provision</b>	2
	<b>2036 Requirement (population 29,802)</b>	5
<b>District Community Centre</b>		<b>Provision Level</b>
1 district community centre: 25 000 people		
Harold King Community Centre		1
	<b>2018 Provision</b>	1
	<b>2018 Requirement (population 21,604)</b>	0
N/A		
	<b>2036 Provision</b>	1
	<b>2036 Requirement (population 29,802)</b>	1



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The 2036 provision of local community centres does not meet the required benchmark within the North Mid catchment. The City owns a number of community centres within the catchment which are utilised by community groups under leasing arrangements. These include:

- Westfield Scout Hall (local);
- Westfield Child Health Centre (local);
- Kindaimanna Community Kindergarten (local);
- Armadale Family Centre (district).

In addition the City runs the Champion Centre (district community centre) which hosts a range of community based programs for Indigenous members of the City, as well as accommodating a range of service agencies and is also available for hire for any function.

Although the provision of community centres with the North Mid catchment, when considering those under leasing arrangements, meets the required benchmarks it should be noted that accessibility to those community centres requires further analysis. Potentially there is limited accessibility which restricts the amount of hireable space to the community and a growing population within the North Mid catchment will further increase the demand for hireable community spaces.

#### Community Centre Capacity

The following section outlines the usage and capacity within the South West catchment's existing community centres based on the classification outlined within section 2.4.

Community Centre	Usage Classification Winter Season 2018	Usage Classification Summer Season 2018
<b>Harold King Community Centre</b>		
Main Hall	Low (8.5 hours p/wk)	Low (9 hours p/week)
Meeting Room	Low (9.5 hours p/wk)	Low (2 hours p/wk)
<b>John Dunn Hall</b>		
Main Hall	Low (12.5 hours p/wk)*	High (28.5 hours p/wk)

Usage data for community centres under leasing arrangements is not available and therefore the capacity of each to accommodate additional usage is unknown. It is evident that the community centres within the North Mid catchment have the capacity to accommodate additional usage.

The *Community Hubs Master Planning Initiative* noted that the John Dunn Hall was underutilised due to poor condition and requires upgrading. An additional community centre at John Dunn was identified as an action to increase capacity to accommodate greater usage and provide additional passive surveillance to the primary reserve entrance. The project consists of a new community use building to be positioned at the front entry of the reserve.

#### Community Centre Actions

- NMC-09 - Monitor the usage of community centres within the North Mid catchment including those under alternative operating arrangements and consider refurbishment and alternations where necessary to meet community demand;
- NMC-10 - Upgrade to John Dunn Hall – and addition of a community centre as per the *Community Hubs Master Planning Initiative*.



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6.2.4 Library Provision

The benchmark ratio for a district library is 1:25,000-50,000, where the requirement for a district library is triggered when a population reaches 25,000 people and will continue to cater for a population of up to 70,000 people. The typical provision of libraries is at a district level, regional level libraries can be provided at the discretion of local governments at a benchmark ratio of 1:100,000 -250,000.

District Library	Provision Level
Seville Grove Library	1
<b>2018 Provision</b>	1
<b>2018 Requirement (population 21,604)</b>	0
N/A	
<b>2036 Provision</b>	1
<b>2036 Requirement (population 29,802)</b>	1

The North Mid catchment has good access to library services with Seville Grove Library within the catchment and the Kelmscott Public Library nearby.

6.2.5 Youth Centre Provision

The *Standards* require the provision of a district youth centres at a ratio of 1:25,000 – 50,000. The requirement for a district youth centre is triggered at 25,000 people and will continue to cater for a population of up to 50,000 people.

District Youth Centre	Provision Level
N/A	
<b>2018 Provision</b>	0
<b>2018 Requirement (population 21,604)</b>	0
N/A	
<b>2036 Provision</b>	0
<b>2036 Requirement (population 29,802)</b>	1

Based on the forecast population of the North Mid catchment the provision of a district youth centre will be required in 2036.

Youth Centre Actions

NMC-11 - Provide Council with a preliminary report on the provision of youth centres in the City including evidence of need, feasibility and potential delivery options.

6.2.6 Outdoor Youth Space Provision

Outdoor youth spaces are spaces which have been specifically designed for young people between the ages of 12 and 25. Based on the guiding principles of the City's Youth Spaces and Places document, outdoor youth spaces can include traditional youth elements such as skate, BMX and Parkour elements as well as less obvious elements such as basketball half-courts/multi-use games areas, hang out and performance spaces. The City does not currently designate any sites as specific outdoor youth spaces and therefore this analysis is separated into two sections including:



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- The 2018 provision of youth space elements including half courts, full courts (accessible), skate elements and BMX;
- The requirement for youth space provision based on current and 2036 population.

North Mid Catchment	Half Court	Full Court	Skate	BMX
<b>2018 Provision</b>	3	0	0	0
<b>Local Outdoor Youth Space 1:7,500</b>				<b>Provision Requirement</b>
		2018 Requirement (population 21,604)		2
		2036 Provision (population 29,802)		4
<b>Neighbourhood Outdoor Youth Space 1:25,000</b>				
		2018 Requirement (population 21,604)		0
		2036 Provision (population 29,802)		1
<b>District Outdoor Youth Space 1:25,000-75,000</b>				
		2018 Requirement (population 21,604)		0
		2036 Provision (population 29,802)		1

There is a requirement for the provision of designated outdoor youth spaces within the North Mid catchment.

#### Outdoor Youth Space Actions

NMC-12 - Develop an outdoor youth space strategy for the City which identifies:

1. Need;
2. Feasibility;
3. Plan of Action;
4. Implementation of Plan.

NMC-13 - The redevelopment of the John Dunn Memorial Park Cycle Facility. The concept plan for the John Dunn Challenge Park was accepted by Council, and is in the LTFP.

#### 6.2.7 Community Garden Provision

Community Gardens have a benchmark ratio of 1:25,000- 70,000 but generally provision is based on community demand.

Community Garden	Provision Level
Camillo Community Garden	
	<b>2018 Provision</b> 1
	<b>2018 Requirement (population 21,604)</b> 0
N/A	
	<b>2036 Provision</b> 1
	<b>2036 Requirement (population 29,802)</b> 1

The Camillo Community Garden in the North Mid catchment will cater for both the current and future community.

#### 6.2.8 Men's Shed Provision

Men's Sheds have a benchmark ratio of 1:25,000- 70,000 but generally provision is based on community demand.



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Men's Shed	Provision Level
N/A	
2018 Provision	0
2018 Requirement (population 21,604)	0
N/A	
2036 Provision	0
2036 Requirement (population 29,802)	0

Although there is not a City-owned Men's Shed within the North Mid catchment, there is a not-for-profit community run Men's Shed (Crossways) which will meet the need of the current and forecast population.

**Men's Shed Actions**

NMC-14 - Monitor any community demand for a Men's Shed within the North Mid catchment and direct to the Crossways Men's Shed.

**6.2.9 Outdoor Exercise Space**

The following table identifies the current outdoor exercise spaces which exist within the North Mid catchment as well as the current and 2036 requirements based on the provision ratio of 1:7,500 for a local level outdoor exercise space and 1:10,000-25,000 for a neighbourhood level outdoor exercise space.

Local Outdoor Exercise Space 1:7,500	Provision Requirement
N/A	
2018 Provision	0
2018 Requirement (population 21,604)	2
N/A	
2036 Provision	0
2036 Requirement (population 29,802)	4
Neighbourhood Outdoor Exercise Space 1:10,000-25,000	
Kuhl Park Outdoor Exercise Equipment Cluster	1
2018 Provision	1
2018 Requirement (population 21,604)	0
N/A	
2036 Provision	1
2036 Requirement (population 29,802)	1

The North Mid catchment will experience infill population growth which typically does not require the provision of additional public open space through developer contributions like a greenfields development would, and therefore the provision of strategically located outdoor exercise spaces should be planned through other funding mechanisms.

**Outdoor Exercise Space Actions**

NMC-15 - When designing future open spaces or upgrading existing open space, the City should consider the provision of outdoor exercise spaces in line with the benchmarks outlined in the *Standards*.



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**6.2.10 Fenced Off-Leash Dog Exercise Area**

Fenced off-leash dog exercise areas are provided at a neighbourhood level and have a provision ratio of 1:15,000 – 30,000.

Fenced Off Leash Dog Exercise Area	Provision Level
John Dunn Memorial Park Off Leash Dog Exercise Area	1
<b>2018 Provision</b>	1
<b>2018 Requirement (population 21,604)</b>	1
N/A	
<b>2036 Provision</b>	1
<b>2036 Requirement (population 29,802)</b>	1

The North Mid catchment has one existing off-leash dog exercise area which will serve the population to 2036.

**6.2.11 Regional Level & Unique Community Infrastructure**

The following outlines any regional-level community infrastructure which serves the entire municipality within the catchment as well as unique facilities which are either:

1. Not typically provided by local government; and
2. Provision cannot be measured through the application of benchmarks.

**Armadale Fitness and Aquatic Centre (City-owned)**

The City currently owns and manages one indoor aquatic centre. The centre has a regional hierarchy level which has a benchmark ratio of 1:100,000-250,000. This facility will continue to serve the City’s forecasted 2036 population.

**Palomino Park Equestrian Facility (City-owned)**

Palomino Park Equestrian Facility is a unique City-owned facility which serves a regional function for the City and is not provided as standard by Local Governments. The current condition of the facility is adequate for the current usage and demand.



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## 7. South Mid Community Planning Catchment Area

### 7.1 Demographics

#### 7.1.1 Forecast Population

The South Mid catchment consists of the suburbs of Armadale North, Armadale South and Brookdale-Wungong. By 2036 the population of the South Mid catchment area is expected to grow by approximately 6,700 people typically through infill development. The majority of growth is expected to occur from 2026 which will account for 62.9% of all expected growth within the South Mid catchment.

South Mid Catchment	Forecast year				
	2016	2021	2026	2031	2036
Summary					
Population	17,282	18,708	19,774	21,762	24,016
Change in population (5yrs)		1426	1065	1987	2255
Households	7,237	7,793	8,263	9,016	9,915

The growing population will require the provision of additional community infrastructure within the South Mid catchment area. The South West catchment is primarily built out and the provision of additional community infrastructure may not be possible instead the improvement of existing community infrastructure to increase capacity for more users can be undertaken.

#### 7.1.2 Forecast Household Types

The proportion of households between 2016 and 2036 is forecast to remain similar. From 2016 to 2036 the largest growth of households will be experienced within lone persons households followed by couple families with dependants.

South Mid Catchment	2016		2026		2036		Change 2016 and 2036
	Number	%	Number	%	Number	%	
Couple families with dependants	1662	26.6	1861	25.6	2335	25.9	673
Couples without dependants	1571	20.7	1745	20.8	2097	21.1	526
Group households	216	2.7	230	2.4	260	3.1	44
Lone person households	2362	30.2	2,785	31.6	3,246	30.7	884
One parent family	1273	17.6	1468	17.4	1769	17.2	496
Other families	153	2.2	174	2.2	208	2	55

Compared to the City of Armadale, the South Mid catchment has a higher proportion of lone persons households (30.7% compared to 19.2%) and a higher proportion of one parent households (17.2% compared to 13.2%). The high amount of lone person and one parent households within the South Mid catchment drives a need for spaces which can create opportunities for social interactions and foster community connections.

#### 7.1.3 Forecast Age Structure

In 2016 the dominant age group within the South Mid catchment was people aged 35-59 (29.7% of total population), this age group will remain the dominant age group within the catchment but will experience an overall decline in proportion of the population (28.8%). Age groups which will increase include those under 17, those aged 18-34 and those aged 60 and above.



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South Mid Catchment Age group (years)	2016		2026		2036		Change 2016 to 2036
	Number	%	Number	%	Number	%	
Babies and pre-schoolers (0 to 4)	1464	8.7	1616	8.4	2027	8.7	563
Primary schoolers (5 to 11)	1690	10.5	2023	10.6	2430	10.4	740
Secondary schoolers (12 to 17)	1143	7.1	1438	7.6	1765	7.5	621
Tertiary education, independence (18 to 24)	1786	10.4	2037	10.3	2497	10.3	711
Young workforce (25 to 34)	2632	15.5	2966	14.9	3,754	16	1121
Parents and homebuilders (35 to 49)	3,093	18.7	3,626	18.5	4,455	18.6	1362
Older workers and pre-retirees (50 to 59)	1930	11	1918	10.3	2299	9.6	369
Empty nesters and retirees (60 to 69)	1726	9.2	1685	8.6	1840	7.8	114
Seniors (70 to 84)	1465	7.2	1985	8.9	2273	8.8	807
Elderly aged (85 and over)	353	1.7	479	1.9	675	2.3	321
Total persons	17282	100	19773	100	24015	100	6729

The South Mid catchment accommodates a broad range of age groups; community infrastructure must be flexible and adaptable to cater for all proportions of the population.

### 7.1.4 Place of Birth

The South Mid catchment compared to the wider City of Armadale has a smaller proportion of people born overseas, however this proportion is growing.

South Mid Catchment Birthplace	2016			2011			Change 2011 to 2016
	Number	%	C/ Armadale %	Number	%	C/ Armadale %	
United Kingdom	1620	9	10.4	1823	11	13.7	-203
New Zealand	624	3.6	3.6	582	3.5	3.5	43
India	397	2.5	4.1	199	1.3	1.3	198
Philippines	289	1.8	1.7	171	1.2	0.8	117

The South Mid catchment has a growing range of people from culturally diverse backgrounds; community infrastructure must provide opportunities for communities to create social connections in safe and welcoming environments.

### 7.1.5 Income Distribution

Analysis of the distribution of households by income quartile in the South Mid catchment, compared to the City of Armadale, shows that there was much higher proportion of households in the lower income quartile and a significantly smaller proportion in the lowest income quartile.

South Mid Catchment Quartile group	2016		
	Number	%	City of Armadale %
Lowest group \$0 to \$790	2134	35.9	24.1
Medium lowest \$791 to \$1,582	1958	36	28.6
Medium highest \$1,583 to \$2,614	1070	20.8	27
Highest group \$2,615 and over	340	7	20.3
<b>Total Households</b>	<b>5,502</b>	<b>100</b>	<b>100</b>

Over 70% of households within the South Mid catchment earn less than \$1,582 per week and will rely on accessible community infrastructure to participate in physical and social activities.



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## 7.2 Community Infrastructure Provision

### 7.2.1 Sports Playing Field and Pavilion Provision

This section is specifically focussed on the provision of playing fields. Playing fields are defined as flat natural turf areas which are used for organised sport. All playing fields should be supported by a sports pavilion and the hierarchy of the sports pavilion should align with the open space hierarchy (e.g. a sports pavilion which supports a district sporting open space should have district sized sports pavilion spaces). Sports pavilion spaces include a club house, kitchen and change room facilities and are often co-located with a community centre.

Senior Size Playing Field	Provision Level	
	Senior Size	Junior Size
Gwynne Park	4	
Morgan Park	2	
<b>2018 Provision</b>	<b>6</b>	
<b>2018 Requirement (population 17,282)</b>	4	
N/A		
<b>2036 Provision</b>	<b>6</b>	
<b>2036 Requirement (population 24,016)</b>	6	

The South Mid catchment is predominately established and is expected to experience an increase of approximately 6,700 persons through infill development by 2036. The current level of sporting open space supply meets the required benchmark with 1 playing field for every 2,880 people; the additional 6,700 persons will further increase this ratio to 1:4,002 by 2036. Any further population growth will create a demand for additional sports playing fields.

Sports Pavilion	Provision Level
Morgan Park Pavilion	1
Gwynne Park Pavilion	1
<b>2018 Sporting Open Space Provision</b>	<b>2</b>
<b>2018 Sports Pavilion Requirement</b>	2
N/A	
<b>2036 Sporting Open Space Provision</b>	<b>2</b>
<b>2036 Sports Pavilion Requirement</b>	2

All sporting open spaces within the South Mid catchment area are supported by an adjoining sports pavilion. The *Community Hubs Master Planning Initiative* identified:

- Morgan Park Pavilion requires replacement due to ageing infrastructure as well as relocation due to security issues in current location;
- Gwynne Park Sports Club Pavilion requires upgrading to improve the external appearance of the building and will require further expansion into the future to accommodate growing sports club's needs.



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### Sports Playing Field Capacity

The following section outlines the usage and capacity within the South Mid catchment's existing sporting open spaces based on the classification outlined within section 2.4.

Senior Size Playing Field	2018 Usage Classification	
	Winter Season	Summer Season
Morgan Park – Active Reserve One	High (30 hours p/wk)	High (30 hours p/wk)
Morgan Park – Active Reserve Two	Moderate (23.5 hours p/wk)	Moderate (21.5 hours p/wk)
Gwynne Park – Active Reserve 1	Moderate (22.5 hours p/wk)	High (35 hours p/wk)
Gwynne Park – Active Reserve 2	High (26 hours p/wk)	High (35 hours p/wk)
Gwynne Park – Active Reserve 3	High (24.5 hours p/wk)	High (35 hours p/wk)
Gwynne Park – Active Reserve 4	High (26 hours p/wk)	Moderate (22.5 hours p/wk)

Across the catchment the sports playing field utilisation is generally high with almost all playing fields at capacity. The *Community Hubs Master Planning Initiative* noted that whilst Morgan Park is well used, there is potential to enhance the functionality of the space and improve user experience.

### Sports Playing Field and Pavilion Actions

The provision of additional senior sports playing fields within established areas such as the South Mid catchment is typically not possible, and therefore other mechanisms to address this gap have been adopted. These include:

- Provision of a regional indoor recreation facility (Armadale Arena) within catchment;
- Provision of a regional badminton facility (Armadale Badminton Centre) within catchment;
- Provision of playing fields at the Armadale Regional Recreation Reserve (5km drive).

Specific actions to be completed as part of the *Community Hubs Master Planning Initiative*:

#### Morgan Park

SMC-01 - Replace and relocate the sports/community pavilion at Morgan Park;

SMC-02 - Playing fields to be rearranged to accommodate three senior size soccer fields and one junior size soccer field. The athletics track is to be retained;

SMC-03 - Sports floodlighting relocation.

#### Gwynne Park

SMC-04 - Upgraded sports pavilion at Gwynne Park.

Note: The Gwynne Park Masterplan is to be reviewed in 2020-21.

### 7.2.2 Multi-Use Hard Court Facility Provision

The following table shows the provision and requirements for multi-use hard courts (netball/basketball) throughout the South Mid catchment. The City has a number of single or double hard courts that have not been included in this analysis as the provisions of single or double hard courts is considered to be less than optimal for organised sport such as netball and basketball. Tennis hard courts are not included in this section as the City's tennis



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facilities are not multi-use and are typically not accessible for casual recreational use without prior booking. It should be noted that there are a number of multi-purpose hard court facilities which are on Department of Education land within the City. These facilities have not been included in this analysis for a number of reasons:

- Facilities are not owned by the City nor have been provided by the City;
- Facilities may be available to the community but long term availability is not secure;
- Typically facilities do not have sports floodlighting and therefore cannot be used after-hours for training (limited functionality);
- There is no access to supporting amenities such as toilets, change rooms and club rooms.

<b>Neighbourhood Multi-Use Hard Court</b>		<b>Provision Level</b>
1 neighbourhood facility (4-6 courts): 10 000-25 000 people		
N/A		
	<b>2018 Provision</b>	<b>0</b>
	<b>2018 Requirement (population 17,282)</b>	1
N/A		
	<b>2036 Provision</b>	<b>0</b>
	<b>2036 Requirement (population 24,016)</b>	1
<b>District Multi-Use Hart Court</b>		<b>Provision Level</b>
1 district facility (6-12 courts): 25 000-70 000 people		
N/A		
	<b>2018 Provision</b>	<b>0</b>
	<b>2018 Requirement (population 17,282)</b>	0
N/A		
	<b>2036 Provision</b>	<b>0</b>
	<b>2036 Requirement (population 24,016)</b>	0

Although there is a shortfall in the provision of neighbourhood multi-use hard courts within the South West catchment, this catchment has access to the Armadale Arena indoor multi-use hard courts. The *Community Hubs Master Planning Initiative* also identified the requirement to review the provision of 14 tennis courts and Gwynne Park with the opportunity repurpose as multi-marked courts.

**Multi-Use Hard Court Facility Actions**

SMC-05 - Develop a multi-use hard court network strategy for the City which identifies:

1. Need;
2. Feasibility;
3. Plan of Action;
4. Implementation of Plan.

**7.2.3 Community Centre Provision**

Community centres are classified as either a district or local community centre based on floor size. The benchmark ratio used to analyse the level of supply for local community centres is 1:5,000 persons and a ratio of 1:25,000 is used for district community centres. For the purposes of this analysis, community halls (which have the same function as community centres) are classified as either a local or district community centre depending on their size. In addition,



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multi-use buildings, typically sports pavilions and community centres, are classified based on the hireable community space and not the entire building footprint.

Community centres which are owned by the City but leased/licenced to community organisations which provide specific community services are noted within this section but are not included in this analysis. It is important to note that the provision of district community centres is preferred over local community centres; district community centres are larger and therefore can cater for more activities and larger portions of the population.

<b>Local Community Centre</b>		<b>Provision Level</b>
1 local community centre: 5 000 people		
N/A		
	<b>2018 Provision</b>	<b>0</b>
	<b>2018 Requirement (population 17,282)</b>	3
	<b>2036 Provision</b>	<b>0</b>
	<b>2036 Requirement (population 24,016)</b>	4
<b>District Community Centre</b>		<b>Provision Level</b>
1 district community centre: 25 000 people		
Armadale District Hall		1
	<b>2018 Provision</b>	<b>1</b>
	<b>2018 Requirement (population 17,282)</b>	0
N/A		
	<b>2036 Provision</b>	<b>1</b>
	<b>2036 Requirement (population 24,016)</b>	0

The current and future provision of local community centres does not meet the required benchmark within the South Mid catchment. It should be noted that the City owns a number of community centres within the catchment which are utilised by community groups under leasing arrangements. These include:

- Armadale Scout Hall (local);
- Minawarra House (local);
- Armadale Lotteries House (district);
- Greendale Centre (district).

The provision of community centres with the South Mid catchment, when considering those under leasing arrangements, meets the required benchmarks it should be noted that accessibility to those community centres requires further analysis. Potentially there is limited accessibility which restricts the amount of hireable space to the community and a growing population within the South Mid catchment will further increase the demand for hireable community spaces.

**Community Centre Capacity**

The Armadale District Hall has been under renovations since early 2018 and therefore capacity data is unavailable. The Hall reopened in early 2019.

**Community Centre Actions**

SMC-06 - Monitor the usage of community centres within the South Mid catchment including those under alternative operating arrangements.



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7.2.4 Library Provision

The benchmark ratio for a district library is 1:25,000-50,000, where the requirement for a district library is triggered when a population reaches 25,000 people and will continue to cater for a population of up to 50,000 people. The typical provision of libraries is at a district level, regional level libraries can be provided at the discretion of local governments at a benchmark ratio of 1:100,000 -250,000.

Library	Provision Level
Armadale Library (regional level provision)	1
<b>2018 Provision</b>	1
<b>2018 Requirement (population 17,282)</b>	0
N/A	
<b>2036 Provision</b>	1
<b>2036 Requirement (population 24,016)</b>	0

The South Mid catchment has good access to library services via the regional level Armadale Library.

7.2.5 Youth Centre Provision

The *Standards* require the provision of a district youth centres at a ratio of 1:25,000 – 50,000. The requirement for a district youth centre is triggered at 25,000 people and will continue to cater for a population of up to 50,000 people.

District Youth Centre	Provision Level
N/A	
<b>2018 Provision</b>	0
<b>2018 Requirement (population 17,282)</b>	0
<b>2036 Provision</b>	0
<b>2036 Requirement (population 24,016)</b>	0

Based on the application of benchmarks the South Mid catchment demand for a district youth centre will not be exist before 2036. It should be noted that the South Mid catchment is a strategic metropolitan centre for the whole region, has good public transport networks and is accessible by young people. This coupled with a high proportion of disengaged youth within the South Mid catchment highlights that the provision of either a district or regional within this catchment may be a desirable outcome.

Youth Centre Actions

SMC-07 - Provide Council with a preliminary report on the provision of youth centres in the City including evidence of need, feasibility and potential delivery options

7.2.6 Outdoor Youth Space Provision

Outdoor youth spaces are spaces which have been specifically designed for young people between the ages of 12 and 25. Outdoor youth spaces can include traditional youth elements such as skate, BMX and Parkour elements as well as less obvious elements such as basketball half-courts/multi-use games areas, hang out and performance spaces. The City does not currently designate any sites as specific outdoor youth spaces and



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therefore this analysis is separated into two sections including:

- The 2018 provision of youth space elements including half courts, full courts (accessible), skate elements and BMX;
- The requirement for youth space provision based on current and 2036 population.

North Mid Catchment	Half Court	Full Court	Skate	BMX
<b>2018 Provision</b>	3	2	3	0

Local Outdoor Youth Space 1:7,500	Provision Requirement
2018 Requirement (population 17,282)	2
2036 Provision (population 24,016)	3
Neighbourhood Outdoor Youth Space 1:25,000	Provision Requirement
2018 Requirement (population 17,282)	0
2036 Provision (population 24,016)	0
District Outdoor Youth Space 1:25,000-75,000	Provision Requirement
2018 Requirement (population 17,282)	0
2036 Provision (population 24,016)	10

There is a requirement for the provision of designated outdoor youth spaces within the South Mid catchment.

**Outdoor Youth Space Actions**

SMC-08 - Develop an outdoor youth space strategy for the City which identifies:

1. Need;
2. Feasibility;
3. Plan of Action;
4. Implementation of Plan.

SMC-09 - Improved outdoor Youth space at Gwynne Park.

**7.2.7 Community Garden Provision**

Community Gardens have a benchmark ratio of 1:25,000- 70,000 but generally provision is based on community demand.

Community Garden	Provision Level
N/A	
<b>2018 Provision</b>	0
<b>2018 Requirement (population 17,282)</b>	0
N/A	
<b>2036 Provision</b>	0
<b>2036 Requirement (population 24,016)</b>	0

Based on the application of benchmarks there is no current or future need for the provision of a community garden.



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**Community Garden Actions**

SMC-10 - Monitor the need for a community garden within the South Mid catchment.

**7.2.8 Men's Shed Provision**

Men's Sheds have a benchmark ratio of 1:25,000- 70,000 but generally provision is based on community demand.

Men's Shed	Provision Level
N/A	
	<b>2018 Provision</b>
	0
	<b>2018 Requirement (population 17,282)</b>
	0
N/A	
	<b>2036 Provision</b>
	0
	<b>2036 Requirement (population 24,016)</b>
	0

Although there is not a City-owned Men's Shed within the South Mid catchment, there is a not-for-profit community run Men's Shed (Armadale Men's Shed) which will meet the need of the current and forecast population. The Armadale Men's Shed have recently had to vacate their non-City premises and are seeking a new facility to operate from.

**Men's Shed Actions**

SMC-11 - Monitor any community demand for a Men's Shed within the South Mid catchment and direct to the Armadale Men's Shed. Consideration should be given to the Gwynne Park review.

**7.2.9 Outdoor Exercise Space**

The following table identifies the current outdoor exercise spaces which exist within the South Mid catchment as well as the current and 2036 requirements based on the provision ratio of 1:7,500 for a local level outdoor exercise space and 1:10,000-25,000 for a neighbourhood level outdoor exercise space.

Local Outdoor Exercise Space 1:7,500	Provision Requirement
N/A	
	<b>2018 Provision</b>
	0
	<b>2018 Requirement (population 17,282)</b>
	2
	<b>2036 Provision</b>
	0
	<b>2036 Requirement (population 24,016)</b>
	4
Neighbourhood Outdoor Exercise Space 1:10,000-25,000	
Don Simmons Park Outdoor Exercise Equipment Trail	1
Reg Williams Park Outdoor Exercise Equipment Trail	1
	<b>2018 Provision</b>
	2
	<b>2018 Requirement (population 17,282)</b>
	1
N/A	
	<b>2036 Provision</b>
	2
	<b>2036 Requirement (population 24,016)</b>
	1



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The South Mid catchment will experience infill population growth which typically does not require the provision of additional public open space through developer contributions like a greenfields development would, therefore the provision of strategically located outdoor exercise spaces should be planned through other funding mechanisms.

**Outdoor Exercise Space Actions**

SMC-12 - When designing future open spaces or upgrading existing open space, the City should consider the provision of outdoor exercise spaces in line with the benchmarks outlined in the *Standards*.

**7.2.10 Fenced Off-Leash Dog Exercise Area**

Fenced off-leash dog exercise areas are provided at a neighbourhood level and have a provision ratio of 1:15,000 – 30,000.

Fenced Off Leash Dog Exercise Area	Provision Level
N/A	
<b>2018 Provision</b>	<b>0</b>
<b>2018 Requirement (population 17,282)</b>	1
N/A	
<b>2036 Provision</b>	<b>0</b>
<b>2036 Requirement (population 24,016)</b>	1

Although the above table identifies a shortfall in provision, a number of other considerations must be made in the provision of fenced off-leash dog exercise areas including:

- A demonstrated community demand for the provision of an off-leash dog exercise area within the catchment;
- Any future provision of fenced dog exercise areas must not impact on the provision of open space for humans;
- Dog ownership numbers within the proposed catchment area;
- Availability of unfenced dog exercise areas.

The provision of fenced off-leash dog exercise areas should be prioritised in catchments where a high amount of environmentally sensitive public open space exists (and therefore not accessible for dogs) or in catchments where there is limited public open space and there is a demonstrated conflict (or risk of) of open space use between humans and off-leash dog exercise.

**Fenced Off Leash Dog Exercise Area Actions**

SMC-13 - Monitor any community demand for a fenced off-leash dog exercise area within the South Mid catchment.



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### 7.2.11 Regional Level & Unique Community Infrastructure

The following outlines any regional-level community infrastructure which serves the entire municipality within the catchment as well as unique facilities which are either:

1. Not typically provided by local government; and
2. Provision cannot be measured through the application of benchmarks.

The South Mid catchment includes a number of regional facilities, all of which are located at Gwynne Park and are included in the *Community Hubs Master Planning Initiative*. Since the development of the *Community Hubs Master Planning Initiative* there have been a number of factors that warrant an investigation of specific elements of activities undertaken at Gwynne Park. These include:

- The impact of the opening of the Armadale Fitness and Aquatic Centre on the Armadale Recreation Centre;
- Ongoing underutilisation of the Gwynne Park Tennis Facility;
- Tennis Australia and Tennis West have released their Strategic Facilities Strategies which requires the City's consideration of the hierarchy and recommendations for the Gwynne Park Tennis Facility;
- Increased demand for badminton facilities;
- An emerging demand for a Men's Shed a Gwynne Park due to the uncertainty of the Armadale Men's Shed facility.

#### Gwynne Park Action

SMC-14 - Investigate the feasibility of existing and future activities undertaken at Gwynne Park to inform future master planning activities. This action will precede the following actions listed below and may impact on the timing/deliverables of these actions.

#### Gwynne Park Badminton Centre

The Gwynne Park Badminton Centre is a unique facility to the City which serves a district function and is not provided as standard by local governments. The Badminton Centre has a high amount of usage with an increasing demand for court space. The Centre is functional but ageing and improvements are required to meet current and future expectations. The *Community Hubs Master Planning Initiative* identified that the Gwynne Park Badminton Centre and Armadale Recreation Centre (previously Armadale Arena) could be co-located and extended to improve functionality of the Gwynne Park Precinct and accommodate further usage as a result of a growing population.

The City, in conjunction with Badminton WA is currently investigating the feasibility of locating badminton at the Armadale Regional Recreation Reserve, which may impact on the future direction of badminton at Gwynne Park.

SMC-15 - Integration of the Armadale Arena and Badminton Centre into one Sport and Recreation facility – Phase 1.

SMC-16 - Extended facility courts (following integration) – Phase 2.



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**Gwynne Park Bowls Facility**

The Gwynne Park Bowls Facility serves a regional function and is not provided as a standard by local governments. The current condition of the bowling club and greens is adequate for the current usage and demand. At the time the facility reaches the end of its useful life, the *Community Hubs Master Planning Initiative* has identified the opportunity for the facility to be relocated.

SMC-17 - Relocate the bowling club to a location that is physically accessible from the Sport and Recreation facility lobby – Phase 2.

**Gwynne Park Tennis Facility**

The Gwynne Park Tennis Facility serves a regional function and is not provided as a standard by local governments.

SMC-18 - Review the provision of 14 tennis courts and Gwynne Park with the opportunity repurpose as multi-marked courts.

SMC- 19 - Upgrade and/or expand Lotteries House and Minnowarra House.

**Armadale Recreation Centre (previously Armadale Arena)**

The Armadale Recreation Centre serves a regional function and as an indoor recreation facility has a provision benchmark of 1:100,000-250,000. The *Standards* states that in order to have a fit-for-purpose regional level function an indoor recreation centre 'facility should act as a multi-functional sport, recreation and community meeting place. At a regional level, an indoor recreation centre should be a premier indoor court facility with a minimum of four courts. Additional facilities should include café, offices, reception, change rooms, gymnasium and fitness components.' The current Armadale Recreation Centre accommodates three indoor courts, offices, reception, change rooms, gymnasium and fitness components.

The *Community Hubs Master Planning Initiative* noted:

- That the Armadale Recreation Centre is classified as fully functional but requiring some attention;
- There are no major issues with the structure or services and it generally meets the current expectations for its use but will not be able to cater for additional forecasted population demand into the future.

As previously mentioned the Armadale Recreation Centre assists in addressing the shortfall of senior sized playing fields and outdoor multi-use hard courts within the South Mid catchment by providing unique and cost-efficient access to alternative physical activity opportunity. The Armadale Recreation Centre is particularly important in the South Mid catchment where over 70% of households earn less than \$1,582 per week.

SMC-15 - Integration of the Armadale Arena and Badminton Centre into one sport and recreation facility;

SMC-16 - Extended sport and recreation facility courts (following integration).



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## 8. Eastern Community Planning Catchment Area

### 8.1 Demographics

#### 8.1.1 Forecast Population

The Eastern catchment consists of the suburbs of Roleystone – Karragullen, Bedforddale District, Kelmscott East, and Mt Nasura – Mt Richon. By 2036 the Eastern catchment population is expected to grow by approximately 3,313 people. The Eastern catchment will experience the smallest population growth of all Community Planning catchment areas.

Eastern Catchment	Forecast year				
	2016	2021	2026	2031	2036
Summary					
Population	20,926	22,108	22,723	23,401	24,239
Change in population (5yrs)		1183	614	679	838
Households	7,670	8,188	8,502	8,809	9,152

The small population growth is not likely to require the additional provision of community infrastructure unless there are gaps in provision of community infrastructure which already exist.

#### 8.1.2 Forecast Household Types

Between 2016 and 2036 the proportion of households in the Eastern catchment is forecast to remain similar. The largest growth of households will be experienced within couples without dependants followed by lone person households.

Eastern Catchment	2016		2026		2036		Change 2016 to 2036
	Number	%	Number	%	Number	%	
Couple families with dependents	2,766	37.2	2,905	34.8	3,037	34	271
Couples without dependents	2786	36.4	3,136	37.1	3,401	37.6	615
Group households	127	1.6	139	1.4	144	1.4	17
Lone person households	1250	15.6	1528	17.2	1715	18.1	465
One parent family	577	7	624	8.8	675	6.8	98
Other families	164	2.2	170	2.1	180	2.1	16

The Eastern catchment has a range of household types and therefore community infrastructure should be diverse and flexible. The high amount of lone person and couples without dependants within the Eastern catchment drives a need for spaces which can assist in the development of social connections.

#### 8.1.3 Forecast Age Structure

In 2016 the dominant age group within the Eastern catchment was people aged 35-59 (35.4% of total population), this age group will continue to remain the dominant age group within the catchment but will experience an overall decline in proportion of the population (33.7%).



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Eastern Catchment Age group (years)	2016		2026		2036		Change 2016 to 2036
	Number	%	Number	%	Number	%	
Babies and pre-schoolers (0 to 4)	1209	5.8	1209	5.6	1328	5.4	118
Primary schoolers (5 to 11)	1870	9	1981	8.8	2019	8.4	150
Secondary schoolers (12 to 17)	1566	7.7	1700	7.6	1799	7.6	232
Tertiary education, independence (18 to 24)	1757	8.4	1722	7.8	1821	7.7	63
Young workforce (25 to 34)	2231	10.6	2121	9.3	2206	9.1	-25
Parents and homebuilders (35 to 49)	4,182	20.3	4,480	19.9	4,627	19.2	446
Older workers and pre-retirees (50 to 59)	3,184	15.1	3,342	14.8	3,487	14.5	303
Empty nesters and retirees (60 to 69)	2,767	12.8	2917	12.7	3,073	12.7	306
Seniors (70 to 84)	1888	8.9	2692	11.4	3087	12.4	1199
Elderly aged (85 and over)	272	1.4	478	2.1	793	3	521

Age groups which will increase include those under 17 (+500), those aged 18-34 (+38). In line with the broader trend of an ageing population, the Eastern catchment will experience an increase of 2,027 people aged 60 and above. The Eastern catchment accommodates a broad range of age groups; community infrastructure must be flexible and adaptable to cater for all proportions of the population within the Eastern catchment.

### 8.1.4 Place of Birth

The Eastern catchment compared to the wider City of Armadale has a smaller proportion of people born overseas and this proportion is expected to decrease by 2036. Despite the Eastern catchment having a decreasing amount of persons born overseas; community infrastructure should provide opportunities for communities to create social connections in safe and welcoming environments.

### 8.1.5 Income Distribution

Analysis of the distribution of households by income quartile in the Eastern catchment, compared to the City of Armadale, shows that there was higher proportion of households in the highest income quartile and a smaller proportion in the lowest income quartile.

Eastern Catchment Quartile group	2016		
	Number	%	City of Armadale %
Lowest group \$0 to \$790	1406	22.7	24.1
Medium lowest \$791 to \$1,582	1568	25.0	28.6
Medium highest \$1,583 to \$2,614	1634	26.2	27
Highest group \$2,615 and over	1604	26.1	20.3
<b>Total Households</b>	<b>6212</b>	<b>100</b>	<b>100</b>

Over 45% of households within the Eastern catchment earn less than \$1,582 per week and will rely on accessible community infrastructure to participate in physical and social activities.



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## 8.2 Community Infrastructure Provision

### 8.2.1 Sports Playing Field and Pavilion Provision

This section is specifically focussed on the provision of playing fields. Playing fields are defined as flat natural turf areas which are used for organised sport. All playing fields should be supported by a sports pavilion and the hierarchy of the sports pavilion should align with the open space hierarchy (e.g. a sports pavilion which supports a district sporting open space should have district sized sports pavilion spaces). Sports pavilion spaces include a club house, kitchen and change room facilities and are often co-located with a community centre.

Senior Size Playing Field	Provision Level	
	Senior Size	Junior Size
Cross Park	1	
Karragullen Oval	1	
Springdale Oval	1	
Rushton Park	2	
Frye Park	2	1
<b>2018 Provision</b>	<b>7</b>	<b>1</b>
<b>2018 Requirement (population 20,926)</b>	5	N/A
N/A		
<b>2036 Provision</b>	<b>7</b>	<b>1</b>
<b>2036 Requirement (population 24,239)</b>	6	N/A

The Eastern catchment area has a good supply of sports playing fields. The Eastern catchment covers the largest spatial area and therefore the amount of sports playing fields would be expected to be above the required benchmarks. The 2018 provision ratio of sports playing fields within the catchment is 1:2,989 and by 2036 is it expected to be 1:3,462.

It should be noted that the *Community Hubs Master Planning Initiative* identified Springdale Oval as a potential district sporting open space with the ability to install a second senior sized playing field. It was recognised that the requirement of a second senior sized playing field at Springdale Oval will not be required in the short term and is beyond 15 years.

Sports Pavilion	Provision Level
Cross Park Cricket Pavilion	1
Springdale Pavilion	1
Frye Park Pavilion	1
Cross Park AFL Pavilion	1
<b>2018 Provision</b>	<b>4</b>
<b>2018 Requirement (population 20,926)</b>	5
N/A	
<b>2036 Provision</b>	<b>3</b>
<b>2036 Requirement (population 24,239)</b>	5

Both Rushton Park playing fields and Karragullen Oval are not supported by adjacent sports pavilions. The *Community Hubs Master Planning Initiative* identified that:

- The resident sporting club at Karragullen Oval should plan towards utilising another facility due to insecurity of water availability at the site (therefore no supporting sports pavilion is planned for the site);
- Provision of a sports pavilion at Rushton Park is required;



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- Provision of female and umpire facilities within the Springdale Pavilion;
- The AFL sports pavilion at Cross Park is in substandard condition.
- The replacement of the current Cross Park Cricket Pavilion (incorporating Netball and Cricket).
- The long-term viability of Springdale Reserve due to access contamination and water supply needs further investigation in conjunction with Cross Park and Karragullen Oval.

#### Sports Playing Field Capacity

The following section outlines the usage and capacity within the Eastern catchment's existing sporting open spaces based on the classification outlined within section 2.4.

Senior Size Playing Field	2018 Usage Classification	
	Winter Season	Summer Season
Rushton Park – Active Reserve One	Low (17 hours p/wk)	Low (6 hours p/wk)
Rushton Park – Active Reserve Two	Low (0 hours p/wk)	Low (8 hours p/wk)
Springdale Park – Active Reserve	Moderate (22.5 hours p/wk)	High (27 hours p/wk)
Frye Park – Active Reserve 1	Low (14.75 hours p/wk)	N/A
Frye Park – Active Reserve 2	Low (14.75 hours p/wk)	N/A
Cross Park – Active Reserve	Low (8 hours p/wk)	High (35 hours p/wk)

Across the catchment the sports playing field utilisation is varied with the ability to accommodate more usage in most cases. The *Community Hubs Master Planning Initiative* identified the following issues which may impact on the capacity of playing fields within the Eastern catchment:

- Cross Park
  - Small size of playing field;
  - Poor drainage across site;
  - Lack of supporting sports pavilion for cricket club.
- Rushton Park
  - Refurbishment of Active Reserve Two.

#### Sports Playing Field and Pavilion Actions

Specific actions to be completed:

##### Cross Park

EC-01 - Provision of sports pavilion for netball and cricket club.

##### Rushton Park

EC-02 - Refurbish Lower Reserve (Active Reserve Two);

##### Springdale Park

EC-03 - Installation of junior baseball diamond on the ovals southern perimeter;

EC-04 - 3.6 metre cyclone fence to be constructed behind the AFL goals;

EC-05 - North-South oriented baseball diamond with permanent mounds located off the principle sporting oval;

EC-06 - Existing building to be retained and provision of a temporary building to contain female change rooms/toilets, umpire change rooms and storage facilities.



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8.2.2 Multi-Use Hard Court Facility Provision

The following table shows the provision and requirements for multi-use hard courts (netball/basketball) throughout the Eastern catchment. The City has a number of single or double hard courts that have not been included in this analysis as the provisions of single or double hard courts is considered to be less than optimal for organised sport such as netball and basketball. Tennis hard courts are not included in this section as the City's tennis facilities are not multi-use and are typically not accessible for casual recreational use without prior booking. It should be noted that there are a number of multi-purpose hard court facilities which are on Department of Education land within the City. These facilities have not been included in this analysis for a number of reasons:

- Facilities are not owned by the City nor have been provided by the City;
- Facilities may be available to the community but long term availability is not secure;
- Typically facilities do not have sports floodlighting and therefore cannot be used after-hours for training (limited functionality);
- There is no access to supporting amenities such as toilets, change rooms and club rooms.

<b>Neighbourhood Multi-Use Hard Court</b>		<b>Provision Level</b>
1 neighbourhood facility (4-6 courts): 10 000-25 000 people		
Cross Park Netball Courts		1
	<b>2018 Provision</b>	1
	<b>2018 Requirement (population 20,926)</b>	1
	<b>2036 Provision</b>	1
	<b>2036 Requirement (population 24,239)</b>	1
<b>District Multi-Use Hart Court</b>		<b>Provision Level</b>
1 district facility (6-12 courts): 25 000-70 000 people		
N/A		
	<b>2018 Provision</b>	0
	<b>2018 Requirement (population 20,926)</b>	0
N/A		
	<b>2036 Provision</b>	0
	<b>2036 Requirement (population 24,239)</b>	0

The Eastern catchment is the only catchment in the City to have access to a City-owned outdoor multi-use hard court facility. It should be noted that the courts are not to competition standard therefore can only be used for training and the users of the courts don't have access to a sports pavilion.

Multi-Use Hard Court Facility Actions

- EC-07 - Investigate the feasibility of extending the courts at Cross Park to enable competition;  
 EC-08 - Develop a multi-use hard court network strategy for the City which identifies:
1. Need;
  2. Feasibility;
  3. Plan of Action;
  4. Implementation of Plan.



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8.2.3 Community Centre Provision

Community centres are classified as either a district or local community centre based on floor size. The benchmark ratio used to analyse the level of supply for local community centres is 1:5,000 persons and a ratio of 1:25,000 is used for district community centres. For the purposes of this analysis, community halls (which have the same function as community centres) are classified as either a local or district community centre depending on their size. In addition, multi-use buildings, typically sports pavilions and community centres, are classified based on the hireable community space and not the entire building footprint.

Community centres which are owned by the City but leased/licenced to community organisations which provide specific community services are noted within this section but are not included in this analysis. It is important to note that the provision of district community centres is preferred over local community centres; district community centres are larger and therefore can cater for more activities and larger portions of the population.

<b>Local Community Centre</b>		<b>Provision Level</b>
1 local community centre: 5 000 people		
Bedforddale Hall		1
Churchman Brook Community Centre		1
	<b>2018 Provision</b>	<b>2</b>
	<b>2018 Requirement (population 20,926)</b>	4
N/A		
	<b>2036 Provision</b>	<b>2</b>
	<b>2036 Requirement (population 24,239)</b>	5
<b>District Community Centre</b>		<b>Provision Level</b>
1 district community centre: 25 000 people		
Roleystone Hall		1
Kelmscott Hall		1
	<b>2018 Provision</b>	<b>2</b>
	<b>2018 Requirement (population 20,926)</b>	0
N/A		
	<b>2036 Provision</b>	<b>2</b>
	<b>2036 Requirement (population 24,239)</b>	0*

Based on the application of benchmarks the Eastern catchment the provision of a district community centre will not be required before 2036, but by 2036 the Eastern catchment's population will be close to reaching 25,000 people.

The current and future provision of local community centres does not meet the required benchmark within the Eastern catchment but the provision of district community centres is above what is required. It should be noted that the City owns a number of community centres within the catchment which are utilised by community groups under leasing arrangements. These include:

- Cross Park Girl Guides Hall (local);
- Cross Park Seniors Centre/Hall (district);
- Cross Park Family Centre (district);
- Karragullen Hall (local);
- Lance Morgan Pavilion (local);
- Kelmscott Agricultural Society Clubhouse and Pavilion (local);



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Consideration could be given to collocating the Cross Park Girl Guides and Cross Park Seniors and further rationalisation of community buildings.

Consideration could be given to collocating the Bedforddale Bush Fire Brigade Station and Bedforddale and further rationalisation of community buildings.

When considering the buildings listed above there is an overprovision of community centres within the Eastern catchment, although potentially accessibility to community centres under leasing arrangements is limited.

### Community Centre Capacity

The following section outlines the usage and capacity within the Eastern catchment's existing community centres based on the classification outlined within section 2.4.

Community Centre	Usage Classification Winter Season 2018	Usage Classification Summer Season 2018
<b>Kelmscott Hall</b>		
Main Hall	Low (21 hours p/wk)	N/A – Under Renovation
<b>Roleystone Hall</b>		
Main Hall	Low (5 hours p/wk)*	Low (12.75) hours p/wk
<b>Churchman Brook Community Centre</b>		
Main Hall	Low (10.5 hours p/wk)	Low (9 hours p/wk)
<b>Bedforddale Hall</b>		
Main Hall	Low (6.5 hours p/wk)	Moderate (19 hours p/wk)

It is evident that the community centres within the Eastern catchment have the capacity to accommodate additional usage. Low usage rates could be contributed to by a range of factors including the oversupply of community centres within the Eastern catchment, ageing and poor quality infrastructure and/or poor activation strategies.

### Community Centre Actions

- EC-09 - Investigate the usage and quality of community centres within the Eastern catchment including those under alternative operating arrangements and consider further rationalisation where locations have significant duplication;
- EC-10 - Upgrades to Roleystone Hall.
- EC-11 - Investigate the upgrade and/or expansion of the Bedforddale Hall in conjunction with the co-location of the Bedforddale Volunteer Bush Fire Brigade.
- EC-12 - Provision to upgrade the Lance Morgan pavilion.

### 8.2.4 Library Provision

The benchmark ratio for a district library is 1:25,000-50,000, where the requirement for a district library is triggered when a population reaches 25,000 people and will continue to cater for a population of up to 50,000 people. The typical provision of libraries is at a district level, regional level libraries can be provided at the discretion of local governments at a benchmark ratio of 1:100,000 -250,000.

District Library	Provision Level
Kelmscott Public Library	1
<b>2018 Provision</b>	<b>1</b>



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	<b>2018 Requirement (population 20,926)</b>	0
N/A		
	<b>2036 Provision</b>	1
	<b>2036 Requirement (population 24,239)</b>	0

The Kelmscott Public Library is located within the Eastern catchment and will meet the needs of the current and forecast population.

8.2.5 Youth Centre Provision

The *Standards* require the provision of a district youth centres at a ratio of 1:25,000 – 50,000. The requirement for a district youth centre is triggered at 25,000 people and will continue to cater for a population of up to 50,000 people.

District Youth Centre	Provision Level
N/A	
	<b>2018 Provision</b>
	0
	<b>2018 Requirement (population 20,926)</b>
	0
N/A	
	<b>2036 Provision</b>
	0
	<b>2036 Requirement (population 24,239)</b>
	0*

Based on the application of benchmarks the Eastern catchment demand for a district youth centre will not be required before 2036. however teh population forecast anticipates Therefore the provision of a district youth centre should be closely monitored in line with population growth.

Youth Centre Actions

EC-13 - Provide Council with a preliminary report on the provision of youth centres in the City including evidence of need, feasibility and potential delivery options

8.2.6 Outdoor Youth Space Provision

Outdoor youth spaces are spaces which have been specifically designed for young people between the ages of 12 and 25. Based on the guiding principles of the City’s Youth Spaces and Places document, outdoor youth spaces can include traditional youth elements such as skate, BMX and Parkour elements as well as less obvious elements such as basketball half-courts/multi-use games areas, hang out and performance spaces. The City does not currently designate any sites as specific outdoor youth spaces and therefore this analysis is separated into two sections including:

- The 2018 provision of youth space elements including half courts, full courts (accessible), skate elements and Pump Tracks;
- The requirement for youth space provision based on current and 2036 population.

North Mid Catchment	Half Court	Full Court	Skate	BMX
<b>2018 Provision</b>	3	2	1	0

Local Outdoor Youth Space 1:7,500	Provision Requirement
2018 Requirement (population 20,926)	2



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2036 Provision (population 24,239)	3
<b>Neighbourhood Outdoor Youth Space 1:25,000</b>	
2018 Requirement (population 20,926)	0
2036 Provision (population 24,239)	0
<b>District Outdoor Youth Space 1:25,000-75,000</b>	
2018 Requirement (population 20,926)	0
2036 Provision (population 24,239)	0

There is a requirement for the provision of designated outdoor youth spaces within the Eastern catchment.

**Outdoor Youth Space Actions**

EC-14 - Develop an outdoor youth space strategy for the City which identifies:

1. Need;
2. Feasibility;
3. Plan of Action;
4. Implementation of Plan.

**8.2.7 Community Garden Provision**

Community Gardens have a benchmark ratio of 1:25,000- 70,000 but generally provision is based on community demand.

<b>Community Garden</b>	<b>Provision Level</b>
Roleystone Community Garden (Cross Park)	1
Kelmscott Community Garden	1
<b>2018 Provision</b>	<b>2</b>
<b>2018 Requirement (population 20,926)</b>	2
N/A	
<b>2036 Provision</b>	<b>2</b>
<b>2036 Requirement (population 24,239)</b>	2

Based on the application of benchmarks there is no current or future need for the provision of a community garden.

**8.2.8 Men's Shed Provision**

Men's Sheds have a benchmark ratio of 1:25,000- 70,000 but generally provision is based on community demand.

<b>Men's Shed</b>	<b>Provision Level</b>
Roleystone Men's Shed*	
<b>2018 Provision</b>	<b>1</b>
<b>2018 Requirement (population 20,926)</b>	0
<b>2036 Provision</b>	<b>1</b>
<b>2036 Requirement (population 24,239)</b>	0

An investigation into potential locations for the Roleystone Men's Shed in the Eastern catchment is currently being undertaken.



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8.2.9 Outdoor Exercise Space

The following table identifies the current outdoor exercise spaces which exist within the South Mid catchment as well as the current and 2036 requirements based on the provision ratio of 1:7,500 for a local level outdoor exercise space and 1:10,000-25,000 for a neighbourhood level outdoor exercise space.

Local Outdoor Exercise Space 1:7,500		Provision Requirement
N/A		
2018 Provision		0
2018 Requirement (population 20,926)		2
Frye Park		1
2036 Provision		1
2036 Requirement (population 24,239)		3
Neighbourhood Outdoor Exercise Space 1:10,000-25,000		Provision Requirement
Lina Hart Outdoor Exercise Equipment Cluster		1
Fancote Park Outdoor Exercise Equipment Cluster		1
2018 Provision		2
2018 Requirement (population 20,926)		1
N/A		
2036 Provision		2
2036 Requirement (population 24,239)		1

The provision of local outdoor exercise space should be considered in renewal and upgrade of existing public open space as the provision of new open spaces within the Eastern catchment is unlikely due to the nature of residential development (infill and rural residential development).

Outdoor Exercise Space Actions

EC-15 - Provision of a local outdoor exercise space at Frye Park.

8.2.10 Fenced Off-Leash Dog Exercise Area

Fenced off-leash dog exercise areas are provided at a neighbourhood level and have a provision ratio of 1:15,000 – 30,000.

Fenced Off Leash Dog Exercise Area		Provision Level
N/A		
2018 Provision		0
2018 Requirement (population 20,926)		1
N/A		
2036 Provision		0
2036 Requirement (population 24,239)		1

Although the above table identifies a shortfall in provision, a number of other considerations must be made in the provision of fenced off-leash dog exercise areas within the Eastern catchment including:

- The Eastern catchment has the highest percentage of public open space within the City;
- House blocks are typically larger and therefore the demand for places to exercise dogs is low.



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The future provision of a fenced off-leash dog exercise area within the Eastern catchment is unlikely.

### 8.2.11 Regional Level & Unique Community Infrastructure

The following outlines any regional-level community infrastructure which serves the entire municipality within the catchment as well as unique facilities which are either:

1. Not typically provided by local government; and
2. Provision cannot be measured through the application of benchmarks.

#### **Southern Districts Rifle Association**

The Southern Districts Rifle Association is a unique facility which serves a regional function for the City and is not provided as standard by local governments. Based on a recent Property Condition Report it was identified that the building is in poor condition.

EC-16 - Investigate the potential for an upgrade of the Southern District Rifle Association building.

#### **Roleystone Theatre**

The Roleystone Theatre is a unique City-owned building utilised for performing arts activities. The theatre serves a regional function and is not provided as standard by local governments. In February 2018 this building was closed due to structural deficits. Following this in December 2018, Council decided (C37/12/18) to undertake the following actions:

1. Commit to the reopening of the Roleystone Theatre for occupation and use.
2. Proceed with finalising a design that reflects the current scale, noting:
  - a. The main hall is to be repaired; and
  - b. Flytower to be restored or replaced; and
  - c. Other areas of the building to be rebuilt to similar sizes at current standards.
2. Consider and seek funding sources in preparation for consideration as part of the 2019/20 budget.
3. Consider user arrangements that support the Roleystone Theatre Group as a primary tenant but considers opportunities for others.
4. Commission a heritage assessment and impact statement.
5. Commit to the use of Roleystone Hall by the Roleystone Theatre Group until such time that the Roleystone Theatre is reopened.

EC-17 – Provision of a theatre.

#### **Cross Park Tennis Club**

The Cross Park Tennis Club is a unique facility to the City and is not provided as standard by local governments.

EC-18 - New entry to tennis club from Madew Drive.



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### **Rushton Park Agricultural Show Facilities**

The Kelmscott Agricultural Show Facilities are a dominant presence Rushton Park and hosts an integral event in the community. The Show Facilities are unique community infrastructure items which serve a regional function and are not provided as standard by local governments.

EC-19 - Potential new agricultural show pavilion buildings at Rushton Park;  
EC-20 - New civic square with all-weather display capabilities;  
EC-21 - Informal vehicular access for Kelmscott show uses and delivery vehicles

### **Rushton Park Tennis Facility**

The Rushton Park Tennis is a unique facility to the City and is not provided as standard by local governments. The *Community Hubs Master Planning Initiative* identified a number of actions which could increase the capacity of the tennis facility to accommodate increased demand.

### **Settlers Common/Willow Heights**

Settlers Common/Willow Heights is a unique City-owned facility which serves a regional function for the City and is not provided as standard by Local Governments. The facility has two smaller buildings with one currently used as a hub for the City's Environmental Groups and the other for an Indigenous Services Organisation. The facility is ageing but is still considered adequate for the current usage and demand.

## 9. Action and Funding Schedule

The AFS has been developed to assist with the implementation of the CIP. The AFS addresses each of the actions outlined within the CIP to effectively deliver appropriate community infrastructure through determining what infrastructure will be contributed through various funding mechanisms within the City until 2036. Each action is classified into an Ongoing, Short Term (0-5 years), Medium Term (5-10 years) or Long Term (10 year+). This information feeds into the City's LTFP where specific years for delivery are nominated.



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9.1 North West Catchment Action and Funding Schedule

Catchment Area	Item No.	Action and Recommendations	Incl. in LTFP	Timeframe	Justification
North West Catchment	NWC-01	Monitoring of usage levels of all playing fields within the North West catchment. This includes hours and intensity of use, club memberships, and surface quality to assess demand and inform future planning decisions.	No	Ongoing	This action is completed internally and does not require cost allocation or inclusion in the LTFP.
	NWC-02	Provision of community building (inclusive of sports pavilion) at Novelli Reserve as per North Forrestdale Developer Contribution Plan No.3	Yes	Short Term	This action is included in the LTFP via the North Forrestdale Development Contribution Plan No.3.
	NWC-03	Provision of senior sized playing field and community building (inclusive of sports pavilion) at Harrisdale North site as per North Forrestdale Developer Contribution Plan No.3.	Yes	Short Term	This action is included in the LTFP via the North Forrestdale Development Contribution Plan No.3.
	NWC-04	In the instance that additional development is to occur adjoining the North Forrestdale Developer Contribution Plan boundary, additional senior sized playing fields should be provided to meet both additional population demand as well as the current shortfall in provision.	No	Med. Term	At present a pre-submission to MRS has been submitted to WAPC for land (Warton Road, South Forrestdale) adjacent to the North Forrestdale Area. Further investigations into the provision of senior sized playing fields will be completed internally and therefore not required in the LTFP at this stage.
	NWC-05	Develop a multi-use hard court network strategy for the City which identifies: <ul style="list-style-type: none"> <li>o Need;</li> <li>o Feasibility;</li> <li>o Plan of Action;</li> <li>o Implementation of Plan.</li> </ul>	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. Upon completion of the Plan of Action, funding may be added to subsequent LTFP to action implementation.
	NWC-06	In the instance that additional development is to occur adjoining the North Forrestdale Development Contribution Plan boundary, an additional district community centre should be provided to meet both additional population demand as well as the potential shortfall in provision.	No	Short Term	At present a pre-submission to MRS has been submitted to WAPC for land (Warton Road, South Forrestdale) adjacent to the North Forrestdale Area. Further investigations into the provision of a district community centre will be completed internally and therefore not required in the LTFP at this stage.
	NWC-07	Provision of the Harrisdale Library.	Yes	Short Term	This action included in the LTFP.
	NWC-08	Provide Council with a preliminary report on the provision of youth centres in the City including evidence of need, feasibility and potential delivery options	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. In the instance feasibility of a district youth centre is demonstrated funding may be added to subsequent LTFP.
	NWC-09	Develop an outdoor youth space strategy for the City which identifies: <ul style="list-style-type: none"> <li>o Need;</li> <li>o Feasibility;</li> <li>o Plan of Action;</li> <li>o Implementation of Plan.</li> </ul>	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. Upon completion of the Plan of Action, funding may be added to subsequent LTFP to action implementation.
	NWC-10	Monitor the usage of the Madox community garden.	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.
	NWC-11	Monitor any community demand for a Men's Shed within the North West catchment.	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.
	NWC-12	When designing future open spaces or working with Developers to design open spaces, the City should consider the provision of outdoor exercise spaces in line with the benchmarks outlined in the <i>Standards of Provision for Community Infrastructure</i> .	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.
	NWC-13	Monitor any community demand for a fenced off-leash dog exercise area within the North West catchment.	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.

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9.2 South West Catchment Action and Funding Schedule

Catchment Area	Item No.	Action and Recommendations	Incl.in LTFP	Timeframe	Justification
South West Catchment	SWC-01	Provision of a senior sized playing field and community building (inclusive of sports pavilion and community centre) at Anstey Keane site as per Anstey Keane Precinct Developer Contribution Plan No.4;	Yes	Short Term	This action is included in the LTFP via the Anstey Keane Precinct Development Contribution Plan No.4.
	SWC-02	Provision of a senior sized playing field and community building within Cell G as per Wungong Development Contribution Plan;	Yes	Short Term	This action is included in the LTFP via the Wungong Urban Development Scheme.
	SWC-03	Provision of a senior sized playing field and community building within Cell H as per Wungong Development Contribution Plan;	Yes	Short Term	This action is included in the LTFP via the Wungong Urban Development Scheme.
	SWC-04	Provision of two senior sized playing fields and community building within Cell D as per Wungong Development Contribution Plan;	Yes	Short Term	This action is included in the LTFP via the Wungong Urban Development Scheme.
	SWC-05	Provision of two senior sized playing fields and community building within Cell K as per Wungong Development Contribution Plan;	Yes	Med. Term	This action is included in the LTFP via the Wungong Urban Development Scheme.
	SWC-06	Provision of a senior sized playing field and community building within Cell J as per Wungong Development Contribution Plan;	Yes	Short Term	This action is included in the LTFP via the Wungong Urban Development Scheme.
	SWC-07	Provision of four senior sized playing fields and community building within Cell A as per Wungong Development Contribution Plan;	Yes	Short Term	This action is included in the LTFP via the Wungong Urban Development Scheme.
	SWC-08	The implementation of the <i>Community Hubs Master Planning Initiative</i> at Forrestdale Sports Hub through the North Forrestdale Developer Contribution Plan No.3. Specific actions include: <ul style="list-style-type: none"> <li>o Realignment of William Skeet Oval to accommodate senior size playing field;</li> <li>o Sports floodlighting upgrade;</li> <li>o Resurfacing of playing field;</li> <li>o Upgrade of William Skeet and Ian Pratt pavilions and investigate possible co-location.</li> </ul>	Yes	Short Term	This action is included in the LTFP via the North Forrestdale Developer Contribution Plan No.3. and other funding sources.
	SWC-09	Develop a multi-use hard court network strategy for the City which identifies: <ul style="list-style-type: none"> <li>o Need;</li> <li>o Feasibility;</li> <li>o Plan of Action;</li> <li>o Implementation of Plan.</li> </ul>	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. Upon completion of the Plan of Action, funding may be added to subsequent LTFP to action implementation.
	SWC-10	Investigate the feasibility of the provision of a district or regional multi-use hard court facility at the Armadale Regional Recreation Reserve (Cell A).	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. In the instance feasibility is demonstrated funding may be added to subsequent LTFP.
	SWC-11	Significantly upgrade or replace the Forrestdale Hall.	Yes	Short Term	This action is included in the LTFP via the Council endorsed <i>Community Hubs Master Planning Initiative</i> .
	SWC-12	Provision of the Hilbert West Local Community Centre – Cell K as per Wungong Development Contribution Plan	Yes	Short Term	This action is included in the LTFP via the Wungong Urban Development Scheme.
	SWC-13	Provision of the Haynes Local Community Centre – Cell C as per Wungong Development Contribution Plan.	Yes	Med. Term	This action is included in the LTFP via the Wungong Urban Development Scheme.
	SWC-14	Provision of District Community Centre – Cell F as per Wungong Development Contribution Plan;	Yes	Short Term	This action is included in the LTFP via the Wungong Urban Development Scheme.
	SWC-15	Provision of Hilbert East Community Centre – Cell G as per Wungong Development Contribution Plan.	Yes	Short Term	This action is included in the LTFP via the Wungong Urban Development Scheme.
	SWC-16	The provision of a district library within Hilbert (included in district community centre – Cell F) as per the <i>Library Strategic and Development Plan Review and Update 2016</i> .	No	Short Term	Feasibility study in progress. If feasibility is demonstrated a library will be included in SWC-15 (Provision of District Community Centre – Cell F) project.
	SWC-17	Provide Council with a preliminary report on the provision of youth centres in the City including evidence of need, feasibility and potential delivery options	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. In the instance feasibility is demonstrated funding may be added to subsequent LTFP.
	SWC-18	Develop an outdoor youth space strategy for the City which identifies: <ul style="list-style-type: none"> <li>o Need;</li> <li>o Feasibility;</li> <li>o Plan of Action;</li> <li>o Implementation of Plan.</li> </ul>	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. Upon completion of the Plan of Action, funding may be added to subsequent LTFP to action implementation.
	SWC-19	The redevelopment of the Forrestdale Sports Hub Skate Park and Hardcourt Zone. This redevelopment should incorporate the project as a designated youth space.	Yes	Short Term	This action is included in the LTFP via the Council endorsed <i>Community Hubs Master Planning Initiative</i> .
	SWC-20	Determine the need for a community garden at the Forrestdale Sports Hub through community consultation.	Yes	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally.
	SWC-21	Monitor any community demand for a Men's Shed within the South West catchment and direct to the Forrestdale Men's Shed.	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.
	SWC-22	Provision of exercise equipment at Forrestdale Sports Hub.	Yes	Short Term	This action is included in the LTFP via the Council endorsed <i>Community Hubs Master Planning Initiative</i> .
	SWC-23	Monitor the provision of outdoor exercise spaces within the South West catchment and ensure that a network of fit-for-purpose spaces are provided.	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.
	SWC-24	Finalisation of the Armadale Regional Recreation Reserve Concept Plan to include at a minimum four playing fields which will serve a regional level function.	No	Long Term	This action is planned for beyond the duration of the current LTFP.

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9.3 North Mid Catchment Action and Funding Schedule

Catchment Area	Item No.	Action and Recommendations	Incl.in LTFP	Timeframe	Justification
North Mid Catchment	NMC-01	Staged upgrade and expansion of Bob Blackburn Pavilion.	No	Med. Term	This action is included in the LTFP via the Renewal and Upgrade Program.
	NMC-02	Remediate water logging in north-east of Bob Blackburn playing field.	No	Short Term	Inclusion of this action in the LTFP is not required as works will be completed through the Parks Five Year Development Plan.
	NMC-03	Provision of baseball back netting at Bob Blackburn Reserve.	No	Short Term	Inclusion of this action in the LTFP is not required as works will be completed through the Parks Five Year Development Plan.
	NMC-04	Provision of multi-purpose training nets at Bob Blackburn Reserve.	No	Short Term	Inclusion of this action in the LTFP is not required as works will be completed through the Parks Five Year Development Plan.
	NMC-05	Provision of covered playground (shade sails) at Bob Blackburn Reserve.	No	Short Term	Inclusion of this action in the LTFP is not required as works will be completed through the Parks Five Year Development Plan.
	NMC-06	Upgrading of Creyk Park Sports Pavilion.	Yes	Short Term	This action is included in the LTFP via the Council endorsed <i>Community Hubs Master Planning Initiative</i> .
	NMC-07	Upgrade to John Dunn Pavilion.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	NMC-08	Develop a multi-use hard court network strategy for the City which identifies: <ul style="list-style-type: none"> <li>o Need;</li> <li>o Feasibility;</li> <li>o Plan of Action;</li> <li>o Implementation of Plan.</li> </ul>	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. Upon completion of the Plan of Action, funding may be added to subsequent LTFP to action implementation.
	NMC-09	Monitor the usage of community centres within the North Mid catchment including those under alternative operating arrangements and consider refurbishment and alternations where necessary to meet community demand.	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.
	NMC-10	Upgrade to John Dunn Hall – and addition of a community centre as per the <i>Community Hubs Master Planning Initiative</i> .	Yes	Long Term	This action is included in the LTFP via the Council endorsed <i>Community Hubs Master Planning Initiative</i> .
	NMC-11	Provide Council with a preliminary report on the provision of youth centres in the City including evidence of need, feasibility and potential delivery options	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. In the instance feasibility is demonstrated funding may be added to subsequent LTFP.
	NMC-12	Develop an outdoor youth space strategy for the City which identifies: <ul style="list-style-type: none"> <li>o Need;</li> <li>o Feasibility;</li> <li>o Plan of Action;</li> <li>o Implementation of Plan.</li> </ul>	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. Upon completion of the Plan of Action, funding may be added to subsequent LTFP to action implementation.
	NMC-13	The redevelopment of the John Dunn Memorial Park Cycle Facility. This redevelopment should incorporate the project as a designated district youth space.	Yes	Short Term	This action is included in the LTFP via the Council endorsed <i>Community Hubs Master Planning Initiative</i> .
	NMC-14	Monitor any community demand for a Men's Shed within the North Mid catchment and direct to the Crossways Men's Shed.	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.
	NMC-15	When designing future open spaces or working upgrading existing open spaces, the City should consider the provision of outdoor exercise space in line with the benchmarks outlined within the <i>Standards of Provision for Community Infrastructure</i> .	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.

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9.4 South Mid Catchment Action and Funding Schedule

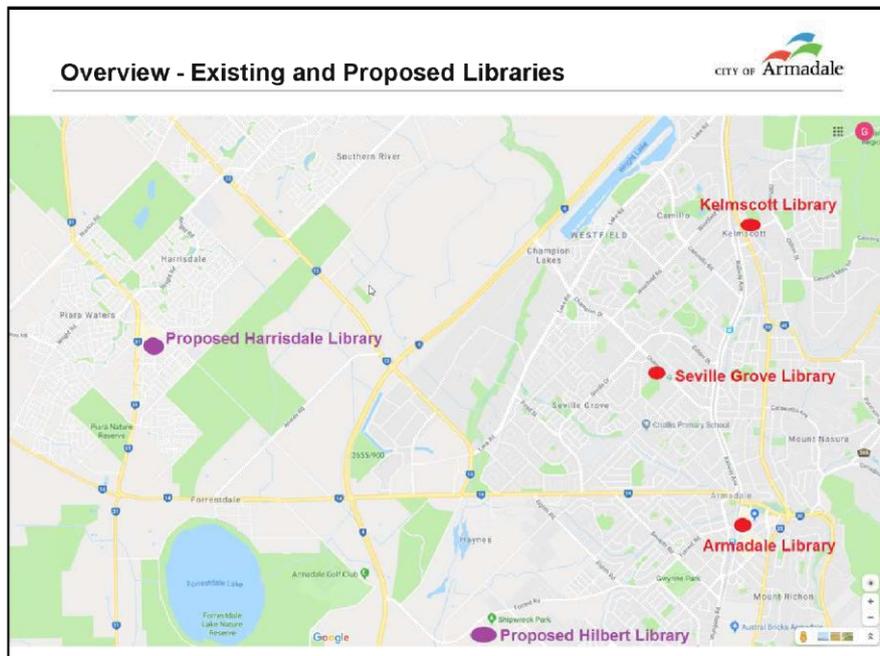
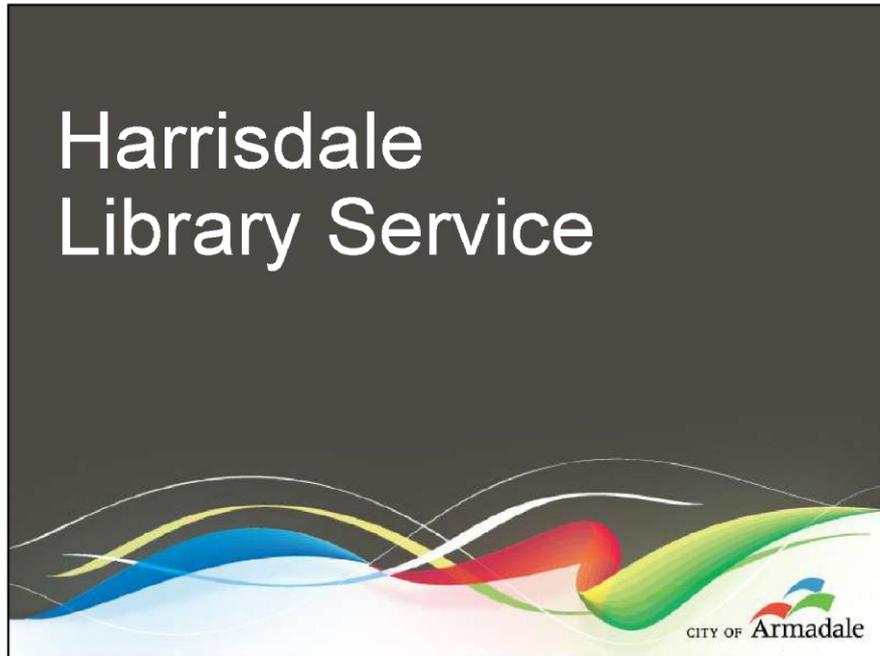
Catchment Area	Item No.	Action and Recommendations	Incl.in LTFP	Timeframe	Justification
South Mid Catchment	SMC-01	Replace and relocate the sports/community pavilion at Morgan Park.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	SMC-02	Morgan Park playing fields to be rearranged to accommodate three senior size soccer fields and one junior size soccer field. The athletics track is to be retained;	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	SMC-03	Morgan Park sports floodlighting relocation.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	SMC-04	Upgrade or replace sports pavilion at Gwynne Park.	Yes	Long Term	This action is included in the LTFP via the Renewal and Upgrade Program.
	SMC-05	Develop a multi-use hard court network strategy for the City which identifies: <ul style="list-style-type: none"> <li>o Need;</li> <li>o Feasibility;</li> <li>o Plan of Action;</li> <li>o Implementation of Plan.</li> </ul>	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. Upon completion of the Plan of Action, funding may be added to subsequent LTFP to action implementation.
	SMC-06	Monitor the usage of community centres within the South Mid catchment including those under alternative operating arrangements.	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.
	SMC-07	Provide Council with a preliminary report on the provision of youth centres in the City including evidence of need, feasibility and potential delivery options.	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. In the instance feasibility is demonstrated funding may be added to subsequent LTFP.
	SMC-08	Develop an outdoor youth space strategy for the City which identifies: <ul style="list-style-type: none"> <li>o Need;</li> <li>o Feasibility;</li> <li>o Plan of Action;</li> <li>o Implementation of Plan.</li> </ul>	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. Upon completion of the Plan of Action, funding may be added to subsequent LTFP to action implementation.
	SMC-09	Improved outdoor Youth space at Gwynne Park.	Yes	Short Term	Included in 2019/20 Budget.
	SMC-10	Monitor the need for a community garden within the South Mid catchment.	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.
	SMC-11	Monitor any community demand for a Men's Shed within the South Mid catchment and direct to the Armadale Men's Shed.	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.
	SMC-12	When designing future open spaces or working upgrading existing open spaces, the City should consider the provision of outdoor exercise space in line with the benchmarks outlined within the <i>Standards of Provision for Community Infrastructure</i> .	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.
	SMC-13	Monitor any community demand for a fenced off-leash dog exercise area within the South Mid catchment.	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.
	SMC-14	Investigate the feasibility of existing and future activities undertaken at Gwynne Park to inform future master planning activities. This action is to be completed before actions SMC-15 to SMC-20 and may influence the actions that are undertaken or the timing of actions.	Yes	Short Term	This action is included in the LTFP.
	SMC-15	Integration of the Armadale Arena and Badminton Centre into one Sport and Recreation facility.	Yes	Med. Term	This action is included in the LTFP via the Council endorsed <i>Community Hubs Master Planning Initiative</i> .
	SMC-16	Extended Sport and Recreation facility courts (following integration of the Armadale Arena and Badminton Centre into one Sport and Recreation facility).	Yes	Med. Term	This action is included in the LTFP via the Council endorsed <i>Community Hubs Master Planning Initiative</i> .
	SMC-17	Relocate the Gwynne Park bowling club to a location that is physically accessible from the Sport and Recreation facility lobby (following integration of the Armadale Arena and Badminton Centre into one Sport and Recreation facility).	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	SMC-18	Review the provision of 14 tennis courts at Gwynne Park.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	SMC-19	Upgrade and/or expand Lotteries House & Minnowarra House.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	SMC-20	Subject to completion of SMC-07 consider provision of a shared youth space (Scouts & Girl Guides) facility.	No	Long Term	This action is planned for beyond the duration of the current LTFP.

## 9.5 Eastern Catchment Action and Funding Schedule

Catchment Area	Item No.	Action and Recommendations	Incl. in LTFP	Timeframe	Justification
	EC-01	Provision of sports pavilion for netball and cricket club at Cross Park.	Yes	Short Term	This action was included in the LTFP via the Council endorsed <i>Community Hubs Master Planning Initiative</i> and is in the current Annual Budget as carry forward.
	EC-02	Refurbish Rushton Park Lower Reserve (Active Reserve Two).	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	EC-03	Installation of junior baseball diamond on Springdale Park ovals' southern perimeter.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	EC-04	3.6 metre cyclone fence to be constructed behind the AFL goals at Springdale Park.	No	Short Term	Inclusion of this action in the LTFP is not required as works will be completed through the Parks Five Year Development Plan.
	EC-05	North-South oriented baseball diamond with permanent mounds located off the principle Springdale Park sporting oval.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	EC-06	Existing building to be retained and provision of a temporary building to contain female change rooms/toilets, umpire change rooms and storage facilities.	No	Short Term	This action has not been included in the current LTFP..
	EC-07	Investigate the feasibility of extending the courts at Cross Park to enable competition.	No	Med. Term	Inclusion of this action in the LTFP is not required as works will be done internally.
	EC-08	Develop a multi-use hard court network strategy for the City which identifies: <ul style="list-style-type: none"> <li>o Need;</li> <li>o Feasibility;</li> <li>o Plan of Action;</li> <li>o Implementation of Plan.</li> </ul>	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. Upon completion of the Plan of Action, funding may be added to subsequent LTFP to action implementation.
	EC-09	Investigate the usage and quality of community centres within the Eastern catchment including those under alternative operating arrangements;	No	Ongoing	Inclusion of this action in the LTFP is not required as works will be done internally.
	EC-10	Upgrades to Roleystone Hall.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	EC-11	Investigate the upgrade and/or expansion of the Bedforddale Hall in conjunction with the co-location of the Bedforddale Volunteer Bush Fire Brigade.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	EC-12	Provision to upgrade the Lance Morgan pavilion.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	EC-13	Provide Council with a preliminary report on the provision of youth centres in the City including evidence of need, feasibility and potential delivery options	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. In the instance feasibility is demonstrated funding may be added to subsequent LTFP.
	EC-14	Develop an outdoor youth space strategy for the City which identifies: <ul style="list-style-type: none"> <li>o Need;</li> <li>o Feasibility;</li> <li>o Plan of Action;</li> <li>o Implementation of Plan.</li> </ul>	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. Upon completion of the Plan of Action, funding may be added to subsequent LTFP to action implementation.
	EC-15	Provision of a local outdoor exercise space at Frye Park.	Yes	Short Term	This action is planned 2019/20.
	EC-16	Investigate the potential for an upgrade of the Southern District Rifle Association building	No	Short Term	Inclusion of this action in the LTFP is not required as works will be done internally. Upon completion of investigation, funding may be added to subsequent LTFP to action implementation.
	EC-17	Provision of a new theatre.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	EC-18	New entry to tennis club from Madew drive at Cross Park.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	EC-19	Potential new agricultural show pavilion buildings at Rushton Park.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	EC-20	New civic square with all-weather display capabilities at Rushton Park.	No	Long Term	This action is planned for beyond the duration of the current LTFP.
	EC-21	Informal vehicular access for Kelmscott show uses and delivery vehicles at Rushton Park.	No	Long Term	This action is planned for beyond the duration of the current LTFP.

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3/10/2019

### Harrisdale Library – Adopted recommendations



At its meeting of 15 April 2019, Council endorsed the Library Strategy 2019-2026, adopting the following:

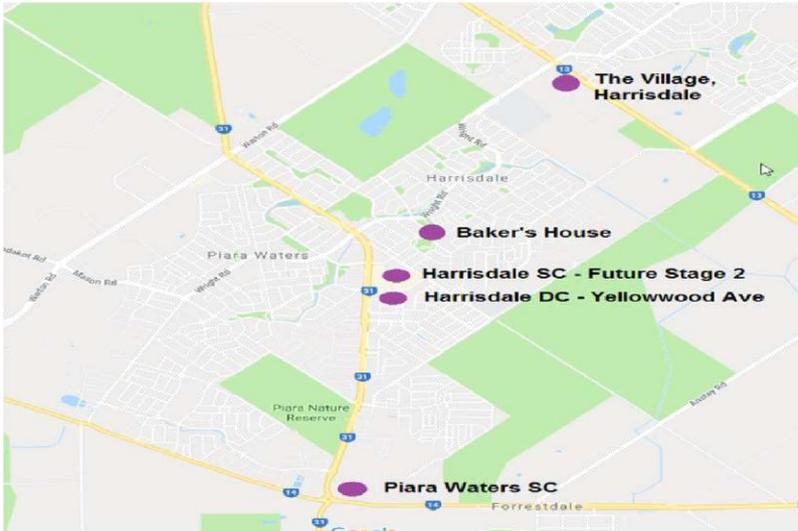
- 1.1. That place (i.e. location) is the major consideration in future development of the City's public libraries. By preference libraries will be co-located with other facilities and services, ideally in town centres.
- 1.3. Acknowledge the continually changing nature of library services and ensure that the City's libraries are positioned to be flexible in response to future community needs and demographic changes.
- 3.1. Support the development of a Library in, or adjacent to the Harrisdale District Centre, to be operative in 2021.

The City's Corporate Business Plan 2019-2024 identifies a library of approximately 1,000sqm to be located in or adjacent to the Harrisdale Shopping Centre. Funding is provided in the LTFP for fitout of the library in a leased facility to be operating by 2021.



### Harrisdale Library - Potential Locations







3/10/2019

 CITY OF Armadale

**Potential site 3 – Harrisdale Shopping Centre – Stage 2**

**Pros:**  
 Located in Harrisdale District Centre  
 Proximity to residential  
 Proximity to schools  
 Ample car parking  
 Existing retail attractors  
 Existing food and beverage options  
 Existing Medical Centre  
 Existing Child Care Centre  
 Central activity area – options for multipurpose visits to the centre  
 Adequate public transport options  
 Good walking / cycling options

**Cons:**  
 Timing of Stage 2 undetermined  
 No identified suitable location for a library within the proposed centre footprint  
 Lease costs unknown



 CITY OF Armadale

**Potential site 4 – Harrisdale Shopping Centre adjacent**

**Pros:**  
 Located in Harrisdale District Centre  
 Located adjacent to Harrisdale Shopping Centre  
 Proximity to schools and residential areas  
 Adequate car parking on site  
 Existing retail attractors  
 Existing food and beverage options  
 Existing Medical Centre  
 Existing Child Care Centre  
 Central activity area – options for multipurpose visits to the centre  
 Adequate public transport option  
 Good walking / cycling options  
 Existing relationship with developer  
 Commitment to build library shell  
 Identified location for library facility  
 Identified lease costs  
 Construction can begin in 2020  
 Facility ready to open in 2021

**Cons:**  
 Not in the Shopping Centre  
 Vehicle volumes on Yellowwood Avenue



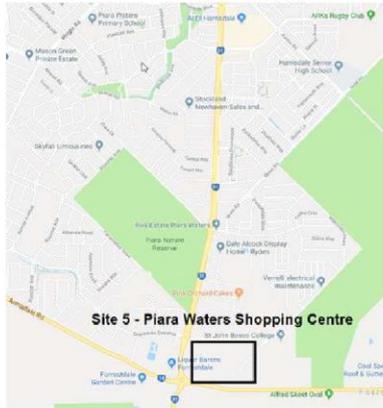
3/10/2019

### Potential site 5 - Piara Waters Shopping Centre



**Pros:**  
Adequate public transport links  
Good walking / cycling options

**Cons:**  
Not central to residential catchment  
Proposed development only –  
DA may be submitted in Oct / Nov 2019  
No timeframe for construction/completion  
No identifiable suitable library location within the centre footprint  
No relationship with developer  
No commitment to build library shell  
Lease costs unknown  
Proximity to major intersection  
Car parking to be determined



**Site 5 - Piara Waters Shopping Centre**

### Summary



	The Village	Baker's Houses	Harrisdale Shopping Centre - Stage 2	Harrisdale District Activity Centres	Piara Waters
Central location	✗	✗	✓	✓	✗
Retail attractors	✗	✗	✓	✓	?
Food and beverage attractors	?	✗	✓	✓	✗
Residential proximity	?	✓	✓	✓	✗
School proximity	✓	✓	✓	✓	✓
Child Care	?	✗	✓	✓	?
Medical Centre	?	✗	✓	✓	?
Parking	?	✗	✓	✓	?
Public transport	✓	✓	✓	✓	✓
Cycling / Walking access	✗	✓	✓	✓	✗
Lease costs	?	✗	?	✓	?
Timeframe	?	?	✗	✓	?