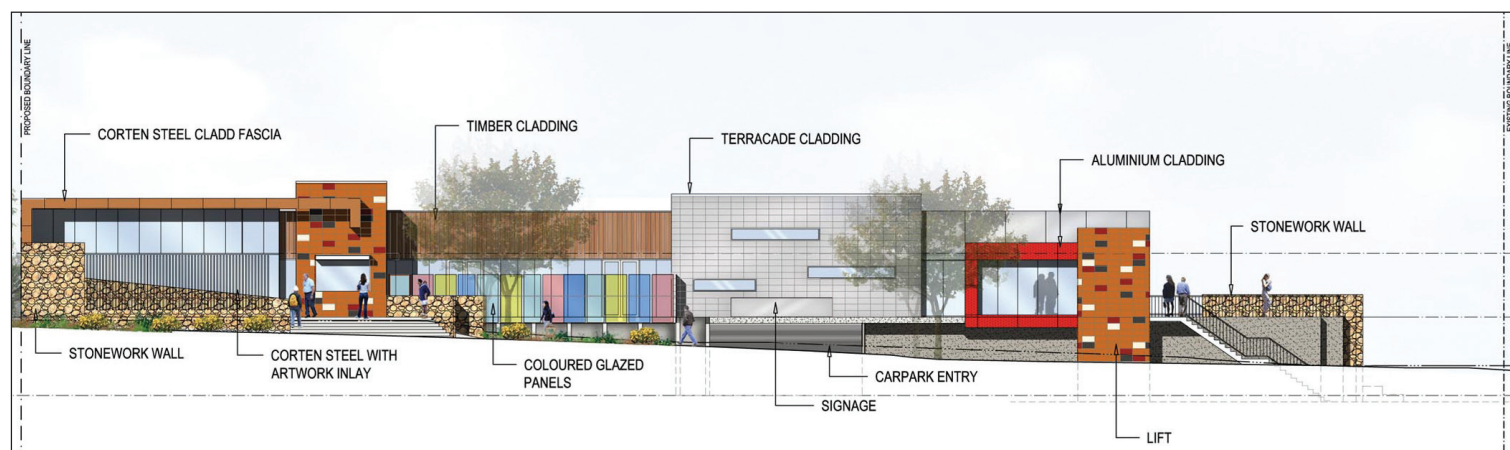


Manning Community Centre

Manning Community Hub



Manning Community Centre Ground Floor Plan - Development Application



Proposed Manning Community Centre view from Bradshaw Crescent

All images courtesy of Bollig Design Group



Artist's impression Manning Community Facility from Conochie Crescent

The Manning Community Hub project is an important \$14 million civic project which will be a landmark and iconic precinct for Manning and Salter Point, as well as the broader community.

The Manning Community Hub site is bounded by Bradshaw Crescent, Conochie Crescent and Welwyn Avenue.

This project was initiated by the City of South Perth in response to studies undertaken demonstrating that the existing community facilities were ageing and reaching the end of their useful life.

In 2008, the City consulted with the local community to discuss what they wanted on the site. This consultation found there to be general community support and enthusiasm for an integrated neighbourhood community hub, inclusive of a relocated Manning Library.

The City subsequently engaged a consultant to assist with designing a hub that would meet the local community's needs and aspirations, resulting in the development of a draft concept plan. This plan, designed in consultation with the community and key stakeholders, was endorsed by Council in 2009 and included in the City's 2010-2015 Strategic Plan.

The City has since progressed various elements of this development, including the closure of the Bradshaw Crescent loop, the completion of the underground power project, relocation of trees and additional stakeholder consultation.

The Manning Community Hub project comprises two separate components which have strong interrelationships and synergies, the Manning Community Centre and the future expansion of commercial activities.

The Manning Community Centre comprises the community, leisure and social component of the project whilst the future Manning Commercial Area will include 9 Bradshaw Crescent and 8 Conochie Crescent.

The City understands that there has been some community concern about a lack of adequate consultation on the development application of the proposed Manning Community Centre component.

Whilst there has been considerable consultation and engagement throughout the life of this project through various workshops, forums, questionnaires, advertising and stakeholder meetings, the City acknowledges and recognises that it could have consulted to a greater extent in the later stages specifically in the planning for the Manning Community Centre Development Application.

The City is seeking your invaluable feedback on both components of the Manning Community Hub to ensure that a cohesive and integrated hub is designed and created which is generally supported and welcomed by the community.

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Manning Community Hub Vision

The City has worked in collaboration with the community in the early creation of the Manning Community Hub project to design a vibrant, connected and attractive hub that integrates community, commercial and social activities and facilitates investment and employment opportunities for the local community.

The Manning Community Hub will deliver the following benefits and features for the local community:

- Sustainable, modern and multipurpose spaces for user groups and community use.
- An integrated open space with pedestrian orientated development, with linkages between James Miller Oval, the Community Centre and at a later stage, the Welwyn Avenue shops.
- Design that activates the area and encourages passive surveillance, based on the principles of crime prevention

through environmental design, with a view to reducing the crime and antisocial behaviour currently occurring in the area.

- The provision of a number of family orientated services in one central location.
- Economic development and investment as well as more employment opportunities for the local community.
- Broader more diverse housing options with the introduction of mixed use development.
- Opportunities for public art and the inclusion of Aboriginal culture and local heritage, creating a vibrant cultural precinct.
- 75 bay basement level car park, which maximises the opportunity for public open space and waterwise landscaping to be provided at ground level.

Future Manning Commercial Area

The City is proposing to activate the eastern part of the Manning Community Hub (existing tennis court area) by the facilitation and development of commercial activities. The City commenced community consultation in July 2011 to determine community support for the City to acquire this surplus portion of land freehold from the State Government with a view to disposing of the land for commercial purposes. All income generated from the sale of this land is proposed to be used towards the development of the Manning Community Centre.

The City found there to be strong community support for this proposal and subsequently commenced the land acquisition process in August 2011. This land acquisition proposal is presently before State Parliament and the City is confident that it will be approved by the end of 2012.

To ensure proper activation and encouragement of economic investment and development, the City has prepared draft Scheme Amendment No. 36 to address an identified shortfall of commercial opportunities within the Manning Community Hub future commercial area.

This Scheme Amendment proposes:

- a) Introducing two three-dimensional building envelopes for 9 Bradshaw Crescent and 8 Conochie Crescent, Manning
- b) Introducing specific development requirements for Lots 9 and 11 Welwyn Avenue, Manning; and
- c) Amending the Scheme Building Height Limit Map for Precinct 12 'Manning' in respect to 9 Bradshaw Crescent and 8 Conochie Crescent, Manning.

The Scheme Amendment will provide for additional commercial and local employment opportunities and also facilitate more diversified housing stock through the introduction of mixed use development.

In the longer term, the development of these sites will serve as an integral linkage between the Welwyn Avenue shops, with activated frontages to a new thoroughfare to be created by the removal of the existing deli on Lot 10 Welwyn Avenue.

Please note that Scheme Amendment No. 36 does not propose the construction of any buildings. Actual development of the site will occur through the City's standard development application process, which would involve further community consultation.

A statutory notice in relation to the proposed Scheme Amendment to facilitate the outcomes is enclosed for further information. Detailed information can be found on the City's website www.southperth.wa.gov.au

Scheme Amendment No. 36



Manning Community Hub - Scheme Amendment No.36 and Manning Community Centre

Manning Community Centre

The City has prepared a draft Manning Community Centre Plan and Development Application and is seeking input on this important community facility. Based on Ecologically Sustainable Development principles and practices, the proposed Manning Community Centre will create an integrated and cohesive hub replacing a number of existing ageing underutilised facilities.

Cognisant of potential scale and size concerns, the City has endeavoured to design a facility within the confines of a neighbourhood community hub that will adequately accommodate the existing facilities and community groups.

The proposed Manning Community Centre will comprise the following facilities and activities, many of which are already located within this site:

- New state of the art Manning Library, relocated from Manning Road

- New modern Community Hall and meeting spaces with modern facilities accessible to all members of the community
- New Early Years space incorporating a toy library and playgroup
- Moorditj Keila Aboriginal Group
- Child Health Clinic
- Manning Rippers Football Club.

The sports ground will also be expanded to provide for a greater range of sporting activities.

We value your feedback

The City invites your feedback and comment on the Manning Community Facility Development Application and the Manning Commercial Area Scheme Amendment No. 36. Please visit www.southperth.wa.gov.au to have your say.