

Manning Community Facility Study

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TERMINOLOGY USED IN THIS REPORT:

- ✓ **“IMMEDIATE CATCHMENT”** – SUBURB OF MANNING AND OTHER RESIDENTIAL AREAS WITHIN EASY ACCESS OF PRECINCT
- ✓ **“PRECINCT”** – THE ENTIRE AREA BOUNDED BY LEY STREET, JARMAN AVE, DUCKET DRIVE, BRADSHAW CRES, CONOCHIE CRESCENT AND WELWYN AVE.
- ✓ **“MANNING HUB”** – THE AREA BOUNDED BY BRADSHAW CRESCENT, CONOCHIE CRESCENT AND WELWYN AVENUE.
- ✓ **“THE SHOPS”** – THE WELWYN AVE SHOPPING CENTRE.
- ✓ **“COMMUNITY FACILITY”** – THE PROPOSED INTEGRATED COMMUNITY FACILITY DETAILED IN SECTION 4.
- ✓ **“THE LOOP”** – THE CURVED SECTION OF ROAD THAT JOINS CONOCHIE AND BRADSHAW CRESCENTS AT THEIR WESTERN END.

EXECUTIVE SUMMARY

SECTION 1: BACKGROUND AND OVERVIEW

1.1 Origins of the Study

The purpose of this study was

- to engage key stakeholders – those with a direct interest in the future of each of the existing facilities and/or the future of the precinct shown in Fig 1 – in dialogue about how best to develop the facilities within the precinct and, subsequently
- to provide advice on how the City of South Perth should proceed.

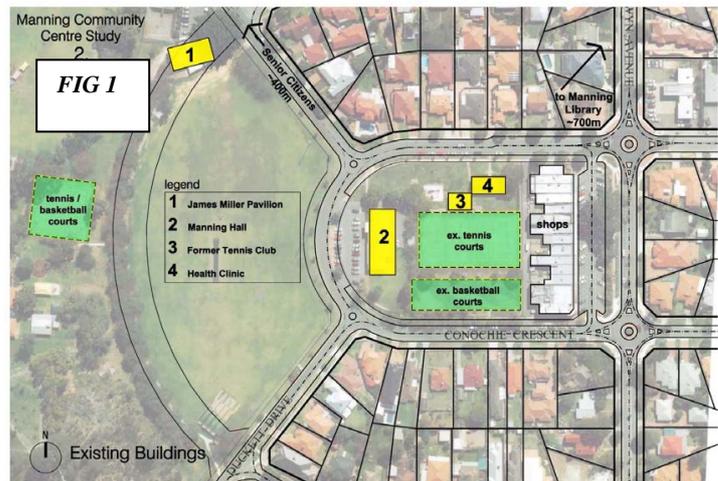
The idea of developing a community hub in the precinct had been detailed in the City's Strategic Financial Plan, which recognised it as a key to sustaining and supporting community and sporting groups.

The concept of a multi-purpose community facility also arose from a recognition that several older facilities are reaching or have reached the end of their serviceable life. The study therefore particularly explored how we could replace or complement existing community facilities within the precinct, as well as the Manning Library. Relevant facilities are shown in Fig 1, below.

The study gathered the perspectives of:

- Users and/or service providers of existing community facilities
- Shop owners and/or managers
- Potential users of new facilities
- Adjacent Residents
- Residents within 800 metres of the site.

In total over 200 people provided direct input, with a number of these representing a larger constituency.



We also held two meetings with a Reference Group that brought together a range of different perspectives.

The great majority of stakeholders were keen to see a redevelopment of facilities in a way that created a vibrant, integrated precinct – a ‘village hub’ for the suburb of Manning.

SECTION 2 WHAT DO MANNING AND ADJACENT SUBURBS NEED?

This section explores the broader requirements of the people of Manning, and how this redevelopment may serve those requirements.

It recommends that the development be kept primarily at a local scale, resisting pressures to focus on wider regional needs. It also identifies those facilities that should be catered for within the community facility, and within the precinct. Finally, it highlights community enthusiasm for genuine integration between retail, commercial, and community spaces and activities, (which is explored further in Section 3)

Recommendations include:

Recommendation 2.1.A:

That the City of South Perth continue to conceptualise this as primarily a Local Centre (as opposed to a wider District Centre) and negotiate with potential users accordingly.

Recommendation 2.2.A

That the following community facilities be included in the multi-purpose community centre:

- i. Child and Community Health Centre*
- ii. Multipurpose Activity ('Hall') Space*
- iii. Playgroup room and associated outdoor space*
- iv. Early Years/community rooms*
- v. Moorditch Keila Aboriginal Centre*
- vi. Manning Rippers Football Club*
- vii. Manning Library.*

Recommendation 2.2.B

That the facility is located adjacent to outdoor children's play areas, and 'village centre' outdoor space.

Recommendation 2.2.C

That, in developing the detailed design for the community facility,

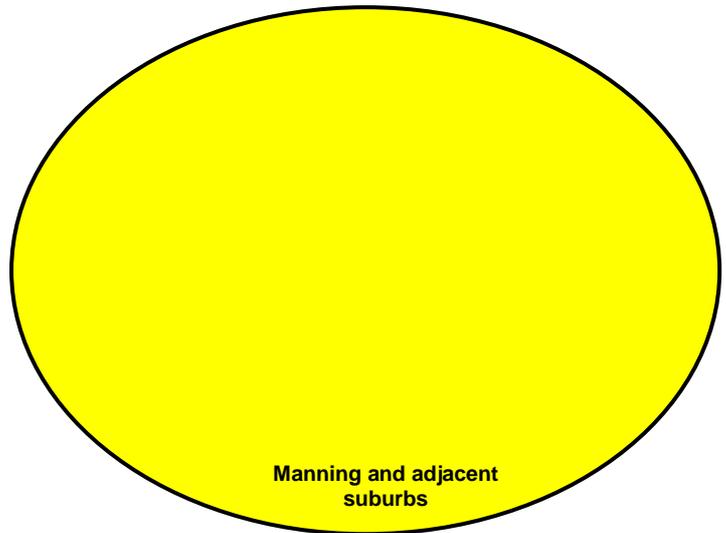
- i. careful attention be paid to ensuring access to all spaces by all people, regardless of their forms of mobility and any forms of disability (such as sight, hearing, and speech).*
- ii. showering facilities be designed for people with disabilities (in consultation with ACROD), to be available to any member of the public who may have a particular need for them.*

Recommendation 2.3.A

That the City of South Perth meet with, and provide early advice to

- staff and parents of Curtin Primary School and*
- existing Library users*

on why the library will be moved, and what is planned to mitigate the effects.



SECTION 3 CREATING THE 'MANNING HUB' IN AN INTEGRATED PRECINCT

Section 3 focuses in on the issues and opportunities related to the 'Manning Hub' and the Precinct. The study found high levels of support for an integrated hub with a 'village centre' feel. It also highlighted a range of particular benefits and concerns. These include the need for:

- Appropriate traffic management (including closure of the loop road)
- Appropriate parking
- Security
- Maintaining a pleasing 'human' scale
- Appropriate location of sports courts
- The need to create a 'community heart' through appropriate design and activities.

Related recommendations include:

Traffic Management

Recommendation 3.3.A

That, in order to mitigate potential traffic concerns:

- i. *A traffic management plan be undertaken (in close consultation with local residents) that identifies how to manage all aspects of traffic, including, but not limited to, the impacts of the loop closure.*
- ii. *Negotiations begin immediately with the Department of Transport to create direct public transport links from the Canning Bridge Station, and from north of Manning Road*
- iii. *Attractive pedestrian and cycle access to the site from within Manning (as well as links across Manning Road) be developed as soon as possible*
- iv. *Future parking entries be located to minimise through traffic, in close consultation with local residents.*
- v. *In negotiating and managing usage of the site, priority be given to local services and activities (ie those targeting local residents), rather than regional ones (ie those targeting people from the wider metropolitan region).*

Recommendation 3.4.A

That, on acceptance of the findings of this Study, City of South Perth 'door-knock' those 20 – 25 households that are most affected and invite them to discuss the potential closure of the loop.

Parking

Recommendation 3.5.A

That:

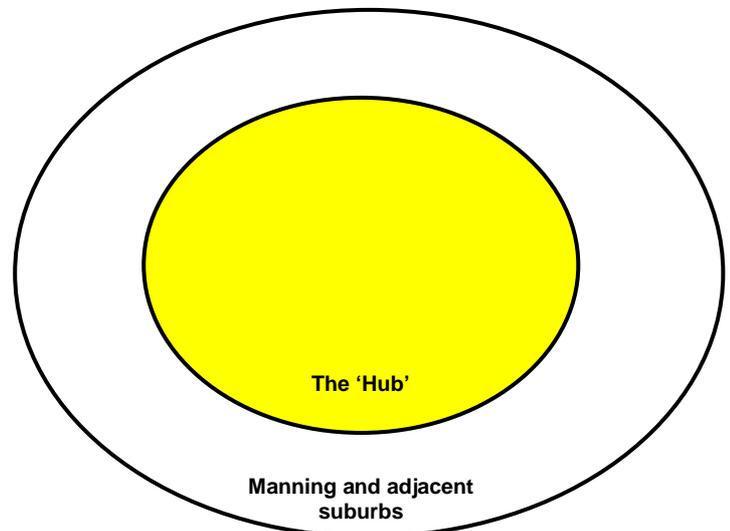
- i. *Once the floor space for the Facility and the Precinct is finalised a parking strategy be developed that shows both minimum parking requirements (ie 'best case' scenario) and maximum parking requirements (ie 'worst case' scenario). Minimal initial parking should then be provided based on 'best case' scenario, and only expanded if parking pressures prove too great. (Potential parking space can be retained as patches of attractive greenery)*
- ii. *The parking strategy considers angle parking, to maximise safety for children entering or exiting cars.*

Security

Recommendation 3.6.A

That the design of the entire precinct strives to maximise:

- i. *A feeling of 'welcome' to a wide range of users, including all age groups*



- ii. Capacity for informal community 'surveillance' (including consideration of residential units above the shops)
- iii. Interrelationship of evening functions (restaurants, café's, DVD stores, take-away outlet, library, community hall, sports clubs, etc) to ensure that the site is, as far as possible 'inhabited' by community users as late as possible
- iv. Provision of a community BBQ/play area with lighting, to encourage local residents to use pleasant spaces on the site into the evening
- v. Support for Moorditch Keila (and, if possible, youth organizations) in creating positive opportunities for young people and their families.

Human Scale

Recommendation 3.7.A

That:

- i. The facility, and the precinct that it sits in, be designed and landscaped in a way that is welcoming, aesthetically pleasing, and that maintains a human scale.
- ii. Collaboration with a Reference Group, and consultation with the wider community, occurs regularly to ensure that there is broad community support for the overall physical appearance (as well as the functional design).

Sports Courts

Some groups are keen to ensure that the community (and particularly young people) maintain access to basketball courts, for both formal and informal activities. Almost no stakeholders were aware that the courts adjacent to the school are available for community use. The following recommendation is therefore offered.

Recommendation 3.8.A

That:

- i. No Courts be retained on Conochie Crescent
- ii. The joint school/community usage of the Primary School Courts be re-affirmed by the School and City of South Perth
- iii. Booking arrangements for the courts be clarified between the City of South Perth and the Manning Primary School
- iv. All stakeholders be advised how bookings of the courts will be managed.
- v. Consideration be given to providing additional hoops and pavement outside of the School/community courts.

Community Heart

A common theme that emerged through the resident consultation, and stakeholder focus groups, was the need to create a 'community heart'. People want a place that residents feel drawn to; a place that gives a sense of where we are and who we are; a sense that we belong.

The report recommends that City of South Perth undergo 'place making', a process that involves both the 'people' work of community development and excellent design of the built form along with the spaces created by that built form.

Recommendation 3.9.A

That the City of South Perth work to create, in the precinct, a genuine sense of place and belonging through 'place making' that will involve:

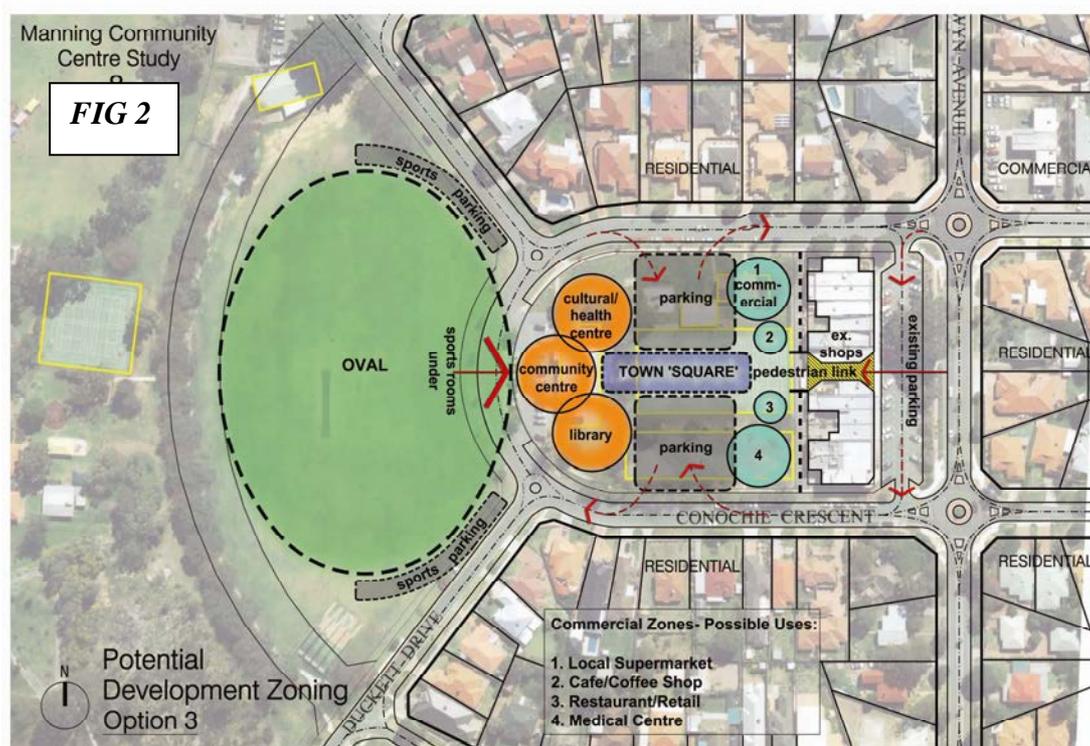
- i. Directly involving interested residents and other stakeholders in the design of the precinct
- ii. A focus on both built form landscaping and pedestrian movement that results in spaces and places where people feel comfortable, welcome, connected and 'nourished'; places that people naturally want to spend time;
- iii. Active encouragement of community activity in the space, as well as ongoing development of the space through art, plantings, etc.

PRECINCT DEVELOPMENT OPTIONS (SECTION 3.12)

Section 3.12 offers four overall design options for the precinct and the 'Hub' within it. *These are offered in order of their impact on existing land form and commercial usage – Option 1 being minimal, and Option 4 being the highest.* (This is because of the potential complexities involved in changing the shops. Note, however, that several shop owners are strongly in favour of changes to the shops)

Option 3 is recommended. It should be noted that it (unlike Options 1 and 2) involves significant reconfiguration of the existing shops. This reconfiguration will require early and ongoing discussion with the traders to negotiate a way of creating a walkway through the centre of the shops, and possibly compensating this with additional space elsewhere. **(See Recommendation 5.3.A, vii)**

RECOMMENDED OPTION



This option provides a practical means of integrating the community facility as part of a vibrant Manning Hub within a linked Precinct.

It involves:

- The Community Facility and connection retained as outlined in Option 1.
- A new commercial area developed just west of the existing service lane with a focus to the west / town square.
- A central shop(s) in existing development removed / redeveloped to allow pedestrian access through existing shops to 'town square' and Community Facility to the west, (resulting in increased 'shop front' exposure for the pedestrian link).
- The existing service lane to the rear of the shops being 'cut' in the centre (at least during business hours) to allow safe pedestrian path through central east west axis of the development.
- The possibility of introducing limited residential accommodation above new commercial development to aid 24 hour surveillance.

It offers a number of advantages:

- greater integration of the commercial precinct with community facilities and activities, to create a vibrant community heart.
- Additional commercial space to fill current shortfall within existing shopping precinct.
- The possibility of funding community facilities through income from commercial development
- The possibility of greater overall security through the introduction of limited residential use
- minimum interruption to existing commercial titles, buildings and traders
- Safe pedestrian access through the site.

Note that at least some shop owners are enthusiastic about this option, and willing to make significant changes to their shops to enable it.

Changes will require significant time for approval of changes to title, boundaries as well as liaison with infrastructure providers.

The other options outlined in Section 3.12 include:

Option 1 Assumes no changes to the existing shops. This option, however, would result in a relatively 'lifeless' precinct.

Option 2 Assumes no changes to the existing shops, but considers a proposal (put by some Councillors and other stakeholders) for underground parking (to increase amenity). However, it is not recommended as it is likely to result in

- Security issues in undercroft parking area would be significant
- Significant additional cost to development
- Vehicle entry and exit at playing field level that will interrupt the desired east west pedestrian path

Option 4 May need to be considered if the status of the current A Class reserve cannot be changed. (Current advice is that it can be, with community support) This would require considerable – and maybe impossible - disruption, with the shops demolished and rebuilt adjacent to Welwyn Avenue, moving current parking to the west of the shops. (Parking is an acceptable use for A Class Reserve.)

Key recommendations include:

Recommendation 3.10.A

That the City of South Perth immediately notify Western Power of proposed options for the site and ensure that these options are catered for in any changes to power lines.

Recommendation 3.10.B

That Council immediately begin the process of applying for necessary changes to title and boundaries.

Recommendation 3.12.A

*That City of South Perth investigates the viability of **Option 3** as its 'template' for more detailed discussions with all stakeholders. These stakeholders will include:*

- *Welwyn Ave Traders*
- *Users and/or service providers of existing community facilities*
- *Potential users of new facilities*
- *Adjacent Residents*

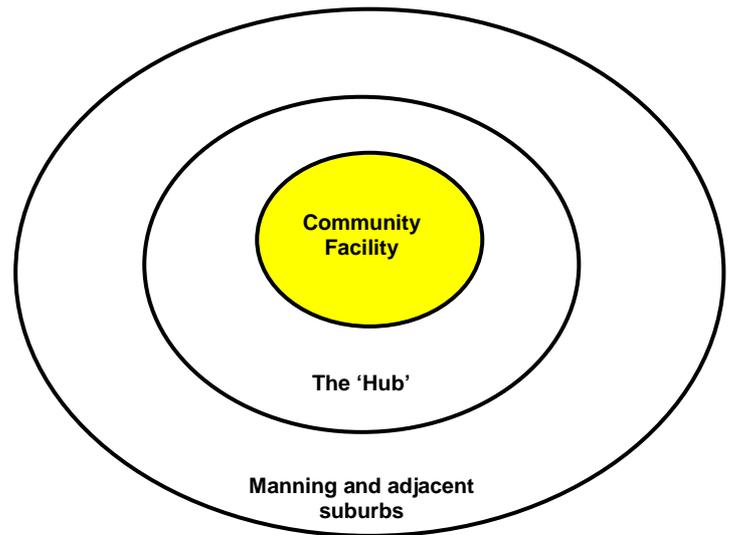
- *Residents within 800 metres of the site.*
 - *Potential funding contributors*
 - *Infrastructure agencies*
 - *Department of Planning and Infrastructure*
- (See also Recommendation 5.3.A; vii)**

**SECTION 4
THE COMMUNITY FACILITY**

Section 4 focuses on the Community Facility itself. The study did not attempt development of a detailed concept design. Instead, the study has resulted in a master plan which effectively provides a more detailed design 'brief' – a foundation that enables the City of South Perth to take the project to the next stage.

The overall master plan is shown in Fig 3, below. In addition, master plans are shown for each of the elements. These have been discussed with key stakeholders.

Significant dialogue will be needed, over the next few years, to ensure that possibilities for sharing space and facilities are maximised, without compromising the quality of services.



Related recommendations include

Recommendation 4.1.A

That the City of South Perth use the master plans and related information shown in Section 4 as the foundation for the next stages of consultation, planning, design and eventual provision of a Manning Community Facility.

Recommendation 4.2.A

That the City of South Perth retain its philosophy of significantly subsidized fees for community groups, and not seek to pass on any portion of capital costs to these groups.

Recommendation 4.2.B

That the City of South Perth's Community Culture and Recreation Branch liaise directly with all hall users, from two years prior to construction, to move towards satisfactory interim arrangements during the construction phase.

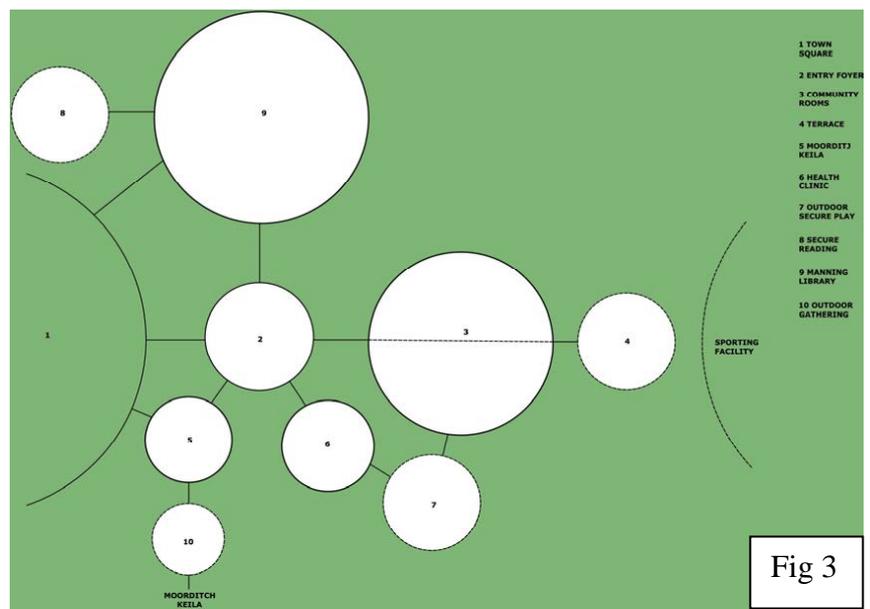


Fig 3

**SECTION 5:
FROM HERE TO CONSTRUCTION**

Section 5.1 offers indicative Costings (supported by Attachment 5) for the various aspects of the 'Manning Hub'. They are clearly indicative only, and should not be used for budgeting purposes.

We have offered here a rounded estimate of these costs. Each item includes design and construction contingencies, and Professional fees and disbursements.

A	COMMUNITY FACILITIES (Incl Library)	
A1	MULTIPURPOSE COMMUNITY FACILITIES (incl Library)	\$5,906,500
A2	EXTERNAL WORKS (Demolition, Outdoor spaces, play areas, parking, landscaping town square, etc).	\$922,000
A3	EXTERNAL SERVICES (Nominal proportion)	\$700,000
	Fees and Contingencies	\$2,236,460
	TOTAL COMMUNITY FACILITIES (Incl Library)	\$9,764,960

B	COMMERCIAL FACILITIES¹	
B1	REDEVELOPMENT OF SHOPS	\$4,200,000
B2	EXTERNAL WORKS PARKING	\$63,000
	PEDESTRIAN LINK	\$23,000
B3	EXTERNAL SERVICES (Nominal Proportion)	\$380,000
	Fees and Contingencies	\$1,262,153
	TOTAL COMMERCIAL FACILITIES	\$5,928,153

C	OVAL DEVELOPMENT	
C1	REDEVELOP OVAL	\$70,000
C2	PARKING TO OVAL	\$40,000
	Fees and Contingencies	\$29,755.00
	TOTAL OVAL DEVELOPMENT	\$139,755

	TOTAL DEVELOPMENT COST	\$15,832,867²
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Public Art @ 1% of Community Facilities (Not shown in QS figures)

\$65,000

¹ presuming redevelopment does not proceed before Community Facility

² rounding numbers in QS cumulative tally accounts for nominal difference in totals

Section 5.2 notes some potential sources of funding to complement Council's investment in the redevelopment.

Possibilities worth exploring, once plans become more concrete over the next 12 to 18 months, include potential commercial income from the redevelopment; the WA Health Department; Community, Cultural Arts and recreational funding that can contribute to 'place making' and outdoor development; State and Commonwealth Infrastructure funding, and Lotterywest.

The question of potential income from the sale or lease of what is currently Class A Reserve is a complex one (see Section 5.2), but the following recommendation has been offered:

Recommendation 5.2.A

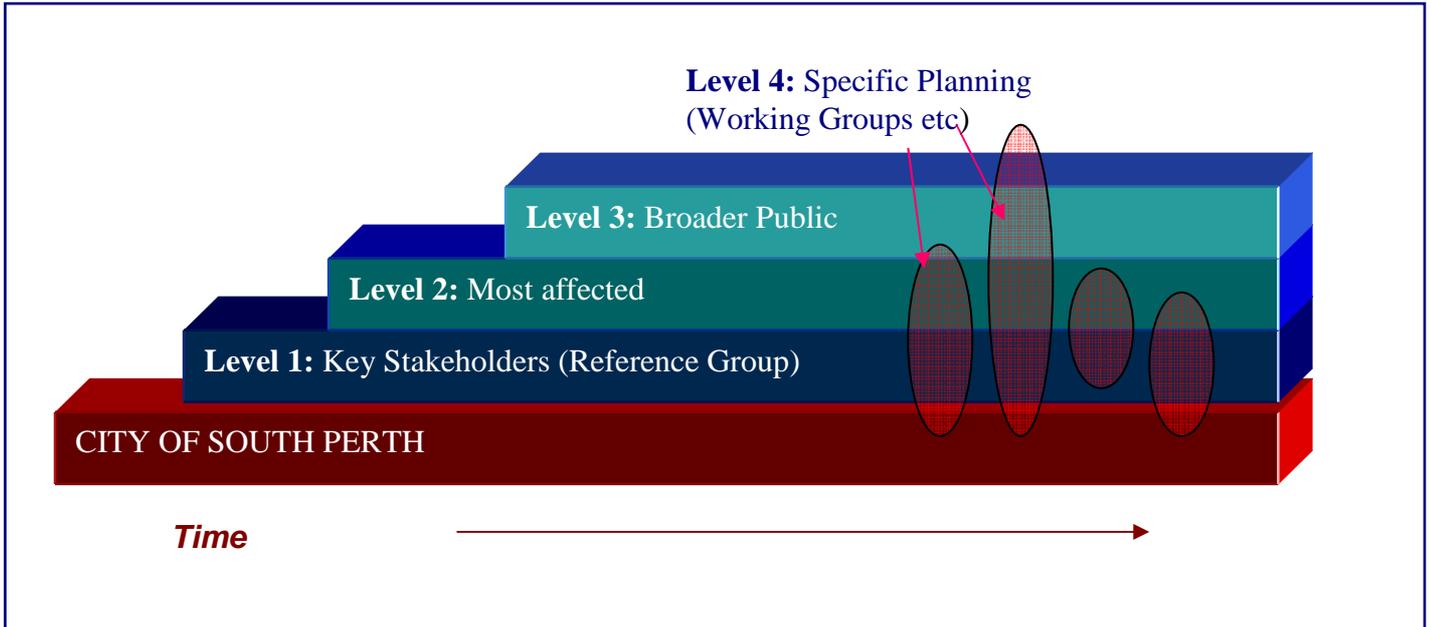
That Council investigate, in collaboration with State Government, potential mechanisms for ensuring that income from this community asset (Class A Reserve) is returned to the community rather than general state revenue.

Finally, **Section 5.3** offers an approach to collaboration with various stakeholders in the development of the Precinct, the Hub and the Facility.

The first step is for Council to endorse this report as a *foundation for stakeholder collaboration*. This collaboration will be served best if the report is maintained as a 'living document' – endorsed by Council as a foundation for discussion rather than a 'Council position'.

Using the report in this way, four 'levels' of consultation will be required to make the collaboration effective. Each level will **begin** before the next, but will remain relevant at different stages until the redevelopment is complete. This 4 level approach has the advantage of ensuring that people are appropriately involved, rather than having either a 'scatter-gun' approach of public meetings, or an approach that excludes key perspectives.

The 4 levels are summarised in the diagram below, and detailed in Section 5.3.



Recommendation 5.3.A acts as a brief summary of the proposed process.

Recommendation 5.3.A

That the following broad process for consultation be adopted.

- i. Council endorse this paper in principal, as a basis for ongoing consultation.*
- ii. Subsequently, Council delegate staff to pursue a '4 level' approach to community and stakeholder collaboration.*

'Level 1'

- iii. Distribute the paper to the Reference Group (see Attachment 1) and other key stakeholders and meet with them to:*
 - Get feedback on the report's recommendations and*
 - Clarify ongoing process of collaboration*

'Level 2'

- iv. Make extracts regarding the Library relocation (Section 2.3 and Attachment 7) available to Library users.*
- v. Offer Curtin Primary School P&C a presentation at one of their meetings regarding the reasons for moving the Library, and what might be done to mitigate the effects on their children and families.*
- vi. Meet directly with Welwyn Ave Traders to discuss, in detail, the implications of reconfiguring the shops, as outlined in Option 3*
- vii. Arrange a joint meeting with*
 - Library Users, including Curtin Primary School P&C (see Recommendation 2.3.A)*
 - Adjacent Residents (See Recommendations 3.4.A)*
 - Hall Users*
 - Welwyn Ave Traders*
 - Other precinct users (Moorditch Keila, Senior Citizens Centre, Manning Primary School)*

to:

 - Provide an overview of the broad recommendations*
 - Provide an overview of the potential timeline for development*
 - Encourage small group discussion and feedback on:*
 - 'What pleases us';*
 - 'What concerns us';*
 - 'How we want to be involved into the future'.*

'Level 3'

- viii. Arrange a broader public meeting (using small group processes) with all interested Manning residents with the same structure as step vii.*

'Level 4'

- ix. Meet with the Reference Group (and other nominated Stakeholders) at a frequency dictated by the level of decision making that is needed. (This initially, will be 3 – 6 monthly, and become more frequent as the detailed planning progresses)*
- x. Meet with targeted individual and stakeholder groups to address particular aspects of the planning and design.*

(Throughout the process, Level 1, 2 and 3 meetings will need to be held as progress requires new dialogue. The frequency of these is likely be best determined by the Reference Group.)

There is plenty of work ahead. But, having undertaken this study, the City of South Perth can build on a foundation of real strength. The result, in years to come, will hopefully be a place at the heart of Manning that enhances the quality of life of local residents, from new-born babies to retirees.

SECTION 6 CONCLUSION

Summing up

There is real enthusiasm, amongst community stakeholders and residents, for development of a vibrant, integrated Manning Hub – a ‘village centre’ for Manning that incorporates shops, a range of services and activities within the multi purpose community facility, ‘town square’ space, recreational areas, open space, sporting clubs and the senior citizens centre.

Many residents are excited by the idea of their suburb having a real ‘heart’; they see the potential to ease existing problems of parking, security and pedestrian safety; they look forward to improved local shops and cafes. And of course, they look forward to high quality, integrated community facilities – an expanded oval, improved ‘hall space’ and meeting rooms, spaces for early years experiences; a better, more conveniently located library and so on.

The study also found majority support for closing the Bradshaw Crescent ‘loop’ that currently separates the buildings and the parkland, and for relocating the Manning Library to the Manning Hub.

But this, of course, is not the end of the story. There will be concerns and disagreements along the way. For this reason, it will be crucial to maintain excellent collaboration with all stakeholder groups. (These potential concerns are identified in this report - See Section 1.4.3 for a summary). Some people will be genuinely affected, for example, by the closure of the loop road, by relocation of the library and, temporarily, by the demolition of the existing hall. Adjacent residents will have legitimate and important concerns about the impact of the development on their quality of life. Stakeholders in the community facility will have differing requirements in the design of the Facility that will be difficult, and sometimes impossible to accommodate. Shop owners and users will be disrupted by changes to the existing shops. It is essential that all these concerns and disagreements are engaged with, rather than ignored. This will require ongoing collaboration and, sometimes, negotiation.

Ongoing collaboration

This study then has provided Master Plans which provide the foundation on which to build the ongoing stakeholder collaboration. It also offers a proposal for how this ongoing collaboration should proceed (Section 5.3).

It is to the City of South Perth’s credit that they have engaged the key stakeholders at such an early stage. It will make the ongoing collaboration both easier and more effective. As consultants, we have been struck by the level of cooperation that the stakeholders have been prepared to offer. This goodwill should be a genuine asset in moving forward.

We were also struck by the excellent links and relationships that City of South Perth staff and Councillors have in the Manning Community. Quite apart from any formal processes, it can be hoped that these links are used to ensure a vigorous and open dialogue. Because it is this dialogue that will ensure that Manning Community Facility and Hub are developed in a way that maximises the potential benefits, while minimising the potential concerns.

So collaborative planning can proceed from here on a foundation of real strength. The City of South Perth is excellently placed to make it work. The result, in years to come, will hopefully be a place at the heart of Manning that enhances the quality of life of local residents, from new-born babies to retirees.

SECTION 1: BACKGROUND AND OVERVIEW

- 1.1 Origins of the Study**
- 1.2 Scope and structure of the Report**
- 1.3 Methodology**
- 1.4 Stakeholder Views on Redevelopment**
 - 1.4.1 High Support:
 - 1.4.2 Potential Benefits for local people
 - 1.4.3 Potential Concerns for residents

SECTION 1: BACKGROUND AND OVERVIEW

1.1 Origins of the Study

The purpose of this study was

- to engage key stakeholders – those with a direct interest in the future of each of the existing facilities and/or the future of the precinct shown in Fig 1 – in dialogue about how best to develop the facilities within the precinct and, subsequently
- to provide advice on how the City of South Perth should proceed.

The following extract from the Project Brief outlines the background. .

“The development of a major community hub in the Manning area at Bradshaw Crescent in the precinct embracing the current Manning Hall, James Miller Pavilion and Kensington Tennis Club is detailed in the City’s current Strategic Financial Plan, which outlines major City initiatives over a five year period. This initiative is one of the fundamental platforms identified in previous studies as to the best way to sustain and support our community and sporting groups. While the exact timing of the development is yet to be determined, it is envisaged that it would commence in the 2009/10 financial year.

The proposal looks at how to effectively integrate, into a cohesive precinct, a number of ageing stand-alone facilities that have deteriorated and are no longer well suited to the purposes for which they were originally created. Involving an innovative proposal to eliminate the Bradshaw Crescent ‘loop’ that currently separates the buildings and the parkland, this concept looks at the best way to integrate the facilities as well as considering important linkages with an adjacent shopping precinct, primary school, surrounding recreational areas, sporting clubs a senior citizens centre and transport nodes.”

1.2 Scope and structure of the Report

The study focuses on a Facility, within a ‘hub’, within a suburb. This report is therefore structured in a way that ‘zooms in’ on the facility itself.

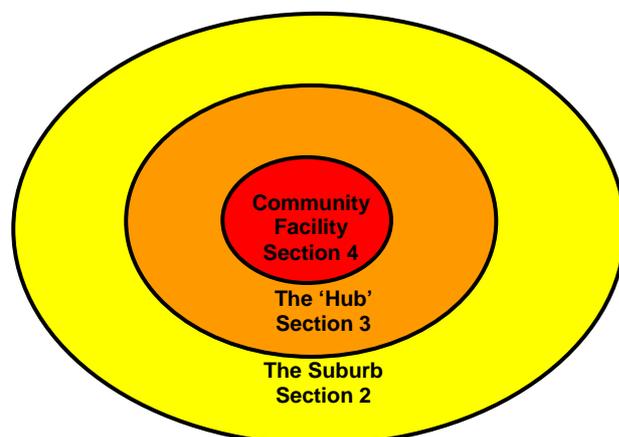
“Section 2: What does Manning, and its adjacent suburbs, need?” looks at how the facility and its precinct serve local people. It also summarises, from the perspective of residents, potential benefits and concerns relating to the Manning Hub.

“Section 3: Creating the ‘Manning Hub’” summarises views on how the ‘hub’ and the precinct it sits in should be designed and managed to achieve the best possible outcomes.

“Section 4: The Community Facility” summarises views on how the multi-purpose facility should be designed to achieve the best possible outcomes. This includes master plans, and effectively acts as a design brief for the next stage of design.

Each of these sections highlights particular aspects that will require further or ongoing consultation.

“Section 5: Where to from here” recommends ongoing processes of consultation, and provides a body of information for funding.



1.3 Methodology

This study sought to bring together the perspectives of:

- Users and service providers of existing facilities and services (including retail and commercial)
- Potential users of new facilities
- Adjacent Residents
- Residents within 800 metres of the site.

In the course of the study we met with – often more than once – representatives of:

- Staff and users of Manning Library
- Manning Infant Health Clinic (staff meeting and question sheets)
- Southcare
- Moorditj Keila
- Manning Senior Citizens Committee
- Welwyn Ave Traders Association
- South Perth Lions Club (Phone conversation only)
- Manning Rippers Football Club
- Manning Primary School
- Playgroups
- Manning Toy Library
- Regular Manning Hall Users (individual conversations, and combined meeting)
- Nearby residents (meeting of 27 residents, in addition to 27 returned question sheets)³
- 17 Young people via Church of Christ Youth centre.
- Key Staff of City of South Perth
- Councillors of City of South Perth

In total over 200 people provided direct input, with a number of these representing a larger constituency.

We also held two meetings with a Reference Group that brought together a range of different perspectives. The first Reference Group meeting looked at the 'Hub' as a whole. The second focused more directly on the Community Facility itself. These meetings allowed us to revise (in some cases quite significantly) the master plans that had begun to emerge from earlier consultations. The membership of this Reference Group is shown in **Attachment 1**.

1.4 Overall views on redevelopment

1.4.1 High Support:

There is a high level of support for the development of a community facility in the heart of Manning. This is evidenced by the fact that:

- of 27 question sheets that were returned by residents who could not attend the Residents Meeting, only 3 were clearly opposed the idea of a facility.

³ All residents within 800 metres of the site (and in some cases beyond) received basic information, an invitation to a public meeting, and question sheets in the mail boxes.

- at the residents meeting, (which also attracted, coincidentally, 27 people) there was overwhelming support for a new, integrated facility⁴.
- all discussions with the different stakeholder groups also reflected this high level of support for an integrated community facility.

However, development of a facility, at this stage is clearly not a 'yes/no' question. The most truthful answer for many people at such an early stage would be 'it depends'. Our task is to determine what it depends on: to identify potential concerns, and potential benefits so that the City can ensure, in developing the site, that the concerns are addressed, and the benefits maximised. If it cannot do this effectively, opposition to the facility could arise in the future.

We have therefore provided, below, a summary of the potential benefits and concerns that were raised. Most of these will be covered in more detail in the remainder of the report.

1.4.2 Potential Benefits

Improvement in, and integration of, community facilities (including Oval area)

Creating an integrated 'village centre':

People are keen to see a 'heart' within their suburbs that brings together retail, community space and facilities, sporting activities, schooling, etc.

Benefits to family life:

Many would like to see opportunities for all members of the family to engage in activities in the local community (but away from the various screens – TV, computer, DVD's, Game Consoles, etc - that can overtake us)

Improvements in parking:

This is seen as problematic at present, and many see the development as an opportunity to improve it.

Improvements in security:

This is also seen as problematic at present, and many see the development as an opportunity to improve it.

Improvements in the local shopping centre:

The shops are successful and popular, but many would like to see them enhanced to make a more pleasant and vibrant community space. They would also like to see more pleasant cafes.

Increased traffic and pedestrian safety:

People see this being achieved, for example, through closure of the curve that joins the west ends of Bradshaw and Conochie Crescents, and attention to the existing parking entries and exits.

Integration of various cultural and age groups:

This includes, but is not limited to celebration of Aboriginal culture and community.

⁴ The primary exception to this was a group - not local residents - that were concerned that they would lose access useable hall space at the site. This group has since been involved in further discussions to assure them that this would not be the case.

Universal Access:

All areas of the site can be accessible for all people including infants and children in prams, people with any forms of disability, people using wheelchairs and 'gophers' and those who have limited mobility.

If possible, this should include a fully equipped change room and showers for people with disabilities (in addition to toilets). See further notes on this in Section 2.2.8.

More efficient building maintenance**Environmental benefits:**

Such benefits might come by having local facilities which can be reached on foot or bicycle, or by combining various visits (eg shops, library, playgroup) into one. They may also be achieved through ecologically sensitive design.

This is an impressive list of locally recognised potential benefits. In developing the Site, the City of South Perth will need to work to maximise these benefits.

However, we were careful to also ask people to also highlight potential concerns, even where they were keen for the development to proceed. The facility will only succeed to the extent to which these very legitimate concerns can be properly addressed. Each of these will be explored in more detail in the appropriate section of this report.

Of course, some of the potential benefits were also identified as potential concerns.

1.4.3 Potential Concerns**Parking:**

As stated above, this is currently considered problematic. It is important that the facility improves, rather than worsens, these parking problems

Traffic and pedestrian safety

These are clearly extremely important to local residents as well as users of the site. Any increase in traffic will need to be carefully managed.

Security:

Many local residents and current users are troubled by anti-social behaviour at present and would be distressed if this development attracted more such behaviour. The hope, then, is that the development improves the level of actual and perceived community safety.

Amenity:

There is a significant and understandable fear that an unattractive 'monolith' might be built, within a concrete desert of car parking. Excellent (and collaborative) design will be essential

Transport:

A number of other concerns (parking, traffic, loss of nearby library) can be partly addressed by improved public transport links. Links directly from the site to both Canning Bridge Railway Station and to the area North of Manning Road are called for.

Access to Library:

While many will benefit by relocation of the library, some will be disadvantaged. This is dealt with in some detail in Section 4.3.

Costs to Ratepayers:

It will be important to demonstrate that any short term additional cost is good use of tax payer's money, either in long term financial gains, or community benefit, or both.

Potential Loss of Basketball and Tennis Courts:

Though underused and in disrepair, concerns were expressed at the loss of these courts for formal and/or informal use. (Others would be happy to see them go. This needs to be addressed through more effective use and management of the school/community shared use courts adjacent to Manning Primary School.

Accessibility: (Particularly cost).

Some groups have sought reassurance that the potential costs of a higher quality facility will not be passed on in usage fees. Some groups are already stretched, and increases in fees could make their usage unviable.

Interim arrangements:

There will likely be a significant period of time between demolition of the existing community hall and completion of the new activity space. Arrangements will need to be made to ensure all groups have alternative accommodation.

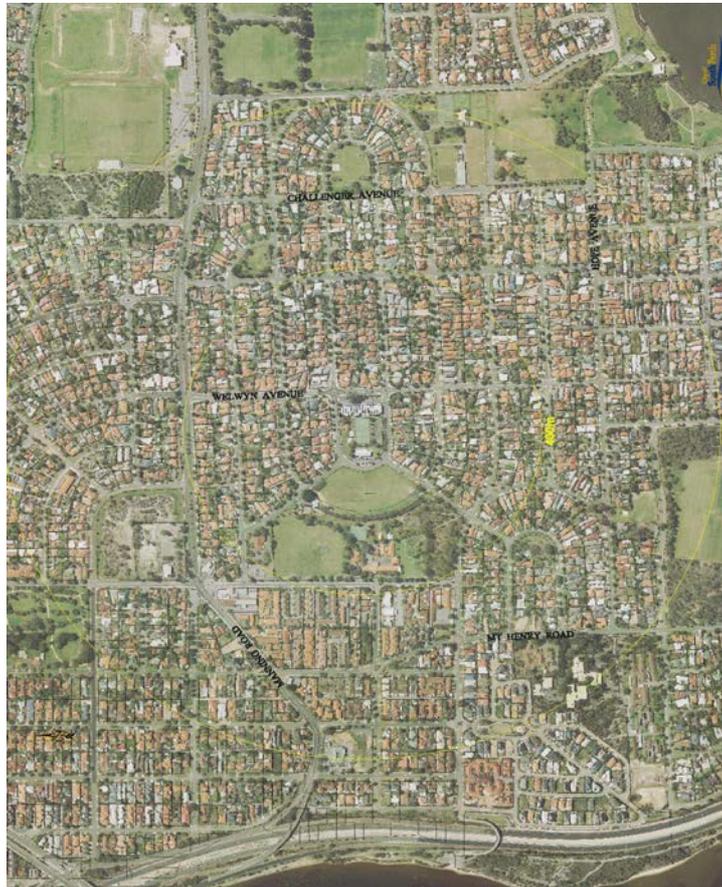
Potential Noise conflicts:

Design and management will need to ensure that there is minimum noise conflict between user groups, and/or between users and adjacent residents.

These potential benefits and concerns, then, lay the foundation for the remainder of this report.

Section 2:

What do Manning and adjacent suburbs need?



CONTENTS

2.1 A Local Scale

2.2 Service Provision in the Community Facility

- 2.2.1 Child and community health centre
- 2.2.2 Activity ('hall' space)
- 2.2.3 Early Years space
- 2.2.4 Moorditch Keila Aboriginal Centre (office and small meeting space)
- 2.2.5 Football Club
- 2.2.6 Town Square' space(s)
- 2.2.7 Library
- 2.2.8 Showers for people with disabilities

2.3 Relocating the Manning Library

2.4 Facilities to remain in precinct

2.5 Possible additional services within the Precinct

- 2.5.1 Child Care.
- 2.5.2 Commercial Health services

2.6 Important exclusions

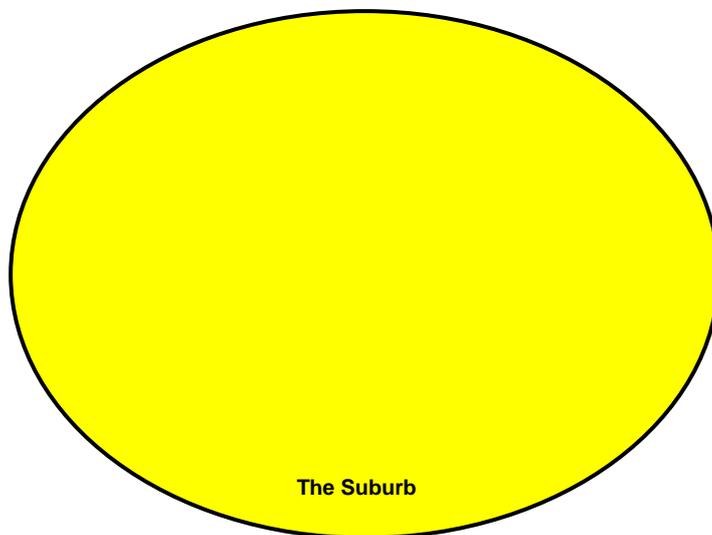
2.7 A Place For Community – Integrating Commercial Spaces.

Section 2: What does Manning and adjacent suburbs need?

This section focuses primarily on ‘the bigger picture’: What should be located at the site to serve the people of Manning and adjacent suburbs. It also highlights considerations for access to the site from the immediate catchment.

2.1 A Local Scale

This facility will become the ‘hub’ of activity for the surrounding area. Given its location within a residential area, and the fact that it is not on any major through road, residents are keen for it to be understood as a local centre, not a district or regional one. It will be important for the City and other Stakeholders to be mindful of this, as the site is actually well located for access from the northern and southern corridors of Perth. (It is minutes by car - or bus if a link is provided - from the freeway and the Canning Bridge Railway Station.)



Recommendation 2.1.A:

That the City of South Perth continue to conceptualise this as primarily a Local Centre, (as opposed to a wider District Centre), and negotiate with potential users accordingly.

This need not be exclusive, but where there is potential competition between locally based activities or interests and District ones, the local should take priority.

2.2 Service Provision in the Community Facility

It is recommended that the following facilities be included at the Hub, to serve the immediate catchment⁵:

2.2.1 Child and community health centre

This will replace the (ageing and inadequate) centre that is already on the site. Staff and management at the centre are major advocates for an integrated facility seeing major benefits in relation to sharing of resources, as well as ‘cross fertilisation’ between their own work and that of the library, playgroups and other children’s activities, Moorditch Keila, and the Commercial health services.

⁵ Design issues are shown in Section 4, along with master plans

2.2.2 Activity ('hall' space)

This will replace, and improve upon, the current Manning Hall. While some are fond of the old hall, few will be overly sad to see it go. Particular issues relating to this space are detailed in Section 4.2. The activity space will need to be suitable for:

- ✓ dance,
- ✓ martial arts,
- ✓ creative arts (including wet space)
- ✓ an adjacent kitchen.
- ✓ raised stage (though not to theatre quality)
- ✓ large meetings and events (eg faith gatherings, social functions)
- ✓ smaller meeting spaces

2.2.3 Early Years space

Current playgroups (which operate in other nearby locations) are full. The under-5 population of the local area is growing (according to birth statistics). The Children's Services Officer of the Department of Child Protection has identified Manning as an area lacking in children's services and facilities.

The master plan therefore shows significant space for:

- ✓ Playgroups (allowing for one space to be used exclusively for playgroups, at least between 9:00 am and 3:00 pm)

with an additional space that can be used as flexible community space, but designed appropriately for:

- ✓ Crèche provision
- ✓ 3 year old kindergarten (unlicensed)
- ✓ Occasional playgroups.

This usage of this additional space may well vary, and may change over the years. Note that it there was not a call suitable for a licensed child care service. (ie child care that allows parents to leave the facility). Such a service is more appropriately integrated with formal child-care and/or education services. See Section 2.5.1 for further discussion of child care.

Related to these early years spaces, there would be a need for both:

- ✓ Publicly available playgrounds and:
- ✓ Playgrounds attached to the playgroup/early years indoors spaces. (Safe, exclusive use outdoor space can be more important to playgroups than the indoor space)

2.2.4 Moorditch Keila Aboriginal Centre (office and small meeting space)

Moorditch Keila is already a strong asset in the local area. Leaders of the group have been involved in assisting when young Aboriginal people are engaged in anti-social behaviour (through the simple act of talking to their families), and have also established youth sports teams. Their office and meeting space is currently in what was once the tennis pavilion on the site, so their inclusion on the site will have no additional impact on parking or traffic.

They are also significant users of the current Hall and kitchen, and will be wanting to continue to use similar activity space into the future.

2.2.5 Football Club

The Manning Rippers football club is also a major asset in the local area, providing social and sporting activities for many local families. Their clubrooms are currently located within the precinct (on the north-western edge of the oval). They are keen to be a part of the new

facility as long as it can be designed in a way that maintains or improves their current arrangements.

2.2.6 'Town Square' space(s)

A common theme for local residents was the desire to have a 'community heart' or 'village centre'. Outdoor space or spaces should encourage use by people wanting to simply be out in their community.

2.2.7 Library

A required outcome for this study was advice on "the implications of relocating the Manning Library to the Manning Community Facility". For this reason, there has been a more detailed analysis of the level of support for inclusion of the Library in the Precinct. (See Section 2.3 and Attachment 7)

2.2.8 Showers for people with disabilities

In addition to the need for universal access throughout the site, the Facility could offer a further benefit to people with disabilities. It has been pointed out that it is very difficult for people with certain disabilities to find public showering facilities. This can cause unacceptable indignities for these people where, for example, they have experienced incontinence.

The coordinator of 'Dancing with Disabilities' has put forward a vision that such facilities be made available by local governments throughout Perth, ensuring they are distributed around the metropolitan area.

Recommendation 2.2.A

That the following community facilities be included in the multi-purpose community centre:

- i. Child and Community Health Centre*
- ii. Multipurpose Activity ('Hall') Space*
- iii. Playgroup room and associated outdoor space*
- iv. Early Years/community rooms*
- v. Moorditch Keila Aboriginal Centre*
- vi. Manning Rippers Football Club*
- vii. Manning Library.*

Recommendation 2.2.B

That the facility is located adjacent to outdoor children's play areas, and 'village centre' outdoor space.

Recommendation 2.2.C

That, in developing the detailed design for the community facility,

- i. Careful attention be paid to ensuring access to all spaces by all people, regardless of their forms of mobility and any forms of disability (such as sight, hearing, and speech).*
- ii. Showering facilities be designed for people with disabilities (in consultation with ACROD), to be available to any member of the public who may have a particular need for them.*

2.3 Relocating the Manning Library

The majority of people – Library Users and others – interviewed or surveyed were in favour of moving the library.

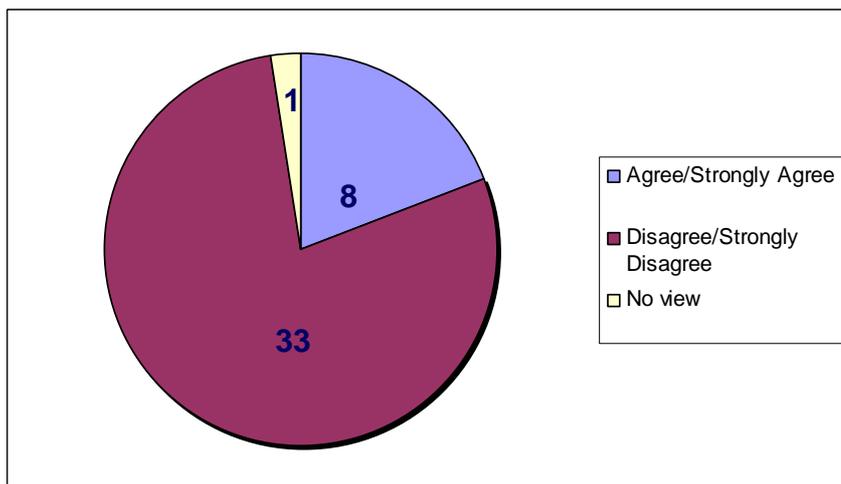
Of those attending the residents meeting, none were opposed to

moving the library, and most were in favour. Of more direct relevance were the views of library users as they will be most affected. (In reflecting on these figures it is worth noting that current library users will be most likely biased towards the existing site, as they are clearly able to reach it at present.)

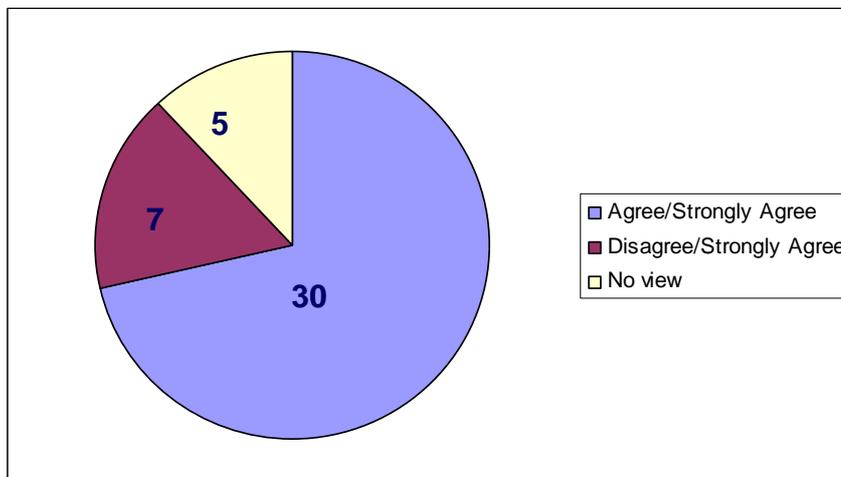
The survey results (see Attachment 7 for more detailed analysis) showed the following responses to two key questions:



- (a) **Moving the library over to Bradshaw Crescent would cause some significant problems for me.**



- (b) **Co-locating the Library with other community facilities and shops would offer some genuine advantages.**



All indications, then, are that the library should be moved.

Many users find the current site isolated, dangerous (due to proximity to the road), and inconvenient (as it generally requires a special trip, rather than combining a library visit with other activities such as shopping meeting friends, health visits, school, playgroup, toy library, etc). All of these factors will be improved over time.

Others favour a move because of the potential they see in integrating a library as part of a vibrant 'community heart' – the 'village centre' that people come to for their various community needs.

It seems clear, then, that the library should be moved. However, though relocation of the library is recommended, the consultation (both through meetings and surveys) has highlighted a number of factors that will need to be considered if this move is to be successful.

Access from the North of Manning Road

Transport options from north of Manning Road, including for the students of Curtin Primary School, will need to be considered. This may include, for example:

- Upgrading pedestrian/cycle crossings of Manning Road
- Upgrading pedestrian/cycle ways down Welwyn Ave or parallel roads.
- Diverting the Number 31 (and related) bus route to stop at the Manning Hub.

Parking

Parking will need to remain adequate and convenient.

“Ambience”

The library will need to be located in a way that ensures there is minimal distraction from incompatible uses in the neighborhood centre.

The shady environment of the current library is valued, and, if possible, should be emulated.

Security

The library will need to be located in a way that ensure there is maximum observability by local residents and other precinct users

Convenience

The Library will need to be located and designed so that users enjoy optimum access to parking, shops, health services, children's play space, and other community users.

Child Friendliness

The Library should be designed (and managed) in a way that maximizes the relaxed ambience and 'child friendliness'. This may require children's spaces which could relate directly to, for example, playgroup apace, toy library space, child health services, etc.

Maintain or Improve Standards

Staff are highly praised. Consequently it is important to retain high quality staff. (Most staff are very keen for the library to be moved as they believe this will improve both quality and personal security)

Stock should be, if possible, improved. (This will be assisted by the likelihood that usage will increase in the new location). It is very likely that the Library usage will increase at the new site. (It is relatively low at the moment due to its isolated location). Planning will therefore need to accommodate this increased usage.

Physical Quality: A number of people would like to see the physical quality of the building improved. People called for

- additional space (shelving and room space),
- additional rooms to improved mixed usage (eg children's activities that don't disturb other users)

- improvements to ensure universal access,
- improved thermal management
- additional computers
- more reading desks and, less specifically,
- a 'freshening' up of the aging building.

Most of these improvements should be built into a new facility.

Effectively, the above list of factors provides a clear brief for the designers of the new library, and for City of South Perth.

Notwithstanding the strong majority view on, and overwhelming benefits of, relocating the Library, the move will come with genuine costs to a minority of people. It will therefore be essential that the City of South Perth engage well with these people, and from an early stage. This leads to the following recommendation:

Recommendation 2.3.A

That the City of South Perth meet with, and provide early advice to

- *Staff and parents of Curtin Primary School and*
- *Existing Library users*

on why the library will be moved, and what is planned to mitigate the effects.

2.4 Facilities to remain in precinct

In addition to these uses, we are currently recommending, based on feedback from various stakeholders, that:

- The Seniors Centre remains where it is, and improved links be created between the centre and the new facility. Moving the activities of the Seniors' Centre to the site dramatically increase the footprint of the community facilities. Many of the current Board and users prefer to maintain a facility that is able to clearly respond to the needs of seniors.
- The basketball/tennis courts that were developed at the primary school for joint community/school use be 'revitalised' – through more effective collaboration – to be used by community groups (including, for example, Moorditch Keila or church groups).

2.5 Possible additional services within the Precinct

2.5.1 Child Care.

There is a growing population of children in the Manning area. The Department for Child Protection Children's Services Officer advises that there is a significant under-supply of licensed child care for children aged 0 – 12.

If such facilities were to be developed, (and determining their feasibility is beyond the scope of this study), there may be opportunities to locate them on Department of Education and Training land, adjacent to the school. (The school currently has significant land that is surplus to requirements). This could either be through land purchase, or through agreement with the Department.

This would have the added benefit of creating a '0-12' educational environment, where children build a relationship with the school in their earlier years. This has not been explored with the Education Department or the school.

2.5.2 Commercial Health services

A centre for commercial health services is seen as very compatible with both community uses and retail. There is a physiotherapist currently adjacent to the site (opposite the

shopping centre car park entry) who is in favour of such inclusion, and has informally suggested he could move his business into the precinct if the opportunity arose.

Possible services within such a centre might include some or all of: medical, physiotherapy, dentist, pilates, therapy pool, etc.

Questions of commercial viability for such a centre are beyond the scope of this study. Once these questions are determined, a careful analysis of traffic and parking implications would need to be made.

2.6 Important exclusions

Some people would like to see **indoor competitive and team sports** provided for. These were always outside the brief as they are currently provided at the George Burnett Leisure Centre.

A **large performance space** would have real benefits to some but is not currently recommended because:

- There would only be intermittent demand
- it is too large for the overall space available,
- there are facilities available for hire nearby (particularly in secondary schools), and
- it could cause major parking difficulties.

(There may, however, be possibilities for some larger events - though not to theatrical standards - by creating a 'hall' area that opens up to an outdoor area)

Some residents suggested, through our consultation process a **swimming pool**. This is part of an ongoing debate between some residents and Council (who have asserted that, given the number of available swimming pools within easy reach of residents, the benefits would not justify the costs). In any case, this site is not a suitable location for this, due to size constraints.

2.7 A Place For Community – Integrating Commercial Spaces.

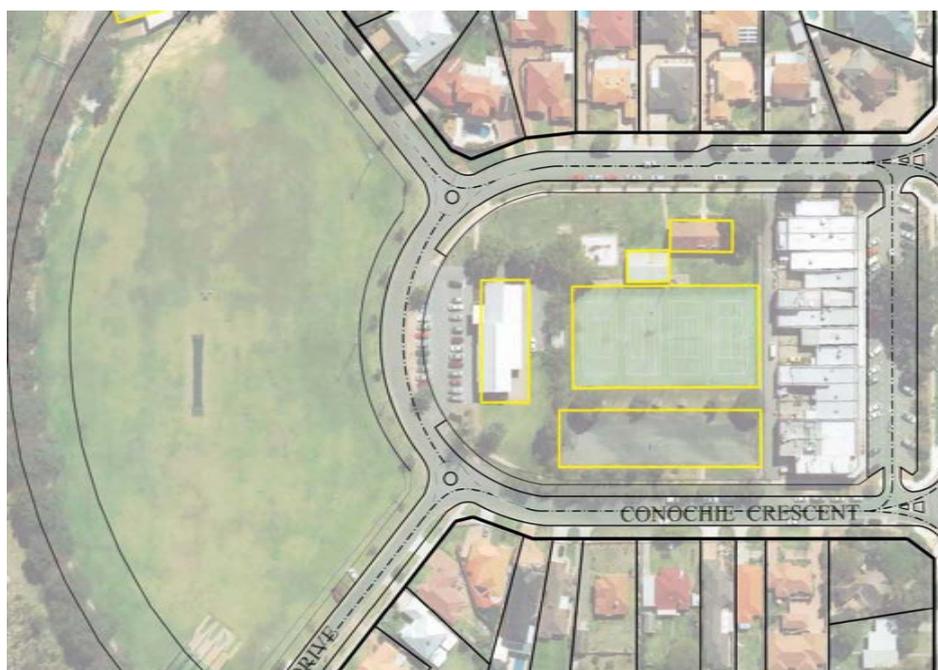
In the course of consultations it became clear that most stakeholders including local residents are keen to see a safe, vibrant attractive place at the heart of Manning. This included significant dialogue about the commercial uses of the site.

Most people, including the majority of retailers would like to see a refurbishment of the shops on the site. They would also like to see a development in which these shops interact directly with community facilities. Of particular interest to many people were improved cafes, preferably facing on to pleasant outdoor area to create an enhanced community feel – a place where people would like to spend time together.

Young people felt that one of the keys to minimising anti-social behavior was creating spaces that 'attract people for the right reasons, rather than the wrong ones.

Section 3:

Creating the 'Manning Hub' in an integrated precinct.



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Section 3:

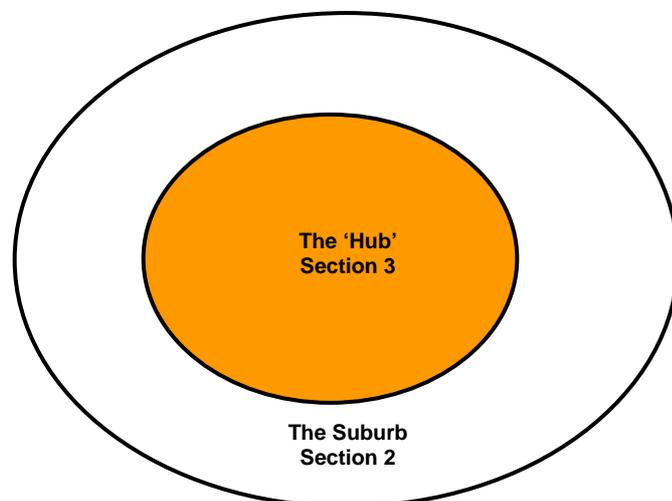
Creating the 'Manning Hub' in an integrated precinct.

While Section 2 explored the overall needs and concerns of the Manning area, this section will look more closely at the 'Manning Hub' and the Precinct. This Precinct is shown in Figure 1 and stretches from the Seniors' Centre and Primary School at the west end to the Welwyn Avenue Shops at the east.

It has made no proposals for physical changes to the Manning Seniors' Centre, or the Manning Primary School.

As highlighted in Section 1.4 this study found high levels of support for an integrated community facility at the Manning Hub. However, it also identified a range of potential **concerns** and **benefits**.

Consequently, this section details the range of issues that the design and management of the Precinct will need to address.



3.1 Improvement and Integration of Facilities

The most obvious benefit of this facility, done well, will be the improvement and integration of the individual 'parts' that it incorporates. There are 'synergies' between virtually all uses that have been identified for the site, from the school at the west end right through to the shops at the east.

A sample of potential benefits to a more integrated site, as identified by different stakeholders includes:

- School classes could access the library and hall (without having to cross a road, which requires parental permission for each trip)
- A common crèche space could be available for a range of different activities
- A visit to the library and child health nurse could be combined with a visit to the shops;
- The library's usage is likely to increase through 'passing traffic'
- All users will be able to hold reasonable size functions 'on site'
- Child Health Nurses can link very directly with Playgroup parents.
- Hall users (eg gaming groups, dance groups, etc) could socialise at the local café
- Common toilets, kitchen, outdoor space, and meeting rooms could ensure efficient use of resources.

These potential benefits have been incorporated, as far as possible, into the broad master plan shown.

3.2 Improvement and Integration of 'Hub'

Almost everyone we spoke to was particularly keen about integrating the whole 'hub'. The idea of an easy pedestrian 'flow through' from enhanced shops, past a pleasant café, down through a 'village place/town square' to a vibrant mix of community activity, then across the oval to the school: that was a village centre that most people would love to see.

Its achievement – in the years to come, will depend as much on the design and management of the shops and other commercial facilities as it will on the community facilities and outdoor areas. Many

of the current retailers are very keen for such integration to occur and want to be partners in making it happen. (There are several different owners of retail space at the Centre)

This study only went part way to exploring the full requirements for creating such a precinct. Indeed, the current master plans for the community facilities can work without any changes to the shops, but every stakeholder agrees that this would dramatically diminish the effectiveness of all precinct uses.

In developing the hub the City of South Perth will need to:

- Manage traffic flows in surrounding streets,
- Ensure adequate and well-designed parking (that does not turn the area into a 'desert' of car parks), with entries and exits that are safe and minimise disruption to adjacent residents
- Create solutions for servicing of the shops and other commercial uses that does not disrupt residential living.
- Encourage commercial activities that maximise a sense of community (such as high quality cafes), and reasonable levels of after-dark trading (eg DVD stores, take away, restaurants and cafes) that enhance security
- Maintain commercial viability

It is important to emphasise that any significant increase in commercial floor space within the precinct will need careful dialogue with nearby residents and other site users, as these could potentially have disadvantages for some of these residents.

3.3 Traffic Management and Access to the Hub.⁶

One of the key concerns raised by local residents is potential increases in, and redirecting of, vehicles. It will be essential to ensure that the precinct is designed to ensure that:

- Pedestrians, including children, are safe;
- Minor traffic accidents are kept to a minimum
- Traffic noise is minimised.

Traffic management issues may arise, from:

- Increased usage of the site
- Closure of the curved road to the west of the site
- Creation of new parking entries on Bradshaw and Conochie Crescents.

In relation to site usage, increases are unlikely to be very high. They will stem mainly from:

- Relocation of the library (which has only occasional 'high usage' times)
- Creating space that encourages playgroups to the site (resulting in 15 – 20 cars at a time, which would, for example, mean around 7 – 10 cars on each of Bradshaw and Conochie Crescents.

Child and community health services, Moorditch Keila, most hall usage, and the football club, already exist within the precinct. They are therefore unlikely to generate increased traffic, unless



⁶ Any increases in commercial or retail floor space is beyond the scope of this study. However, it may raise important questions in relation to overall traffic volume. This may need to be dealt with as part of a separate study

additional regional (as opposed to local) activities are generated. (While the football club will move up the road, this will result in no net increase in traffic).

In addition to overall traffic management, access to the hub depends on:

- ✓ Excellent access by foot, bike, pram and wheelchair
- ✓ Direct public transport links, particular to north of Manning Road and the Canning Bridge Railway Station

A particular cohort that should be considered are the students of Curtin Primary School. They are currently within reasonable walking distance of Manning Library. A slight re-direction of the 31 and 731 routes may mitigate the effects of the relocation.

Recommendation 3.3.A

That, in order to mitigate potential traffic concerns:

- i. A traffic management plan be undertaken (in close consultation with local residents) that identifies how to manage all aspects of traffic, including, but not limited to the impacts of the loop closure.*
- ii. Negotiations begin immediately with the Department of Transport to create direct public transport links from the Canning Bridge Station, and from north of Manning Road*
- iii. Attractive pedestrian and cycle access to the site from within Manning (as well as links across Manning Road) be developed as soon as possible*
- iv. Future parking entries be located to minimise through traffic, in close consultation with local residents.*
- v. In negotiating and managing usage of the site, priority be given to local services and activities (ie those targeting local residents), rather than regional ones (ie those targeting people from the wider metropolitan region).*

3.4 Closing the Loop Road

The original brief highlighted the possibility of closing the 'loop' that separates the hall from the Oval. We explored this possibility at all meetings, and with most stakeholders. There was very wide support for the idea.

From most perspectives, the site would be significantly improved if this closure occurred. Stakeholders assert that it would:

- remove a barrier to the oval, school and seniors centre, creating a single precinct, rather than separate precincts
- reduce a major traffic safety hazard
- stop significant 'speedway' driving that occurs at present.
- allow the oval (which is at present known as 'the bowling alley' to be expanded to the proper size for cricket and football.
- enable school students to access the library and other facilities safely within and outside school hours
- mean that the school would not have to get parental permission every time they wanted to visit the library.
- Allow (due to the elevation difference between the oval and the 'hall site') the possibility of two-tier facilities, with 'oval related' activities (change rooms etc) on the lower level.

This would, of course, come at some inconvenience to those who currently use the loop as a short cut to and from their home. However, no-one at the residents meeting was opposed to the road

closure, as long as an appropriate traffic management study is done (including the impacts on traffic in surrounding streets).

One resident (who lived on Conochie Crescent) summed up her position: *“I use the loop each morning to get to work, so it would be an inconvenience to me. But I also worry, every morning, about my son crossing it as he goes to school. So despite the inconvenience, I’d like to see it closed”*

If closure of the loop cannot occur, the community facility is severely compromised. It is essential, then, to meet early with local residents to begin exploring the potential impacts and what can be done to mitigate those impacts.

Recommendation 3.4.A

That, on acceptance of the findings of this Study, City of South Perth ‘door-knock’ those 20 – 25 households that are most affected and invite them to discuss the potential closure of the loop.

3.5 Parking

One of the major concerns voiced by local residents is parking.

There are already some strains in relation to parking. These include:

- Parking strains at the northern end of the shopping centre car park.
- Danger of minor traffic accidents at entry and exit of shopping car park
- Street parking pressures for football games (particularly on Thursday nights and weekends)
- Sunday church services and other activities where the hall attracts a ‘full house’
- Dangers for children getting in and out of cars in street-side parking.

Development of the precinct provides an opportunity to minimise these concerns.

Car-park design and integration

In our master plans of the site we have indicated the maximum parking that will be required at the site, based on floor space. A number of Reference Group members raised concern at the large ‘footprint’ that this created. Part of the reason for this is that the master plan attempts only to show the overall ‘footprint’ of parking. As the project moves into more detailed design, the parking will clearly be broken into much smaller segments, and integrated more effectively with the site.

Reducing overall car-park space

In addition to this focus on the quality of car park design and integration, there may also be opportunities to consider the quantity within the Hub; to minimise car parking and maximise an attractive, person-friendly environment within the precinct while maintaining acceptable access and convenience. Options for this may include

- Non-motorised access
Ensure that access to the site by foot, cycle or public transport is maximised
- Shared car parking
Many people will combine their library, playgroup and shopping trips. Equally, peak times for shops (particularly 3- 6 in the afternoon) may be low times for playgroups and child health services, reducing the need for exclusive parking in either service. Thus, for much of the time, overall parking requirements might be lower than would be the case for stand-alone facilities. Recommendation 3.5.A below suggests that initial provision of parking be kept to a minimum, and only increased if demand requires it.

- Overflow parking
‘Overflow’ parking could be integrated into the oval area – to ensure safe and easily accessible parking for occasional high use times, while minimising the parking impact within the hub.

We should, then, aim to minimise parking allocation, while ensuring safety and easy access.

Recommendation 3.5.A

That:

- i. *Once the floor space for the Facility and the Precinct is finalised a parking strategy (including oval-side parking) be developed that shows both minimum parking requirements (ie ‘best case’ scenario) and maximum parking requirements (ie ‘worst case’ scenario). Minimal initial parking should then be provided based on ‘best case’ scenario, and only expanded if parking pressures prove too great. (Potential parking space can be retained as patches of attractive greenery)*
- ii. *The parking strategy considers angle parking, to maximise safety for children entering or exiting cars.*

3.6 Security

Residents, Retailers and other stakeholders have raised existing concerns about security at the site. Anti-social behavior and vandalism are too frequent, especially in the evenings.

Minimising such disruption has been raised both as a concern and a potential benefit. One of the reasons library staff are keen to move to the site is that they currently face some harassment at the existing (very isolated) library site, and they hope that this site, with a larger variety of users, will be safer.

Young people consulted said that a key to minimizing youth disruption was ‘attracting people to the space who want to be there for positive reasons’.

Other potential solutions to security concerns highlighted by stakeholders included:

- Building direct relationship with potentially disruptive people
- Maximising informal community ‘surveillance’ (through lighting, physical lines of sight, first floor apartments above the shops, etc)
- Maximising the number of people using the space at any one time.
- Design that attracts a range of people and makes them feel safe. (Design and maintenance can make people feel like places of crime rather than places of community. Cracked pavements, poorly maintained buildings, broken windows and other physical damage, graffiti ‘tags’, etc)

Moorditch Keila Aboriginal Corporation have played a role in responding to disruptive Aboriginal young people by talking directly with their families and by developing youth sports teams. In short, they build direct relationship with young people and their families, and provide positive alternatives for them. They are interested in pursuing this into the future.

Recommendation 3.6.A

That the design of the entire precinct strives to maximise:

- i. *A feeling of ‘welcome’ to a wide range of users, including all age groups*
- ii. *Capacity for informal community ‘surveillance’ (including consideration of residential units above the shops)*

- iii. *Interrelationship of evening functions (restaurants, café's, DVD stores, take-away outlet, library, community hall, sports clubs, etc) to ensure that the site is, as far as possible 'inhabited' by community users as late as possible*
- iv. *Provision of a community BBQ/play area with lighting, to encourage local residents to use pleasant spaces on the site into the evening*
- v. *Support for Moorditch Keila (and, if possible, youth organizations) in creating positive opportunities for young people and their families.*

3.7 A community asset, not an ugly monolith

Local residents raised concern that they might have, on their doorstep, an overlarge 'monolith'. Both residents and potential user groups also voiced concern that a large expanse of car-parking could create a 'concrete wasteland' that would go exactly against the positive vision that most people hold in their minds.

It will be, therefore, important to design the entire precinct in an elegant way that **creates** pleasant spaces and experiences for people walking or moving through the area. Car parking should, as far as possible, be broken by provision of trees and other features.

It will also be important that the facility, while encouraging shared and integrated uses, retains a sense of identity for some of the user groups. The Manning Rippers Football Club and Moorditch Keila Aboriginal Corporation will, for example, require entrances that are not directly on to the foyer and/or town square.

Young people spoke eloquently of making the outside area a pleasant place to sit – circular seating that encourages conversation, shady trees, water features, etc.

Recommendation 3.7.A

That:

- iii. *The facility, and the precinct that it sits in, be designed and landscaped in a way that is welcoming, aesthetically pleasing, and that maintains a human scale.*
- iv. *Collaboration with a Reference Group, and consultation with the wider community, occurs regularly to ensure that there is broad community support for the overall physical appearance (as well as the functional design).*

3.8 Basketball/Tennis Courts.

A minority of people were concerned about the loss of the Conochie Crescent Basketball and Tennis Courts. Moorditch Keila would like local space to enable practice space for their teams. While some expressed a view that the tennis courts might be used if there were the opportunity, experience in the past has shown otherwise. The previous tennis club chose to vacate the premises, and use courts within 1 km of the site.

Importantly, the tennis courts and basketball courts adjacent to the school are supposedly for shared school/community use. Almost no stakeholders were aware of this fact. The School Principal is happy for them to be used (outside school hours) by community, but has not been approached for any formal usage. They are deliberately left open outside school hours to allow young people to use them informally. The Principal, however, is enthusiastic about any formal use of the courts by local groups. Moorditch Keila might be one such user.

It should be noted that some people do use the school/community courts informally at present. To avoid conflict with formal usage, consideration might be given to some additional hoops and half-courts for formal use.

Given that there is very little formal use of any of these courts outside of school hours, it would be excessive to maintain those on Conochie Crescent.

Recommendation 3.8.A

That:

- i. No Courts be retained on Conochie Crescent*
- ii. The joint school/community usage of the Primary School Courts be re-affirmed by the School and City of South Perth*
- iii. Booking arrangements for the courts be clarified between the City of South Perth and the Manning Primary School*
- iv. All stakeholders be advised how bookings of the courts will be managed.*
- v. Consideration be given to providing additional hoops and pavement outside of the School/community courts.*

3.9 Creating a Community Heart

A common theme that emerged through the resident consultation, and stakeholder focus groups, was the need to create a 'village heart'. It is clearly important that the 'Manning Hub' should be much more than a community facility near some shops and car parks. It should be a place that people feel drawn to; a place that gives a sense of where we are and who we are; a sense that we belong.

"Place making" is a term often used to describe "the way all of us as human beings transform the places in which we find ourselves into places in which we live."⁷ It is a valuable concept for guiding the development of this 'place' at the heart of Manning

It involves both the 'people' work of community development and excellent design of the built form, and the spaces created by the built form. Basic elements include, for example:

- Community involvement from the earliest stages of design, through to the process of development and into the ongoing evolution of the space. This involvement should include all age groups, but the direct involvement of children and young people can create a sense of 'ownership' that will continue to reap benefits down the years.
- Built form that makes people feel comfortable and welcome – a space where people can be present alone or with friends and feel neither intimidated nor 'crowded' by others in the same space, but that also allows for 'serendipitous' interaction.
- Detailed design and landscaping that creates that same sense of comfort and welcome, hopefully with a dash of natural and created beauty; public art can be a key.
- Pathways that draw people easily through the space on their way to something else
- Encouragement of ongoing community activity in the space – markets, school performances, community art activities, barbecues, informal play. Anything and everything that brings people together in positive ways.

Recommendation 3.9.A

That the City of South Perth work to create, in the precinct, a genuine sense of place and belonging through 'place making' that will involve:

- iv. Directly involving interested residents and other stakeholders in the design of the precinct*
- v. A focus on both built form landscaping and pedestrian movement that results in spaces and places where people feel comfortable, welcome, connected and 'nourished'; places that people naturally want to spend time;*
- vi. Active encouragement of community activity in the space, as well as ongoing development of the space through art, plantings, etc.*

⁷

From "Placemaking", by Lynda Schneekloth and Robert Shibley, published by John Wiley & Sons, 1995

3.10 Infrastructure and Approvals

A key element of the Brief was to advise on “significant infrastructure implications of the development, including any approvals required from State Authorities or any other statutory requirements/approvals”

Attachment 2 provides the Architect’s advice on infrastructure and zoning, and important implications.

Some significant implications of this advice include:

Power:

It is understood that planning is currently in place to underground the power in the area. Notification to Western Power of the proposed plan for closure of the ‘loop’ road and changes to the boundaries and redevelopment is highly recommended to either redirect power or at minimum accommodate the planning options being considered.

Recommendation 3.10.A

That the City of South Perth immediately notify Western Power of proposed options for the site and ensure that these options are catered for in any changes to power lines.

Zoning Approvals:

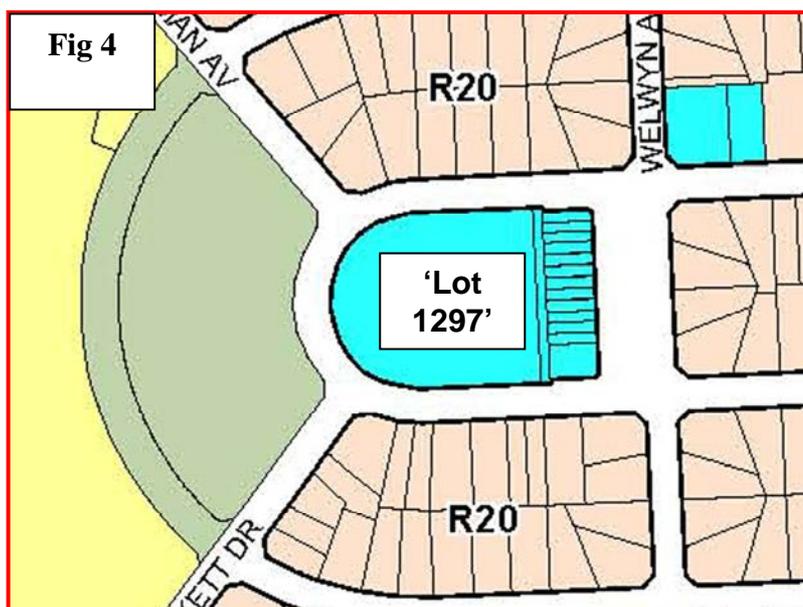
The proposed development of Lot 1297 (the Manning Hub – see Fig 4 below) for a ‘Community Centre’ (with associated community amenities) is broadly consistent with the existing prescribed use for the Reserve. One possible exception under the actual purpose may be inclusion of the Library facility.

Any changes to this use as described in ‘Preferred Development Option 3’ - namely the inclusion of commercial / retail development - will require application to the Western Australian Planning Commission to amend the use of the Reserve.

The proposed changes to the adjoining boundaries of both reserves to accommodate the closure of the ‘loop’ road (refer Site Parameters and Preferred Development Option 3) will also require an application for change of use and title change /re-issue.

The success of this application will be dependent on City of South Perth successfully demonstrating that the development will be for the general benefit of the community. It will also rely on the demonstrated support of both Council and the majority of local residents

It is estimated that these changes will require 1½ - 2 years to secure.



Zoning under the current City of South Perth Plan may require amendment to accommodate mixed public / commercial use subject to planning officer's advice.

Recommendation 3.10.B

That Council immediately begins the process of applying for necessary changes to title and boundaries.

3.11 Precinct Design Considerations

In the course of this consultation process, Troppo Architects have been interpreting all information to draw out the architectural implications and conclusions. Attachment3 summarises these, and represents an important aspect of this report. It highlights much of the rationale behind the recommended Development Option shown in Section 3.12. These include:

- Existing vegetation
- Existing buildings
- Sports grounds
- Traffic / parking issues
- Locating the community centre
- Site/climate considerations

3.12 Precinct Development Options

Drawing all information from sections 2, and 3.1 – 3.10 together, 4 options are offered to cover 4 contingencies, ranging from minimum changes to existing land form and commercial usage, to maximum changes. . (They are offered in this order because of the potential complexities involved in changing the shops. Note, however, that several shop owners are strongly in favour of changes to the shops)

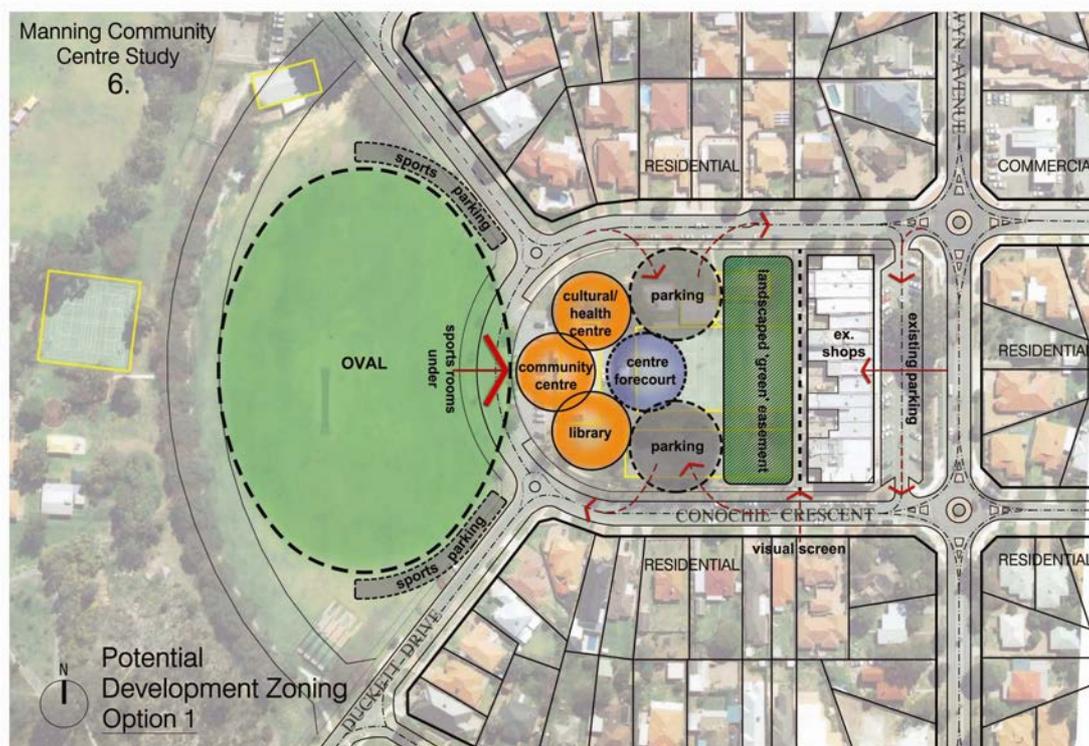
Option 1 assumes no changes to the existing shops.

Option 2 assumes no changes to the existing shops, but considers a proposal (put by some Councillors and other stakeholders) for underground parking

Option 3 assumes that changes can be made to the shops, allowing for effective integration of the Hub. ***This is the recommended option.***

Option 4 may need to be considered if the status of the current A Class reserve cannot be changed. This assumes that the shops are completely moved back towards Welwyn Avenue, moving current parking to the west of the shops. (Parking is an acceptable use for A Class Reserve.)

3.12.1 OPTION 1



Option 1 proposes a stand alone community facility with no connection or interaction with the existing commercial shopping area.

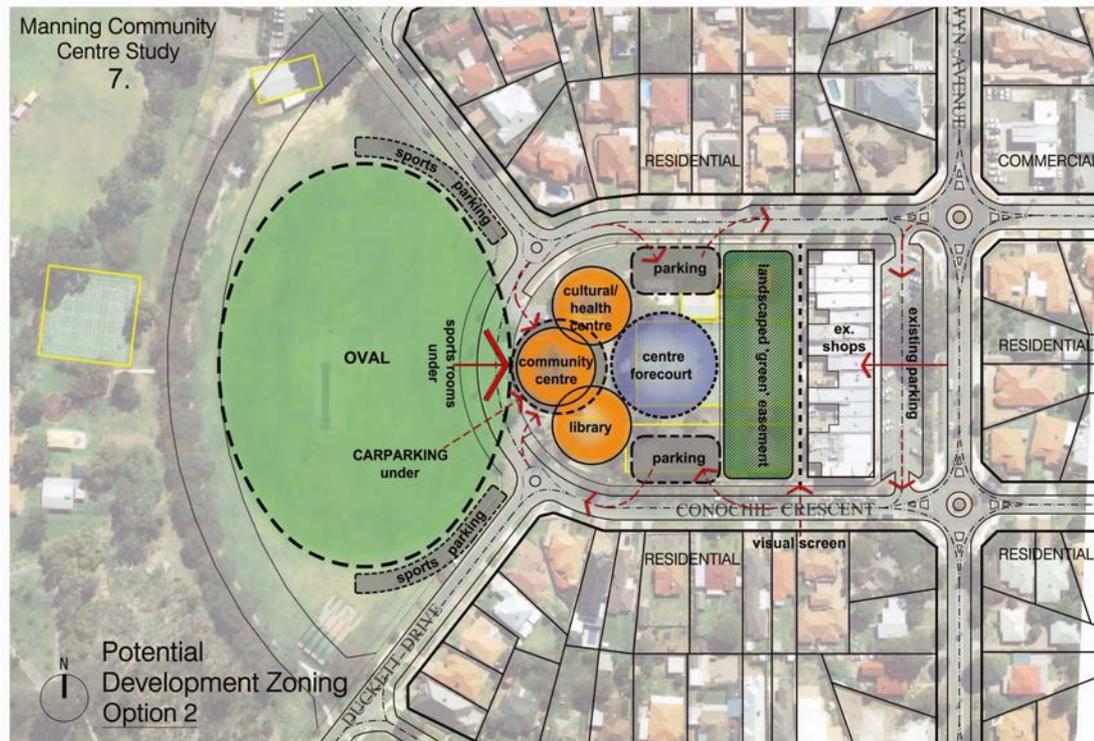
It involves:

- Closure of the 'loop' road
- Developing the community facility on the western edge of the Hub site to connect with the adjacent oval / recreation park.
- Sporting facility (change rooms, equipment storage, etc) to be developed under the main Community Facility at level of playing field
- Development of a central 'town square' and public area (shown as 'centre forecourt')
- Vehicle access from north and south (no access across site)
- On-site parking grouped to north and south of central forecourt
- Screening the (unattractive) rear of shops and service lane with landscaping and built screens
- Reconfiguring oval to suit use for cricket and football
- Developing parking to perimeter of oval to north and south- east corners

Issues:

- This option offers no engagement with commercial precinct resulting in a lack of human activity which in turn leads to:
 - * Loss of the sense of a 'village/community heart', and
 - * Diminished security (due to lack of surveillance)
- A pedestrian link (east west axis) is only possible via footpaths to Bradshaw and Conochie Crescents.
- The size of the centre and associated activity is unlikely to sustain dedicated café /coffee shop, further diminishing the sense of 'village/community heart'.

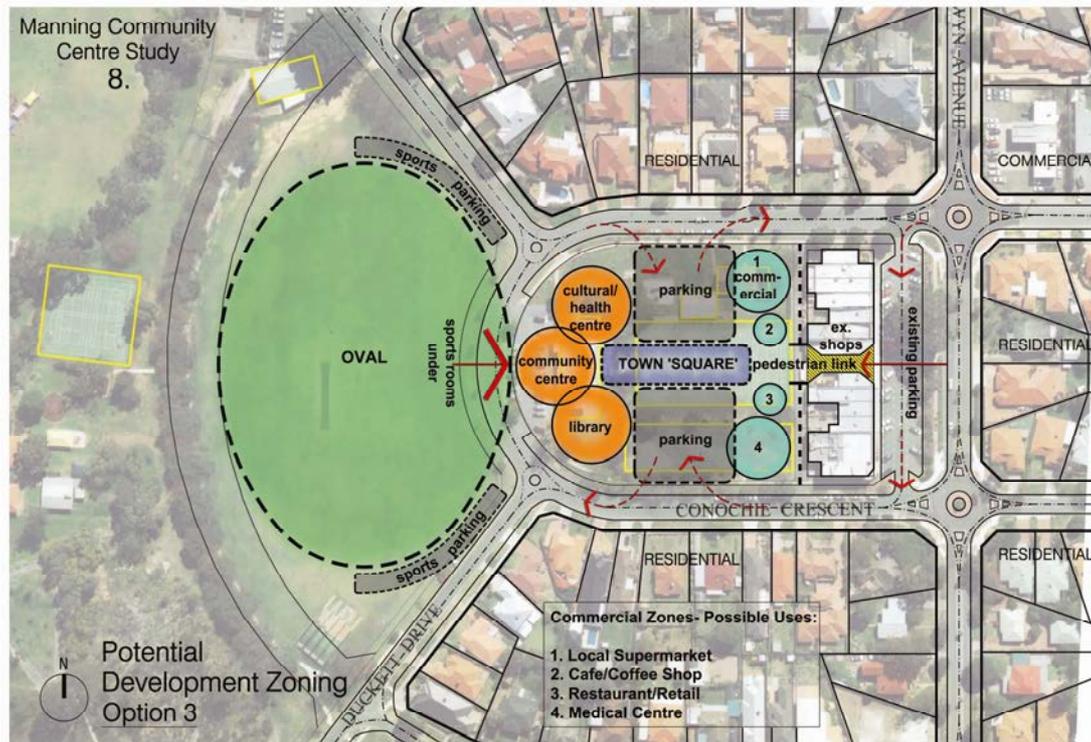
3.12.2 OPTION 2



Option 2 is a variation on Option 1 but proposes parking under the building to reduce the number of car parks required to be provided for the development at ground level. This was proposed by some stakeholders to reduce the impact of parking on the development and to free up additional public/community space. However, it comes with significant issues:

- Security issues in under croft parking area would be significant
- There would be a significant additional cost to the development
- Vehicle entry and exit at playing field level will interrupt the desired east west pedestrian path. If entry is at other points the required ramp space could disrupt the amenity.

3.12.3 OPTION 3 (PREFERRED)



Option 3 provides a practical means of integrating the community facility as part of a vibrant Manning Hub within a linked Precinct.

It involves:

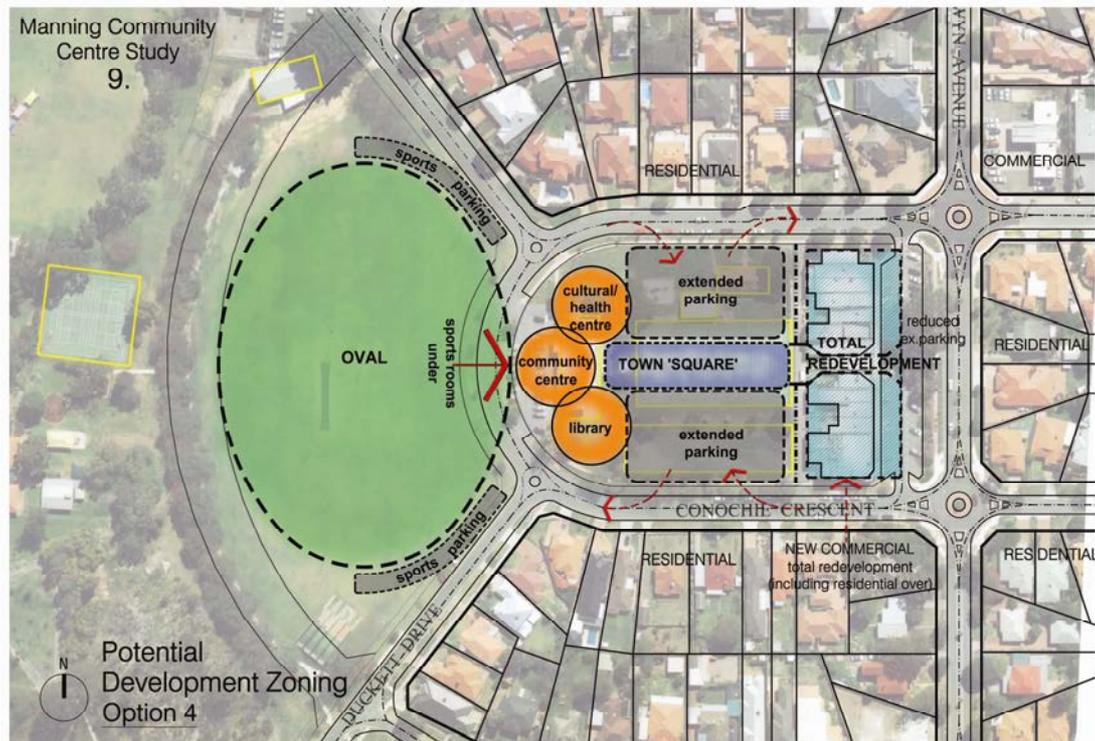
- The Community Facility and connection retained as outlined in Option 1.
- A new commercial area developed just west of the existing service lane with a focus to the west / town square.
- A central shop(s) in existing development removed / redeveloped to allow pedestrian access through existing shops to 'town square' and Community Facility to the west, (resulting in increased 'shop front' exposure for the pedestrian link)
- The existing service lane to the rear of the shops being 'cut' in the centre (at least during business hours) to allow safe pedestrian path through central east west axis of the development
- The possibility of introducing limited residential accommodation above new commercial development to aid 24 surveillance

It offers a number of advantages:

- greater integration of the commercial precinct.
- Additional commercial space to fill current shortfall within existing shopping precinct.
- The possibility of funding community facilities through income from commercial development
- The possibility of greater overall security through the introduction of limited residential use
- minimum interruption to existing commercial titles, buildings and traders
- Safe pedestrian access through the site.
- This option could be revised to allow for underground parking (noting the constraints on such parking outlined in Option 2).

Note that at least some shop owners are enthusiastic about this option, and willing to make significant changes to their shops to enable it.

3.12.4 Option 4



Option 4 is a variation on Option 3 but proposes that the whole of the existing commercial precinct be redeveloped.

The new development could be entirely undertaken within the existing commercial precinct (and car parking area to east if required) negating need to change permitted use of Lot 1299 A Class Reserve.

Issues:

- Significant potential offered in a total demolition of existing shops and a new mixed use (commercial and residential) to integrate into the new Community Facility and associated public spaces
- Complexity of negotiating an acceptable agreement on such dramatic changes with numerous existing (and unrelated) title holders / shop operators
- Down time during redevelopment when traders will be without premises to operate
- If development exceeds the existing site area of current individual titles, WAPC approval of resuming parking area to east will be required.
- Additional car parking spaces to central area of the site will compound the impact of parking on the overall development

Option 3, then, is recommended. It should be noted that it (unlike Options 1 and 2) involves significant reconfiguration of the existing shops. This reconfiguration will require early and ongoing discussion with the traders to negotiate a way of creating a walkway through the centre of the shops, and possibly compensating this with additional space elsewhere. (See Recommendation 5.3.A, vi)

Recommendation 3.12.A

*That City of South Perth investigates the viability of **Option 3** as its 'template' for more detailed discussions with all stakeholders. These stakeholders will include:*

- *Welwyn Ave Traders*
- *Users and/or service providers of existing community facilities*
- *Potential users of new facilities*
- *Adjacent Residents*
- *Residents within 800 metres of the site.*
- *Potential funding contributors*
- *Infrastructure agencies*
- *Department of Planning and Infrastructure*

Section 4: The Community Facility



CONTENTS

- 4.1 Manning Community Facility
- 4.3 Community Rooms
- 4.3 Manning Library
- 4.4 Moorditch Keila
- 4.5 Child and Community Health Centre
- 4.6 Sporting Club

Section 4: The Community Facility

Section 2 and 3, above, highlight the overall needs in the local area, and how the Precinct and Manning Hub should be developed; they are about the immediate environment in which the Community Facility will sit.

Section 4 focuses in on the Community Facility itself. The study has not attempted to provide a detailed design of the facility– it is too early for this. Rather, it has provided a more detailed design 'brief' - a foundation that enables the City of South Perth to take the project to the next stage.

In an initial meeting with City of South Perth staff, elements of a broad 'statement' was developed and used by the consultants in explaining the City's hopes: .

The City of South Perth is keen to develop a locally based community facility that is compatible with surrounding usage, and enhances community living for local people. They want the building(s) to be financially and ecologically efficient and sustainable. In creating this facility, they want to ensure that, as far as possible, no existing stakeholder group will be worse off. Finally, given the fact that we cannot know the future with any certainty, they want to develop this facility in a way that can respond to future opportunities and changes.

This created an excellent starting point for the consultations with various stakeholders that followed, and resonated strongly for many.

Section 4.1 gives an overview of the Community Facility, while the sections that follow describe each of the individual facilities within.

Each sub-section provides:

- A summary of any issues particular to that facility and
- A master plan including:
 - Indicative floor space
 - Circles that indicate the indicative floor area of the particular room/space and
 - Lines that indicate where these rooms/spaces need to be connected. (eg via doorways, passageways, etc).

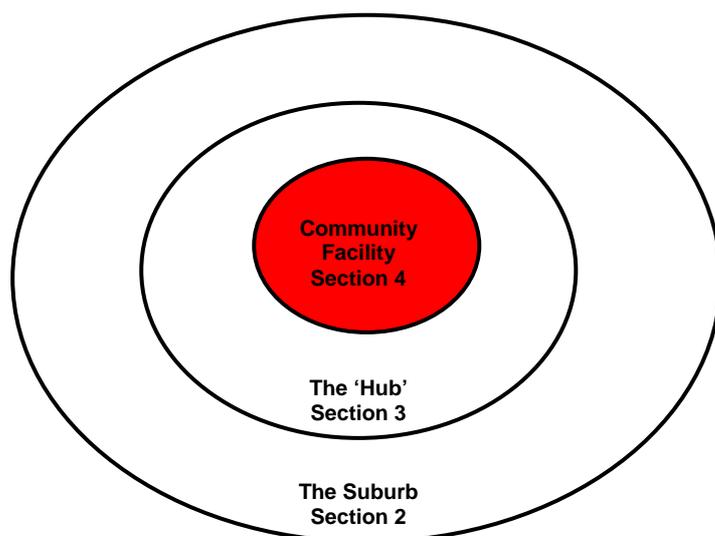
4.1 Manning Community Facility

The facilities shown below reflect the overview of local community needs highlighted in section 2.2

This plan provides an outline of how different facilities may be integrated into the Community Facility, joined through a shared 'foyer' and 'town square' space to build a sense of shared belonging. Two of the facilities: The Manning Rippers Football Club and Moorditch Keila Aboriginal Corporation are keen to face the oval, rather than the town square area.

IMPORTANT ISSUES

Two issues have been highlighted that are relevant to the overall Facility (rather than individual components).



i) Shared spaces

A principle proposed by a meeting of Council officers at the outset of this project was that no user group should be worse off as a result of the development. The consultants have tried to adhere to this principle. Balanced against this principle, though there are significant potential benefits to be found in sharing certain rooms and spaces, (kitchen, toilets, meeting space, playgrounds, etc). Discussions have been held about possibilities for this sharing. However, it has obviously not been possible, at this early stage, to reach any firm agreements. These discussions, then, will need to continue as the precinct is developed, ensuring a balance between the clear benefits of sharing, and the possible drawback, such as access. These master plans offer a relatively conservative view on the amount of sharing that will be possible.

However, as more detailed dialogue occurs, the opportunities for shared resources will need to be consistently re-visited.

ii) Potential Noise Conflicts

Potential Noise conflicts - between facility users and between users and adjacent residents – was raised as a potential concern. Clearly facility design and management will need to be cognisant of this.

It will be important that, in the more detailed design phases, there be ongoing collaboration with stakeholders to ensure facilities and spaces are located for maximum noise compatibility. It will also be important that noise management be recognised as a factor in hiring all community space, in recognition that this is a neighbourhood facility.

Recommendation 4.1.A

That the City of South Perth use the master plans and related information shown in Section 4 as the foundation for the next stages of consultation, planning, design and eventual provision of a Manning Community Facility.

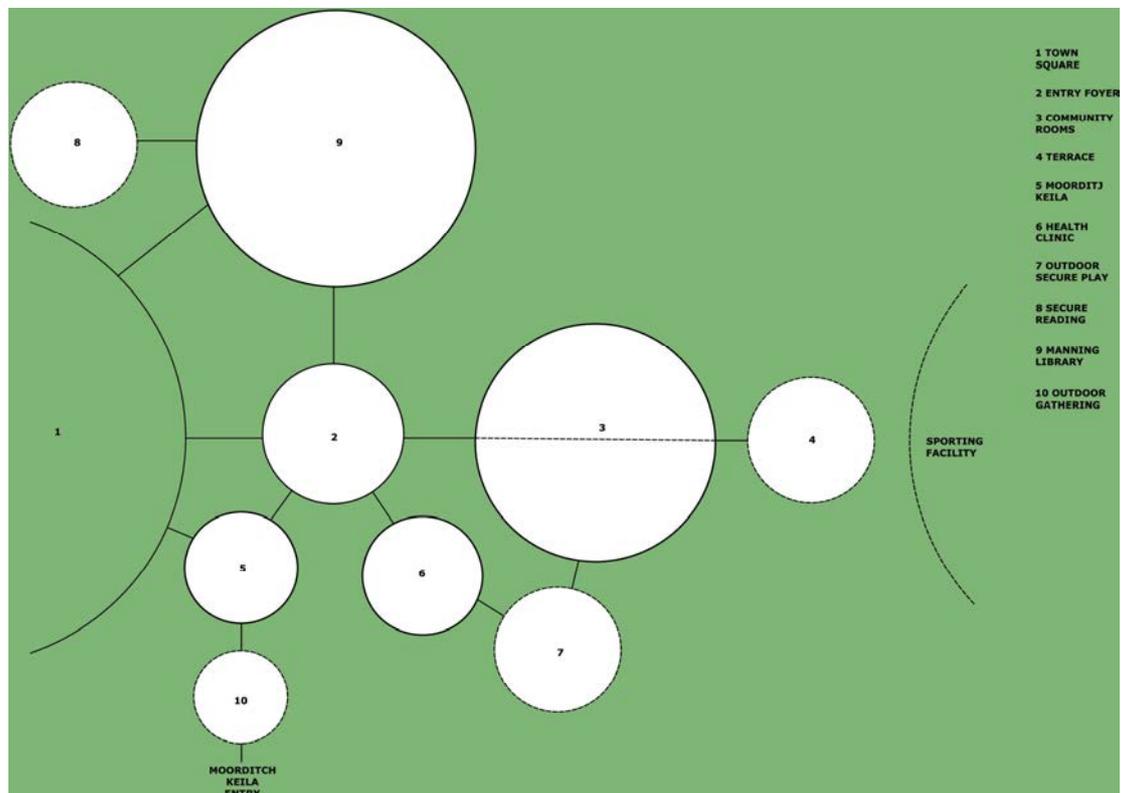
NOTIONAL SPACE REQUIREMENTS

Space estimates for each element are offered below as a starting point. These have been discussed with the particular stakeholders and should be 'in the ball park' of what they see as appropriate. Of course, these estimates will be consistently reviewed as the project moves into more detailed phases, based on various discussions of costs and benefits (financial and otherwise).

OVERVIEW OF COMMUNITY FACILITY

MANNING COMMUNITY FACILITY OVERVIEW OF ACCOMMODATION			
		<i>EXTERNAL</i>	<i>INTERNAL</i>
COMMUNITY SPACE			675
	OUTDOOR CHILDRENS PLAY	200	
HEALTH CLINIC			140
	OUTDOOR PLAY AREA	50	
MOORDITJ KEILA			144
	OUTDOR GATHERING	50	
MANNING LIBRARY			1040
	OUTDOOR READING	50	
SPORTING FACILITIES (Football Club)			420
SHARED			
6.1	ENTRY COURT	500	
	COMMON FOYER /		
6.2	ENTRY		100
6.1	TOILETS M / F		30
6.2	UNIVERSAL ACCESS WC		6
6.3	MAINTENANCE STORE		25
TOTAL			2580 m²

MASTER PLAN



4.2 Community Rooms ('Hall Space')

(See 2.2.2 and 2.2.3)

The Community Centre contains a replacement for the existing main hall, as well as two 'secondary rooms'. It covers the requirements summarised in Section 2.2.2 (Hall/Activity Space) and 2.2.3 (early years).

IMPORTANT ISSUES

Early Years Activities (excluding licensed child care – see Section 2.5)

The concept plan does not, at this stage, accommodate licensed child care. (See Section 2.5)

Members of the Reference Group predict that, within a few years of construction at least 1 secondary room is likely to be needed **full time** (between 9 am and 3 pm) for playgroups. The other room will then be available more flexibly – crèche, unlicensed 3 year old Kindy, Library activities, community meetings, etc. Both rooms allow for this likelihood, but can also be used for other purposes if, for some reason, there is a lower demand for playgroups than expected.

For Playgroups, *exclusive* use of the space can make them significantly more functional for the users. This will need to be negotiated as overall demand becomes clearer. One variable in relation to this will be the ease with which storage can be used. As the project moves to detailed design stage, storage needs to be very carefully designed, including 'wheel – in / wheel out' shelving such as that currently used (and created) by the Manning Toy Library.

Child Health Nurses emphasise the need for easy and reliable access to a crèche. While one of the secondary rooms can physically accommodate such a crèche, management questions on how to provide this have not been addressed here.

Main Hall Space

This study included significant dialogue with users of the existing Hall. Attachment 4 shows a spreadsheet of concerns by group (with the name of the group removed for confidentiality purposes). The following key points were highlighted.

HALL USERS – KEY ISSUES

- Optimum access for people with disabilities, and seniors
- Wooden floors important for some groups
- About half of groups use whole space. (breaking large space into smaller spaces with temporary walls is only useful where noise is not an issue)
- Stage is important for some groups.
- Reasonable rent is very important – don't want to see it increased to pay for flash new facilities!
- 'Changeover' – it will be disruptive for some groups if there is a period between the new hall being demolished, and the new space built. This needs to be well managed.
- Storage needs to be very well designed.
- Noise levels (echoing) are an issue.
- Don't want to be located near users that will find noise a problem. (eg, Bootscooting and Library may not mix).
- Some groups want more mirrors, others want less. We may need mirrors that are easily covered.
- Would be great to have brackets to hang bags (eg punching bags)
- Audio System could be valuable for some groups
- Screen for audio visual shows would be good

- A good kitchen is essential, and can double as a bar (for fundraising)
- Temperature control (heating and cooling) needs to be better.
- Users are keen on the idea of the 'hall' area having one wall that can be opened up, to expand into an outdoor area.
- There appear to be very few difficulties in relation to bookings and sharing of facility.
- While there is some emotional attachment to the hall by some, most see benefits in improving the facilities.

Two Concerns for early attention:

i) Fees

There is a fear that usage fees may rise as a result of the redevelopment. User groups would like re-assurance, from the City of South Perth that this won't be the case. From a community development perspective this issue is very important. Groups that use facilities such as these are often the glue that holds our local communities together. The current fee structures of City of South Perth recognise this philosophy. It is important that we maintain similar fee structures (allowing for CPI) rather than raising fees to reflect capital costs and potentially pricing community groups out of the local area.

Recommendation 4.2.A

That the City of South Perth retains its philosophy of significantly subsidized fees for community groups, and not seek to pass on any portion of capital costs to these groups.

ii) Interim Facility Provision.

A key issue for a number of existing Hall users is the disruption to their use during the building process. It is likely that there will be a significant period between the existing Hall being demolished and replacement facilities being available.

City of South Perth will need to work with each of these groups to find alternative accommodation for this period. Spaces in the Manning Seniors' Centre, the Civic Centre, George Burnett Leisure Centre and other nearby facilities may be negotiated.

Groups will need at least a year, and preferably more, warning in advance to ensure that they can make a smooth transition into and through these interim arrangements.

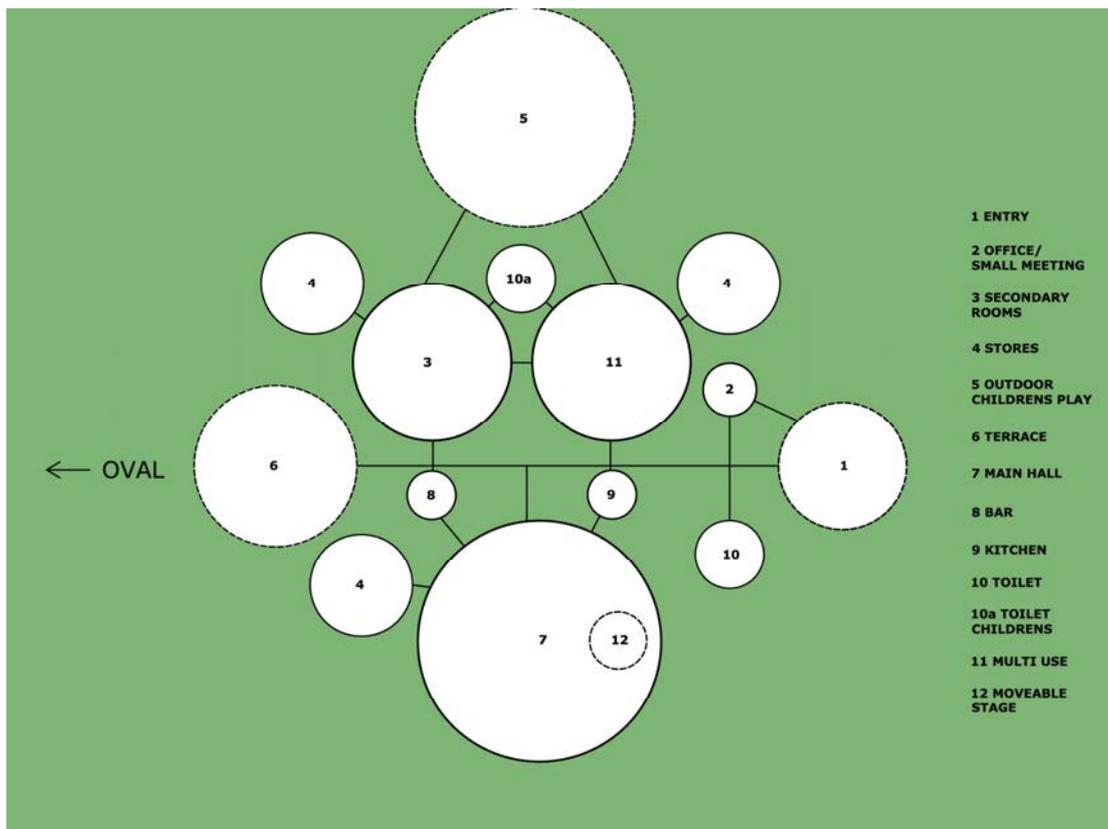
Recommendation 4.2.B

That the City of South Perth's Community Culture and Recreation Branch liaise directly with all hall users, from two years prior to construction, to move towards satisfactory interim arrangements during the construction phase.

NOTIONAL SPACE REQUIREMENTS: Community Rooms

'COMMUNITY' ROOMS		
1.1	ENTRY	100
1.2	OFFICE/SMALL MEETING	20
1.3	MAIN HALL SPACE	300
1.4	SECODARY ROOMS X2	150
1.5	CHILDREN'S TOILETS	15
1.5	KITCHEN	15
1.6	BAR	15
1.7	STORES	60
	TOTAL	675 m²
1.6	OUTDOOR CHILDRENS PLAY	200

MASTER PLAN



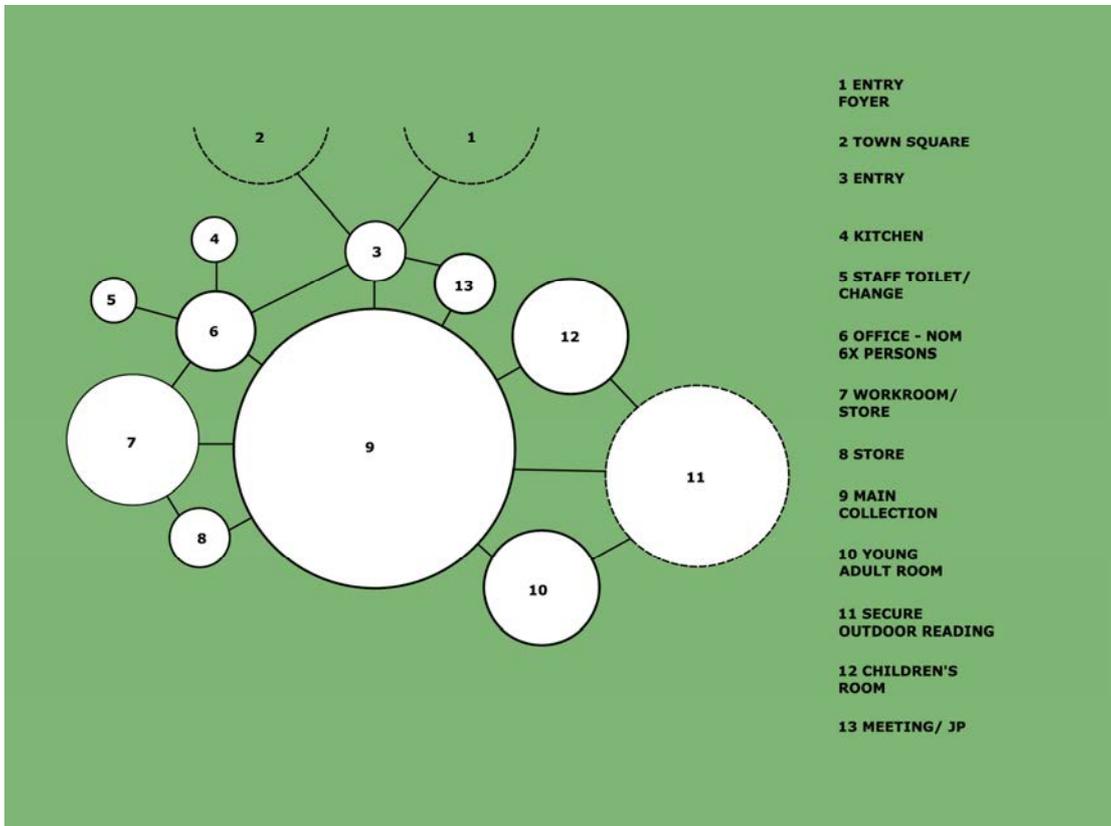
4.3 Manning Library
(See 2.3)

All points highlighted in Section 2.3 have been considered in developing this master plan.

NOTIONAL SPACE REQUIREMENTS

MANNING LIBRARY		
4.1	ENTRY	20
4.2	OFFICE - NOM 6X PERSONS	60
4.3	WORKROOM / STORE	120
4.4	CHILDREN'S ROOM	100
4.5	YOUNG ADULT ROOM	100
4.6	MAIN COLLECTION	500
4.7	MEETING ROOM / JP	60
4.7	KITCHEN	10
4.7	STAFF TOILET/CHANGE	20
4.8	STORE	50
	TOTAL	1040 m²
4.9	OUTDOOR READING (SECURE)	50

MASTER PLAN



4.4 Moorditch Keila
(See 2.2.4)

Moorditch Keila have a long term dream of developing a significant cultural centre in the City of South Perth area. The space called for here is for smaller accommodation.

One aspect that is of great importance to Moorditch Keila is a sense of Aboriginal ownership. It is important that they don't feel 'assimilated' into a primarily non-Aboriginal facility.

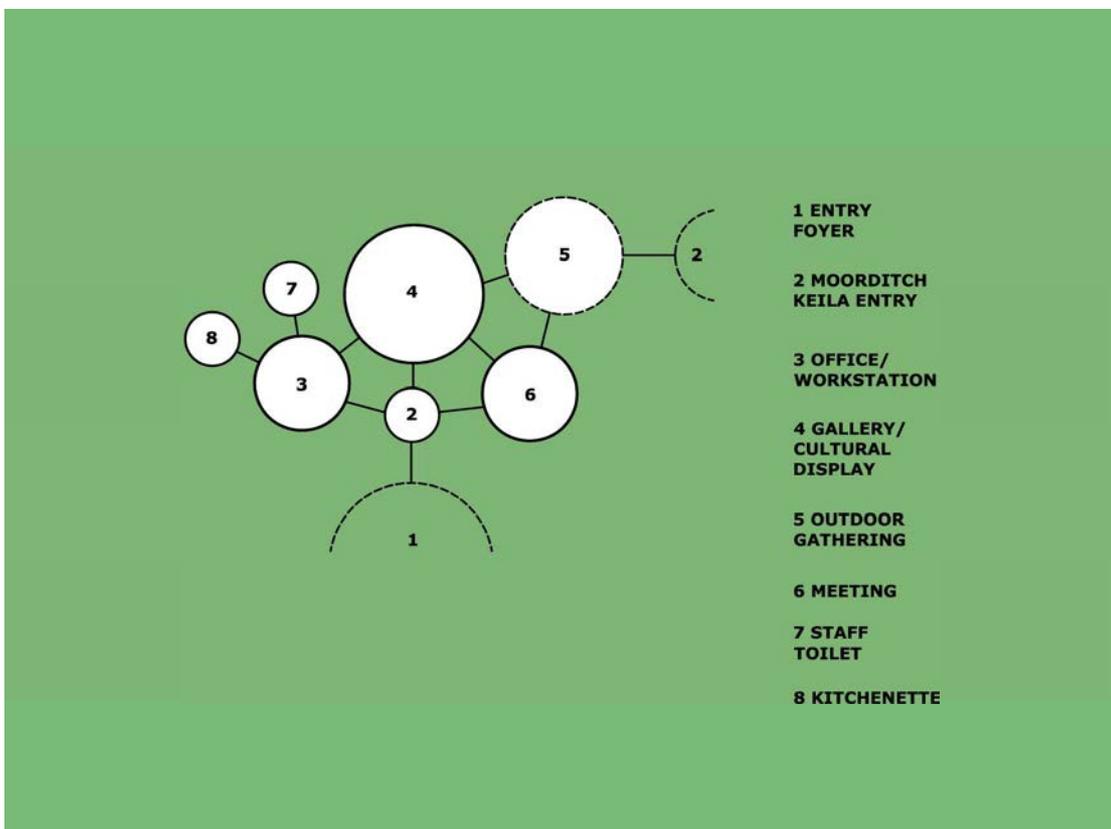
For this reason, they would like, ideally, a 'stand alone' centre at the site. At the very least they require an entry that is not onto the foyer or town square. This entry should front on to the oval area.

Moorditch Keila are also key users of the existing Hall and associated kitchen, and their use will remain important with the new Hall space.

NOTIONAL SPACE REQUIREMENTS

MOORDITJ KEILA		
3.1	ENTRY	10
3.2	OFFICE / WORKSTATIONS	30
3.3	MEETING ROOM	30
3.4	GALLERY / CULTURAL DISPLAY	60
3.5	STAFF TOILET	5
3.6	KITCHENETTE	9
	TOTAL	144 m²
3.5	OUTDOOR GATHERING	50

MASTER PLAN



4.5 Child and Community Health Centre (See 2.2.1)

IMPORTANT ISSUES

These plans are based on significant dialogue with representatives of the Health Department, and inclusion of clinical requirements.

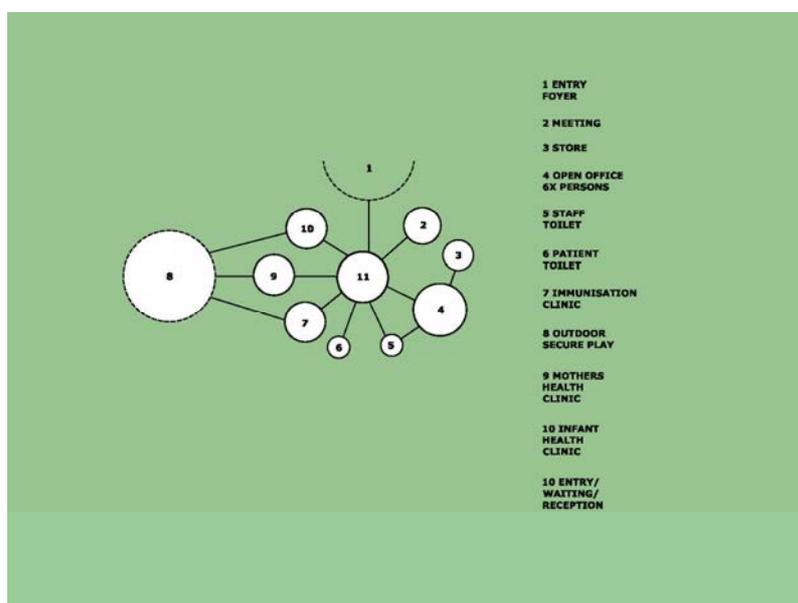
There are some issues – yet to be resolved at this early stage – around the precise usage of the centre, and the proportion of costs assigned to the City of South Perth and the Health Department. Attention should be paid to the possibility that some regional services may be located there. If this is the case City of South Perth may need to negotiate:

- Who pays for the additional space
- Whether the services add significantly to the ‘footprint’ of the building
- Whether the services attract additional traffic from outside of the local area. (Regional outreach services, for example, won't. Regional services that attract people from beyond the City of South Perth will.)

NOTIONAL SPACE REQUIREMENTS

HEALTH CLINIC		
2.1	ENTRY/WAITING / RECEPTION	25
2.2	INFANT HEALTH CLINIC	20
2.3	MOTHERS HEALTH CLINIC	20
2.4	IMMUNISATION CLINIC	20
2.5	OFFICE OPEN - 6X PERSONS	20
2.6	MEETING	15
2.7	STORE	10
2.8	STAFF TOILET	5
2.9	PATIENT TOILET	5
	TOTAL	140 m²
2.1	OUTDOOR PLAY AREA	50

MASTER PLAN



4.6 Sporting Club

(Manning Rippers Football Club; Also suitable for sharing with Cricket Club if need arises in the future)
(See 2.2.5)

IMPORTANT ISSUES

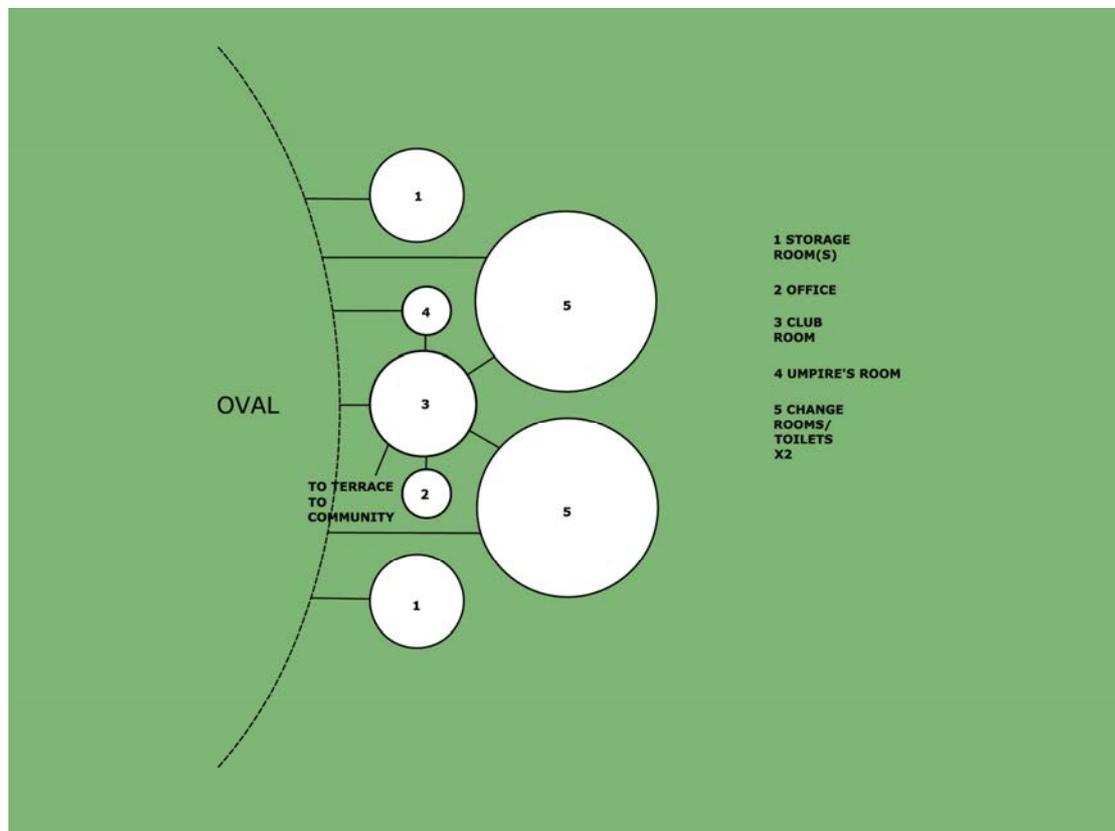
The Sports facility has been designed to accommodate the needs of the Manning Rippers Football Club. Into the future it could also accommodate the needs of a cricket club if the need arises. This is possibility becomes more likely through the expansion of the football/cricket oval made possible by this development.

The change rooms and umpires rooms are likely to be at the oval level, while the club-room will open onto the terrace which will overlook the oval.

NOTIONAL SPACE REQUIREMENTS

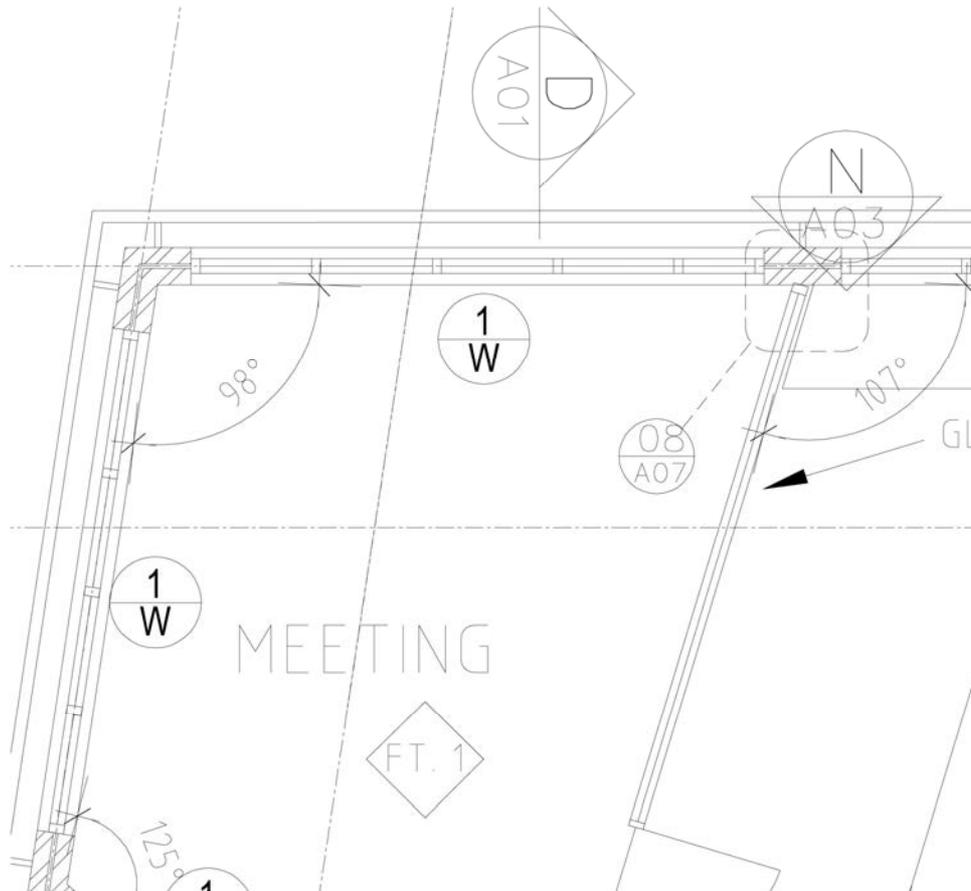
SPORTING FACILITIES		
5.1	CHANGE ROOMS/TOILETS X2	
	AMENITY X2	70
	CHANGE ROOM X2	120
5.2	UMPIRE'S ROOM/U TOILET	30
5.3	CLUB ROOM	150
5.4	STORAGE ROOM X2	50
	TOTAL	420 m²

MASTER PLAN



SECTION 5

FROM HERE TO CONSTRUCTION



CONTENTS

- 5.1 Costings
- 5.2 Funding for the Development
- 5.3 Building the Partnerships into the Next Phase.

SECTION 5 FROM HERE TO CONSTRUCTION

5.1 Costings

At this early conceptual planning phase it is obviously impossible to give a reliable estimate of costs. However, an indicative costing has been provided and is summarised below. This is clearly indicative **only** and should not be used for budgeting purposes. The details of this costing are shown in **Attachment 5: Indicative Costs**

A	COMMUNITY FACILITIES (Incl Library)	
A1	BUILDING MULTIPURPOSE COMMUNITY FACILITIES (incl Library)	\$5,906,500
A2	EXTERNAL WORKS DEMOLITION ⁸ EX BUILDINGS \$50,000 EX. SPORTS COURTS \$10,000 EX. HARDSTAND \$5,000 SITE PREP \$50,000 PARKING N/HOOD CENTRE \$77,000 PLAY AREAS COMMUNITY FACILITIES \$20,000 HEALTH CENTRE \$10,000 MOORDITJ KEILA \$10,000 LIBRARY \$10,000 PLAY EQUIP \$50,000 DEVELOP TOWN SQUARE ⁹ \$315,000 LANDSCAPING ¹⁰ \$200,000 FEATURE LANDSCAPING \$50,000 SITE FURNITURE \$50,000 ROAD ALTERATIONS \$15,000	
A3	EXTERNAL SERVICES PROP OF TOTAL: SAY..... ¹¹	\$700,000
	SUBTOTAL	\$7,528,500
	PRELIMINARIES @ 9.5% included	\$0
	DESIGN CONTIGENCY @ 10% ¹²	\$752,850
	CONST. CONTINGENCY @ 5%	\$414,068
	add HEADWORKS	\$200,000
	PROF FEES @10%	\$869,542
	TOTAL COMMUNITY FACILITES (Incl Library)	\$9,764,959

⁸ all required to develop N/Centre

⁹ required to develop this area even if commercial does not proceed

¹⁰ required to develop this area even if commercial does not proceed

¹¹ allow nominal proportional distribution with Commercial Development. Subject to detailed design investigation, more may be required if community facilities precede commercial

¹² Contingency percentages are cumulative

B	COMMERCIAL FACILITIES¹³	
B1	BUILDING COMMERCIAL	\$4,200,000
B2	EXTERNAL WORKS PARKING PEDESTRIAN LINK	\$63,000 \$23,000
B3	EXTERNAL SERVICES PROP OF TOTAL	\$380,000
	SUBTOTAL	\$4,666,000
	PRELIMINARIES @ 9.5% included	\$0
	DESIGN CONTIGENCY @ 10%	\$466,600
	CONST. CONTINGENCY @ 5%	\$256,630
	PROF FEES @10%	\$538,923
	TOTAL COMMERCIAL FACILITIES	\$5,928,153
C	OVAL DEVELOPMENT	
C1	REDEVELOP OVAL	\$70,000
C2	PARKING TO OVAL	\$40,000
	SUBTOTAL	\$110,000
	PRELIMINARIES @ 9.5% included	\$0
	DESIGN CONTIGENCY @ 10%	\$11,000
	CONST. CONTINGENCY @ 5%	\$6,050
	PROF FEES @10%	\$12,705
	TOTAL OVAL DEVELOPMENT	\$139,755
	TOTAL DEVELOPMENT COST	\$15,832,867¹⁴

Public Art @ 1% of Community Facilities (Not shown in QS figures)

\$65,000

¹³ presuming redevelopment does not proceed before Community Facility

¹⁴ rounding numbers in QS cumulative tally accounts for nominal difference in totals

5.2 Funding for the Development

With construction up to three years away, and the world economy in turmoil, it is difficult to predict just how the developments proposed here will be best funded. What, for example, will be the financial capacity of local government to build infrastructure, or to support associated community development? Will state and commonwealth funding for infrastructure and for local government, increase or decrease? To what extent will commercial interests be able to invest in new shops or services? What priorities will local people be focused on in 3 years time?

The answers to these and other questions are simply not known. However, it will be important to give consideration to a wide range of possible funding sources. Some of the possibilities are listed below.

Council funds

Council's own long term financial plan currently includes funding for this development has allowed

Commercial income

If Option 3 is implemented, sale and/or lease of additional commercial space may generate income. This, potentially, could be contributed back to community benefit in the form of the multipurpose community centre, and associated spaces. This would require genuine support from the community and stakeholder for the changes, and be subject to rigorous independent assessment outlined in Council's Policy P306. It would seem ethically appropriate. The Class A Reserve is intended for the benefit of the local community. Therefore, any benefits from its sale or lease should accrue to that same local community.

Recommendation 5.2.A

That Council investigate, in collaboration with State Government, potential mechanisms for ensuring that income from this community asset (Class A Reserve) is returned to the community rather than general state revenue.

Health Department

The Health Department will clearly be a contributor to the Child and Community Health Centre. The exact amount will need to be negotiated over the next few years.

Funding related to Community, Culture, Arts, Recreation, etc.

- Various sources of funding that assist in 'place making' and recreational use of outdoor space can contribute to art, design and community development of the precinct.
 - These particularly focus on the 'people' work of place making
 - Examples include:
 - 'Catalyst' funding to encourage creative community involvement in developing local identity via Community Arts Network of WA (up to \$75,000)
 - 'Health Local Government Grant Scheme' via Healthway to encourage local governments to promote healthier communities. This could include, for example, involving the community in developing the Manning Hub as a place that promotes health and well-being (Up to \$50,000)
 - Healthway funding is also available to sponsor local arts events that can build a sense of place in the Hub.
 - In addition the WA Department for Culture and the Arts provides funding for arts and cultural infrastructure projects. A diverse range of projects are supported to benefit groups such as theatres, gallery and exhibition spaces, indigenous art and cultural centres and community museums. It can provide up to \$15,000 for feasibility planning, and up to \$150,000 toward capital costs of that part of facilities that relate to cultural and/or arts provision.

Commonwealth Infrastructure funding

Infrastructure funding from State and Commonwealth governments, aimed at stimulating the economy, could provide contributions. Just how this will unfold, of course, is very uncertain. The latest stimulus package committed \$650m for 'local community infrastructure and maintenance on Australia's national highways'. It is possible, though, that this could increase into the future.

It is also relevant that Manning Primary School could have a new or improved building as part of the latest Commonwealth Financial Stimulus Package. Planning for this should be done in the context of the overall precinct to ensure there is compatibility between the school and the new community facility, just a short walk across the oval.

Lotterywest

- LotteryWest, particularly through its 'Service Accommodation and Community Facility Grant' is likely to be a significant partner in development of the community facility.

Information for funding

This report offers a body of information that will be valuable for negotiating funding with other bodies. For example, LotteryWest's 'Service Accommodation and Community Facility Grant' seeks a number of points of information. These are shown below, along with sections of this report that provide relevant information.

- Assessment of why particular services need to be located at this Community Facility (See Sections 1.4, 2.2 and 2.3)
- Clear evidence of community consultation, particularly with proposed users and key stakeholders. (This report is built on direct input from over 200 people a number of whom represent a larger constituency.)
- Specific accommodation requirements of the various potential occupants. (See section 4)
- Information about who might use the facility, including the Hall Space. (See Section 4)
- The benefits that the facility might provide to the broader community (See Sections 1.4.2 and Section 3)
- How the facility might "add value" for each of the stakeholder organisations that may use the facility - as well as local residents. (See Section 1.4.2 and Section 3).
- Evidence of active involvement and inclusion by other organisations in development of the facility. (See section 1.3, and Section 5)

Through undertaking this collaborative planning process, then, the City has created a body of information which often, at this early concept phase, simply does not exist.

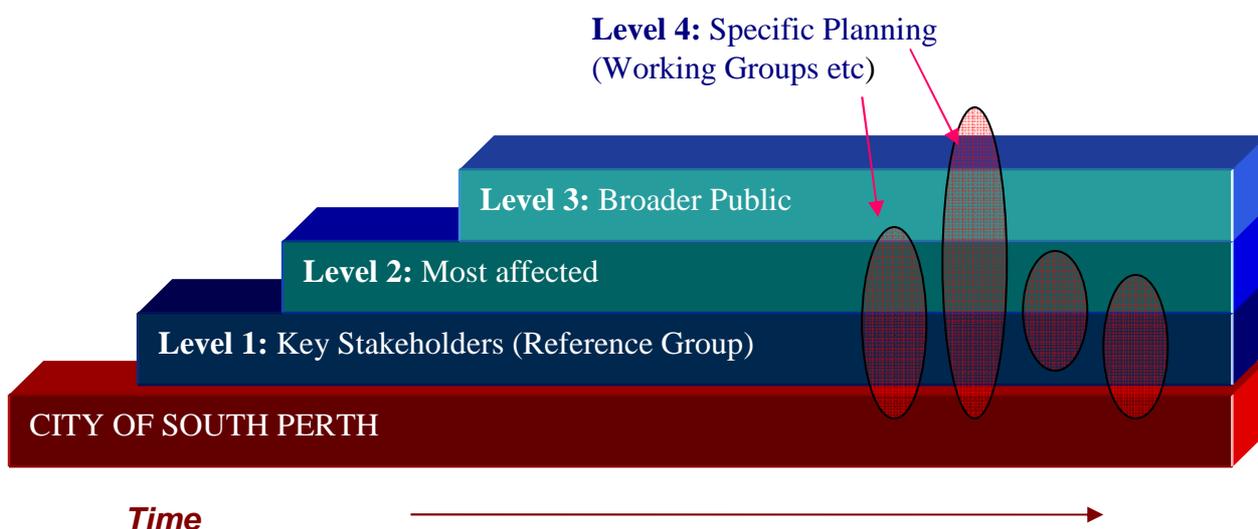
As the project moves towards more detailed design, it should be relatively simple to continue to engage the various stakeholders in the process. Section 5.3, below, summarises how this might occur.

5.3 Building the Partnerships into the next phase

This project brought key stakeholders and the City together around the development of the Manning Hub, and a Manning Community Facility within that Hub. It has created a genuine foundation of trust between them, a foundation that can be built upon, as long as the City continues its strong commitment to community involvement.

The first step is for Council to endorse this report as a *foundation for stakeholder collaboration*. This collaboration will be served best if the report is maintained as a 'living document' – endorsed by Council as a foundation for discussion rather than a 'Council position'.

Using the report in this way four 'levels' of consultation will be required to make the collaboration effective. Each level will **begin** before the next, but will remain relevant at different stages until the redevelopment is complete.



Level 1: Key Stakeholder advice and endorsement

Meet directly with those who will be keys to the success of the facility and precinct. These are largely represented by the Reference Group (See Attachment 1).

They should be given the opportunity to

- make individual comment on the report
- endorse the broad direction proposed, and
- advise on ongoing processes of collaboration.

Level 2: Meet with those most affected.

The proposed development will have clear impacts for certain groups

These will include:

- Library Users, including Curtin Primary School P&C (see Recommendation 2.3.A)
- Adjacent Residents (See Recommendations 3.4.A)
- Hall Users
- Local retailers
- Other precinct users (Moorditch Keila, Senior Citizens Centre, Manning Primary School)

These stakeholders could be engaged, at least initially, by way of a combined meeting, **with two provisos**.

- i. Library users should be provided, first, with a brief report summarising community views regarding relocation of the library. (ie Section 2.3 of this report, with Attachment 7 attached.)
- ii. Curtin Primary School P&C should be given the opportunity to have a presentation at one of their meetings regarding the reasons for moving the Library, and what might be done to mitigate the effects on their children and families.

(These provisos are important to ensure that there is not divisive debate at the combined meeting.)

This 'level 2' meeting would take the form of:

- Providing an overview of the broad recommendations
- Providing an overview of the potential timeline for development
- Encouraging small group discussion and feedback on:
 - What pleases us;
 - What concerns us;
 - How we want to be involved into the future.

It is possible that 'Level 2' will require some follow up meetings with particular target groups.

Level 3: *Meet with the broader public*

Invite all local residents and other interested parties to a presentation about the proposals outlined in the report. The structure of this meeting would follow the same format as shown in Level 2.

(Holding the 'level 2' meeting before the 'level 3' allows those most affected to have a constructive dialogue in a more respectful setting, in which their ideas and concerns can be more effectively heard. The Level 3 meeting is less likely, then, to result in either a 'bun fight' or in drowning out the voices of those most affected)

Level 4: *Specific planning*

Consultation should not proceed ahead of, or separate to the planning and design. It should be part of the process. An on-going Reference Group will be able to assist in ensuring appropriate parties are involved. Staff should engage these parties in the various aspects of developing this vibrant hub. Recommendations throughout this report highlight the need to involve stakeholders in various aspects of the planning and design. The table below gives some examples. The second column does not include government agencies, or those with expertise in the area; it is taken for granted that they will need to be involved.

An ongoing Reference Group will be a key to overseeing these processes, ensuring that the right people are heard.

Presented in this way, the array of potential participants may seem daunting. It need not be. In fact, this sort of consultation on matters of detail is part of most modern planning, and the consultants were impressed at the extent of dialogue that already occurs between City of South Perth staff and local stakeholders. Adding to this, the meetings in Levels 1 – 3 can be used to identify people who are happy to be key contacts. They may be involved through quite small working meetings or discussion groups. In addition, the Reference Group can act as a sounding board on when we need to consult with a wider audience on particular issues.

Finally, collaboration is about engaging all perspectives, not all people. For example,

Design aspect	<u>Examples</u> of Key community stakeholders <i>in addition</i> to relevant local, state or commonwealth government staff.
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when the table mentions 'Residents of Manning' it obviously does not mean that every resident needs to be directly involved. But some representatives may need to be on a working group, and occasional open meetings with residents are likely to be important.

(Groups that will require more intensive dialogue are shown in ***bold italics***)

Design of the Hub and Precinct (incl parking layout and provision)	<i>Adjacent residents</i> <i>Welwyn Ave Traders</i> <i>Existing and potential user groups</i> Residents of Manning
Detailed design of the Multi-purpose Facility	<i>Existing and potential user groups</i> <i>Adjacent residents</i> Welwyn Ave Traders Residents of Manning
Parking entries	<i>Adjacent Residents</i> <i>Welwyn Ave Traders</i> Existing and potential user groups
Reconfiguration of shops	<i>Welwyn Ave Traders</i> Shop users
Traffic management, including closure of the loop	<i>Adjacent Residents</i> <i>Local Residents</i> Existing and potential user groups
Public transport	<i>Public Transport users</i> <i>Curtin Primary School</i> Residents north of Manning Road
Non-motorized movement	Residents of affected roads Bikewest's networks
'Place Making' (incl design of 'town square' area) (This could be a funded project)	<i>Adjacent Residents</i> <i>Creative and community networks within City of South Perth</i> <i>Existing and potential user groups</i> <i>Welwyn Ave Traders</i> Manning Residents (targeting all ages and interest groups)
Use of Courts	<i>Young people</i> <i>School</i> <i>Moorditch Keila</i>

Interim arrangements for hall use	Existing hall users.
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Community Development staff can provide good advice on simple community engagement processes. One point, however, is worth emphasizing. Often people think of 'consultation' and 'public meeting' as interchangeable. This is not the case. Open public meetings are generally the single worst way to attempt collaboration with community members. Smaller, more targeted meetings, structured with specific purposes in mind, are generally more efficient and effective use of everyone's time, and build community cohesion rather than community division.

Recommendation 5.3.A

That the following broad process for consultation be adopted.

- i. Council endorse this paper in principal, as a basis for ongoing consultation.*
- ii. Subsequently, Council delegate staff to pursue a '4 level' approach to community and stakeholder collaboration.*

'Level 1'

- iii. Distribute the paper to the Reference Group (see Attachment 1) and other key stakeholders and meet with them to:*
 - *Get feedback on the report's recommendations and*
 - *Clarify ongoing process of collaboration*

'Level 2'

- iv. Make extracts regarding the Library relocation (Section 2.3 and Attachment 7) available to Library users.*
 - v. Offer Curtin Primary School P&C a presentation at one of their meetings regarding the reasons for moving the Library, and what might be done to mitigate the effects on their children and families.*
 - vi. Meet directly with Welwyn Ave Traders to discuss, in detail, the implications of reconfiguring the shops, as outlined in Option 3*
 - vii. Arrange a joint meeting with*
 - *Library Users, including Curtin Primary School P&C (see Recommendation 2.3.A)*
 - *Adjacent Residents (See Recommendations 3.4.A)*
 - *Hall Users*
 - *Welwyn Ave Traders*
 - *Other precinct users (Moorditch Keila, Senior Citizens Centre, Manning Primary School)*
- to:*
- *Provide an overview of the broad recommendations*
 - *Provide an overview of the potential timeline for development*
 - *Encourage small group discussion and feedback on:*
 - *'What pleases us';*
 - *'What concerns us';*
 - *'How we want to be involved into the future'.*

'Level 3'

- viii. Arrange a broader public meeting (using small group processes) with all interested Manning residents with the same structure as step vii.*

'Level 4'

- ix. *Meet with the Reference Group (and other nominated Stakeholders) at a frequency dictated by the level of decision making that is needed. (This initially, will be 3 – 6 monthly, and become more frequent as the detailed planning progresses)*
- x. *Meet with targeted individual and stakeholder groups to address particular aspects of the planning and design.*

(Throughout the process, Level 1, 2 and 3 meetings will need to be held as progress requires new dialogue. The frequency of these is likely be best determined by the Reference Group.)

6 CONCLUSION

Summing up

There is real enthusiasm, amongst community stakeholders and residents, for development of a vibrant, integrated Manning Hub – a ‘village centre’ for Manning that incorporates shops, a range of services and activities within the multi purpose community facility, ‘town square’ space, recreational areas, open space, sporting clubs and the senior citizens centre.

Many residents are excited by the idea of their suburb having a real ‘heart’; they see the potential to ease existing problems of parking, security and pedestrian safety; they look forward to improved local shops and cafes. And of course, they look forward to high quality, integrated community facilities – an expanded oval, improved ‘hall space’ and meeting rooms, spaces for early years experiences; a better, more conveniently located library and so on.

The study also found majority support for closing the Bradshaw Crescent ‘loop’ that currently separates the buildings and the parkland, and for relocating the Manning Library to the Manning Hub.

But this, of course, is not the end of the story. There will be concerns and disagreements along the way. For this reason, it will be crucial to maintain excellent collaboration with all stakeholder groups. (These potential concerns are identified in this report - See Section 1.4.3 for a summary). Some people will be genuinely affected, for example, by the closure of the loop road, by relocation of the library and, temporarily, by the demolition of the existing hall. Adjacent residents will have legitimate and important concerns about the impact of the development on their quality of life. Stakeholders in the community facility will have differing requirements in the design of the Facility that will be difficult, and sometimes impossible to accommodate. Shop owners and users will be disrupted by changes to the existing shops. It is essential that all these concerns and disagreements are engaged with, rather than ignored. This will require ongoing collaboration and, sometimes, negotiation.

Ongoing collaboration

This study then has provided Master Plans which provide the foundation on which to build the ongoing stakeholder collaboration. It also offers a proposal for how this ongoing collaboration should proceed (Section 5.3).

It is to the City of South Perth’s credit that they have engaged the key stakeholders at such an early stage. It will make the ongoing collaboration both easier and more effective. As consultants, we have been struck by the level of cooperation that the stakeholders have been prepared to offer. This goodwill should be a genuine asset in moving forward.

We were also struck by the excellent links and relationships that City of South Perth staff and Councilors have in the Manning Community. Quite apart from any formal processes, it can be hoped that these links are used to ensure a vigorous and open dialogue. Because it is this dialogue that will ensure that Manning Community Facility and Hub are developed in a way that maximises the potential benefits, while minimising the potential concerns.

So collaborative planning can proceed from here on a foundation of real strength. The City of South Perth is excellently placed to make it work. The result, in years to come, will hopefully be a place at the heart of Manning that enhances the quality of life of local residents, from new-born babies to retirees.

SECTION 1: BACKGROUND AND OVERVIEW

- 1.1 Origins of the Study**
- 1.2 Scope and structure of the Report**
- 1.3 Methodology**
- 1.4 Stakeholder Views on Redevelopment**
 - 1.4.1 High Support:
 - 1.4.2 Potential Benefits for local people
 - 1.4.3 Potential Concerns for residents

SECTION 1: BACKGROUND AND OVERVIEW

1.1 Origins of the Study

The purpose of this study was

- to engage key stakeholders – those with a direct interest in the future of each of the existing facilities and/or the future of the precinct shown in Fig 1 – in dialogue about how best to develop the facilities within the precinct and, subsequently
- to provide advice on how the City of South Perth should proceed.

The following extract from the Project Brief outlines the background. .

“The development of a major community hub in the Manning area at Bradshaw Crescent in the precinct embracing the current Manning Hall, James Miller Pavilion and Kensington Tennis Club is detailed in the City’s current Strategic Financial Plan, which outlines major City initiatives over a five year period. This initiative is one of the fundamental platforms identified in previous studies as to the best way to sustain and support our community and sporting groups. While the exact timing of the development is yet to be determined, it is envisaged that it would commence in the 2009/10 financial year.

The proposal looks at how to effectively integrate, into a cohesive precinct, a number of ageing stand-alone facilities that have deteriorated and are no longer well suited to the purposes for which they were originally created. Involving an innovative proposal to eliminate the Bradshaw Crescent ‘loop’ that currently separates the buildings and the parkland, this concept looks at the best way to integrate the facilities as well as considering important linkages with an adjacent shopping precinct, primary school, surrounding recreational areas, sporting clubs a senior citizens centre and transport nodes.”

1.2 Scope and structure of the Report

The study focuses on a Facility, within a ‘hub’, within a suburb. This report is therefore structured in a way that ‘zooms in’ on the facility itself.

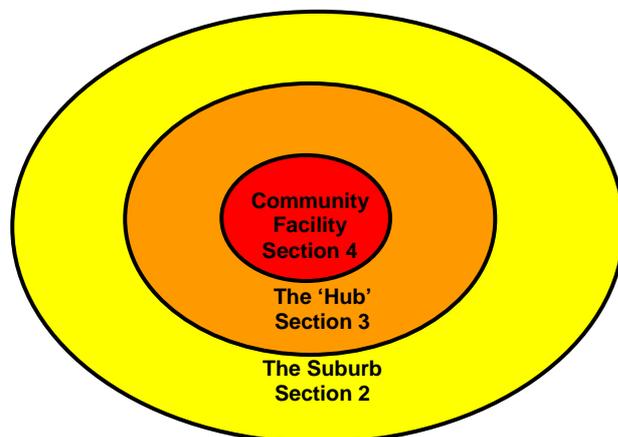
“Section 2: What does Manning, and its adjacent suburbs, need?” looks at how the facility and its precinct serve local people. It also summarises, from the perspective of residents, potential benefits and concerns relating to the Manning Hub.

“Section 3: Creating the ‘Manning Hub’” summarises views on how the ‘hub’ and the precinct it sits in should be designed and managed to achieve the best possible outcomes.

“Section 4: The Community Facility” summarises views on how the multi-purpose facility should be designed to achieve the best possible outcomes. This includes master plans, and effectively acts as a design brief for the next stage of design.

Each of these sections highlights particular aspects that will require further or ongoing consultation.

“Section 5: Where to from here” recommends ongoing processes of consultation, and provides a body of information for funding.



1.3 Methodology

This study sought to bring together the perspectives of:

- Users and service providers of existing facilities and services (including retail and commercial)
- Potential users of new facilities
- Adjacent Residents
- Residents within 800 metres of the site.

In the course of the study we met with – often more than once – representatives of:

- Staff and users of Manning Library
- Manning Infant Health Clinic (staff meeting and question sheets)
- Southcare
- Moorditj Keila
- Manning Senior Citizens Committee
- Welwyn Ave Traders Association
- South Perth Lions Club (Phone conversation only)
- Manning Rippers Football Club
- Manning Primary School
- Playgroups
- Manning Toy Library
- Regular Manning Hall Users (individual conversations, and combined meeting)
- Nearby residents (meeting of 27 residents, in addition to 27 returned question sheets)¹⁵
- 17 Young people via Church of Christ Youth centre.
- Key Staff of City of South Perth
- Councillors of City of South Perth

In total over 200 people provided direct input, with a number of these representing a larger constituency.

We also held two meetings with a Reference Group that brought together a range of different perspectives. The first Reference Group meeting looked at the 'Hub' as a whole. The second focused more directly on the Community Facility itself. These meetings allowed us to revise (in some cases quite significantly) the master plans that had begun to emerge from earlier consultations. The membership of this Reference Group is shown in **Attachment 1**.

1.4 Overall views on redevelopment

1.4.1 High Support:

There is a high level of support for the development of a community facility in the heart of Manning. This is evidenced by the fact that:

- of 27 question sheets that were returned by residents who could not attend the Residents Meeting, only 3 were clearly opposed the idea of a facility.

¹⁵ All residents within 800 metres of the site (and in some cases beyond) received basic information, an invitation to a public meeting, and question sheets in the mail boxes.

- at the residents meeting, (which also attracted, coincidentally, 27 people) there was overwhelming support for a new, integrated facility¹⁶.
- all discussions with the different stakeholder groups also reflected this high level of support for an integrated community facility.

However, development of a facility, at this stage is clearly not a 'yes/no' question. The most truthful answer for many people at such an early stage would be 'it depends'. Our task is to determine what it depends on: to identify potential concerns, and potential benefits so that the City can ensure, in developing the site, that the concerns are addressed, and the benefits maximised. If it cannot do this effectively, opposition to the facility could arise in the future.

We have therefore provided, below, a summary of the potential benefits and concerns that were raised. Most of these will be covered in more detail in the remainder of the report.

1.4.2 *Potential Benefits*

Improvement in, and integration of, community facilities (including Oval area)

Creating an integrated 'village centre':

People are keen to see a 'heart' within their suburbs that brings together retail, community space and facilities, sporting activities, schooling, etc.

Benefits to family life:

Many would like to see opportunities for all members of the family to engage in activities in the local community (but away from the various screens – TV, computer, DVD's, Game Consoles, etc - that can overtake us)

Improvements in parking:

This is seen as problematic at present, and many see the development as an opportunity to improve it.

Improvements in security:

This is also seen as problematic at present, and many see the development as an opportunity to improve it.

Improvements in the local shopping centre:

The shops are successful and popular, but many would like to see them enhanced to make a more pleasant and vibrant community space. They would also like to see more pleasant cafes.

Increased traffic and pedestrian safety:

People see this being achieved, for example, through closure of the curve that joins the west ends of Bradshaw and Conochie Crescents, and attention to the existing parking entries and exits.

Integration of various cultural and age groups:

This includes, but is not limited to celebration of Aboriginal culture and community.

¹⁶ The primary exception to this was a group - not local residents - that were concerned that they would lose access useable hall space at the site. This group has since been involved in further discussions to assure them that this would not be the case.

Universal Access:

All areas of the site can be accessible for all people including infants and children in prams, people with any forms of disability, people using wheelchairs and 'gophers' and those who have limited mobility.

If possible, this should include a fully equipped change room and showers for people with disabilities (in addition to toilets). See further notes on this in Section 2.2.8.

More efficient building maintenance**Environmental benefits:**

Such benefits might come by having local facilities which can be reached on foot or bicycle, or by combining various visits (eg shops, library, playgroup) into one. They may also be achieved through ecologically sensitive design.

This is an impressive list of locally recognised potential benefits. In developing the Site, the City of South Perth will need to work to maximise these benefits.

However, we were careful to also ask people to also highlight potential concerns, even where they were keen for the development to proceed. The facility will only succeed to the extent to which these very legitimate concerns can be properly addressed. Each of these will be explored in more detail in the appropriate section of this report.

Of course, some of the potential benefits were also identified as potential concerns.

1.4.3 Potential Concerns**Parking:**

As stated above, this is currently considered problematic. It is important that the facility improves, rather than worsens, these parking problems

Traffic and pedestrian safety

These are clearly extremely important to local residents as well as users of the site. Any increase in traffic will need to be carefully managed.

Security:

Many local residents and current users are troubled by anti-social behaviour at present and would be distressed if this development attracted more such behaviour. The hope, then, is that the development improves the level of actual and perceived community safety.

Amenity:

There is a significant and understandable fear that an unattractive 'monolith' might be built, within a concrete desert of car parking. Excellent (and collaborative) design will be essential

Transport:

A number of other concerns (parking, traffic, loss of nearby library) can be partly addressed by improved public transport links. Links directly from the site to both Canning Bridge Railway Station and to the area North of Manning Road are called for.

Access to Library:

While many will benefit by relocation of the library, some will be disadvantaged. This is dealt with in some detail in Section 4.3.

Costs to Ratepayers:

It will be important to demonstrate that any short term additional cost is good use of tax payer's money, either in long term financial gains, or community benefit, or both.

Potential Loss of Basketball and Tennis Courts:

Though underused and in disrepair, concerns were expressed at the loss of these courts for formal and/or informal use. (Others would be happy to see them go. This needs to be addressed through more effective use and management of the school/community shared use courts adjacent to Manning Primary School.

Accessibility: (Particularly cost).

Some groups have sought reassurance that the potential costs of a higher quality facility will not be passed on in usage fees. Some groups are already stretched, and increases in fees could make their usage unviable.

Interim arrangements:

There will likely be a significant period of time between demolition of the existing community hall and completion of the new activity space. Arrangements will need to be made to ensure all groups have alternative accommodation.

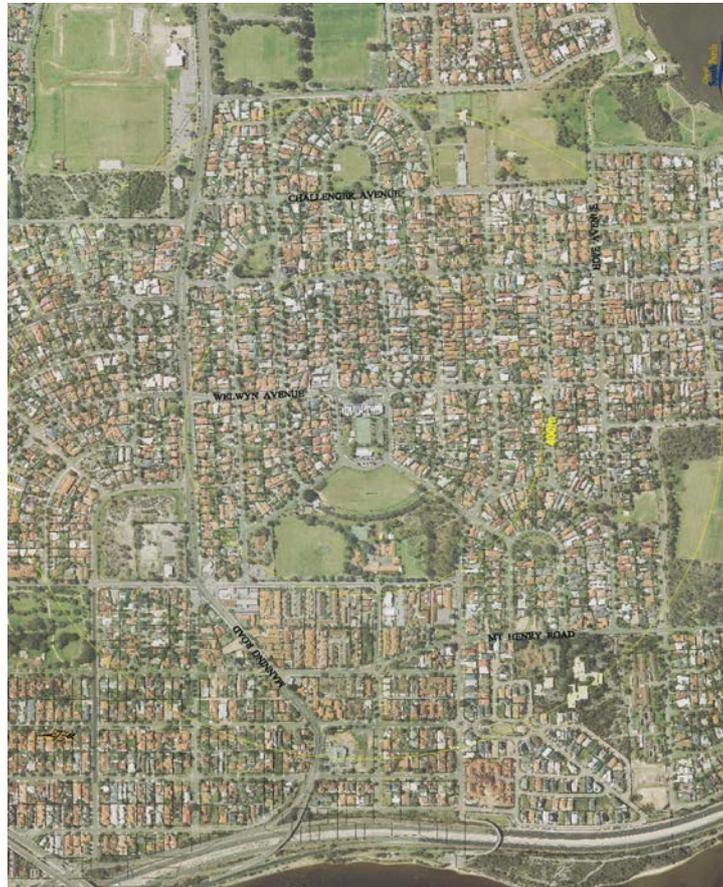
Potential Noise conflicts:

Design and management will need to ensure that there is minimum noise conflict between user groups, and/or between users and adjacent residents.

These potential benefits and concerns, then, lay the foundation for the remainder of this report.

Section 2:

What do Manning and adjacent suburbs need?



CONTENTS

2.1 A Local Scale

2.2 Service Provision in the Community Facility

- 2.2.1 Child and community health centre
- 2.2.2 Activity ('hall' space)
- 2.2.3 Early Years space
- 2.2.4 Moorditch Keila Aboriginal Centre (office and small meeting space)
- 2.2.5 Football Club
- 2.2.6 Town Square' space(s)
- 2.2.7 Library
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2.3 Relocating the Manning Library

2.4 Facilities to remain in precinct

2.5 Possible additional services within the Precinct

- 2.5.1 Child Care.
- 2.5.2 Commercial Health services

2.6 Important exclusions

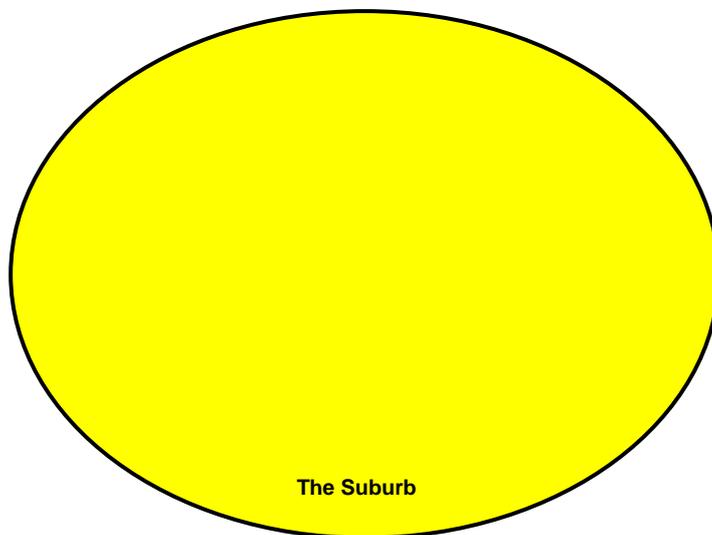
2.7 A Place For Community – Integrating Commercial Spaces.

Section 2: What does Manning and adjacent suburbs need?

This section focuses primarily on ‘the bigger picture’: What should be located at the site to serve the people of Manning and adjacent suburbs. It also highlights considerations for access to the site from the immediate catchment.

2.1 A Local Scale

This facility will become the ‘hub’ of activity for the surrounding area. Given its location within a residential area, and the fact that it is not on any major through road, residents are keen for it to be understood as a local centre, not a district or regional one. It will be important for the City and other Stakeholders to be mindful of this, as the site is actually well located for access from the northern and southern corridors of Perth. (It is minutes by car - or bus if a link is provided - from the freeway and the Canning Bridge Railway Station.)



Recommendation 2.1.A:

That the City of South Perth continue to conceptualise this as primarily a Local Centre, (as opposed to a wider District Centre), and negotiate with potential users accordingly.

This need not be exclusive, but where there is potential competition between locally based activities or interests and District ones, the local should take priority.

2.2 Service Provision in the Community Facility

It is recommended that the following facilities be included at the Hub, to serve the immediate catchment¹⁷:

2.2.1 Child and community health centre

This will replace the (ageing and inadequate) centre that is already on the site. Staff and management at the centre are major advocates for an integrated facility seeing major benefits in relation to sharing of resources, as well as ‘cross fertilisation’ between their own work and that of the library, playgroups and other children’s activities, Moorditch Keila, and the Commercial health services.

¹⁷ Design issues are shown in Section 4, along with master plans

2.2.2 **Activity ('hall' space)**

This will replace, and improve upon, the current Manning Hall. While some are fond of the old hall, few will be overly sad to see it go. Particular issues relating to this space are detailed in Section 4.2. The activity space will need to be suitable for:

- ✓ dance,
- ✓ martial arts,
- ✓ creative arts (including wet space)
- ✓ an adjacent kitchen.
- ✓ raised stage (though not to theatre quality)
- ✓ large meetings and events (eg faith gatherings, social functions)
- ✓ smaller meeting spaces

2.2.3 **Early Years space**

Current playgroups (which operate in other nearby locations) are full. The under-5 population of the local area is growing (according to birth statistics). The Children's Services Officer of the Department of Child Protection has identified Manning as an area lacking in children's services and facilities.

The master plan therefore shows significant space for:

- ✓ Playgroups (allowing for one space to be used exclusively for playgroups, at least between 9:00 am and 3:00 pm)

with an additional space that can be used as flexible community space, but designed appropriately for:

- ✓ Crèche provision
- ✓ 3 year old kindergarten (unlicensed)
- ✓ Occasional playgroups.

This usage of this additional space may well vary, and may change over the years. Note that it there was not a call suitable for a licensed child care service. (ie child care that allows parents to leave the facility). Such a service is more appropriately integrated with formal child-care and/or education services. See Section 2.5.1 for further discussion of child care.

Related to these early years spaces, there would be a need for both:

- ✓ Publicly available playgrounds and:
- ✓ Playgrounds attached to the playgroup/early years indoors spaces. (Safe, exclusive use outdoor space can be more important to playgroups than the indoor space)

2.2.4 **Moorditch Keila Aboriginal Centre (office and small meeting space)**

Moorditch Keila is already a strong asset in the local area. Leaders of the group have been involved in assisting when young Aboriginal people are engaged in anti-social behaviour (through the simple act of talking to their families), and have also established youth sports teams. Their office and meeting space is currently in what was once the tennis pavilion on the site, so their inclusion on the site will have no additional impact on parking or traffic.

They are also significant users of the current Hall and kitchen, and will be wanting to continue to use similar activity space into the future.

2.2.5 **Football Club**

The Manning Rippers football club is also a major asset in the local area, providing social and sporting activities for many local families. Their clubrooms are currently located within the precinct (on the north-western edge of the oval). They are keen to be a part of the new

facility as long as it can be designed in a way that maintains or improves their current arrangements.

2.2.6 'Town Square' space(s)

A common theme for local residents was the desire to have a 'community heart' or 'village centre'. Outdoor space or spaces should encourage use by people wanting to simply be out in their community.

2.2.7 Library

A required outcome for this study was advice on "the implications of relocating the Manning Library to the Manning Community Facility". For this reason, there has been a more detailed analysis of the level of support for inclusion of the Library in the Precinct. (See Section 2.3 and Attachment 7)

2.2.8 Showers for people with disabilities

In addition to the need for universal access throughout the site, the Facility could offer a further benefit to people with disabilities. It has been pointed out that it is very difficult for people with certain disabilities to find public showering facilities. This can cause unacceptable indignities for these people where, for example, they have experienced incontinence.

The coordinator of 'Dancing with Disabilities' has put forward a vision that such facilities be made available by local governments throughout Perth, ensuring they are distributed around the metropolitan area.

Recommendation 2.2.A

That the following community facilities be included in the multi-purpose community centre:

- viii. Child and Community Health Centre*
- ix. Multipurpose Activity ('Hall') Space*
- x. Playgroup room and associated outdoor space*
- xi. Early Years/community rooms*
- xii. Moorditch Keila Aboriginal Centre*
- xiii. Manning Rippers Football Club*
- xiv. Manning Library.*

Recommendation 2.2.B

That the facility is located adjacent to outdoor children's play areas, and 'village centre' outdoor space.

Recommendation 2.2.C

That, in developing the detailed design for the community facility,

- iii. Careful attention be paid to ensuring access to all spaces by all people, regardless of their forms of mobility and any forms of disability (such as sight, hearing, and speech).*
- iv. Showering facilities be designed for people with disabilities (in consultation with ACROD), to be available to any member of the public who may have a particular need for them.*

2.3 Relocating the Manning Library

The majority of people – Library Users and others – interviewed or surveyed were in favour of moving the library.

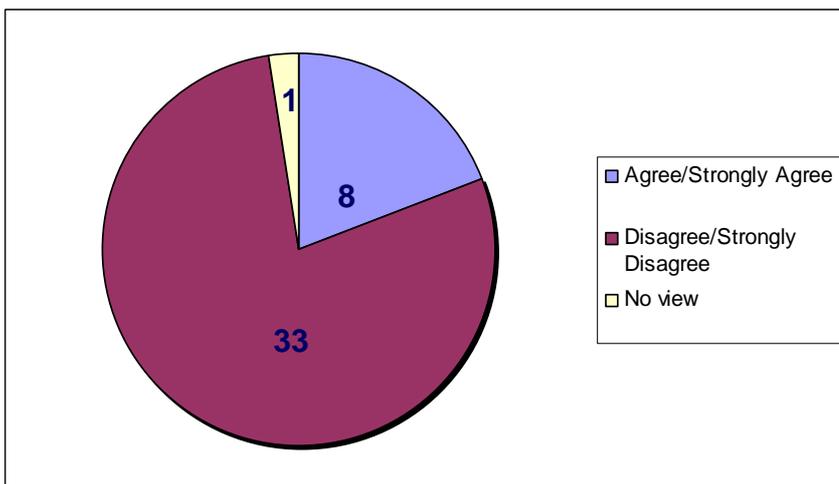
Of those attending the residents meeting, none were opposed to

moving the library, and most were in favour. Of more direct relevance were the views of library users as they will be most affected. (In reflecting on these figures it is worth noting that current library users will be most likely biased towards the existing site, as they are clearly able to reach it at present.)

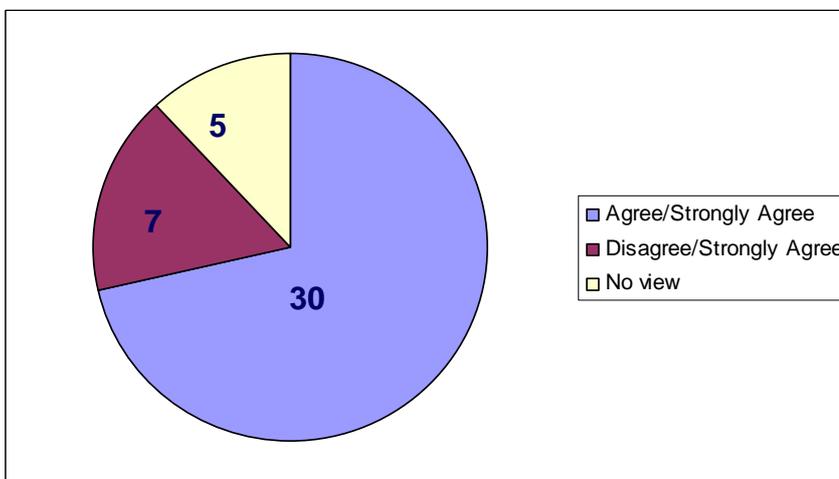
The survey results (see Attachment 7 for more detailed analysis) showed the following responses to two key questions:



- (a) **Moving the library over to Bradshaw Crescent would cause some significant problems for me.**



- (b) **Co-locating the Library with other community facilities and shops would offer some genuine advantages.**



All indications, then, are that the library should be moved.

Many users find the current site isolated, dangerous (due to proximity to the road), and inconvenient (as it generally requires a special trip, rather than combining a library visit with other activities such as shopping meeting friends, health visits, school, playgroup, toy library, etc). All of these factors will be improved over time.

Others favour a move because of the potential they see in integrating a library as part of a vibrant 'community heart' – the 'village centre' that people come to for their various community needs.

It seems clear, then, that the library should be moved. However, though relocation of the library is recommended, the consultation (both through meetings and surveys) has highlighted a number of factors that will need to be considered if this move is to be successful.

Access from the North of Manning Road

Transport options from north of Manning Road, including for the students of Curtin Primary School, will need to be considered. This may include, for example:

- Upgrading pedestrian/cycle crossings of Manning Road
- Upgrading pedestrian/cycle ways down Welwyn Ave or parallel roads.
- Diverting the Number 31 (and related) bus route to stop at the Manning Hub.

Parking

Parking will need to remain adequate and convenient.

“Ambience”

The library will need to be located in a way that ensures there is minimal distraction from incompatible uses in the neighborhood centre.

The shady environment of the current library is valued, and, if possible, should be emulated.

Security

The library will need to be located in a way that ensure there is maximum observability by local residents and other precinct users

Convenience

The Library will need to be located and designed so that users enjoy optimum access to parking, shops, health services, children's play space, and other community users.

Child Friendliness

The Library should be designed (and managed) in a way that maximizes the relaxed ambience and 'child friendliness'. This may require children's spaces which could relate directly to, for example, playgroup apace, toy library space, child health services, etc.

Maintain or Improve Standards

Staff are highly praised. Consequently it is important to retain high quality staff. (Most staff are very keen for the library to be moved as they believe this will improve both quality and personal security)

Stock should be, if possible, improved. (This will be assisted by the likelihood that usage will increase in the new location). It is very likely that the Library usage will increase at the new site. (It is relatively low at the moment due to its isolated location). Planning will therefore need to accommodate this increased usage.

Physical Quality: A number of people would like to see the physical quality of the building improved. People called for

- additional space (shelving and room space),
- additional rooms to improved mixed usage (eg children's activities that don't disturb other users)

- improvements to ensure universal access,
- improved thermal management
- additional computers
- more reading desks and, less specifically,
- a 'freshening' up of the aging building.

Most of these improvements should be built into a new facility.

Effectively, the above list of factors provides a clear brief for the designers of the new library, and for City of South Perth.

Notwithstanding the strong majority view on, and overwhelming benefits of, relocating the Library, the move will come with genuine costs to a minority of people. It will therefore be essential that the City of South Perth engage well with these people, and from an early stage. This leads to the following recommendation:

Recommendation 2.3.A

That the City of South Perth meet with, and provide early advice to

- *Staff and parents of Curtin Primary School and*
- *Existing Library users*

on why the library will be moved, and what is planned to mitigate the effects.

2.4 Facilities to remain in precinct

In addition to these uses, we are currently recommending, based on feedback from various stakeholders, that:

- The Seniors Centre remains where it is, and improved links be created between the centre and the new facility. Moving the activities of the Seniors' Centre to the site dramatically increase the footprint of the community facilities. Many of the current Board and users prefer to maintain a facility that is able to clearly respond to the needs of seniors.
- The basketball/tennis courts that were developed at the primary school for joint community/school use be 'revitalised' – through more effective collaboration – to be used by community groups (including, for example, Moorditch Keila or church groups).

2.5 Possible additional services within the Precinct

2.5.1 Child Care.

There is a growing population of children in the Manning area. The Department for Child Protection Children's Services Officer advises that there is a significant under-supply of licensed child care for children aged 0 – 12.

If such facilities were to be developed, (and determining their feasibility is beyond the scope of this study), there may be opportunities to locate them on Department of Education and Training land, adjacent to the school. (The school currently has significant land that is surplus to requirements). This could either be through land purchase, or through agreement with the Department.

This would have the added benefit of creating a '0-12' educational environment, where children build a relationship with the school in their earlier years. This has not been explored with the Education Department or the school.

2.5.2 Commercial Health services

A centre for commercial health services is seen as very compatible with both community uses and retail. There is a physiotherapist currently adjacent to the site (opposite the

shopping centre car park entry) who is in favour of such inclusion, and has informally suggested he could move his business into the precinct if the opportunity arose.

Possible services within such a centre might include some or all of: medical, physiotherapy, dentist, pilates, therapy pool, etc.

Questions of commercial viability for such a centre are beyond the scope of this study. Once these questions are determined, a careful analysis of traffic and parking implications would need to be made.

2.6 Important exclusions

Some people would like to see **indoor competitive and team sports** provided for. These were always outside the brief as they are currently provided at the George Burnett Leisure Centre.

A **large performance space** would have real benefits to some but is not currently recommended because:

- There would only be intermittent demand
- it is too large for the overall space available,
- there are facilities available for hire nearby (particularly in secondary schools), and
- it could cause major parking difficulties.

(There may, however, be possibilities for some larger events - though not to theatrical standards - by creating a 'hall' area that opens up to an outdoor area)

Some residents suggested, through our consultation process a **swimming pool**. This is part of an ongoing debate between some residents and Council (who have asserted that, given the number of available swimming pools within easy reach of residents, the benefits would not justify the costs). In any case, this site is not a suitable location for this, due to size constraints.

2.7 A Place For Community – Integrating Commercial Spaces.

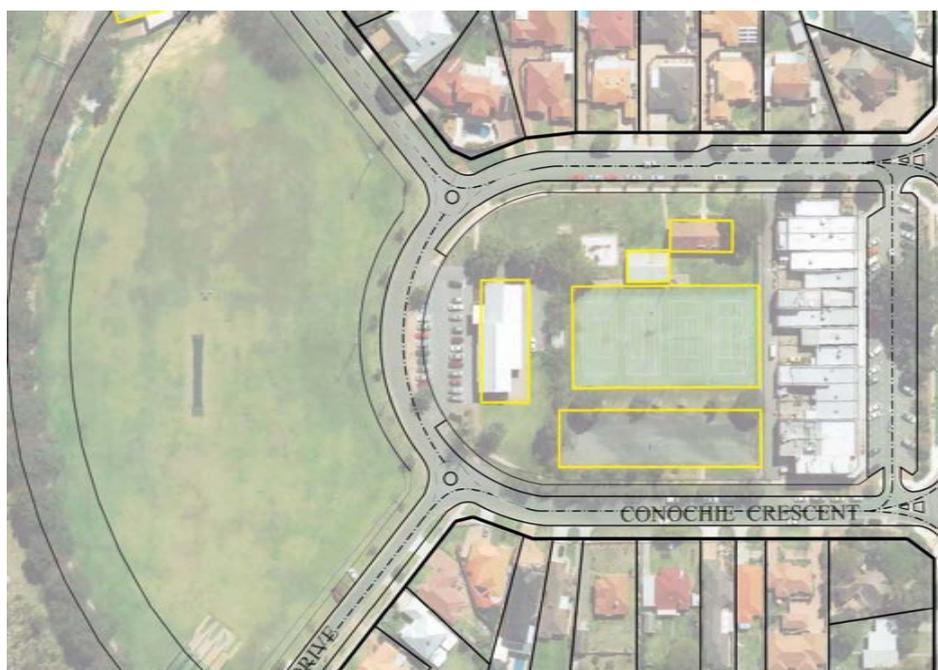
In the course of consultations it became clear that most stakeholders including local residents are keen to see a safe, vibrant attractive place at the heart of Manning. This included significant dialogue about the commercial uses of the site.

Most people, including the majority of retailers would like to see a refurbishment of the shops on the site. They would also like to see a development in which these shops interact directly with community facilities. Of particular interest to many people were improved cafes, preferably facing on to pleasant outdoor area to create an enhanced community feel – a place where people would like to spend time together.

Young people felt that one of the keys to minimising anti-social behavior was creating spaces that 'attract people for the right reasons, rather than the wrong ones.

Section 3:

Creating the ‘Manning Hub’ in an integrated precinct.



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Section 3:

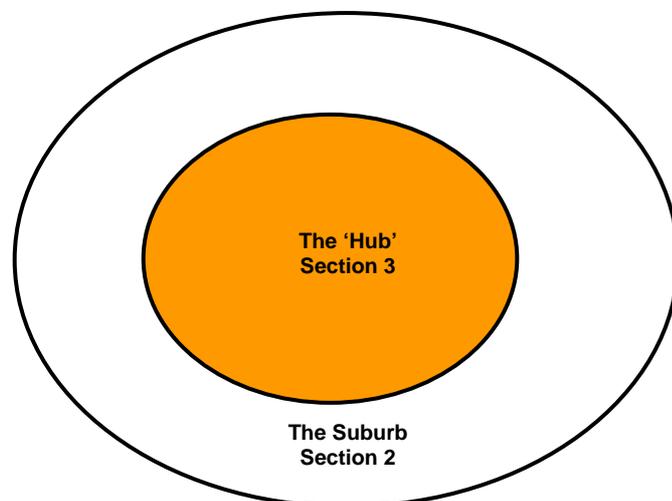
Creating the 'Manning Hub' in an integrated precinct.

While Section 2 explored the overall needs and concerns of the Manning area, this section will look more closely at the 'Manning Hub' and the Precinct. This Precinct is shown in Figure 1 and stretches from the Seniors' Centre and Primary School at the west end to the Welwyn Avenue Shops at the east.

It has made no proposals for physical changes to the Manning Seniors' Centre, or the Manning Primary School.

As highlighted in Section 1.4 this study found high levels of support for an integrated community facility at the Manning Hub. However, it also identified a range of potential **concerns** and **benefits**.

Consequently, this section details the range of issues that the design and management of the Precinct will need to address.



3.1 Improvement and Integration of Facilities

The most obvious benefit of this facility, done well, will be the improvement and integration of the individual 'parts' that it incorporates. There are 'synergies' between virtually all uses that have been identified for the site, from the school at the west end right through to the shops at the east.

A sample of potential benefits to a more integrated site, as identified by different stakeholders includes:

- School classes could access the library and hall (without having to cross a road, which requires parental permission for each trip)
- A common crèche space could be available for a range of different activities
- A visit to the library and child health nurse could be combined with a visit to the shops;
- The library's usage is likely to increase through 'passing traffic'
- All users will be able to hold reasonable size functions 'on site'
- Child Health Nurses can link very directly with Playgroup parents.
- Hall users (eg gaming groups, dance groups, etc) could socialise at the local café
- Common toilets, kitchen, outdoor space, and meeting rooms could ensure efficient use of resources.

These potential benefits have been incorporated, as far as possible, into the broad master plan shown.

3.2 Improvement and Integration of 'Hub'

Almost everyone we spoke to was particularly keen about integrating the whole 'hub'. The idea of an easy pedestrian 'flow through' from enhanced shops, past a pleasant café, down through a 'village place/town square' to a vibrant mix of community activity, then across the oval to the school: that was a village centre that most people would love to see.

Its achievement – in the years to come, will depend as much on the design and management of the shops and other commercial facilities as it will on the community facilities and outdoor areas. Many

of the current retailers are very keen for such integration to occur and want to be partners in making it happen. (There are several different owners of retail space at the Centre)

This study only went part way to exploring the full requirements for creating such a precinct. Indeed, the current master plans for the community facilities can work without any changes to the shops, but every stakeholder agrees that this would dramatically diminish the effectiveness of all precinct uses.

In developing the hub the City of South Perth will need to:

- Manage traffic flows in surrounding streets,
- Ensure adequate and well-designed parking (that does not turn the area into a 'desert' of car parks), with entries and exits that are safe and minimise disruption to adjacent residents
- Create solutions for servicing of the shops and other commercial uses that does not disrupt residential living.
- Encourage commercial activities that maximise a sense of community (such as high quality cafes), and reasonable levels of after-dark trading (eg DVD stores, take away, restaurants and cafes) that enhance security
- Maintain commercial viability

It is important to emphasise that any significant increase in commercial floor space within the precinct will need careful dialogue with nearby residents and other site users, as these could potentially have disadvantages for some of these residents.

3.3 Traffic Management and Access to the Hub.¹⁸

One of the key concerns raised by local residents is potential increases in, and redirecting of, vehicles. It will be essential to ensure that the precinct is designed to ensure that:

- Pedestrians, including children, are safe;
- Minor traffic accidents are kept to a minimum
- Traffic noise is minimised.

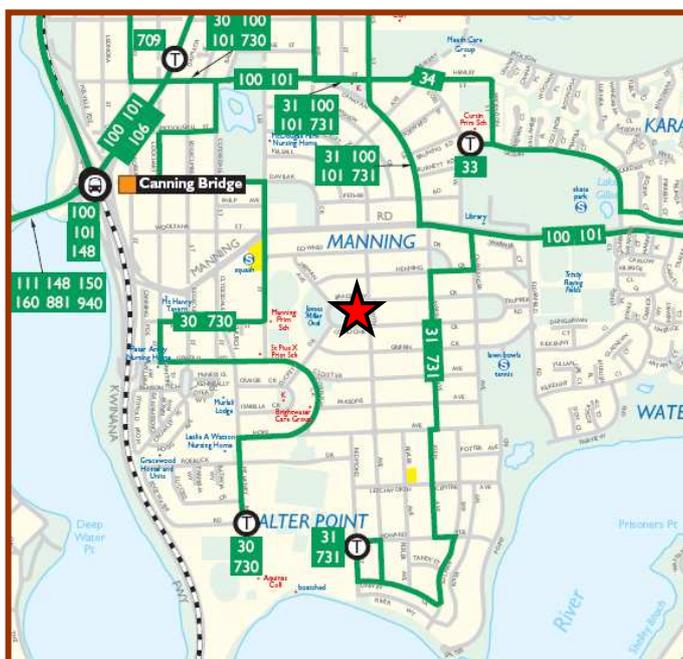
Traffic management issues may arise, from:

- Increased usage of the site
- Closure of the curved road to the west of the site
- Creation of new parking entries on Bradshaw and Conochie Crescents.

In relation to site usage, increases are unlikely to be very high. They will stem mainly from:

- Relocation of the library (which has only occasional 'high usage' times)
- Creating space that encourages playgroups to the site (resulting in 15 – 20 cars at a time, which would, for example, mean around 7 – 10 cars on each of Bradshaw and Conochie Crescents.

Child and community health services, Moorditch Keila, most hall usage, and the football club, already exist within the precinct. They are therefore unlikely to generate increased traffic, unless



¹⁸ Any increases in commercial or retail floor space is beyond the scope of this study. However, it may raise important questions in relation to overall traffic volume. This may need to be dealt with as part of a separate study

additional regional (as opposed to local) activities are generated. (While the football club will move up the road, this will result in no net increase in traffic).

In addition to overall traffic management, access to the hub depends on:

- ✓ Excellent access by foot, bike, pram and wheelchair
- ✓ Direct public transport links, particular to north of Manning Road and the Canning Bridge Railway Station

A particular cohort that should be considered are the students of Curtin Primary School. They are currently within reasonable walking distance of Manning Library. A slight re-direction of the 31 and 731 routes may mitigate the effects of the relocation.

Recommendation 3.3.A

That, in order to mitigate potential traffic concerns:

- vi. *A traffic management plan be undertaken (in close consultation with local residents) that identifies how to manage all aspects of traffic, including, but not limited to the impacts of the loop closure.*
- vii. *Negotiations begin immediately with the Department of Transport to create direct public transport links from the Canning Bridge Station, and from north of Manning Road*
- viii. *Attractive pedestrian and cycle access to the site from within Manning (as well as links across Manning Road) be developed as soon as possible*
- ix. *Future parking entries be located to minimise through traffic, in close consultation with local residents.*
- x. *In negotiating and managing usage of the site, priority be given to local services and activities (ie those targeting local residents), rather than regional ones (ie those targeting people from the wider metropolitan region).*

3.4 Closing the Loop Road

The original brief highlighted the possibility of closing the 'loop' that separates the hall from the Oval. We explored this possibility at all meetings, and with most stakeholders. There was very wide support for the idea.

From most perspectives, the site would be significantly improved if this closure occurred. Stakeholders assert that it would:

- remove a barrier to the oval, school and seniors centre, creating a single precinct, rather than separate precincts
- reduce a major traffic safety hazard
- stop significant 'speedway' driving that occurs at present.
- allow the oval (which is at present known as 'the bowling alley' to be expanded to the proper size for cricket and football.
- enable school students to access the library and other facilities safely within and outside school hours
- mean that the school would not have to get parental permission every time they wanted to visit the library.
- Allow (due to the elevation difference between the oval and the 'hall site') the possibility of two-tier facilities, with 'oval related' activities (change rooms etc) on the lower level.

This would, of course, come at some inconvenience to those who currently use the loop as a short cut to and from their home. However, no-one at the residents meeting was opposed to the road

closure, as long as an appropriate traffic management study is done (including the impacts on traffic in surrounding streets).

One resident (who lived on Conochie Crescent) summed up her position: *“I use the loop each morning to get to work, so it would be an inconvenience to me. But I also worry, every morning, about my son crossing it as he goes to school. So despite the inconvenience, I’d like to see it closed”*

If closure of the loop cannot occur, the community facility is severely compromised. It is essential, then, to meet early with local residents to begin exploring the potential impacts and what can be done to mitigate those impacts.

Recommendation 3.4.A

That, on acceptance of the findings of this Study, City of South Perth ‘door-knock’ those 20 – 25 households that are most affected and invite them to discuss the potential closure of the loop.

3.5 Parking

One of the major concerns voiced by local residents is parking.

There are already some strains in relation to parking. These include:

- Parking strains at the northern end of the shopping centre car park.
- Danger of minor traffic accidents at entry and exit of shopping car park
- Street parking pressures for football games (particularly on Thursday nights and weekends)
- Sunday church services and other activities where the hall attracts a ‘full house’
- Dangers for children getting in and out of cars in street-side parking.

Development of the precinct provides an opportunity to minimise these concerns.

Car-park design and integration

In our master plans of the site we have indicated the maximum parking that will be required at the site, based on floor space. A number of Reference Group members raised concern at the large ‘footprint’ that this created. Part of the reason for this is that the master plan attempts only to show the overall ‘footprint’ of parking. As the project moves into more detailed design, the parking will clearly be broken into much smaller segments, and integrated more effectively with the site.

Reducing overall car-park space

In addition to this focus on the quality of car park design and integration, there may also be opportunities to consider the quantity within the Hub; to minimise car parking and maximise an attractive, person-friendly environment within the precinct while maintaining acceptable access and convenience. Options for this may include

- Non-motorised access
Ensure that access to the site by foot, cycle or public transport is maximised
- Shared car parking
Many people will combine their library, playgroup and shopping trips. Equally, peak times for shops (particularly 3- 6 in the afternoon) may be low times for playgroups and child health services, reducing the need for exclusive parking in either service. Thus, for much of the time, overall parking requirements might be lower than would be the case for stand-alone facilities. Recommendation 3.5.A below suggests that initial provision of parking be kept to a minimum, and only increased if demand requires it.

- Overflow parking
'Overflow' parking could be integrated into the oval area – to ensure safe and easily accessible parking for occasional high use times, while minimising the parking impact within the hub.

We should, then, aim to minimise parking allocation, while ensuring safety and easy access.

Recommendation 3.5.A

That:

- iii. *Once the floor space for the Facility and the Precinct is finalised a parking strategy (including oval-side parking) be developed that shows both minimum parking requirements (ie 'best case' scenario) and maximum parking requirements (ie 'worst case' scenario). Minimal initial parking should then be provided based on 'best case' scenario, and only expanded if parking pressures prove too great. (Potential parking space can be retained as patches of attractive greenery)*
- iv. *The parking strategy considers angle parking, to maximise safety for children entering or exiting cars.*

3.6 Security

Residents, Retailers and other stakeholders have raised existing concerns about security at the site. Anti-social behavior and vandalism are too frequent, especially in the evenings.

Minimising such disruption has been raised both as a concern and a potential benefit. One of the reasons library staff are keen to move to the site is that they currently face some harassment at the existing (very isolated) library site, and they hope that this site, with a larger variety of users, will be safer.

Young people consulted said that a key to minimizing youth disruption was 'attracting people to the space who want to be there for positive reasons'.

Other potential solutions to security concerns highlighted by stakeholders included:

- Building direct relationship with potentially disruptive people
- Maximising informal community 'surveillance' (through lighting, physical lines of sight, first floor apartments above the shops, etc)
- Maximising the number of people using the space at any one time.
- Design that attracts a range of people and makes them feel safe. (Design and maintenance can make people feel like places of crime rather than places of community. Cracked pavements, poorly maintained buildings, broken windows and other physical damage, graffiti 'tags', etc)

Moorditch Keila Aboriginal Corporation have played a role in responding to disruptive Aboriginal young people by talking directly with their families and by developing youth sports teams. In short, they build direct relationship with young people and their families, and provide positive alternatives for them. They are interested in pursuing this into the future.

Recommendation 3.6.A

That the design of the entire precinct strives to maximise:

- vi. *A feeling of 'welcome' to a wide range of users, including all age groups*
- vii. *Capacity for informal community 'surveillance' (including consideration of residential units above the shops)*

- viii. *Interrelationship of evening functions (restaurants, café's, DVD stores, take-away outlet, library, community hall, sports clubs, etc) to ensure that the site is, as far as possible 'inhabited' by community users as late as possible*
- ix. *Provision of a community BBQ/play area with lighting, to encourage local residents to use pleasant spaces on the site into the evening*
- x. *Support for Moorditch Keila (and, if possible, youth organizations) in creating positive opportunities for young people and their families.*

3.7 A community asset, not an ugly monolith

Local residents raised concern that they might have, on their doorstep, an overlarge 'monolith'. Both residents and potential user groups also voiced concern that a large expanse of car-parking could create a 'concrete wasteland' that would go exactly against the positive vision that most people hold in their minds.

It will be, therefore, important to design the entire precinct in an elegant way that **creates** pleasant spaces and experiences for people walking or moving through the area. Car parking should, as far as possible, be broken by provision of trees and other features.

It will also be important that the facility, while encouraging shared and integrated uses, retains a sense of identity for some of the user groups. The Manning Rippers Football Club and Moorditch Keila Aboriginal Corporation will, for example, require entrances that are not directly on to the foyer and/or town square.

Young people spoke eloquently of making the outside area a pleasant place to sit – circular seating that encourages conversation, shady trees, water features, etc.

Recommendation 3.7.A

That:

- v. *The facility, and the precinct that it sits in, be designed and landscaped in a way that is welcoming, aesthetically pleasing, and that maintains a human scale.*
- vi. *Collaboration with a Reference Group, and consultation with the wider community, occurs regularly to ensure that there is broad community support for the overall physical appearance (as well as the functional design).*

3.8 Basketball/Tennis Courts.

A minority of people were concerned about the loss of the Conochie Crescent Basketball and Tennis Courts. Moorditch Keila would like local space to enable practice space for their teams. While some expressed a view that the tennis courts might be used if there were the opportunity, experience in the past has shown otherwise. The previous tennis club chose to vacate the premises, and use courts within 1 km of the site.

Importantly, the tennis courts and basketball courts adjacent to the school are supposedly for shared school/community use. Almost no stakeholders were aware of this fact. The School Principal is happy for them to be used (outside school hours) by community, but has not been approached for any formal usage. They are deliberately left open outside school hours to allow young people to use them informally. The Principal, however, is enthusiastic about any formal use of the courts by local groups. Moorditch Keila might be one such user.

It should be noted that some people do use the school/community courts informally at present. To avoid conflict with formal usage, consideration might be given to some additional hoops and half-courts for formal use.

Given that there is very little formal use of any of these courts outside of school hours, it would be excessive to maintain those on Conochie Crescent.

Recommendation 3.8.A

That:

- vi. No Courts be retained on Conochie Crescent*
- vii. The joint school/community usage of the Primary School Courts be re-affirmed by the School and City of South Perth*
- viii. Booking arrangements for the courts be clarified between the City of South Perth and the Manning Primary School*
- ix. All stakeholders be advised how bookings of the courts will be managed.*
- x. Consideration be given to providing additional hoops and pavement outside of the School/community courts.*

3.9 Creating a Community Heart

A common theme that emerged through the resident consultation, and stakeholder focus groups, was the need to create a 'village heart'. It is clearly important that the 'Manning Hub' should be much more than a community facility near some shops and car parks. It should be a place that people feel drawn to; a place that gives a sense of where we are and who we are; a sense that we belong.

"Place making" is a term often used to describe "the way all of us as human beings transform the places in which we find ourselves into places in which we live."¹⁹ It is a valuable concept for guiding the development of this 'place' at the heart of Manning

It involves both the 'people' work of community development and excellent design of the built form, and the spaces created by the built form. Basic elements include, for example:

- Community involvement from the earliest stages of design, through to the process of development and into the ongoing evolution of the space. This involvement should include all age groups, but the direct involvement of children and young people can create a sense of 'ownership' that will continue to reap benefits down the years.
- Built form that makes people feel comfortable and welcome – a space where people can be present alone or with friends and feel neither intimidated nor 'crowded' by others in the same space, but that also allows for 'serendipitous' interaction.
- Detailed design and landscaping that creates that same sense of comfort and welcome, hopefully with a dash of natural and created beauty; public art can be a key.
- Pathways that draw people easily through the space on their way to something else
- Encouragement of ongoing community activity in the space – markets, school performances, community art activities, barbecues, informal play. Anything and everything that brings people together in positive ways.

Recommendation 3.9.A

That the City of South Perth work to create, in the precinct, a genuine sense of place and belonging through 'place making' that will involve:

- vii. Directly involving interested residents and other stakeholders in the design of the precinct*
- viii. A focus on both built form landscaping and pedestrian movement that results in spaces and places where people feel comfortable, welcome, connected and 'nourished'; places that people naturally want to spend time;*
- ix. Active encouragement of community activity in the space, as well as ongoing development of the space through art, plantings, etc.*

¹⁹

From "Placemaking", by Lynda Schneekloth and Robert Shibley, published by John Wiley & Sons, 1995

3.10 Infrastructure and Approvals

A key element of the Brief was to advise on “significant infrastructure implications of the development, including any approvals required from State Authorities or any other statutory requirements/approvals”

Attachment 2 provides the Architect’s advice on infrastructure and zoning, and important implications.

Some significant implications of this advice include:

Power:

It is understood that planning is currently in place to underground the power in the area. Notification to Western Power of the proposed plan for closure of the ‘loop’ road and changes to the boundaries and redevelopment is highly recommended to either redirect power or at minimum accommodate the planning options being considered.

Recommendation 3.10.A

That the City of South Perth immediately notify Western Power of proposed options for the site and ensure that these options are catered for in any changes to power lines.

Zoning Approvals:

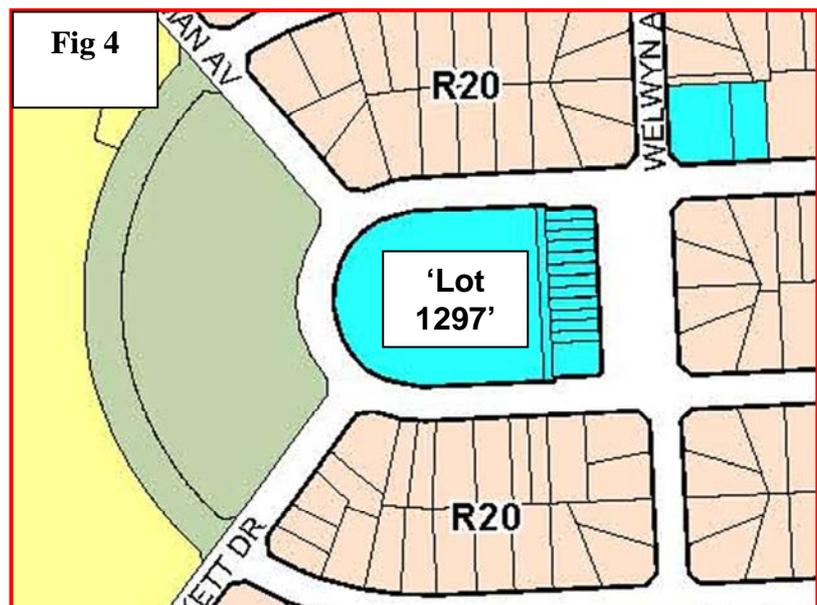
The proposed development of Lot 1297 (the Manning Hub – see Fig 4 below) for a ‘Community Centre’ (with associated community amenities) is broadly consistent with the existing prescribed use for the Reserve. One possible exception under the actual purpose may be inclusion of the Library facility.

Any changes to this use as described in ‘Preferred Development Option 3’ - namely the inclusion of commercial / retail development - will require application to the Western Australian Planning Commission to amend the use of the Reserve.

The proposed changes to the adjoining boundaries of both reserves to accommodate the closure of the ‘loop’ road (refer Site Parameters and Preferred Development Option 3) will also require an application for change of use and title change /re-issue.

The success of this application will be dependent on City of South Perth successfully demonstrating that the development will be for the general benefit of the community. It will also rely on the demonstrated support of both Council and the majority of local residents

It is estimated that these changes will require 1½ - 2 years to secure.



Zoning under the current City of South Perth Plan may require amendment to accommodate mixed public / commercial use subject to planning officer's advice.

Recommendation 3.10.B

That Council immediately begins the process of applying for necessary changes to title and boundaries.

3.11 Precinct Design Considerations

In the course of this consultation process, Troppo Architects have been interpreting all information to draw out the architectural implications and conclusions. Attachment3 summarises these, and represents an important aspect of this report. It highlights much of the rationale behind the recommended Development Option shown in Section 3.12. These include:

- Existing vegetation
- Existing buildings
- Sports grounds
- Traffic / parking issues
- Locating the community centre
- Site/climate considerations

3.12 Precinct Development Options

Drawing all information from sections 2, and 3.1 – 3.10 together, 4 options are offered to cover 4 contingencies, ranging from minimum changes to existing land form and commercial usage, to maximum changes. . (They are offered in this order because of the potential complexities involved in changing the shops. Note, however, that several shop owners are strongly in favour of changes to the shops)

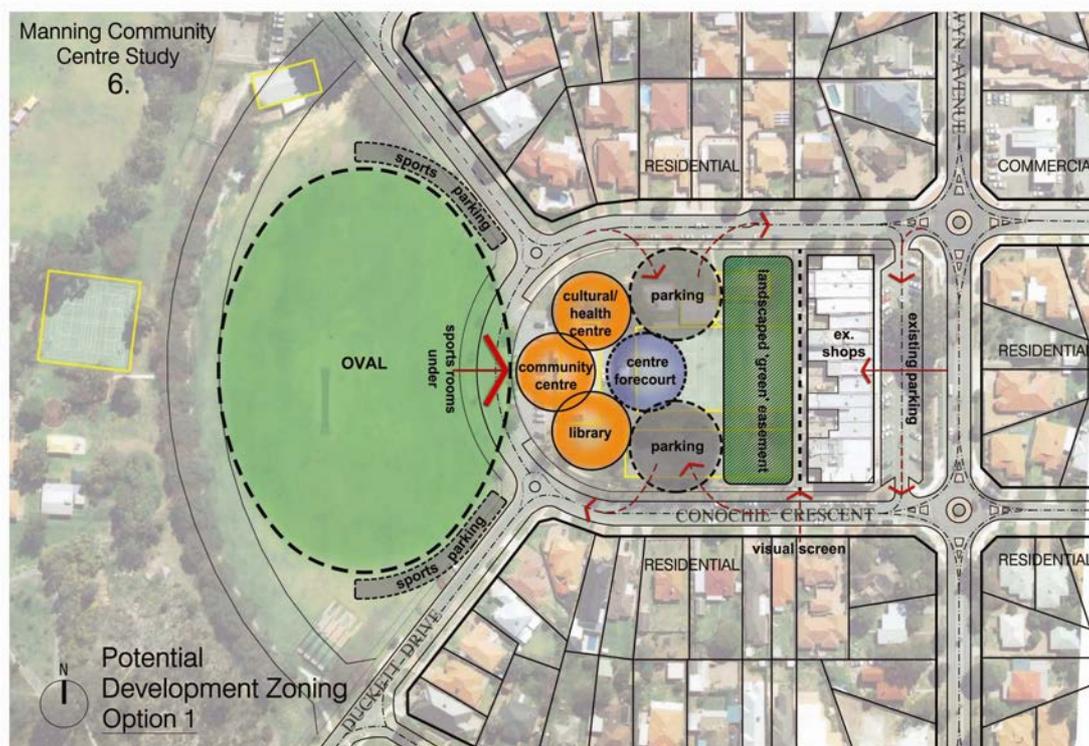
Option 1 assumes no changes to the existing shops.

Option 2 assumes no changes to the existing shops, but considers a proposal (put by some Councillors and other stakeholders) for underground parking

Option 3 assumes that changes can be made to the shops, allowing for effective integration of the Hub. ***This is the recommended option.***

Option 4 may need to be considered if the status of the current A Class reserve cannot be changed. This assumes that the shops are completely moved back towards Welwyn Avenue, moving current parking to the west of the shops. (Parking is an acceptable use for A Class Reserve.)

3.12.1 OPTION 1



Option 1 proposes a stand alone community facility with no connection or interaction with the existing commercial shopping area.

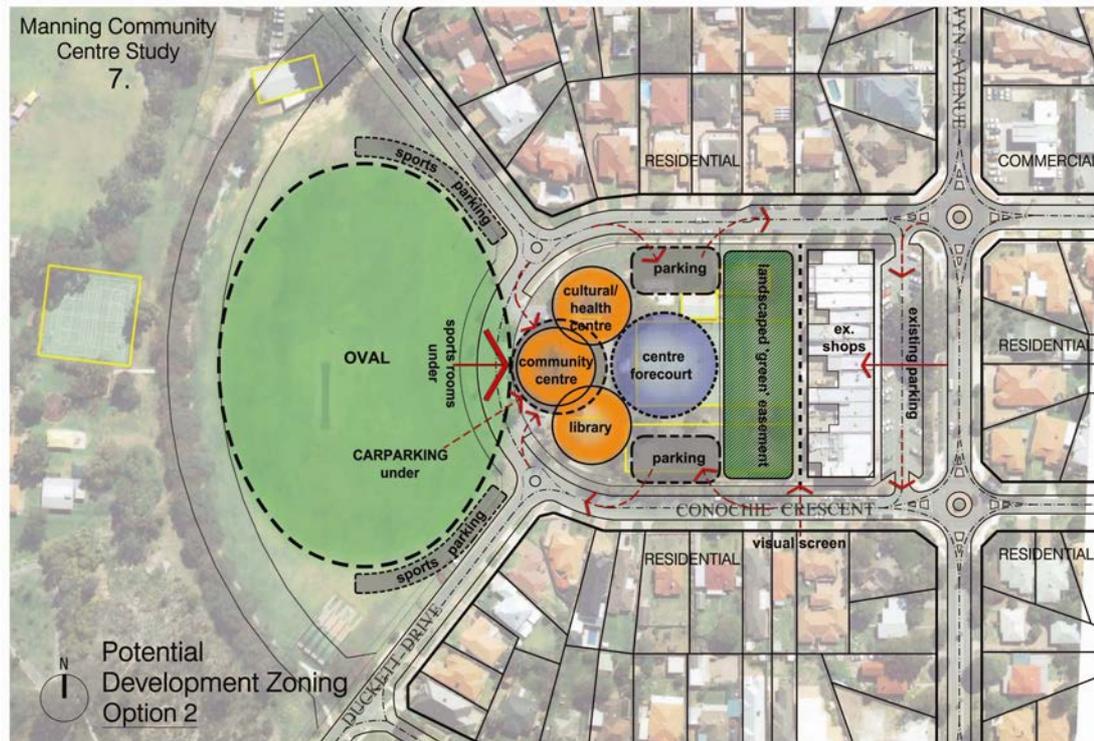
It involves:

- Closure of the 'loop' road
- Developing the community facility on the western edge of the Hub site to connect with the adjacent oval / recreation park.
- Sporting facility (change rooms, equipment storage, etc) to be developed under the main Community Facility at level of playing field
- Development of a central 'town square' and public area (shown as 'centre forecourt')
- Vehicle access from north and south (no access across site)
- On-site parking grouped to north and south of central forecourt
- Screening the (unattractive) rear of shops and service lane with landscaping and built screens
- Reconfiguring oval to suit use for cricket and football
- Developing parking to perimeter of oval to north and south- east corners

Issues:

- This option offers no engagement with commercial precinct resulting in a lack of human activity which in turn leads to:
 - * Loss of the sense of a 'village/community heart', and
 - * Diminished security (due to lack of surveillance)
- A pedestrian link (east west axis) is only possible via footpaths to Bradshaw and Conochie Crescents.
- The size of the centre and associated activity is unlikely to sustain dedicated café /coffee shop, further diminishing the sense of 'village/community heart'.

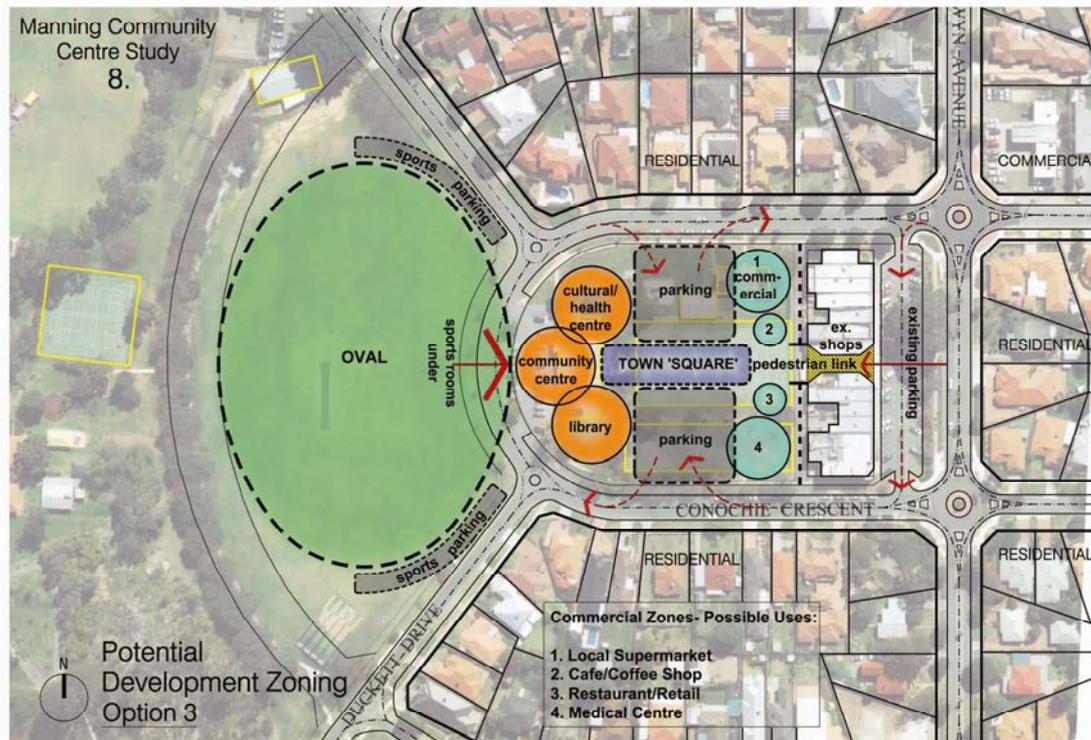
3.12.2 OPTION 2



Option 2 is a variation on Option 1 but proposes parking under the building to reduce the number of car parks required to be provided for the development at ground level. This was proposed by some stakeholders to reduce the impact of parking on the development and to free up additional public/community space. However, it comes with significant issues:

- Security issues in under croft parking area would be significant
- There would be a significant additional cost to the development
- Vehicle entry and exit at playing field level will interrupt the desired east west pedestrian path. If entry is at other points the required ramp space could disrupt the amenity.

3.12.3 OPTION 3 (PREFERRED)



Option 3 provides a practical means of integrating the community facility as part of a vibrant Manning Hub within a linked Precinct.

It involves:

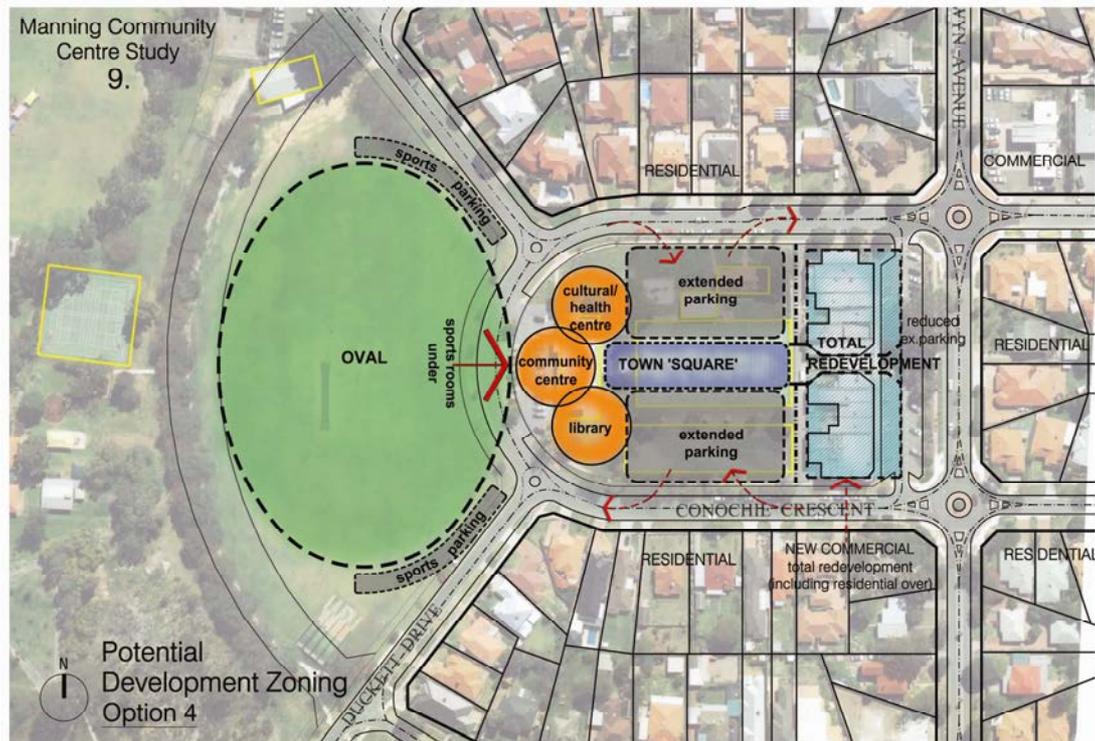
- The Community Facility and connection retained as outlined in Option 1.
- A new commercial area developed just west of the existing service lane with a focus to the west / town square.
- A central shop(s) in existing development removed / redeveloped to allow pedestrian access through existing shops to 'town square' and Community Facility to the west, (resulting in increased 'shop front' exposure for the pedestrian link)
- The existing service lane to the rear of the shops being 'cut' in the centre (at least during business hours) to allow safe pedestrian path through central east west axis of the development
- The possibility of introducing limited residential accommodation above new commercial development to aid 24 surveillance

It offers a number of advantages:

- greater integration of the commercial precinct.
- Additional commercial space to fill current shortfall within existing shopping precinct.
- The possibility of funding community facilities through income from commercial development
- The possibility of greater overall security through the introduction of limited residential use
- minimum interruption to existing commercial titles, buildings and traders
- Safe pedestrian access through the site.
- This option could be revised to allow for underground parking (noting the constraints on such parking outlined in Option 2).

Note that at least some shop owners are enthusiastic about this option, and willing to make significant changes to their shops to enable it.

3.12.4 Option 4



Option 4 is a variation on Option 3 but proposes that the whole of the existing commercial precinct be redeveloped.

The new development could be entirely undertaken within the existing commercial precinct (and car parking area to east if required) negating need to change permitted use of Lot 1299 A Class Reserve.

Issues:

- Significant potential offered in a total demolition of existing shops and a new mixed use (commercial and residential) to integrate into the new Community Facility and associated public spaces
- Complexity of negotiating an acceptable agreement on such dramatic changes with numerous existing (and unrelated) title holders / shop operators
- Down time during redevelopment when traders will be without premises to operate
- If development exceeds the existing site area of current individual titles, WAPC approval of resuming parking area to east will be required.
- Additional car parking spaces to central area of the site will compound the impact of parking on the overall development

Option 3, then, is recommended. It should be noted that it (unlike Options 1 and 2) involves significant reconfiguration of the existing shops. This reconfiguration will require early and ongoing discussion with the traders to negotiate a way of creating a walkway through the centre of the shops, and possibly compensating this with additional space elsewhere. (See Recommendation 5.3.A, vi)

Recommendation 3.12.A

*That City of South Perth investigates the viability of **Option 3** as its 'template' for more detailed discussions with all stakeholders. These stakeholders will include:*

- *Welwyn Ave Traders*
- *Users and/or service providers of existing community facilities*
- *Potential users of new facilities*
- *Adjacent Residents*
- *Residents within 800 metres of the site.*
- *Potential funding contributors*
- *Infrastructure agencies*
- *Department of Planning and Infrastructure*

Section 4: The Community Facility



CONTENTS

- 4.1 Manning Community Facility
- 4.4 Community Rooms
- 4.3 Manning Library
- 4.4 Moorditch Keila
- 4.5 Child and Community Health Centre
- 4.6 Sporting Club

Section 4: The Community Facility

Section 2 and 3, above, highlight the overall needs in the local area, and how the Precinct and Manning Hub should be developed; they are about the immediate environment in which the Community Facility will sit.

Section 4 focuses in on the Community Facility itself. The study has not attempted to provide a detailed design of the facility– it is too early for this. Rather, it has provided a more detailed design 'brief' - a foundation that enables the City of South Perth to take the project to the next stage.

In an initial meeting with City of South Perth staff, elements of a broad 'statement' was developed and used by the consultants in explaining the City's hopes: .

The City of South Perth is keen to develop a locally based community facility that is compatible with surrounding usage, and enhances community living for local people. They want the building(s) to be financially and ecologically efficient and sustainable. In creating this facility, they want to ensure that, as far as possible, no existing stakeholder group will be worse off. Finally, given the fact that we cannot know the future with any certainty, they want to develop this facility in a way that can respond to future opportunities and changes.

This created an excellent starting point for the consultations with various stakeholders that followed, and resonated strongly for many.

Section 4.1 gives an overview of the Community Facility, while the sections that follow describe each of the individual facilities within.

Each sub-section provides:

- A summary of any issues particular to that facility and
- A master plan including:
 - Indicative floor space
 - Circles that indicate the indicative floor area of the particular room/space and
 - Lines that indicate where these rooms/spaces need to be connected. (eg via doorways, passageways, etc).

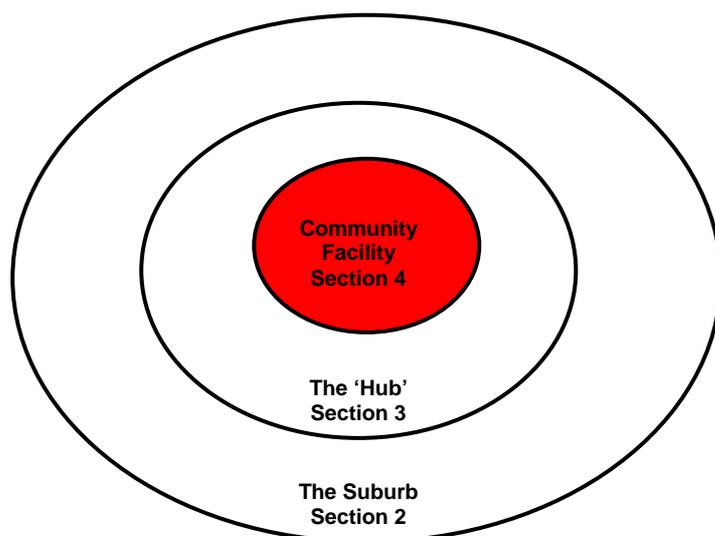
4.1 Manning Community Facility

The facilities shown below reflect the overview of local community needs highlighted in section 2.2

This plan provides an outline of how different facilities may be integrated into the Community Facility, joined through a shared 'foyer' and 'town square' space to build a sense of shared belonging. Two of the facilities: The Manning Rippers Football Club and Moorditch Keila Aboriginal Corporation are keen to face the oval, rather than the town square area.

IMPORTANT ISSUES

Two issues have been highlighted that are relevant to the overall Facility (rather than individual components).



i) Shared spaces

A principle proposed by a meeting of Council officers at the outset of this project was that no user group should be worse off as a result of the development. The consultants have tried to adhere to this principle. Balanced against this principle, though there are significant potential benefits to be found in sharing certain rooms and spaces, (kitchen, toilets, meeting space, playgrounds, etc). Discussions have been held about possibilities for this sharing. However, it has obviously not been possible, at this early stage, to reach any firm agreements. These discussions, then, will need to continue as the precinct is developed, ensuring a balance between the clear benefits of sharing, and the possible drawback, such as access. These master plans offer a relatively conservative view on the amount of sharing that will be possible.

However, as more detailed dialogue occurs, the opportunities for shared resources will need to be consistently re-visited.

ii) Potential Noise Conflicts

Potential Noise conflicts - between facility users and between users and adjacent residents – was raised as a potential concern. Clearly facility design and management will need to be cognisant of this.

It will be important that, in the more detailed design phases, there be ongoing collaboration with stakeholders to ensure facilities and spaces are located for maximum noise compatibility. It will also be important that noise management be recognised as a factor in hiring all community space, in recognition that this is a neighbourhood facility.

Recommendation 4.1.A

That the City of South Perth use the master plans and related information shown in Section 4 as the foundation for the next stages of consultation, planning, design and eventual provision of a Manning Community Facility.

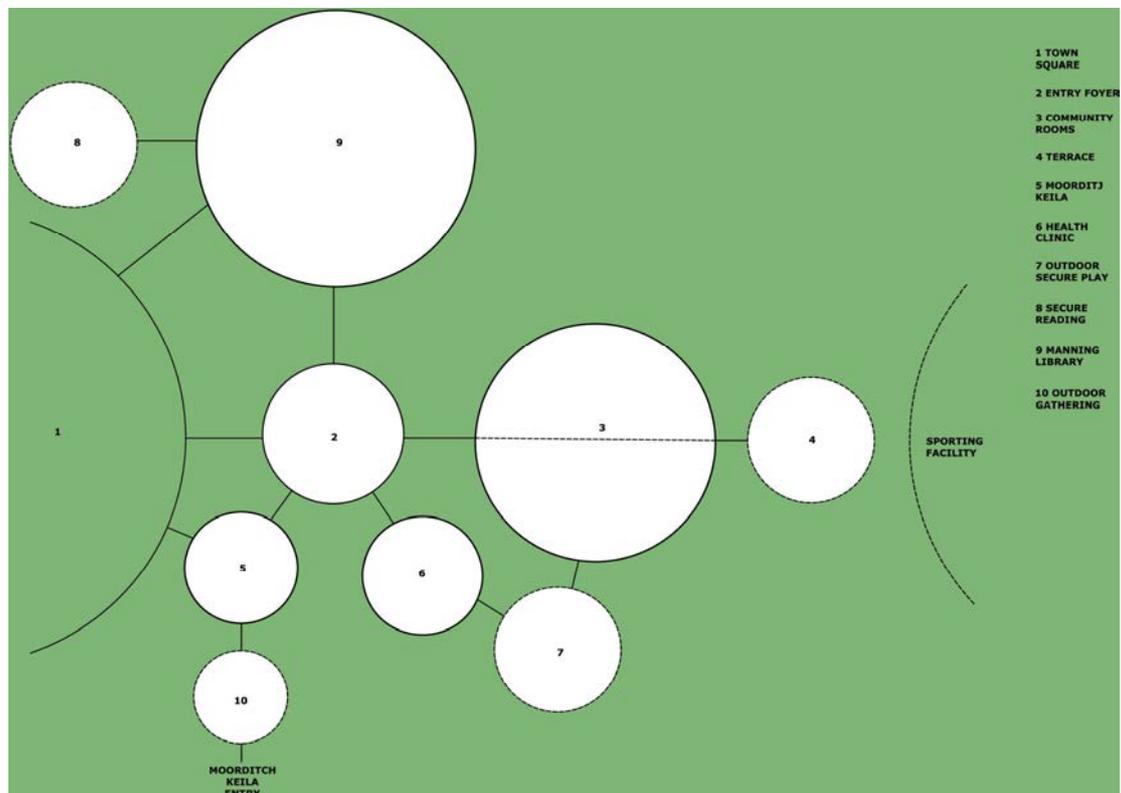
NOTIONAL SPACE REQUIREMENTS

Space estimates for each element are offered below as a starting point. These have been discussed with the particular stakeholders and should be 'in the ball park' of what they see as appropriate. Of course, these estimates will be consistently reviewed as the project moves into more detailed phases, based on various discussions of costs and benefits (financial and otherwise).

OVERVIEW OF COMMUNITY FACILITY

MANNING COMMUNITY FACILITY OVERVIEW OF ACCOMMODATION			
		<i>EXTERNAL</i>	<i>INTERNAL</i>
COMMUNITY SPACE			675
	OUTDOOR CHILDRENS PLAY	200	
HEALTH CLINIC			140
	OUTDOOR PLAY AREA	50	
MOORDITJ KEILA			144
	OUTDOR GATHERING	50	
MANNING LIBRARY			1040
	OUTDOOR READING	50	
SPORTING FACILITIES (Football Club)			420
SHARED			
6.1	ENTRY COURT	500	
	COMMON FOYER /		
6.2	ENTRY		100
6.1	TOILETS M / F		30
6.2	UNIVERSAL ACCESS WC		6
6.3	MAINTENANCE STORE		25
TOTAL			2580 m²

MASTER PLAN



4.2 Community Rooms ('Hall Space')

(See 2.2.2 and 2.2.3)

The Community Centre contains a replacement for the existing main hall, as well as two 'secondary rooms'. It covers the requirements summarised in Section 2.2.2 (Hall/Activity Space) and 2.2.3 (early years).

IMPORTANT ISSUES

Early Years Activities (excluding licensed child care – see Section 2.5)

The concept plan does not, at this stage, accommodate licensed child care. (See Section 2.5)

Members of the Reference Group predict that, within a few years of construction at least 1 secondary room is likely to be needed **full time** (between 9 am and 3 pm) for playgroups. The other room will then be available more flexibly – crèche, unlicensed 3 year old Kindy, Library activities, community meetings, etc. Both rooms allow for this likelihood, but can also be used for other purposes if, for some reason, there is a lower demand for playgroups than expected.

For Playgroups, *exclusive* use of the space can make them significantly more functional for the users. This will need to be negotiated as overall demand becomes clearer. One variable in relation to this will be the ease with which storage can be used. As the project moves to detailed design stage, storage needs to be very carefully designed, including 'wheel – in / wheel out' shelving such as that currently used (and created) by the Manning Toy Library.

Child Health Nurses emphasise the need for easy and reliable access to a crèche. While one of the secondary rooms can physically accommodate such a crèche, management questions on how to provide this have not been addressed here.

Main Hall Space

This study included significant dialogue with users of the existing Hall. Attachment 4 shows a spreadsheet of concerns by group (with the name of the group removed for confidentiality purposes). The following key points were highlighted.

HALL USERS – KEY ISSUES

- Optimum access for people with disabilities, and seniors
- Wooden floors important for some groups
- About half of groups use whole space. (breaking large space into smaller spaces with temporary walls is only useful where noise is not an issue)
- Stage is important for some groups.
- Reasonable rent is very important – don't want to see it increased to pay for flash new facilities!
- 'Changeover' – it will be disruptive for some groups if there is a period between the new hall being demolished, and the new space built. This needs to be well managed.
- Storage needs to be very well designed.
- Noise levels (echoing) are an issue.
- Don't want to be located near users that will find noise a problem. (eg, Bootscooting and Library may not mix).
- Some groups want more mirrors, others want less. We may need mirrors that are easily covered.
- Would be great to have brackets to hang bags (eg punching bags)
- Audio System could be valuable for some groups
- Screen for audio visual shows would be good

- A good kitchen is essential, and can double as a bar (for fundraising)
- Temperature control (heating and cooling) needs to be better.
- Users are keen on the idea of the 'hall' area having one wall that can be opened up, to expand into an outdoor area.
- There appear to be very few difficulties in relation to bookings and sharing of facility.
- While there is some emotional attachment to the hall by some, most see benefits in improving the facilities.

Two Concerns for early attention:

i) Fees

There is a fear that usage fees may rise as a result of the redevelopment. User groups would like re-assurance, from the City of South Perth that this won't be the case. From a community development perspective this issue is very important. Groups that use facilities such as these are often the glue that holds our local communities together. The current fee structures of City of South Perth recognise this philosophy. It is important that we maintain similar fee structures (allowing for CPI) rather than raising fees to reflect capital costs and potentially pricing community groups out of the local area.

Recommendation 4.2.A

That the City of South Perth retains its philosophy of significantly subsidized fees for community groups, and not seek to pass on any portion of capital costs to these groups.

ii) Interim Facility Provision.

A key issue for a number of existing Hall users is the disruption to their use during the building process. It is likely that there will be a significant period between the existing Hall being demolished and replacement facilities being available.

City of South Perth will need to work with each of these groups to find alternative accommodation for this period. Spaces in the Manning Seniors' Centre, the Civic Centre, George Burnett Leisure Centre and other nearby facilities may be negotiated.

Groups will need at least a year, and preferably more, warning in advance to ensure that they can make a smooth transition into and through these interim arrangements.

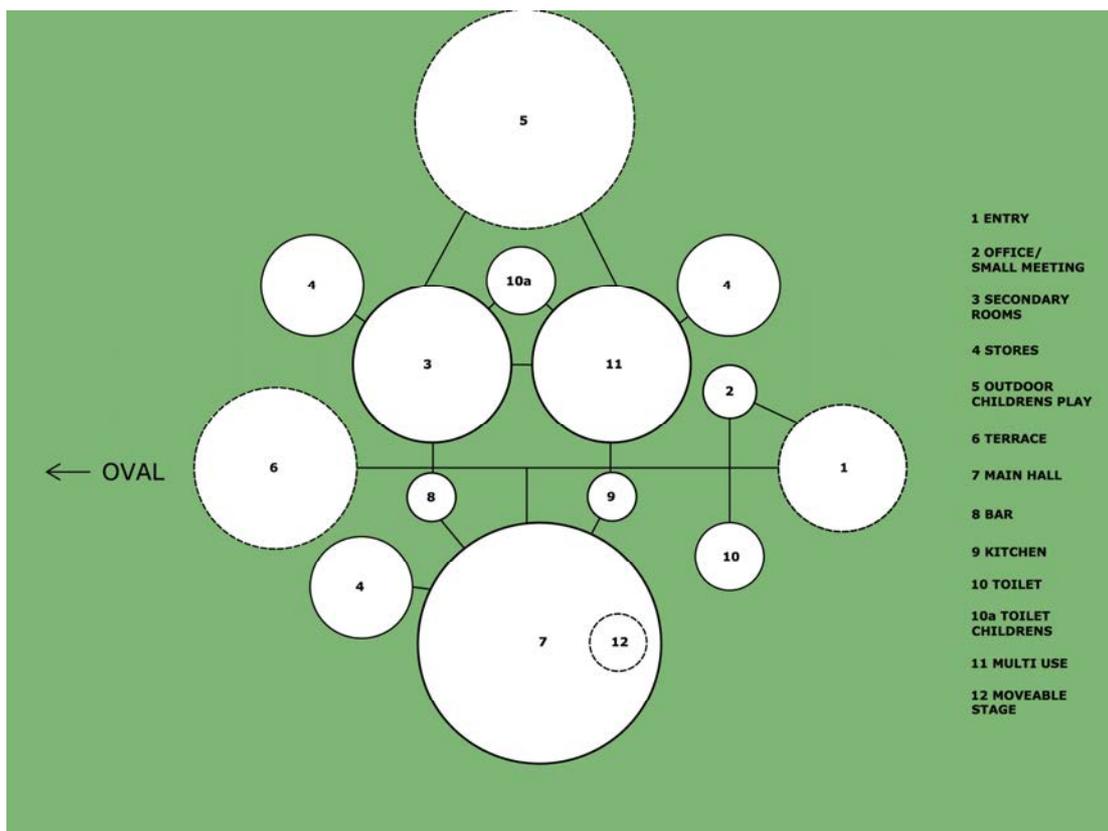
Recommendation 4.2.B

That the City of South Perth's Community Culture and Recreation Branch liaise directly with all hall users, from two years prior to construction, to move towards satisfactory interim arrangements during the construction phase.

NOTIONAL SPACE REQUIREMENTS: Community Rooms

'COMMUNITY' ROOMS		
1.1	ENTRY	100
1.2	OFFICE/SMALL MEETING	20
1.3	MAIN HALL SPACE	300
1.4	SECODARY ROOMS X2	150
1.5	CHILDREN'S TOILETS	15
1.5	KITCHEN	15
1.6	BAR	15
1.7	STORES	60
	TOTAL	675 m²
1.6	OUTDOOR CHILDRENS PLAY	200

MASTER PLAN



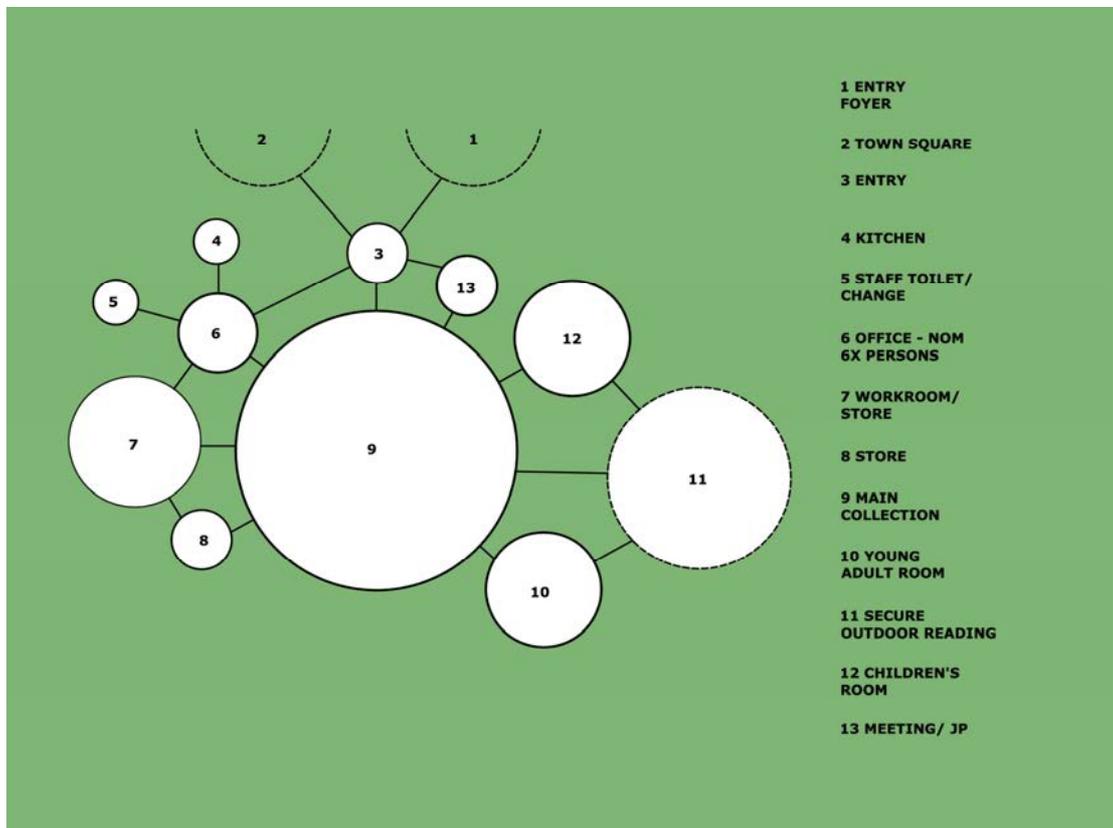
4.4 Manning Library
(See 2.3)

All points highlighted in Section 2.3 have been considered in developing this master plan.

NOTIONAL SPACE REQUIREMENTS

MANNING LIBRARY		
4.1	ENTRY	20
4.2	OFFICE - NOM 6X PERSONS	60
4.3	WORKROOM / STORE	120
4.4	CHILDREN'S ROOM	100
4.5	YOUNG ADULT ROOM	100
4.6	MAIN COLLECTION	500
4.7	MEETING ROOM / JP	60
4.7	KITCHEN	10
4.7	STAFF TOILET/CHANGE	20
4.8	STORE	50
	TOTAL	1040 m²
4.9	OUTDOOR READING (SECURE)	50

MASTER PLAN



4.4 Moorditch Keila (See 2.2.4)

Moorditch Keila have a long term dream of developing a significant cultural centre in the City of South Perth area. The space called for here is for smaller accommodation.

One aspect that is of great importance to Moorditch Keila is a sense of Aboriginal ownership. It is important that they don't feel 'assimilated' into a primarily non-Aboriginal facility.

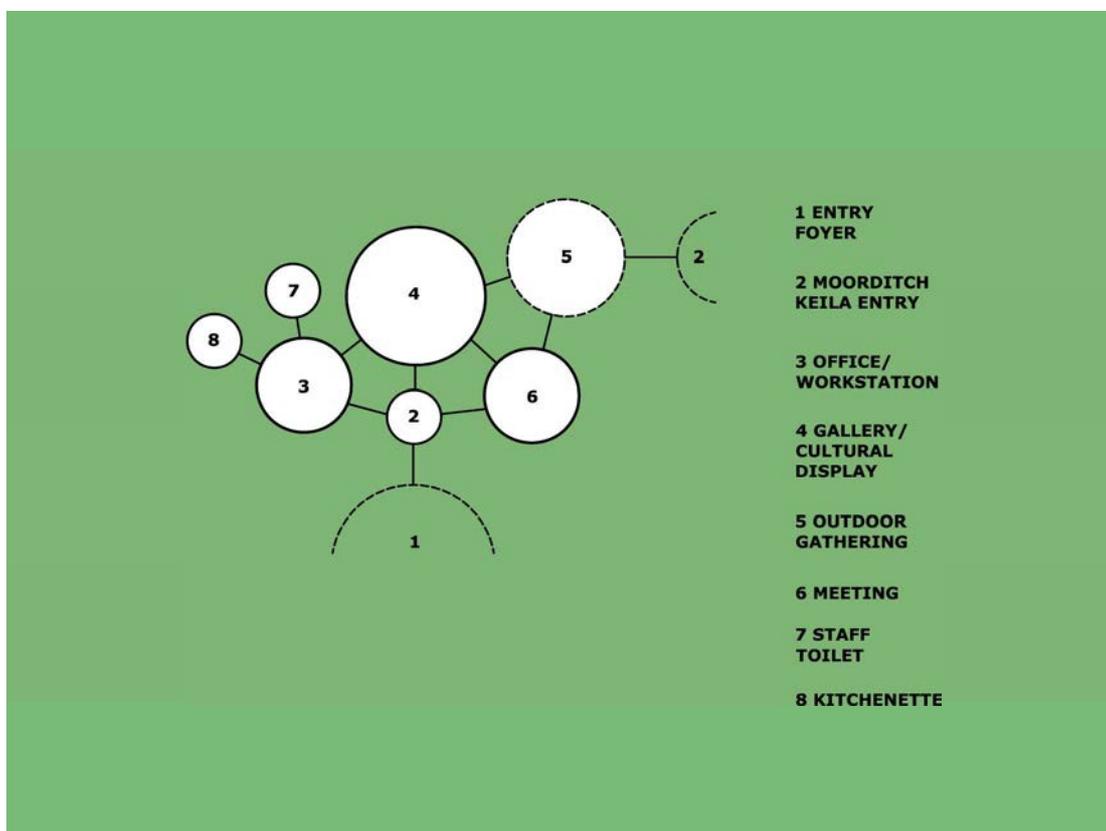
For this reason, they would like, ideally, a 'stand alone' centre at the site. At the very least they require an entry that is not onto the foyer or town square. This entry should front on to the oval area.

Moorditch Keila are also key users of the existing Hall and associated kitchen, and their use will remain important with the new Hall space.

NOTIONAL SPACE REQUIREMENTS

MOORDITJ KEILA		
3.1	ENTRY	10
3.2	OFFICE / WORKSTATIONS	30
3.3	MEETING ROOM	30
3.4	GALLERY / CULTURAL DISPLAY	60
3.5	STAFF TOILET	5
3.6	KITCHENETTE	9
	TOTAL	144 m²
3.5	OUTDOR GATHERING	50

MASTER PLAN



4.5 Child and Community Health Centre (See 2.2.1)

IMPORTANT ISSUES

These plans are based on significant dialogue with representatives of the Health Department, and inclusion of clinical requirements.

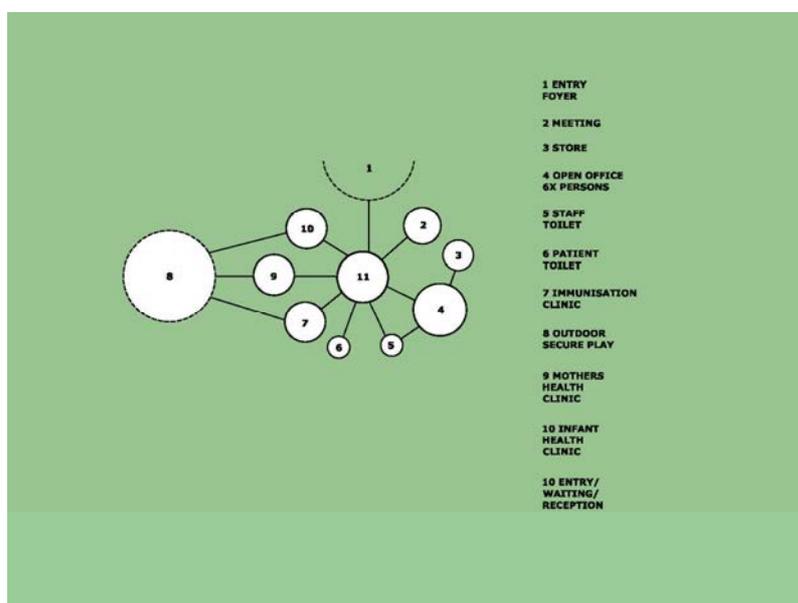
There are some issues – yet to be resolved at this early stage – around the precise usage of the centre, and the proportion of costs assigned to the City of South Perth and the Health Department. Attention should be paid to the possibility that some regional services may be located there. If this is the case City of South Perth may need to negotiate:

- Who pays for the additional space
- Whether the services add significantly to the ‘footprint’ of the building
- Whether the services attract additional traffic from outside of the local area. (Regional outreach services, for example, won't. Regional services that attract people from beyond the City of South Perth will.)

NOTIONAL SPACE REQUIREMENTS

HEALTH CLINIC		
2.1	ENTRY/WAITING / RECEPTION	25
2.2	INFANT HEALTH CLINIC	20
2.3	MOTHERS HEALTH CLINIC	20
2.4	IMMUNISATION CLINIC	20
2.5	OFFICE OPEN - 6X PERSONS	20
2.6	MEETING	15
2.7	STORE	10
2.8	STAFF TOILET	5
2.9	PATIENT TOILET	5
	TOTAL	140 m²
2.1	OUTDOOR PLAY AREA	50

MASTER PLAN



4.6 Sporting Club

(Manning Rippers Football Club; Also suitable for sharing with Cricket Club if need arises in the future)
(See 2.2.5)

IMPORTANT ISSUES

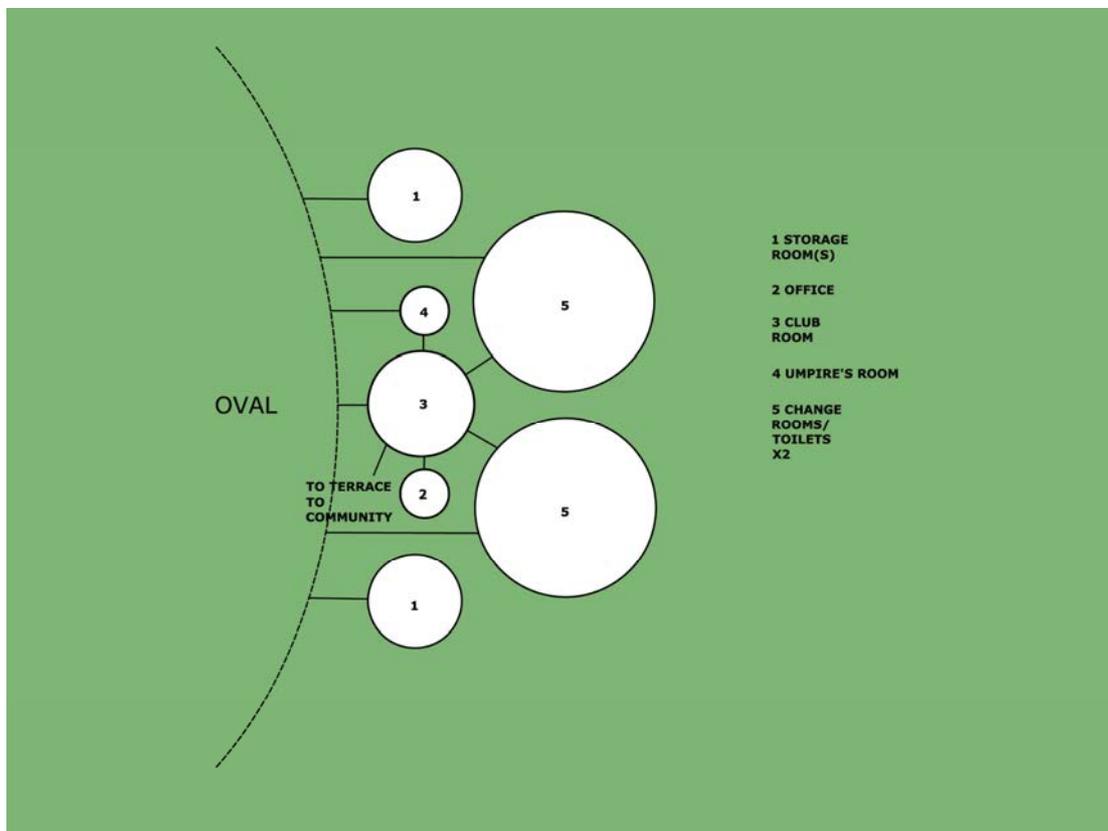
The Sports facility has been designed to accommodate the needs of the Manning Rippers Football Club. Into the future it could also accommodate the needs of a cricket club if the need arises. This is possibility becomes more likely through the expansion of the football/cricket oval made possible by this development.

The change rooms and umpires rooms are likely to be at the oval level, while the club-room will open onto the terrace which will overlook the oval.

NOTIONAL SPACE REQUIREMENTS

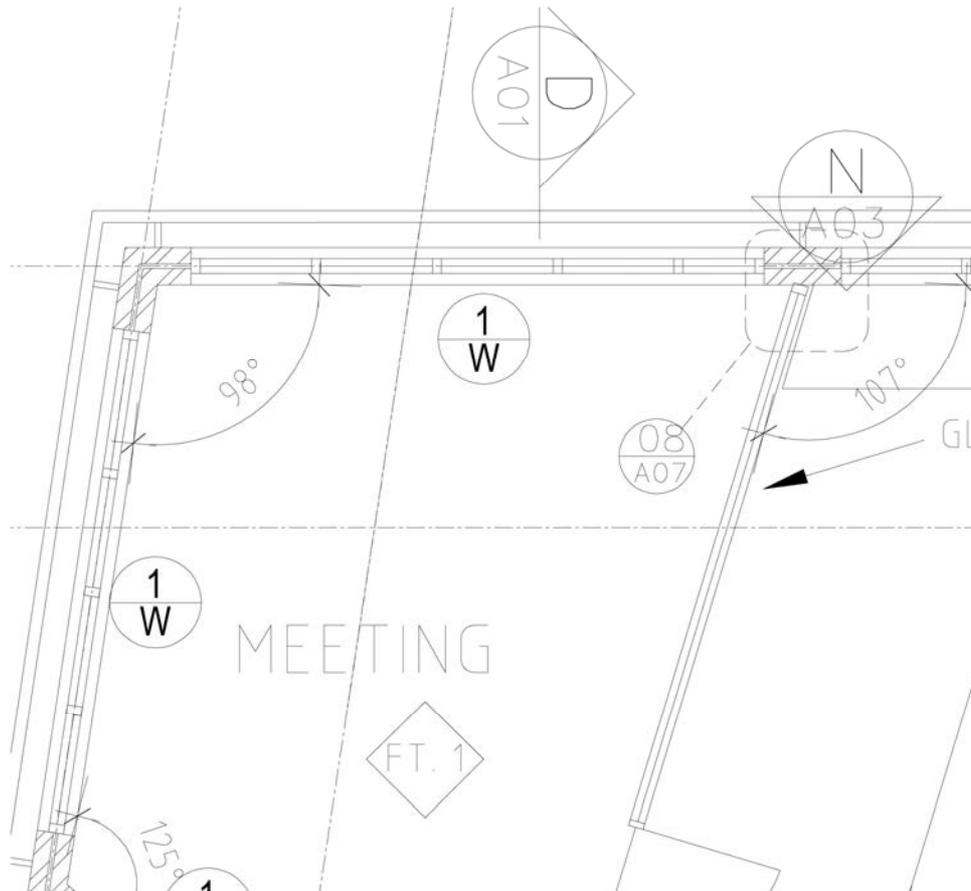
SPORTING FACILITIES		
5.1	CHANGE ROOMS/TOILETS X2	
	AMENITY X2	70
	CHANGE ROOM X2	120
5.2	UMPIRE'S ROOM/U TOILET	30
5.3	CLUB ROOM	150
5.4	STORAGE ROOM X2	50
	TOTAL	420 m²

MASTER PLAN



SECTION 5

FROM HERE TO CONSTRUCTION



CONTENTS

- 5.1 Costings
- 5.2 Funding for the Development
- 5.3 Building the Partnerships into the Next Phase.

SECTION 5 FROM HERE TO CONSTRUCTION

5.1 Costings

At this early conceptual planning phase it is obviously impossible to give a reliable estimate of costs. However, an indicative costing has been provided and is summarised below. This is clearly indicative **only** and should not be used for budgeting purposes. The details of this costing are shown in **Attachment 5: Indicative Costs**

A	COMMUNITY FACILITIES (Incl Library)	
A1	BUILDING MULTIPURPOSE COMMUNITY FACILITIES (incl Library)	\$5,906,500
A2	EXTERNAL WORKS DEMOLITION ²⁰ EX BUILDINGS \$50,000 EX. SPORTS COURTS \$10,000 EX. HARDSTAND \$5,000 SITE PREP \$50,000 PARKING N/HOOD CENTRE \$77,000 PLAY AREAS COMMUNITY FACILITIES \$20,000 HEALTH CENTRE \$10,000 MOORDITJ KEILA \$10,000 LIBRARY \$10,000 PLAY EQUIP \$50,000 DEVELOP TOWN SQUARE ²¹ \$315,000 LANDSCAPING ²² \$200,000 FEATURE LANDSCAPING \$50,000 SITE FURNITURE \$50,000 ROAD ALTERATIONS \$15,000	
A3	EXTERNAL SERVICES PROP OF TOTAL: SAY..... ²³	\$700,000
	SUBTOTAL	\$7,528,500
	PRELIMINARIES @ 9.5% included	\$0
	DESIGN CONTIGENCY @ 10% ²⁴	\$752,850
	CONST. CONTINGENCY @ 5%	\$414,068
	add HEADWORKS	\$200,000
	PROF FEES @10%	\$869,542
	TOTAL COMMUNITY FACILITES (Incl Library)	\$9,764,959

²⁰ all required to develop N/Centre

²¹ required to develop this area even if commercial does not proceed

²² required to develop this area even if commercial does not proceed

²³ allow nominal proportional distribution with Commercial Development. Subject to detailed design investigation, more may be required if community facilities precede commercial

²⁴ Contingency percentages are cumulative

B	COMMERCIAL FACILITIES²⁵	
B1	BUILDING COMMERCIAL	\$4,200,000
B2	EXTERNAL WORKS PARKING PEDESTRIAN LINK	\$63,000 \$23,000
B3	EXTERNAL SERVICES PROP OF TOTAL	\$380,000
	SUBTOTAL	\$4,666,000
	PRELIMINARIES @ 9.5% included	\$0
	DESIGN CONTINGENCY @ 10%	\$466,600
	CONST. CONTINGENCY @ 5%	\$256,630
	PROF FEES @10%	\$538,923
	TOTAL COMMERCIAL FACILITIES	\$5,928,153
C	OVAL DEVELOPMENT	
C1	REDEVELOP OVAL	\$70,000
C2	PARKING TO OVAL	\$40,000
	SUBTOTAL	\$110,000
	PRELIMINARIES @ 9.5% included	\$0
	DESIGN CONTINGENCY @ 10%	\$11,000
	CONST. CONTINGENCY @ 5%	\$6,050
	PROF FEES @10%	\$12,705
	TOTAL OVAL DEVELOPMENT	\$139,755
	TOTAL DEVELOPMENT COST	\$15,832,867²⁶

Public Art @ 1% of Community Facilities (Not shown in QS figures)

\$65,000

²⁵ presuming redevelopment does not proceed before Community Facility
²⁶ rounding numbers in QS cumulative tally accounts for nominal difference in totals

5.2 Funding for the Development

With construction up to three years away, and the world economy in turmoil, it is difficult to predict just how the developments proposed here will be best funded. What, for example, will be the financial capacity of local government to build infrastructure, or to support associated community development? Will state and commonwealth funding for infrastructure and for local government, increase or decrease? To what extent will commercial interests be able to invest in new shops or services? What priorities will local people be focused on in 3 years time?

The answers to these and other questions are simply not known. However, it will be important to give consideration to a wide range of possible funding sources. Some of the possibilities are listed below.

Council funds

Council's own long term financial plan currently includes funding for this development has allowed

Commercial income

If Option 3 is implemented, sale and/or lease of additional commercial space may generate income. This, potentially, could be contributed back to community benefit in the form of the multipurpose community centre, and associated spaces. This would require genuine support from the community and stakeholder for the changes, and be subject to rigorous independent assessment outlined in Council's Policy P306. It would seem ethically appropriate. The Class A Reserve is intended for the benefit of the local community. Therefore, any benefits from its sale or lease should accrue to that same local community.

Recommendation 5.2.A

That Council investigate, in collaboration with State Government, potential mechanisms for ensuring that income from this community asset (Class A Reserve) is returned to the community rather than general state revenue.

Health Department

The Health Department will clearly be a contributor to the Child and Community Health Centre. The exact amount will need to be negotiated over the next few years.

Funding related to Community, Culture, Arts, Recreation, etc.

- Various sources of funding that assist in 'place making' and recreational use of outdoor space can contribute to art, design and community development of the precinct.
 - These particularly focus on the 'people' work of place making
 - Examples include:
 - 'Catalyst' funding to encourage creative community involvement in developing local identity via Community Arts Network of WA (up to \$75,000)
 - 'Health Local Government Grant Scheme' via Healthway to encourage local governments to promote healthier communities. This could include, for example, involving the community in developing the Manning Hub as a place that promotes health and well-being (Up to \$50,000)
 - Healthway funding is also available to sponsor local arts events that can build a sense of place in the Hub.
 - In addition the WA Department for Culture and the Arts provides funding for arts and cultural infrastructure projects. A diverse range of projects are supported to benefit groups such as theatres, gallery and exhibition spaces, indigenous art and cultural centres and community museums. It can provide up to \$15,000 for feasibility planning, and up to \$150,000 toward capital costs of that part of facilities that relate to cultural and/or arts provision.

Commonwealth Infrastructure funding

Infrastructure funding from State and Commonwealth governments, aimed at stimulating the economy, could provide contributions. Just how this will unfold, of course, is very uncertain. The latest stimulus package committed \$650m for 'local community infrastructure and maintenance on Australia's national highways'. It is possible, though, that this could increase into the future.

It is also relevant that Manning Primary School could have a new or improved building as part of the latest Commonwealth Financial Stimulus Package. Planning for this should be done in the context of the overall precinct to ensure there is compatibility between the school and the new community facility, just a short walk across the oval.

Lotterywest

- LotteryWest, particularly through its 'Service Accommodation and Community Facility Grant' is likely to be a significant partner in development of the community facility.

Information for funding

This report offers a body of information that will be valuable for negotiating funding with other bodies. For example, LotteryWest's 'Service Accommodation and Community Facility Grant' seeks a number of points of information. These are shown below, along with sections of this report that provide relevant information.

- Assessment of why particular services need to be located at this Community Facility (See Sections 1.4, 2.2 and 2.3)
- Clear evidence of community consultation, particularly with proposed users and key stakeholders. (This report is built on direct input from over 200 people a number of whom represent a larger constituency.)
- Specific accommodation requirements of the various potential occupants. (See section 4)
- Information about who might use the facility, including the Hall Space. (See Section 4)
- The benefits that the facility might provide to the broader community (See Sections 1.4.2 and Section 3)
- How the facility might "add value" for each of the stakeholder organisations that may use the facility - as well as local residents. (See Section 1.4.2 and Section 3).
- Evidence of active involvement and inclusion by other organisations in development of the facility. (See section 1.3, and Section 5)

Through undertaking this collaborative planning process, then, the City has created a body of information which often, at this early concept phase, simply does not exist.

As the project moves towards more detailed design, it should be relatively simple to continue to engage the various stakeholders in the process. Section 5.3, below, summarises how this might occur.

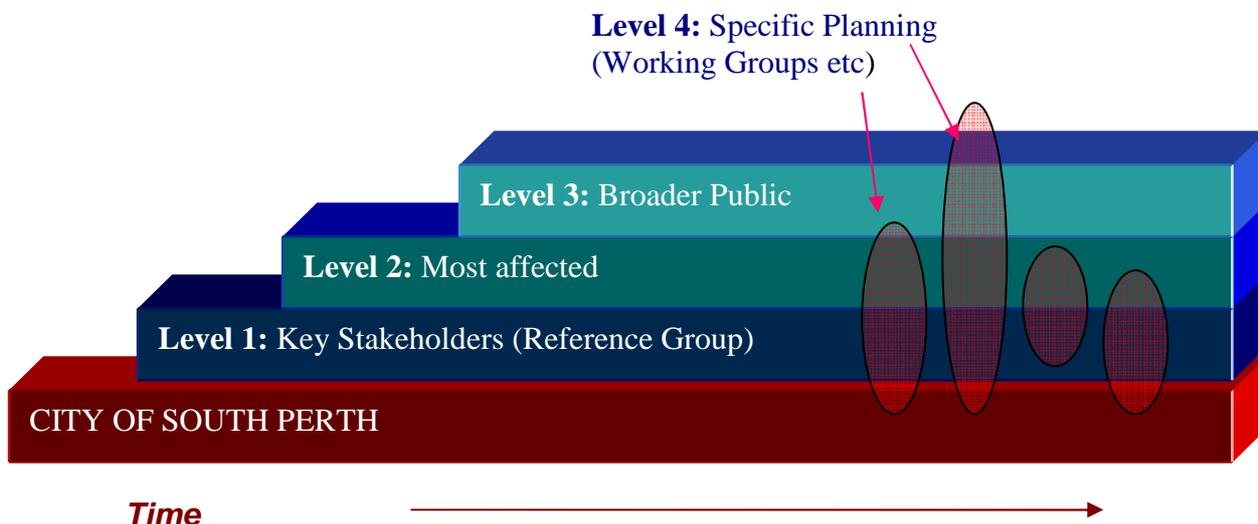
5.3 Building the Partnerships into the next phase

This project brought key stakeholders and the City together around the development of the Manning Hub, and a Manning Community Facility within that Hub. It has created a genuine foundation of trust between them, a foundation that can be built upon, as long as the City continues its strong commitment to community involvement.

The first step is for Council to endorse this report as a *foundation for stakeholder collaboration*. This collaboration will be served best if the report is maintained as a 'living document' – endorsed by

Council as a foundation for discussion rather than a 'Council position'.

Using the report in this way four 'levels' of consultation will be required to make the collaboration effective. Each level will **begin** before the next, but will remain relevant at different stages until the redevelopment is complete.



Level 1: Key Stakeholder advice and endorsement

Meet directly with those who will be keys to the success of the facility and precinct. These are largely represented by the Reference Group (See Attachment 1). They should be given the opportunity to

- make individual comment on the report
- endorse the broad direction proposed, and
- advise on ongoing processes of collaboration.

Level 2: Meet with those most affected.

The proposed development will have clear impacts for certain groups. These will include:

- Library Users, including Curtin Primary School P&C (see Recommendation 2.3.A)
- Adjacent Residents (See Recommendations 3.4.A)
- Hall Users
- Local retailers
- Other precinct users (Moorditch Keila, Senior Citizens Centre, Manning Primary School)

These stakeholders could be engaged, at least initially, by way of a combined meeting, **with two provisos.**

- Library users should be provided, first, with a brief report summarising community views regarding relocation of the library. (ie Section 2.3 of this report, with Attachment 7 attached.)
- Curtin Primary School P&C should be given the opportunity to have a presentation at one of their meetings regarding the reasons for

moving the Library, and what might be done to mitigate the effects on their children and families.

(These provisos are important to ensure that there is not divisive debate at the combined meeting.)

This 'level 2' meeting would take the form of:

- Providing an overview of the broad recommendations
- Providing an overview of the potential timeline for development
- Encouraging small group discussion and feedback on:
 - What pleases us;
 - What concerns us;
 - How we want to be involved into the future.

It is possible that 'Level 2' will require some follow up meetings with particular target groups.

Level 3: *Meet with the broader public*

Invite all local residents and other interested parties to a presentation about the proposals outlined in the report. The structure of this meeting would follow the same format as shown in Level 2.

(Holding the 'level 2' meeting before the 'level 3' allows those most affected to have a constructive dialogue in a more respectful setting, in which their ideas and concerns can be more effectively heard. The Level 3 meeting is less likely, then, to result in either a 'bun fight' or in drowning out the voices of those most affected)

Level 4: *Specific planning*

Consultation should not proceed ahead of, or separate to the planning and design. It should be part of the process. An on-going Reference Group will be able to assist in ensuring appropriate parties are involved. Staff should engage these parties in the various aspects of developing this vibrant hub. Recommendations throughout this report highlight the need to involve stakeholders in various aspects of the planning and design. The table below gives some examples. The second column does not include government agencies, or those with expertise in the area; it is taken for granted that they will need to be involved.

An ongoing Reference Group will be a key to overseeing these processes, ensuring that the right people are heard.

Presented in this way, the array of potential participants may seem daunting. It need not be. In fact, this sort of consultation on matters of detail is part of most modern planning, and the consultants were impressed at the extent of dialogue that already occurs between City of South Perth staff and local stakeholders. Adding to this, the meetings in Levels 1 – 3 can be used to identify people who are happy to be key contacts. They may be involved through quite small working meetings or discussion groups. In addition, the Reference Group can act as a sounding board on when we need to consult with a wider audience on particular issues.

Finally, collaboration is about engaging all perspectives, not all people. For example, when the table mentions 'Residents of Manning' it obviously does not mean that every resident needs to be directly involved. But some representatives may need to be on a working group, and occasional open meetings with residents are likely to be important.

(Groups that will require more intensive dialogue are shown in ***bold italics***)

Design aspect	Examples of Key community stakeholders <i>in addition</i> to relevant local, state or commonwealth government staff.
Design of the Hub and Precinct (incl parking layout and provision)	Adjacent residents Welwyn Ave Traders Existing and potential user groups Residents of Manning
Detailed design of the Multi-purpose Facility	Existing and potential user groups Adjacent residents Welwyn Ave Traders Residents of Manning
Parking entries	Adjacent Residents Welwyn Ave Traders Existing and potential user groups
Reconfiguration of shops	Welwyn Ave Traders Shop users
Traffic management, including closure of the loop	Adjacent Residents Local Residents Existing and potential user groups
Public transport	Public Transport users Curtin Primary School Residents north of Manning Road
Non-motorized movement	Residents of affected roads Bikewest's networks
'Place Making' (incl design of 'town square' area) (This could be a funded project)	Adjacent Residents Creative and community networks within City of South Perth Existing and potential user groups Welwyn Ave Traders Manning Residents (targeting all ages and interest groups)
Use of Courts	Young people School Moorditch Keila
Interim arrangements for hall use	Existing hall users.

Community Development staff can provide good advice on simple community engagement processes. One point, however, is worth emphasizing. Often people think of 'consultation' and 'public meeting' as interchangeable. This is not the case. Open public meetings are generally the single worst way to attempt collaboration with community members. Smaller, more targeted meetings, structured with specific purposes in mind, are generally more efficient and effective use of everyone's time, and build community cohesion rather than community division.

Recommendation 5.3.A

That the following broad process for consultation be adopted.

- xi. Council endorse this paper in principal, as a basis for ongoing consultation.
- xii. Subsequently, Council delegate staff to pursue a '4 level' approach to community and stakeholder collaboration.

'Level 1'

- xiii. Distribute the paper to the Reference Group (see Attachment 1) and other key stakeholders and meet with them to:
 - Get feedback on the report's recommendations and
 - Clarify ongoing process of collaboration

'Level 2'

- xiv. Make extracts regarding the Library relocation (Section 2.3 and Attachment 7) available to Library users.
- xv. Offer Curtin Primary School P&C a presentation at one of their meetings regarding the reasons for moving the Library, and what might be done to mitigate the effects on their children and families.
- xvi. Meet directly with Welwyn Ave Traders to discuss, in detail, the implications of reconfiguring the shops, as outlined in Option 3
- xvii. Arrange a joint meeting with
 - Library Users, including Curtin Primary School P&C (see Recommendation 2.3.A)
 - Adjacent Residents (See Recommendations 3.4.A)
 - Hall Users
 - Welwyn Ave Traders
 - Other precinct users (Moorditch Keila, Senior Citizens Centre, Manning Primary School)
 to:
 - Provide an overview of the broad recommendations
 - Provide an overview of the potential timeline for development
 - Encourage small group discussion and feedback on:
 - 'What pleases us';
 - 'What concerns us';
 - 'How we want to be involved into the future'.

'Level 3'

- xviii. Arrange a broader public meeting (using small group processes) with all interested Manning residents with the same structure as step vii.

'Level 4'

- xix. Meet with the Reference Group (and other nominated Stakeholders) at a frequency dictated by the level of decision making that is needed. (This initially, will be 3 – 6 monthly, and become more frequent as the detailed planning progresses)
- xx. Meet with targeted individual and stakeholder groups to address particular aspects of the planning and design.

(Throughout the process, Level 1, 2 and 3 meetings will need to be held as progress requires new dialogue. The frequency of these is likely be best determined by the Reference Group.)

6 CONCLUSION

Summing up

There is real enthusiasm, amongst community stakeholders and residents, for development of a vibrant, integrated Manning Hub – a ‘village centre’ for Manning that incorporates shops, a range of services and activities within the multi purpose community facility, ‘town square’ space, recreational areas, open space, sporting clubs and the senior citizens centre.

Many residents are excited by the idea of their suburb having a real ‘heart’; they see the potential to ease existing problems of parking, security and pedestrian safety; they look forward to improved local shops and cafes. And of course, they look forward to high quality, integrated community facilities – an expanded oval, improved ‘hall space’ and meeting rooms, spaces for early years experiences; a better, more conveniently located library and so on.

The study also found majority support for closing the Bradshaw Crescent ‘loop’ that currently separates the buildings and the parkland, and for relocating the Manning Library to the Manning Hub.

But this, of course, is not the end of the story. There will be concerns and disagreements along the way. For this reason, it will be crucial to maintain excellent collaboration with all stakeholder groups. (These potential concerns are identified in this report - See Section 1.4.3 for a summary). Some people will be genuinely affected, for example, by the closure of the loop road, by relocation of the library and, temporarily, by the demolition of the existing hall. Adjacent residents will have legitimate and important concerns about the impact of the development on their quality of life. Stakeholders in the community facility will have differing requirements in the design of the Facility that will be difficult, and sometimes impossible to accommodate. Shop owners and users will be disrupted by changes to the existing shops. It is essential that all these concerns and disagreements are engaged with, rather than ignored. This will require ongoing collaboration and, sometimes, negotiation.

Ongoing collaboration

This study then has provided Master Plans which provide the foundation on which to build the ongoing stakeholder collaboration. It also offers a proposal for how this ongoing collaboration should proceed (Section 5.3).

It is to the City of South Perth’s credit that they have engaged the key stakeholders at such an early stage. It will make the ongoing collaboration both easier and more effective. As consultants, we have been struck by the level of cooperation that the stakeholders have been prepared to offer. This goodwill should be a genuine asset in moving forward.

We were also struck by the excellent links and relationships that City of South Perth staff and Councilors have in the Manning Community. Quite apart from any formal processes, it can be hoped that these links are used to ensure a vigorous and open dialogue. Because it is this dialogue that will ensure that Manning Community Facility and Hub are developed in a way that maximises the potential benefits, while minimising the potential concerns.

So collaborative planning can proceed from here on a foundation of real strength. The City of South Perth is excellently placed to make it work. The result, in years to come, will hopefully be a place at the heart of Manning that enhances the quality of life of local residents, from new-born babies to retirees.

ATTACHMENT 1 REFERENCE GROUP MEMBERSHIP

Name	Position	Organisation
Cheryl Parrott	Manager, Library Services	Manning Library
Kim Gossage	Director South Inland Zone	Child & Adolescent Community Health Division
Peta Welten	Community Clinical Nurse Manager	Manning Child and Community Health
Dena Gower	Chairperson, Resident	Moorditj Keila
Mr Glen Rogers	Centre Supervisor	Manning Senior Citizens Club
Mike O'Brien	Representative	Welwyn Ave Traders Association
Lauren Phillimore	Childrens Services Officer	Department for Child Protection
Scott Greer	President	Manning Rippers Football Club
Alan Brown	P & C Rep, Resident	Manning Primary School Resident
Mark Thomsett	Chairperson	Manning Toy Library
Claire Greenwell		Adjacent Resident
Trevor Quinn	Traffic and Design Engineer	City of South Perth
Helen Doran-Wu	Community Development Coordinator	City of South Perth
Neil Kegie	Manager Community, Culture & Recreation	City of South Perth
Rod Bercov /Gina Fraser	Strategic Urban Planning	City of South Perth
Matthew Hunt	Recreation Development Coordinator	City of South Perth
Steve Cope	Director Planning & Community Services	City of South Perth
Mark Taylor	Manager City Environment	City of South Perth

ATTACHMENT 2

Infrastructure And Approvals

A key element of the Brief was to advise on “significant infrastructure implications of the development, including any approvals required from State Authorities or any other statutory requirements/approvals”

This attachment provides the Architect’s advice on infrastructure, and important implications.

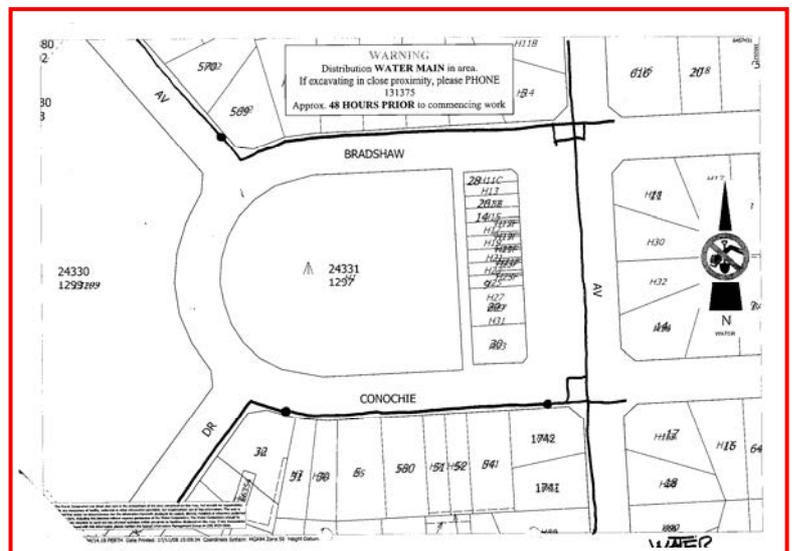
1 Infrastructure / Services

Searches have provided the following information in respect to services in and around the site that may have planning or cost implications to the development.

The capacity of each of the services to be able to accommodate any additional loading created by the proposed redevelopment has not been investigated.

WATER

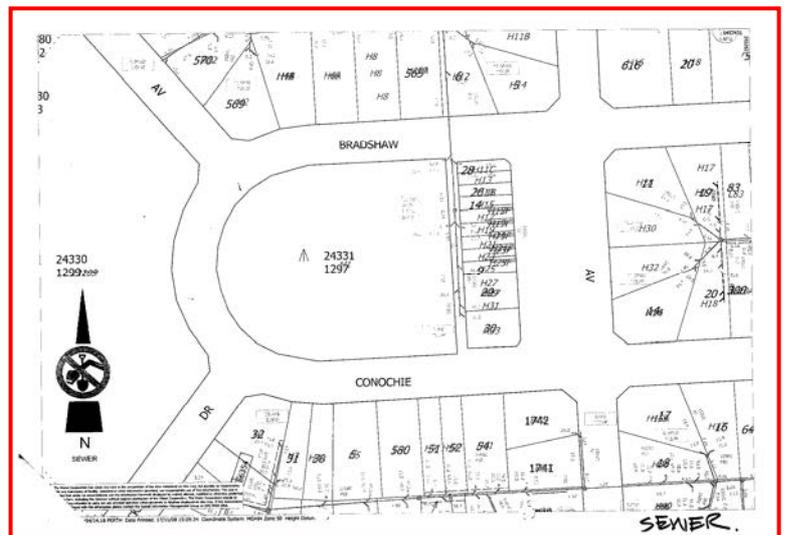
Water mains run parallel to north and south boundaries. No mains follow the ‘loop’ road easement



**FIG 3.8.A
Water**

SEWER

The closest sewer main is located within the ‘service lane’ easement at the rear of the Welwyn Avenue Shops. No mains follow the ‘loop’ road easement.

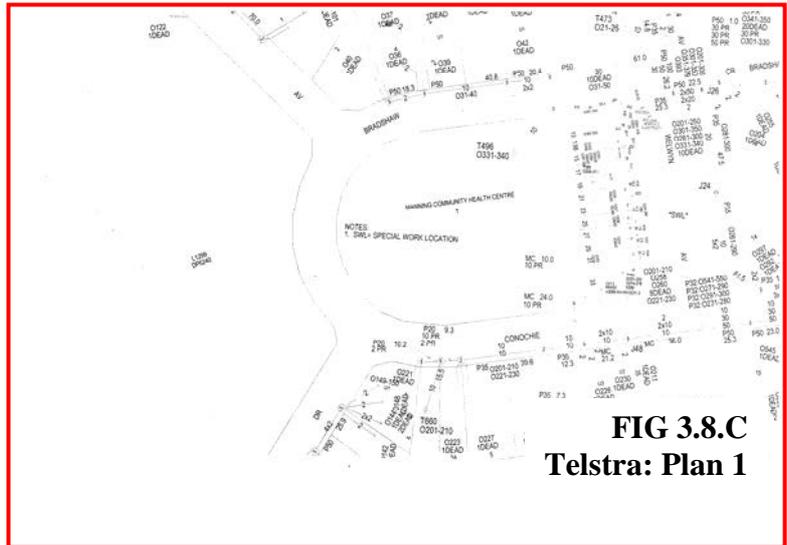


**FIG 3.8.B
Sewer**

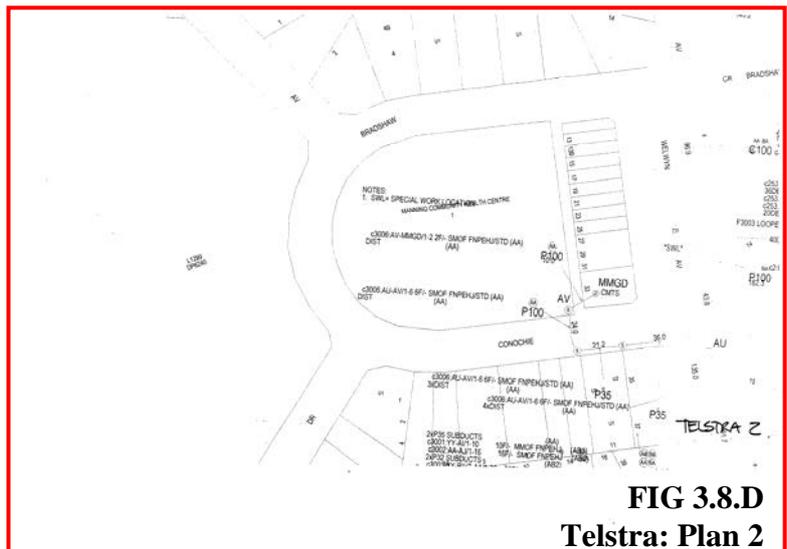
TELSTRA

Telstra lines run on the north side of Bradshaw Crescent and the south side of Conochie Crescent. Connection to Lot 1297 is currently provided on the south east corner.

No lines follow around the 'loop' road easement



**FIG 3.8.C
Telstra: Plan 1**



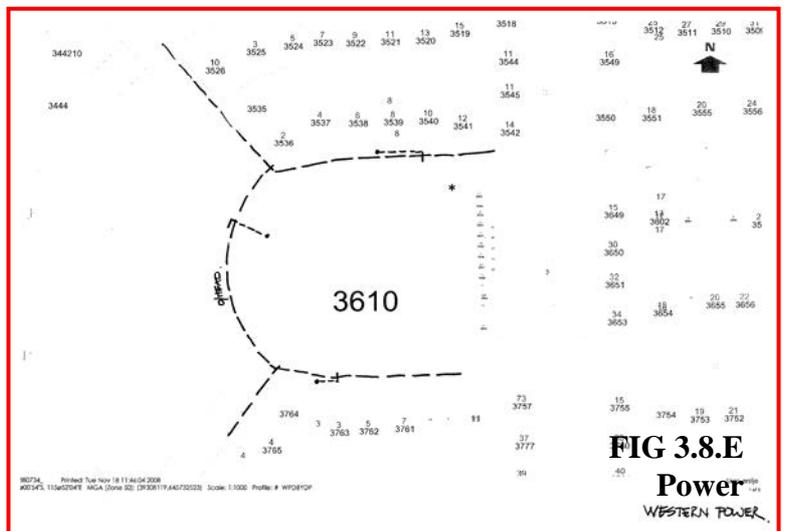
**FIG 3.8.D
Telstra: Plan 2**

POWER

Power is currently reticulated overhead this area. Lines follow along the north side of Bradshaw Crescent and south side of Conochie Crescent. An overhead connection also exists between these crescents on the western side of the 'loop' road.

Power is undergrounded from poles to street lights and oval flood lights as shown on the plan.

It is understood that planning is currently in place to underground the power in the area. Notification to Western Power of the proposed plan for closure of the 'loop' road and changes to the boundaries and



**FIG 3.8.E
Power
WESTERN POWER**

redevelopment is highly recommended to either redirect power or at minimum accommodate the planning options being considered.

Recommendation 3.10.A

That the City of South Perth immediately notify Western Power of proposed options for the site and ensure that these options are catered for in any changes to power lines.

STORM WATER.

Stormwater is collected and dispersed along both Bradshaw and Conochie Crescents.

No underground storm water main follow the 'loop' road easement. The collection point at the apex of the 'loop' road is dispersed locally and not connected to main stormwater disposal network.

2 APPROVALS

This section provides findings in relation to zoning implications.

Lot 1297 "The Manning Hub" has the following status:

- Crown Title
- Class A Reserve (No. 24331)
- Purpose of Reserve - 'Hall Site And Community Health Centre And Recreation'
- Under Management Order to City of South Perth
- Total area =9,586 m²

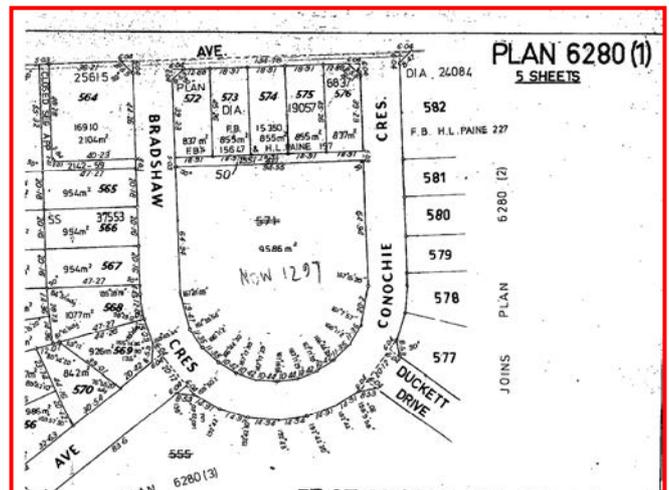


FIG 3.8.F
Plan Lot 1297

Lot 1299 "Oval and Park" has the following status:

- Crown Title
- Class A Reserve (No. 24330)
- Purpose of Reserve - 'Recreation & Park'
- Under Management Order to City of South Perth
- Total area =9,586 m²

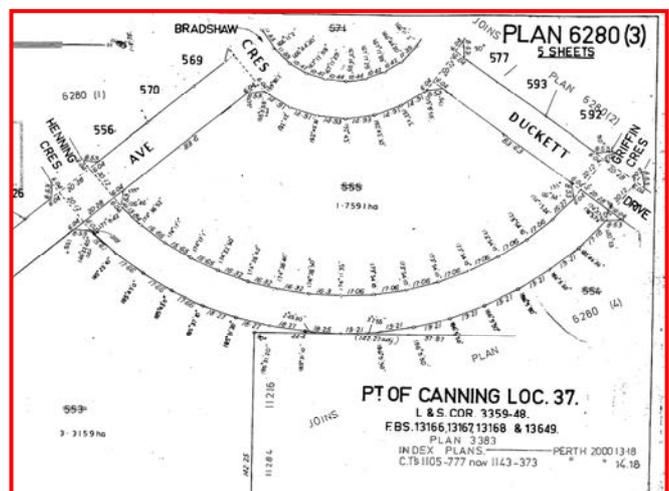


FIG 3.8.G
Plan Lot 1299

The proposed development of Lot 1297 for a 'Community Centre' (with associated community amenities) is broadly consistent with the existing prescribed use for the Reserve. One possible exception under the actual purpose may be inclusion of the Library facility.

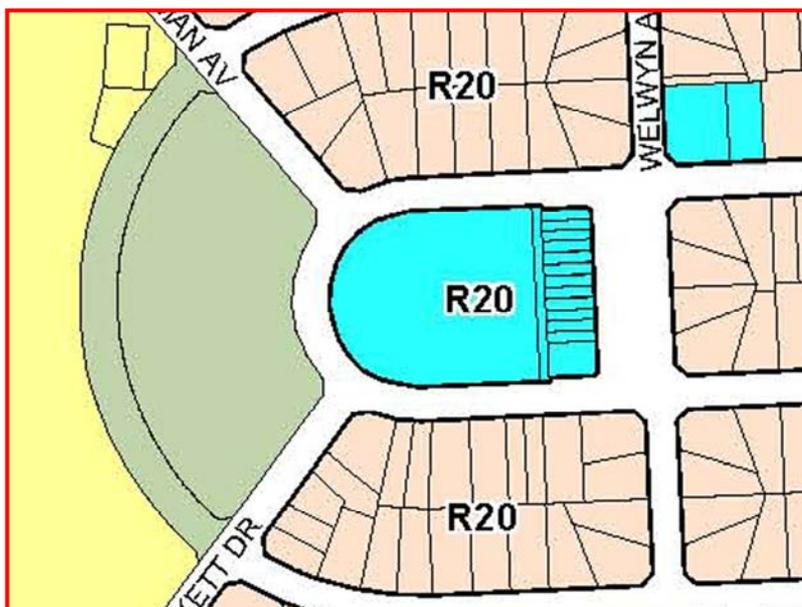
Any changes to this use as described in 'Preferred Development Option 3' - namely the inclusion of commercial / retail development - will require application to the Western Australian Planning Commission to amend the use of the Reserve.

The proposed changes to the adjoining boundaries of both reserves to accommodate the closure of the 'loop' road (refer Site Parameters and Preferred Development Option 3) will also require an application for change of use and title change /re-issue.

The success of this application will be dependent on City of South Perth successfully demonstrating that the development will be for the general benefit of the community. It will also rely on the demonstrated support of both Council and the majority of local residents

It is estimated that these changes will require 1½ - 2 years to secure.

Zoning under the current City of South Perth Plan (refer below) may require amendment to accommodate mixed public / commercial use subject to planning officer's advice.



Recommendation 3.10.B

That Council immediately begin the process of applying for necessary changes to title and boundaries.

Attachment 3 Precinct Design Considerations

In the course of this consultation process, Troppo Architects have been interpreting all information to draw out the architectural implications and conclusions. This attachment summarises these, and represents an important aspect of this report. It highlights much of the rationale behind the recommended Development Option shown in Section 3.12.

1 Site Parameters

There are a number of parameters outlined by Stakeholders in dialogue with the Architect. Each of these is summarised below.

1.1. EXISTING VEGETATION



1. Site Generally

- Landscaping throughout the site is largely under-developed.
- Site is dominated by an expanse of hard playing surfaces of the tennis and basketball courts
- Notable trees to be considered in any redevelopment
 - 3x mature palms (?) to west of the Manning Hall. Noted that these palms are possible to relocate
 - 3x large mature trees (?) to north of Manning Hall
 - 1x large mature tree (eucalyptus) to north east corner of Child Health Clinic

2. Street verge planting

- Semi-mature tree planting to site verges of both Conochie (Jacaranda) and Bradshaw (WA peppermint) Crescents. These may require removal subject to on street parking arrangement and site access for new development

3. Oval

- A vast expanse of grassed areas surrounding the actual playing oval itself
- Significant avenue of shade trees along the western side of the oval restricting the flexibility to move west in any redevelopment of the oval playing surface
- Large mature trees (ficus + others) to the north end of the oval surrounding the James Miller Pavilion

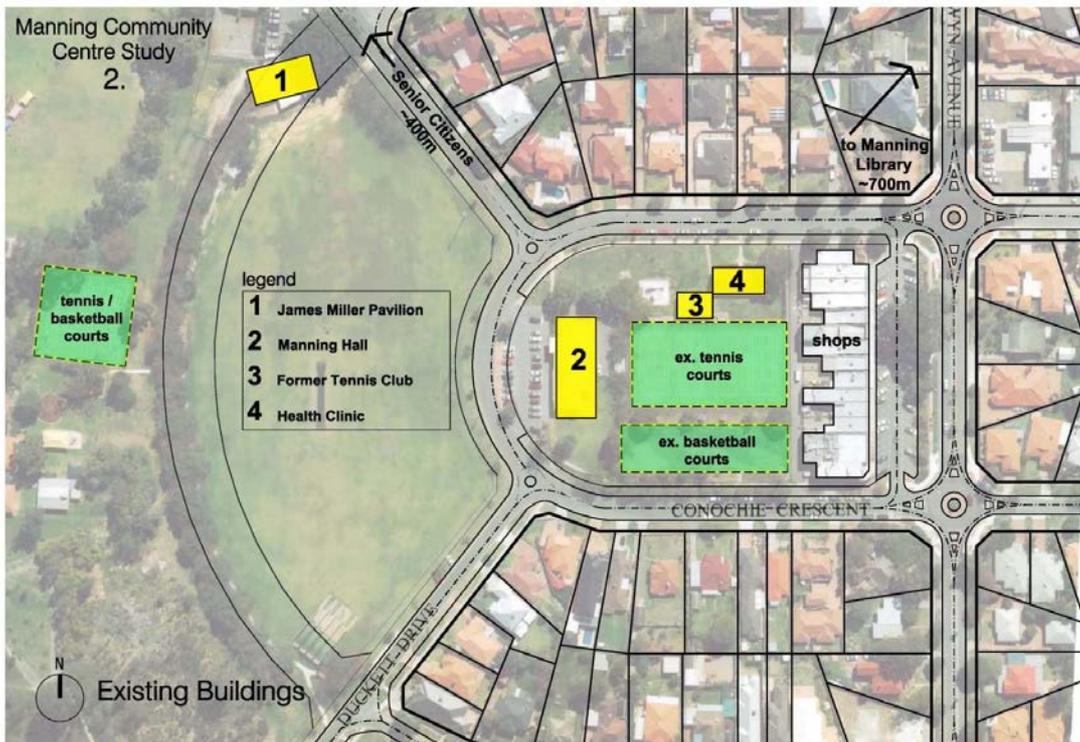
- No shade planting to the eastern boundary (from north to the south)

4. Commercial precinct

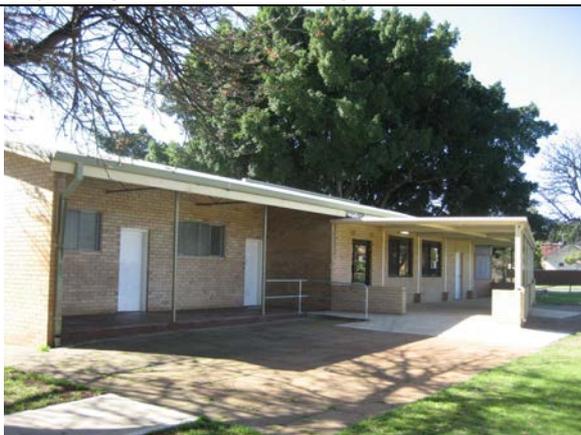
- Large mature trees (eucalyptus) provide significant shade to existing car park to the east of shopping centre.
- No screening or landscaped zone to buffer service lane at rear of existing shops

1.2 EXISTING BUILDINGS

The architect has provided the following brief summary of the existing community facilities within the precinct, as well as the Manning Library.



1. JAMES MILLER PAVILLION



- Located at the north / northwest end of the Manning Oval
- Constructed in 1960's?
- Brick and metal roof construction
- Building is in fair to poor condition with increasing longer term maintenance issues (refer CoSP Building Condition Report)
- Building adequately serves the needs of the Manning Rippers Football club
- Location of facility behind goal posts not ideal
- Isolated location presents security issues

2. MANNING HALL



- Located to the east of the site at the apex of the 'loop' road.
- Constructed in 1957 as a 'community hall'
- Brick and metal roof construction
- Building maintained in fair condition
- Single large 'hall' space with fixed end stage
- Poor acoustic properties
- Poor thermal performance
- Limited storage space

3. FORMER TENNIS CLUB ROOMS



- Located to north of tennis courts.
- Constructed as Kensington Tennis Clubrooms in 1970's?
- Brick and metal roof construction
- Tennis club no longer exists at this site
- Building currently occupied temporarily by Moorditch Keila as office / meeting room
- Building maintained in fair condition
- Location within site restrictive to redevelopment

4 HEALTH CLINIC



- Located in the north-east corner of the proposed site
- Constructed as a child health clinic in 1960's?
- Brick and tile construction
- Building maintained in fair condition
- Although purpose built, existing format not well suited to current Child Health Clinic practice.
- Isolated structure for its use
- Location within the site may be restrictive to redevelopment

5. MANNING SENOR CITIZENS CENTRE



- Located on corner of Jarman Ave and Downey Dr 300m north-west of site
- Constructed in 1983
- Hall added in 1990?
- Brick and tile construction
- Building serves senior citizens well and is actively used
- Building is in good condition and well maintained
- Building Complex to be retained in current use
- Safe pedestrian access to proposed new 'Community Facility' possible along Jarman Ave.

6. MANNING LIBRARY



- Located on Manning road? 900m north-east of site
- Original building constructed in 1964
- Additions made in 1992
- Brick and metal clad roof construction
- Purpose built building and currently serves its purpose adequately
- Building is in good condition and well maintained
- Set in shaded landscaped garden
- Adequate / extensive parking
- Isolated location for library function
- Unsafe pedestrian access from south of Manning Road
- Reuse of building (if library to be relocated to new 'Community Facility) not canvassed in the study

7. EXISTING HARD COURTS (BEWEN HALL AND SHOPS)



- Hard (bitumen) surfaces with chain mesh protective fencing to tennis courts and ends only of basketball courts
- General poor condition including surface, fences and assoc. structures.
- Neither tennis or basketball courts currently used for any formal / organised sporting activities

8. EXISTING HARD COURTS (ASSOCIATED WITH MANNING PRIMARY SCHOOL)



- Located to the west of the Manning Oval
- Construction funded jointly by CoSP and Education Department for use by both school and community
- Hard (bitumen) surfaces with chain mesh protective fencing all round
- Court surface and infrastructure well maintained.
- Location within Manning Primary School grounds has evolved a perception in the area they are for school use only

1.3 SPORTS GROUNDS



1. Oval

- The 'truncated' eastern boundary (due to 'loop' road incursion) is not considered an ideal format for playing cricket and/or football. 'Standard' dimensions for ovals are as follows:
 - Football 135-185m long x 110-155m wide²⁷
 - Cricket 160m long x 142 wide²⁸
 - An easement of 4 – 5 metres iw required around the perimeter boundary, with a 5 metre minimum allowing all grades of Australian Rules football to be played.⁶

To expand the oval to achieve the average of the above will require the 'loop' road to be closed (no ability to move to west)

- Location of sporting facilities (James Miller Pavilion) at northern end of oval behind goals is not considered ideal. Although the best location is generally on a central western boundary, the Manning Rippers Football Club have agreed that inclusion with the Community Centre on the central eastern boundary is preferable.
- There is a lack of formalised parking relating to the sporting activities on the oval

2. Playing courts

- The 'community' courts located within Manning Primary School grounds to be promoted for general use.
- Pedestrian access through (and around) the Manning oval to be provided and encouraged

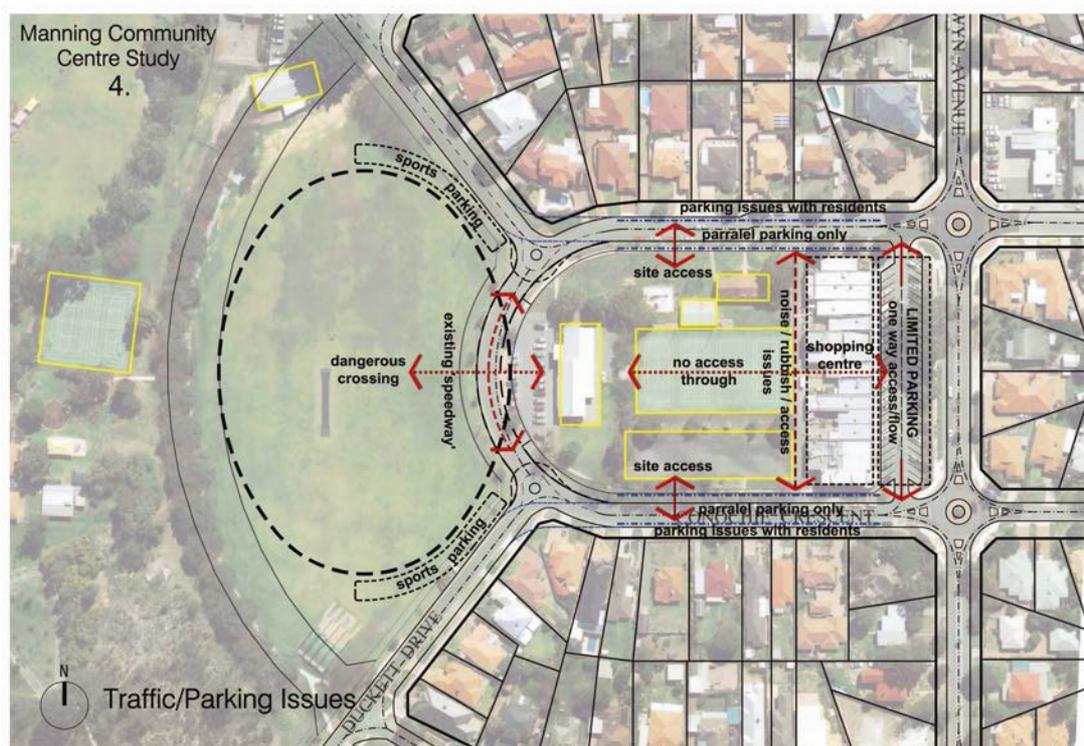
3. Cricket practice nets

- Location of existing practice nets to be reviewed in redevelopment of oval and associated surrounding landscaping because?

²⁷ WA Football Facilities Strategic Plan 2006 – DSR and WAFC.

²⁸ WACA Strat plan 2006 – 2015

1.4 TRAFFIC / PARKING ISSUES



1. Traffic

- Primary access to the site is from Manning Road to the north via Welwyn and Jarman Avenues
- The 'loop' road used as 'drag strip' and presents safety issue to pedestrian access from school/oval to shops
- Service lane to west of shops needs to be improved - addressing noise/visual implications to proposed development and surrounding residential area.

2. Parking

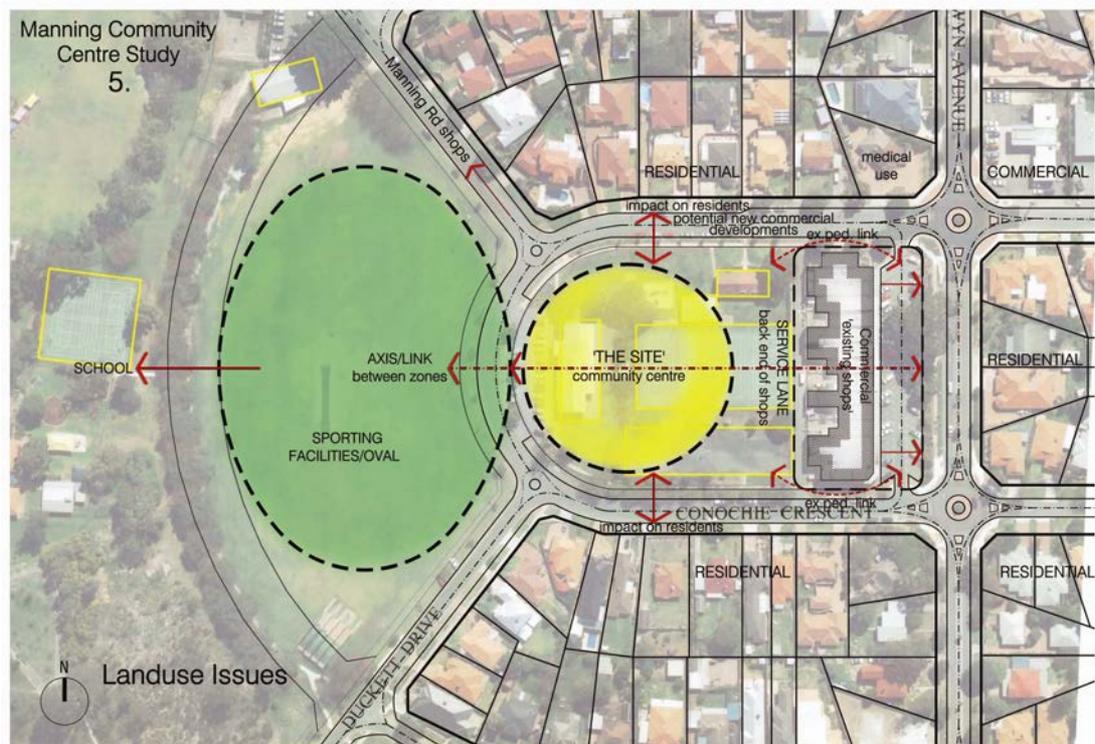
- Commercial precinct park - resolution of congestion at northern end (outside supermarket) of car park required
- Street parking - only limited existing parking (parallel) on streets to north and south. Issue with surrounding residents with overflow parking from commercial precinct and community facility use
- Access to proposed development - vehicle access to on site parking for new development will be via either Bradshaw or Conochie Crescents (or both). Impact on residents opposite will need to be carefully considered.
- Sporting activity parking - there is currently no formal parking areas provided for activities associated with the oval. Consideration could be given to perimeter parking to boundary of oval (north and south eastern boundaries) for spectator parking and shared overflow parking from new proposed new Community Centre.

3. Pedestrian Links

- No existing direct pedestrian access from eastern facing shopping centre and proposed site, oval and primary school to the west other than via Bradshaw or Conochie Crescents
- 'Loop' road presents a safety hazard to pedestrian link to oval and primary school beyond

A detailed traffic study is required to assess the impact of the proposed closure of the loop road and development of the new Community Facility generally before proceeding to the next stage.

1.5 LOCATING THE COMMUNITY CENTRE



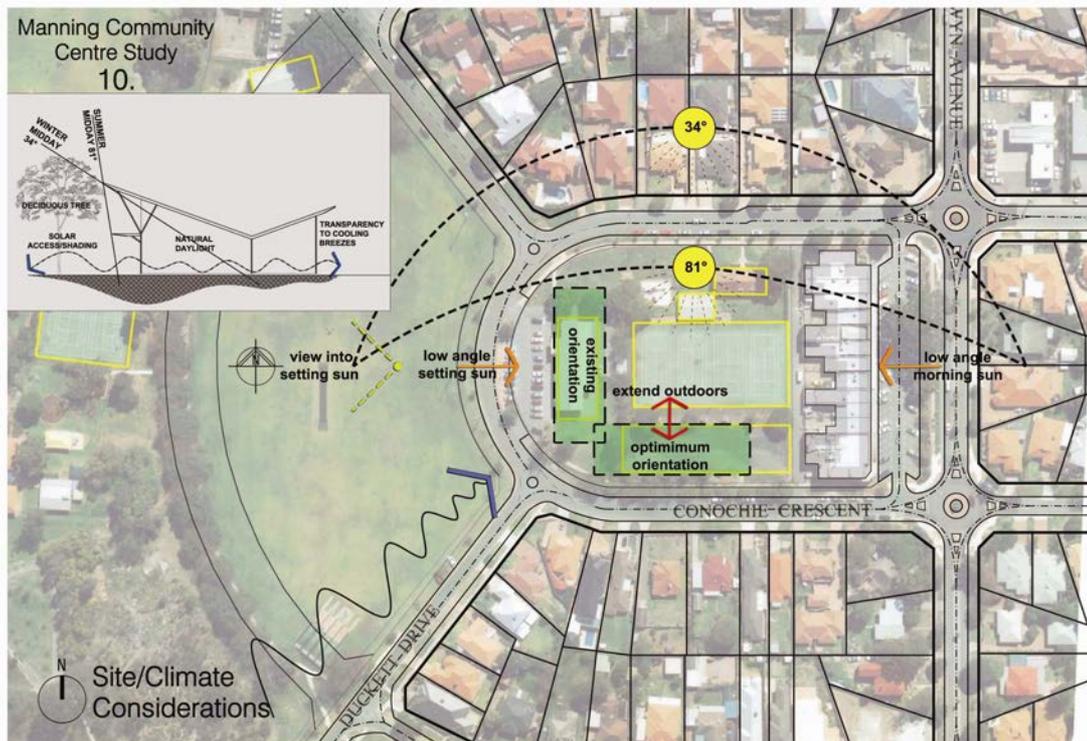
1. Surrounding Uses

- Residential zoning (R20) / development to the north of Bradshaw Crescent and south of Conochie Crescent
- Commercial Welwyn Avenue Shopping Centre to east. Shops face east to Welwyn Avenue and serviced by access lane along shared western boundary with proposed site
- Commercial developments (medical centre and service station) are located on the north and opposite corners of intersection at Bradshaw Crescent and Welwyn Avenue
- Manning Oval and Primary School sit to the west

2. Site development

- Maximise connectivity of the proposed development with the following:
 - the commercial precinct of Welwyn Avenue Shops to increased access and activity around the site
 - the oval and the proposed co-location / provision of sporting facilities
- Consider impact of new development on surrounding residential areas:
 - comparative scale,
 - material selection
 - landscaping and general integration into surrounding development
 - parking and access to the site on immediate neighbours

1.6 SITE/CLIMATE CONSIDERATIONS



1. Solar Path and Building Orientation
 - Existing community hall building set out on a north south axis.
 - Optimum orientation for solar protection (min east west facade exposure)
 - Maximum potential for solar access (passive heating) and shading is afforded through northern façade.
 - Internal areas best opening out to northern outdoor spaces
2. Prevailing Winds/Breezes
 - Access to summer cooling breezes from south west
 - Protection from winter winds from south west including outdoor spaces
 - Control of east / north east winds in summer
3. Site Contours
 - Whole of site (Lot 1297) relatively flat with slight fall to west
 - Nominal 3m fall the level of oval (Lot 1299)

**ATTACHMENT 4
HALL USERS INPUT**

The list below shows some of the key issues that emerged from discussions with groups that currently use the Manning Community Hall.

- Access for people with disabilities, and seniors
- Wooden floors important for some groups
- About half of groups use whole space. (breaking large space into smaller spaces with temporary walls is only useful where noise is not an issue)
- Stage is important for some groups.
- Reasonable rent is very important – don't want to see it increased to pay for flash new facilities!
- 'Changeover' – it will be disruptive for some groups if there is a period between the new hall being demolished, and the new space built. This needs to be well managed.
- Storage needs to be very well designed.
- Noise levels (echoing) are an issue.
- Don't want to be located near users that will find noise a problem. (eg, Bootscooting and Library may not mix).
- Some groups want more mirrors, others want less. We may need mirrors that are easily covered.
- Would be great to have brackets to hang bags (eg punching bags)
- Audio System could be valuable for some groups
- Screen for audio visual shows would be good
- A possibility – there could be a space specifically designed for active groups (Dance Groups, martial arts, etc) that all prefer wooden floors, mirrors, etc). Mats and other equipment could be shared.
- A good kitchen is essential, and can double as a bar (for fundraising)
- Temperature control (heating and cooling) needs to be better.
- Users are keen on the idea of the 'hall' area having one wall that can be opened up, to expand into an outdoor area.
- There appear to be few difficulties in relation to bookings and sharing of facility.
- While there is some emotional attachment to the hall by some, most see benefits in improving the facilities.

MANNING HUB - INDICATIVE COSTINGS
ASSUMPTIONS USED FOR COST SUMMARY

	Cost	Subtotal	Design Contingencies	Construction Contingencies	Professional Fees & Disb'ts	TOTAL
Multi-purpose community facility (incl library)						
Buildings	\$5,906,500					
Parking	\$77,000					
Outdoor areas and playground equipment	\$100,000					
Demolition of Existing Buildings	\$50,000					
		\$6,133,500	\$613,350	\$337,343	\$708,419	\$7,792,612
Public Art (@1%)		\$61,335				\$61,335
Oval Redevelopment						
Redevelopment	\$70,000					
Parking	\$40,000					
		\$110,000	\$11,000	\$6,050	\$12,705	\$139,755
General 'Hub' creation						
Demolition of existing sports courts	\$10,000					
Demolition of existing hard standing areas	\$5,000					
Site Preparation	\$50,000					
Development of Town Square	\$315,000					
Landscaping Allowance	\$200,000					
Feature landscaping, trees etc	\$50,000					
Site Furniture	\$50,000					
Pedestrian Link	\$23,000					
Alterations to road layout	\$15,000					
		\$718,000	\$71,800	\$39,490	\$82,929	\$912,219
External Services (Storm Water, gas, etc)						
Headworks						
Commercial Facilities						
Construction of Additional Commercial	\$4,200,000					
Additional Parking	\$63,000					
		\$4,263,000	\$426,300	\$234,465	\$492,377	\$5,416,142
TOTAL						\$15,894,202

Note that the total in the next table is not exactly the same as figures provided by Quantity Surveyor (see next table). A number of figures provided by Quantity Surveyor have been divided notionally between the different elements, which slightly changes certain amounts. In addition, 1 % for Public Arts has been included above.

The key point, however, is that, while these tables shown in these tables show amounts to the dollar, THIS IS ONLY DONE TO BE TRANSPARENT ABOUT THE ASSUMPTIONS USED IN CALCULATING THE ESTIMATES IN THE FINAL REPORT. Figures in the body of the report have been deliberately rounded.

Manning Community Facility
 Brief Reconciliation Estimate
 Based on Potential Development Zoning Option 3 & Manning
 Neighbourhood Centre - Schedule of Accommodation

19-Dec-08

Ref	Scope	Unit	Qty	Rate	Sub-Total	Total
Neighbourhood Centre						
Community Facilities		m2	675			
	Entrance	m2	100	1,500.00	150,000.00	
	Office / small meeting	m2	20	2,000.00	40,000.00	
	Main hall space	m2	300	1,900.00	570,000.00	
	Secondary rooms; (2 No)	m2	150	2,000.00	300,000.00	
	Children's toilets	m2	15	3,000.00	45,000.00	
	Kitchen	m2	15	2,500.00	37,500.00	
	Bar	m2	15	2,500.00	37,500.00	
	Stores	m2	60	900.00	54,000.00	1,234,000.00
Health Clinic		m2	140			
	Entrance / Waiting / Reception	m2	25	1,500.00	37,500.00	
	Infant health clinic	m2	20	2,200.00	44,000.00	
	Mothers health clinic	m2	20	2,200.00	44,000.00	
	Immunisation clinic	m2	20	2,200.00	44,000.00	
	Open plan office	m2	20	2,000.00	40,000.00	
	Meeting	m2	15	2,200.00	33,000.00	
	Store	m2	10	900.00	9,000.00	
	Staff toilet	m2	5	3,000.00	15,000.00	
	Patient toilet	m2	5	3,000.00	15,000.00	281,500.00
Moordjit Keila		m2	144			
	Entrance	m2	10	1,500.00	15,000.00	
	Office / Workstations	m2	30	2,000.00	60,000.00	
	Meeting room	m2	30	2,200.00	66,000.00	
	Gallery / Cultural display	m2	60	2,000.00	120,000.00	
	Staff toilet	m2	5	3,000.00	15,000.00	
	Kitchenette	m2	9	2,500.00	22,500.00	298,500.00
Manning Library		m2	1,040			
	Entrance	m2	20	1,500.00	30,000.00	
	Office	m2	60	2,000.00	120,000.00	
	Workroom / Store	m2	120	1,000.00	120,000.00	
	Children's room	m2	100	1,500.00	150,000.00	
	Young adult room	m2	100	1,500.00	150,000.00	
	Main collection	m2	500	1,500.00	750,000.00	
	Meeting room / JP	m2	60	2,500.00	150,000.00	
	Kitchen	m2	10	2,500.00	25,000.00	
	Staff toilet / Changing	m2	20	3,000.00	60,000.00	
	Store	m2	50	900.00	45,000.00	1,600,000.00
Sporting Facilities		m2	420			
	Change rooms / Toilets; (2 No)	m2	190	2,750.00	522,500.00	
	Umpires room / toilet	m2	30	2,750.00	82,500.00	
	Club room	m2	150	2,000.00	300,000.00	
	Storage room; (2 No)	m2	50	900.00	45,000.00	950,000.00
Shared Facilities		m2	661			
	Entrance court	m2	500	1,500.00	750,000.00	
	Common foyer / entrance	m2	100	2,000.00	200,000.00	
	Toilets	m2	30	3,000.00	90,000.00	
	Universal access toilet	m2	6	3,000.00	18,000.00	
	Maintenance store	m2	25	900.00	22,500.00	1,080,500.00
	General circulation space; allowance	m2	308	1,500.00	462,000.00	462,000.00
Neighbourhood Facilities Construction Total		m2	3,388			5,906,500.00

Commercial Facilities

(Cold shell standard ready for tenant fit out)

Supermarket	m2	400	1,800.00	720,000.00	
Medical facilities	m2	400	2,200.00	880,000.00	
Restaurant	m2	150	2,000.00	300,000.00	
Café	m2	150	2,000.00	300,000.00	
(4 No) residential apartments located over Retail / Medical	m2	800	2,500.00	2,000,000.00	4,200,000.00
Commercial Facilities Construction Total	m2	1,900			4,200,000.00

External Works

Demolition of existing buildings	Item	1	50,000.00	50,000.00	
Demolition of existing sports courts	Item	1	10,000.00	10,000.00	
Demolition of existing hardstanding areas	Item	1	5,000.00	5,000.00	
Site preparation	Item	1	50,000.00	50,000.00	
Parking bays to Neighbourhood facilities	No	55	1,400.00	77,000.00	
Parking bays to Commercial facilities	No	45	1,400.00	63,000.00	
Parking bays to Oval	No	50	800.00	40,000.00	
General circulation space to carparks; allowance	m2			Included	
Outdoor play area to Community facilities	m2	200	100.00	20,000.00	
Outdoor play area to Health Clinic	m2	50	200.00	10,000.00	
Outdoor gathering area to Moorditj Keila	m2	50	200.00	10,000.00	
Secure outdoor reading area to Manning Library	m2	50	200.00	10,000.00	
Extra for playground equipment	No	2	25,000.00	50,000.00	
Development of Town Square	Item	1	315,000.00	315,000.00	
Redevelopment of existing Sports Oval	Item	1	70,000.00	70,000.00	
Landscaping generally; allowance	Item	1	200,000.00	200,000.00	
Allowance for feature landscaping, trees, etc; allowance	Item	1	50,000.00	50,000.00	
Irrigation; allowance	Item	1		Included	
Site furniture allowance	Item	1	50,000.00	50,000.00	
Form new pedestrian link from site to Welwyn Way carpark	Item	1	23,000.00	23,000.00	
Alterations to existing road layout to Conochie Crescent; allowance	Item	1	7,500.00	7,500.00	
Alterations to existing road layout to Bradshaw Crescent; allowance	Item	1	7,500.00	7,500.00	1,118,000.00
External Works Total					1,118,000.00

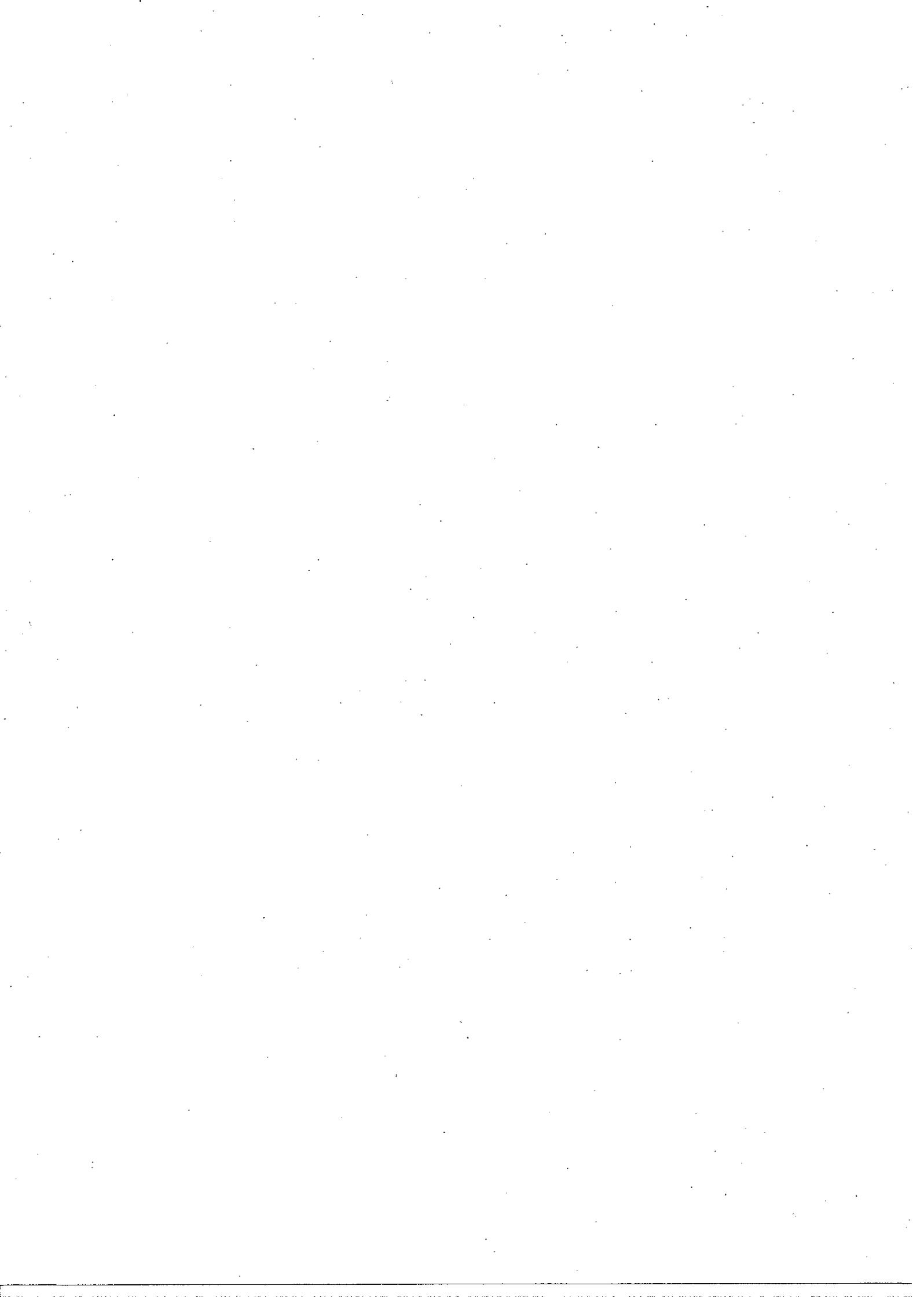
External Services

External storm water	Item	1	210,000.00	210,000.00	
External sewer drainage	Item	1	260,000.00	260,000.00	
External water supply	Item	1	130,000.00	130,000.00	
External gas	Item	1	30,000.00	30,000.00	
External fire protection	Item	1	110,000.00	110,000.00	
External light & power	Item	1	260,000.00	260,000.00	
External communications	Item	1	80,000.00	80,000.00	
External special services	Item	1		Excluded	1,080,000.00
External Services Total					1,080,000.00

Sub-Total Building Works		12,304,500.00
Preliminaries	9.50%	Included
Rounding		5,500.00
<hr/>		
TOTAL CONSTRUCTION COST		12,310,000.00
Design contingency	10%	1,230,000.00
Construction contingency	5%	680,000.00
Headworks		200,000.00
Public Art		Not Required
Loose furniture & equipment; allowance		Excluded
Client contingency, relocation costs & disbursements		N/A
ICT		N/A
Professional fees & disbursements	10%	1,440,000.00
<hr/>		
GROSS PROJECT COST (at current costs)		15,860,000.00
Escalation to Tender		N/A
<hr/>		
ESTIMATED TOTAL COMMITMENT (Excluding GST)		\$ 15,860,000.00

Notes

1. This estimate is based on the following:
 - Troppo Architects 'Potential Development Zoning Option 3'
 - Troppo Architects 'Manning Neighbourhood Centre - Schedule of Accommodation'
2. Only the works included in those documents has been included.
3. This estimate has been prepared from preliminary information without the benefit of special subcontract input. All figures should be considered indicative only.
4. The costs included herein are based on rates current at the time of the estimates preparation.
5. No allowance has been made for specialist site treatments such as sheet piling, bored or driven piles, substantial removal and replacement of substrate materials, removal of contaminants or toxic materials or other such operations.
6. No allowance has been made for remedial works to soil contamination.
7. No allowance has been made for excavation in rock, removal of asbestos or other contaminants.
8. The estimate assumes that services are available on this site in close proximity to the proposed works and in sufficient capacity to not require major upgrading. No allowance has been made in these costs for such upgrades should they be required.
9. No allowance has been made for demolition works to existing structures other than stated.
10. No allowance for IT.
11. The costs included herein are based on rates current at the time of the estimates preparation.



2:

WHAT SHOULD THE FACILITY* INCLUDE?

- It should not be assumed, at this stage, that the 'facility' will be one building. It could be a number of linked buildings.

Total Votes from Residents meeting

5 = 'highest priority'

1 – 'lowest priority'

'0' = 'Don't want it'

The facility could include:

"Objections"	Total votes ¹	Facility	Notes
('0' x 2)	68	Library	Some people north of Manning Rd will be disadvantaged.
	60	'Hall' space (see separate notes, and notes on 'hall' below)	
	48	Child and community health centre	
	47	Commercial Health services (might be physically part of shops area) that could incorporate Medical, physio, dentist, Pilates, therapy pool, etc.	
	42	Playgroup space	
('0' x 2)	32	Football Club – privately managed space, plus use of shared space for functions.	
	31	Child Care/Early years centre	
('0' x 2)	30	Large Performance space (incl stage)	Stage in current hall is important to some users.
('0' x 1)	29	Playgrounds (esp for younger children)	
('0' x 2)	23	Cricket Club? (might enable better year round use of facilities)	
('0' x 5)	20	Space for youth basketball (outside) managed by youth group or similar	
('0' x 3)	20	Youth specific space??	
('0' x 1)	15	Moorditch Keila Aboriginal Cultural and Community Centre	Don't want to be 'lost' within large building.

¹ Note that this only represents views of those people who attended meeting, and should not be taken as a broad reflection of South Perth Residents.

Some 'left field' ideas have included:

"Objections"	Total votes	Facility	Notes
	27	Creative/Artists Space	Include 'wet' activity area.

Note that some people also raised the desire for indoor sports, and for a major swimming pool. South Perth are clear that they are unable to build another Recreation Centre. There would also be difficulties of scale with these options.

A NUMBER OF PEOPLE OPPOSE

'objections'	Total votes	Facility	Notes
(members of current centre not keen)	32	Seniors Centre. (Some within Council see significant benefits to Seniors being part of Facility. However, see notes on 'scale')	Seniors want to maintain their own centre on Jarman Ave.
('0' x 10)	8	Unstructured 'Youth attracting' facilities (eg Skate Park)	Traders would like young people to be engaged in more structured activities.

WHAT ELSE SHOULD BE IN THE 'PLACE' (in addition to Community Facility)?

'objections'	Total Votes	Facility	
	45	Commercial medical services (see 'Facility' above)	
	45	'Third Place' Cafes (places that attract people to meet outside their homes/work)	
	38	Community Gardens/Parks	
	37	Expanded shops	Need to consider this in relation to City Wide commercial plan
('0'x2)	31	Bushland	
('0'x5)	5	Tennis Courts (note the ones at the school are still available for public use)	

MANNING LIBRARY: SUMMARY OF ISSUES

MANNING LIBRARY QUESTION SHEETS/MEETING COMMENTS

1. The best features of the Manning Library are:

Staff/service

- | | |
|---|---|
| <ul style="list-style-type: none"> • Friendly staff • Staff. • staff very helpful when an item is not in the Sth Pth system by ordering it in. • Friendly staff. • fast and accurate borrowing "it" system • Expert staff, pleasant and helpful. • Pleasant and helpful staff. • offers very good service to its customers • Friendly staff. | <ul style="list-style-type: none"> • Late night opening hours are very practical for busy people • helpfulness of staff • Helpful librarians. • Internet service. • Great staff, • Friendly staff. • Friendly, helpful staff. • Very helpful staff. • Courteous staff. • Its services • Friendly staff. • friendly and helpful staff. |
|---|---|

'Stock'

- | | |
|--|---|
| <ul style="list-style-type: none"> • Good range of materials. • constantly upgraded book stock. • Great place to pick up community newspaper, pamphlets and local information. • very good book collection • Good selection of reading and viewing materials. • Wide selection of books. • Continual renewal of stock. • Evidence of many more resources, books, DVD | <ul style="list-style-type: none"> • Heaps of good reading material. • Amongst other things, a place to call in for brochures, information on what's happening in local community – also a place to update three newspapers, etc. (not everyone has a computer at home.) • Catalogue computers, • good choice of books, |
|--|---|

Parking

- | | |
|---|---|
| <ul style="list-style-type: none"> • shaded parking, • Easy of parking. • Easy access. • ample parking • Plenty of parking • Parking. | <ul style="list-style-type: none"> • Always plenty of parking. (May be because few people use the library compared to other library centres.) • Ample shaded parking. • Car parking. • Ample parking bays • Ease of parking. |
|---|---|

Location

- Locality.
- Location, Location, Location.
- Good location,
- It's ideal current location
- not busy area
- Close to where I live.
- Good location – near the main road.
- Proximity.
- Within walking distance.
- Its position is convenient.
- Location.
- Its convenience
- location,

Child Friendly

- Children's/YA rooms. Displays.
- The kid's space
- Kid's section and activities.
- Provides services for children and toys (e.g. P J story time, etc.) for little kids
- Kid's area – Rhyme time.
- Year 1 Froggy Club – a wonderful initiative.
- Story time, holiday programs.
- Variety in children's books and DVD's
- Love young adult section

Physical Environment

- Modern, comfortable feel.
- The trees around it.
- Shelves easily accessible.
- The updated rooms, e.g. children's room and youth room. They look wonderful, bright and colourful, furniture, toys.
- Good environment – inside and outside the library building.

'Ambience'

- Relaxed atmosphere.
 - Ambience,
 - Quiet (most of the time.)
 - Not very crowded and also bright and airy.
-

2. Improvements I'd like to see to the current Manning Library are:

Stock

- More books – more current non fiction. Better technology.
- More puzzles (jigsaw, puzzles, etc.)
- Another computer assigned to book search. On a couple of occasions I have had to wait over 5 minutes while someone made multiple searches.
- More stock.
- Two more internets, they are popular.
- Large print. Hobbies, travel, etc.
- Add more to its DVD collection;
- perhaps better selection of DVD's
- More computers.
- More audio books in C-D corm.
- More large print books.
- Expanded DVD fiction.
- Larger in size and selection of books.
- Introduction of a tool library.
- An increase in the number of DVD's loaned at a time because the cessation of VCR's
- Bigger selection of books, more computers, It to be bigger for more books.
- Increase book capacity.
- More computers, more DVD's

Physical Environment

- Much better building thermal insulation – save energy, and smaller air conditioners would reduce the current roaring fans in the library. Separate noisy areas. Story/play areas from quiet library.
- Clearer signs over each section.
- It needs to be larger. I think the libraries should be amalgamated.
- Bigger space, more lounge areas for adults.
- Room for expanding library – soon shelves will be overflowing.
- Signage: parking, entry. Exit, loading will be involved.
- The building could be upgraded and used for other community purposes – perhaps linked with Curtin Uni as a study centre for migrants. E.g. Resource Centre, ESL, etc.
- Reading desks similar to South Perth Library.
- General update/revamp.
- coffee machine.
- Increase space for reading.
- Sofas, coffee machine, more computers, more space for books/DVD's/computer games on library cards.
- more reading space,
- Lack of natural light.

Location

- Location is very inconvenient. Usually have to go by car.
- Close to a good coffee shop.
- Location to Bradshaw Crescent.
- The best improvement would be to move it.
- Relocate, improved children's library and community facilities to community hall.
- That the proposed new location will be ideal – especially for seniors – no more serious traffic worries.
- a bit of a nuisance to get back to Manning Road.

Staff/Service

- Maintaining staffing levels and increase at peak times. Automated computer booking system.
- Section of "recommended" good read, improved display section.

- At times staff has been quite grumpy. Better lately. ☺

Longer hours of service

- After hours chute. Longer hours – more nights/all day Saturday.
- extend hours of opening on Saturdays beyond mid-day.

- More community access with extended hours
- Extension of opening hours on weekends.

Child access

- Toy library and more kid's activities, movies and computer games

(although I notice a recent increase which is great.)

- Craft area in children's section.

'All Good'

- I'm very happy with it all.
- We think you do it well.
- Improvements have been made and are appreciated.

- None.
- Good all round. No thoughts here at moment.

3. Could you please show the extent to which you agree or disagree with the following statements?

(a) *Moving the library over to Bradshaw Crescent would cause some significant problems for me.*

Strongly agree	4
Agree	4
No view	1
Disagree	8
Strongly disagree	25

COMMENTS:

'FOR' THE MOVE

Amenity/ Safety

- the Manning Road traffic increase makes it dangerous.
- I think it is a fantastic idea. I really hope it goes ahead. I find the driving out of the library to turn right onto Manning d difficult during traffic. To turn right you need to drive through a residential area which I think is poor planning.
- Moving to Bradshaw would be more user friendly and would eliminate the dangerous left hand turn from Manning Road to enter.
- not next to busy Manning Road.
- not on a busy road.

Convenience/ Integration with other community activities

- The library's isolation has always been a problem
It would be more central, as it would be nearer, PO, shops, etc. It would be more convenient.
- I'd probably get there more often as I am a regular user of the Welwyn Avenue shops.
- I like the idea of re-locating the library closer to shops and other services – it saves me carting the kids and pram in and out of the car twice.
- I think that would be a wonderful location, more central, The Manning Hall is old now and outdated. George Burnett L.C has now replaced many uses for the hall.
- The current library location does not have an external welcoming presence. It sits in isolation, not part of anything. Welwyn location would give the library more energy and buzz.
- I have no problem with the library or its situation, but would find it more convenient in the proposed new location.
- Great idea – it will be close to the shopping centre and therefore save on time and traveling costs.
- Could create a neighbourly social centre and one stop facilities.
- I love the library no matter if it stays in the same place or moves. I am in favour of the position at Bradshaw and Conochie.

Ease of access

- The cul-de-sac of the street out front of the library makes it very awkward to get home for me.

- Access to present site will get more difficult over time
- Easier for access.
- I'm very biased because I live close and will be able to walk which is great because the kids love going to the library. It is a great excursion – will be able to drop in more often and make sure my over-dues are delivered more promptly.
- It is closer to me and

General

- Great idea.
- Very good idea to move. The sooner the better.
- Strongly in favour of new library at Cnr Bradshaw and Conochie.

'AGAINST' THE MOVE¹

Ease of Access

Distance:

- New location is quite out of the way for me compared to the Manning Road site.
- Present position of library is close to Collier Retirement Village, also Meath Retirement Homes. 75% of readers are older people. Young people just don't have the time.
- The location will not be central and will inhibit visits of community members,
- Not within walking distance. Crossing Manning Road.
- I am aged and disabled and this is convenient for me and my family.
- We love the current location – we can walk there from where we live.....
- Not convenient to get there.
- It won't be as easy to get there. We can't walk or ride there.
- The new location is near a very busy street, so it is harder to walk/ride bikes there if you live close.

Public Transport²

- Is further to walk and does not allow for public transport/bus along Manning Road.
- public transport access will not be as good in Bradshaw Crescent.

Amenity/Safety

- It is easy to access from main roads and well lit of a night. Near the Welwyn shops and Bradshaw Crescent can contain an antisocial element of the community.
- Too busy in that area. Need time to get used to the new environment.

Traffic/Parking

¹ While in minority, these people have raised important matters. If the Library is to move we will need to: optimise public transport access; optimise parking, optimise walkability from the North, and optimise security.

² Notes bus routes 30 and 31 currently run South to near the site and, a minimal diversion could significantly improve access to the site, including from Curtin PS.

- The Bradshaw Crescent area is very busy and crowded. Traffic and parking will be a main problem.
- We love the current location if we drive, there is always sufficient parking.

NEUTRAL

- How about drawing on a map the positions and numbers of borrowings (i.e. addresses of borrowers) for say last 6 months, then, calculate the centre of gravity of the borrowers, thus, we know the C of G of current users. Consider then the proposed location; will it be closer to the C of G?³
- Publicity/campaign/making people aware about new location/exposure of library move in local media/businesses – letterbox drops.
- Could the local bus be re-routed (at least for certain times of the day) to provide easy access for those who may feel disadvantaged by distance. A bus stop nearby is very helpful.

³ (Consultants comment: Any such survey will only show where library users are for the current location. Therefore, if it showed, for example, that there were relatively few users south of Manning Road, this could be an argument for moving the library).

(b) Co-locating the Library with other community facilities and shops would offer some genuine advantages.

Strongly agree	23
Agree	7
No view	5
Disagree	3
Strongly disagree	4

COMMENTS:

‘AGAINST THE MOVE’

‘Integration irrelevant/counterproductive’

- I go to the library as a unique trip. For me, keep it separate. You must do a survey of library users to find out and record their movements on a library trip. Do they actually go to the shops/playgroups/schools library?
- Library is alright as it is.

Distance

- My neighbours and I agree, if the Manning Library was relocated we would need to use the main (Civic) library. His means driving twice as far and through busy traffic.
- I have grown accustomed to using the Manning Library for twenty years or so and would be sorry to see it relocated.

Distraction

- It will expose the library to noise and too much movement/distractions.
- Distraction, parking problem, lack of library environment.
- You might not get as many people as you did, people might be going to the library but they might see the shops and go there instead.

Parking

Safety/Security

- Of a night, there are often antisocial and at times, drunk and abusive indigenous adolescents hanging around, e.g. Welwyn shops, telephone booth, etc. It does not feel safe.

'FOR THE MOVE'***Better exposure/access***

- There has been considerable development on the south side of Manning Road with a very different demographic while retaining many of the older residents. Many people have no idea there is even a library in the area. With the increase in shopping and restaurants, the new library would be well places.
- I'd probably get there more often as I am a regular user of the Welwyn Avenue shops.
- I am always at the Welwyn Ave shops and park and it would be fantastic to have the library there too, as it is a favourite community facility.
- Convenient for schools, incorporate with shopping, etc. Children could walk there. People without cars/transport would find it more accessible.
- Better access – more use of. Access for the primary schools. Book Week, etc, activities – gets kids into books. More kids will have access to the co-located library. Much better potential community use so long as planning is good, i.e. parking/traffic flow.
- The library is at present isolated. I think non users could be attracted to the suggested new location.
- The proposal will offer better services to the community.

Integration with other community activities

- Putting facilities together in the one spot makes perfect sense. I recently moved from East Victoria Park where the library is located next to the gym, shops and parks – a great community centre.
- I believe more people would use the library if it was more convenient and visual. i.e. you see it when you shop. It would save having to get in and out of the car twice as I usually combine going to the library when I need to go to the shops. It is also good for parents whose child/children need to do research as they aren't wasting time waiting around – they can shop, and a big advantage with having a playground next door.
- This would be a one stop and would be clearly more convenient after shopping, etc. More people would be encouraged to use the library.
- Brilliant to have a one stop shop, so to speak. It might help with literacy levels! (a long shot! But hopeful one!) to have a Child Health en Centre near the library, so young children are introduced to the library as soon as possible.
- Provision of family room for mothers/babies/toddlers, disabled persons, access/ramp, loading bay close to the door/emergency services access to building/St John's Ambulance, etc.
- The library does definitely need to be co-located. It would go well with the development of a community hub in that area behind Welwyn shops.
- If the library is near major supermarkets like Coles/Woolworths.
- For schools in the area, facilities. For clients in the area (to not have to cross Manning Road. Larger for other community facilities.
- It's so close to the shops that much more people will take advantage of that and kill two birds with one stone when they do their shopping. I know I will.
- Great idea – it will be close to the shopping centre and therefore save on time and traveling costs.
- It definitely makes sense to relocate library to where there are other facilities and would be helpful to lots of people.

Safety/Security

- More people, less crime and damage.

General

- This is a sound proposal. Hope it happens.

'NEUTRAL' ON PROPOSAL

- Roads in the area are a bit dodgy and chaotic, would need to be changed.
- There must be a good amount of parking as there is already a problem in the adjacent Welwyn Ave shopping area.
- I would like to see some public transport from Salter Point/Manning to Welwyn Shopping centre.