

Mundaring Multi-purpose Community Facility

Stage 1 Consultation Report

PREPARED FOR SHIRE OF MUNDARING

March 2020



This report details the first stage consultation to inform the options planning for the Mundaring Multi-purpose Community Facility.

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Executive Summary

Planning for the townsite of Mundaring prepared in recent years has highlighted the need to rationalize a range of civic and community facilities into a proposed new Multi-purpose Community Facility (MPCF). Preparatory investigations for the MPCF commenced in mid-2019 with the engagement of *Across Planning* and its subconsultant team.

The following report details the stakeholder and community engagement undertaken as part of the study and the outcomes to date. The engagement seeks to support the planning and delivery of the MPCF by ensuring it is informed by, and consistent with, the needs of the community now and into the future.

To facilitate community involvement in the planning for the new facility a number of engagement tools were employed, these included advertisements in the local *Hills Gazette* newspaper, posters and flyers distributed at Shire community facilities and Shire Administration Centre, a project portal on the *Engage Mundaring* site, facility needs survey, stakeholder interviews, stakeholder and community workshops, Youth meeting and presentations. Letters inviting participation and providing project team contact details were sent to stakeholders, schools and service providers, landowners and businesses, facilities users and those residents within the project study area.

The following provides a summary of the engagement undertaken to inform the community needs assessment phase of the project.

- The Mundaring Multi-purpose Community Facility **project page** on the *Engage Mundaring* portal went live on the 1st October 2019. The page included a project overview, invitations to project events, a project calendar and timeline, background documents, a list of frequently asked questions and the link to facility needs survey until submissions closed on the 30th November 2019. As of the 17th February 2020, there had been some 1,350 views of the project page. The *Engage Mundaring* project page is a live engagement format that is being updated throughout the project to provide the latest project information and to answer any frequently asked questions that may arise. Project reports can be found here <https://engage.mundaring.wa.gov.au/mundaring-multi-purpose-community-facility>
- The Mundaring Multi-purpose Community Facility **survey** consisted of nine questions, five asked about facility use, suitability and needs and four questions profiled the respondents name, age, household type and Mundaring residency.
Respondents to the survey provided strong feedback that although the facilities within Mundaring are well used and are well provided mostly these require to be upgraded to cater for a broader demographic particular youth, children and young families. Seniors housing and health facilities are needed. Access including bike facilities and public transport as well as safe pedestrian access were also strongly identified as being required. Meeting places and restaurants and cafes located in places of high amenity away from Great Eastern Highway was requested. Fitness facilities including pump tracks, outdoor and indoor gyms and facilities for activities such as yoga, exercise classes and dance are needed.
- **Letters and questionnaires** were sent to all Mundaring town centre businesses, landowners and residents within the town centre cultural precinct area, service providers and tenants of Shire facilities. The questionnaires sought to understand potential impacts of the new facility, the activities and services undertaken and if there was anything needed of a new facility that could improve the service provided or enable an expansion of services. Feedback identified need for a large space for concerts and events, shared multi-use spaces, facilities that are affordable to lease,

build and maintain, collocated to form a precinct with outdoor spaces, having a hills feel, parking access transport issues addressed. That it should not duplicate existing commercial businesses.

- **Eighteen stakeholder interviews** were conducted with transport and access, collocation of facilities, land development and business and tourism growth identified as key considerations. Adaptable and multi-uses spaces that also included shared spaces and a hills feel were important design characteristic identified. The services and facility itself should be attractive to youth and families and provide for multigenerational activities and interaction. Improved amenity and linking to both the town centre and Sculpture Park be achieved through landscaping and building design.
- **Two Community workshops** were held at the Mundaring Administration Centre on Thursday the 21st November 2019. The first workshop was for business and service providers and the second was open to all interested members of the community. Workshop participants were broadly in favour of natural buildings or cluster of buildings not too bulky set within a landscaped setting and linked to and reflecting the natural environment and local heritage. The list below identifies the key points raised:
 - Multi- use facility is needed there is a overall need for upgrading of existing facilities and inclusion of more facilities and activities for youth.
 - It should be multi-generational and encourage interaction
 - Visibility and access important
 - Attract locals and tourists
 - Showcase environmental and sustainable development and living
 - Integrated and natural feel
 - Locate south of Great Eastern Highway, not on Highway but with high visibility and good access
 - “Future proof” for growth and adaptable
- The feedback from **The Youth CREW meeting** held in March 2020 was closely aligned with that from other sources. They predominantly favoured a campus style cluster over a large single building but could see the merits in both configurations but did not support retaining the existing facilities. The TYC considered that the things that are uniquely Mundaring and could be a regional youth attraction including walking and cycling trails, night markets and the Sculpture Park should be integrated with the development of the MPCF. Aspirations for the facility included a large warehouse-like space that could include a range of activities and be linked to outside and library as well. Ikea has an indoor space for children something like this for youth and children, also a cool space with a loungeroom-like space that is comfortable for “hanging out”. This large space could also include an indoor active recreation such as half-court for ball games, skate area, etc . The feel should be a place with “an artsy vibe”, including shops suited to youth interests, and a dining/entertainment precinct and a great playground for fitness and young people.

In summary, the engagement identified broad community support for the concept of a community multi-purpose facility located south of Great Eastern Highway. There was agreement that collocation of facilities would be beneficial and that this could be achieved either in a single large building or a campus style development.

The look and feel of the facility should be consistent with a Mundaring hills style, built from natural materials and showcase sustainable development. Although there is existing provision of community facilities it was identified that many are in need of upgrading and that youth needs are not well catered for.

The opportunities from land assembly to enable redevelopment of the town centre and provide a greater diversity of housing are supported. There is a recognised need to cater for local residents that may wish to

down size in retirement or for those without an interest in maintaining a larger residential lot to still live in a hills setting. There is need for supported accommodation and a small hospital/medical facility.

An outdoor area for exercise equipment and facilities supporting biking and walking were identified both for residents and to support an existing tourist/visitor market and to build this sector. A heated or hydrotherapy pool was identified as desirable. This could be accommodated within a retirement facility and open to the community as in Kalamunda, Busselton and elsewhere.

Meeting rooms and multi-use shared facilities for small business, consulting rooms was identified for inclusion this would support those working from home, local economic growth and provide additional services.

Large indoor and outdoor meeting spaces of events, concerts, exhibitions and classes were identified as needed.

A place with an “artsy vibe” with a cluster of eateries and shops suited to a more diverse population including youth and visitors but not replicating or competing with existing businesses.

The next steps in the process will include Council’s consideration of the Community Facility Needs Analysis and Land Assembly Options and Constraints Report and a decision framework to assist Council determine the preferred option. From this, a Property Strategy and Land Assembly Plan will be prepared by the consultant team for Council and community consideration.

Background

The Mundaring Town Initiative Masterplan and Mundaring Activity Centre Plan prepared under Shire guidance in recent years have highlighted the need to rationalize a range of civic and community facilities into a proposed new Multi-purpose Community Facility in the Mundaring Town Centre that can also include provision for service delivery by not-for-profit groups or State and Commonwealth Government agencies. This presents a real opportunity to revitalize and renew the town centre and create a new civic and cultural heart.

The Shire engaged *Across Planning*, together with sub-consultants Bodhi Alliance (*Bodhi*), Calibre Professional Services Pty Ltd (*Calibre*) and Luke Willcock Property and Asset Management Consultant (*Willcock*) as the consultant team to undertake, examine and report on:

- land assembly opportunities and constraints for the new facility
- the optimum use of Shire land assets to catalyse and facilitate implementation of the Activity Centre Plan
- needs analysis of facilities required by potential users
- options (including a recommended option) for the facility configuration
- a framework for Council to determine uses, services and groups to be located in and delivered from the facility
- town centre property strategy and land assembly plan
- relocation management plan to assist in the progressive and staged relocation of existing Shire land and facility users
- preliminary land assembly actions.

The stakeholder and community engagement undertaken as part of the study and the outcomes to date are presented in this report. The engagement seeks to support the planning and potential delivery of the Mundaring Multi-purpose Community Facility (MPCF) and town centre land assembly planning by ensuring it is informed by, and consistent with, the needs of the community now and into the future. The Community Centre will support the civic life of the community, the role of the town centre and further its development as a culturally, recreationally and economically vibrant, people-friendly hub.

Purpose - Consultation Plan

A Consultation Plan has been prepared to assist the project team with the coordination and management of consultation and communication activities during this investigative and planning phase of the project.

The Plan identifies key messages, project milestones and how and when communication will occur. It is a 'living document' that is regularly updated to respond to the needs of the developing project.

A wide range of consultation and communication initiatives have been implemented to support the consultation process aimed at:

- Promoting community awareness of the project and the opportunities to be involved in the consultation process;
- Obtaining data and information on needs and usage, un-met demand and aspirations, comments and ideas to shape and refine preferences, and to understand the design interface and delivery process.

Consultation Context

The level of engagement as defined by the IAP2 ¹engagement spectrum for this first scoping and investigative phase of the planning for the Mundaring Multi-purpose Community facility is that of “involve”. At the level of involve, the aim is to work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered. The commitment to the public is that their input/aspirations be closely reflected in the alternatives developed and that these will be presented back to the public for their further consideration.

To facilitate community involvement in planning for the new facility, a number of engagement tools were employed, this included raising awareness through advertisements in the local Hills Gazette newspaper, posters and flyers distributed at Shire community facilities and Shire Administration Centre, sharing project information and inviting input via the Engage Mundaring portal, facility needs survey, stakeholder interviews, stakeholder and community workshops and presentations. Direct mail in the form of letters were sent to stakeholders, schools and service providers, landowners and businesses, facilities users and residents in close proximity inviting participation and providing project team contact details.

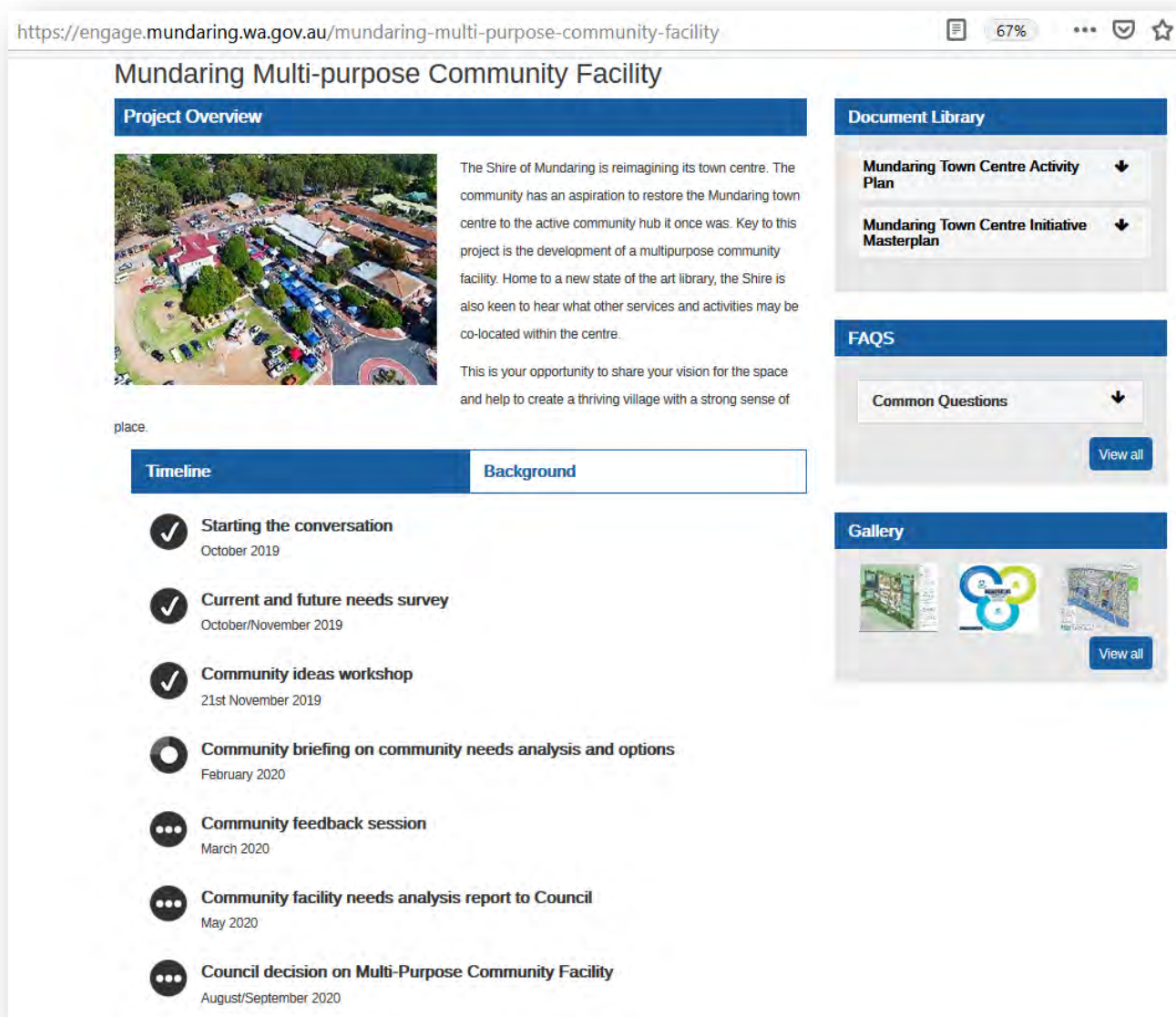
The following provides a summary of the engagement tools and outcomes undertaken to inform the community needs assessment phase of the project.

Engage Mundaring Portal

The *Engage Mundaring* portal enables households to participate in the online discussions, keep abreast of current projects and provides opportunities for involvement. *Engage Mundaring* gives everyone the chance to have their say at a time and place to suit them and utilises online consultation tools to make it easy to contribute. To participate online, community members are required to register. Once registered they receive emails to keep them up to date with projects and all engagement activities.

The Mundaring MPCF project page went live on the 1st October 2019. The page included a project overview, invitations to project events, a project calendar and timeline, background documents, a list of frequently asked questions and the link to facility needs survey until submissions closed on the 30th November 2019. As of the 17th February 2020 there have been 1,330 views of the project page. The *Engage Mundaring* project page is a live engagement format that is to be updated throughout the project to provide the latest project information and to answer any frequently asked questions that may arise.

¹ International Association for Public Participation



Screenshot of the Engage Mundaring Project Landing Page

Community Survey

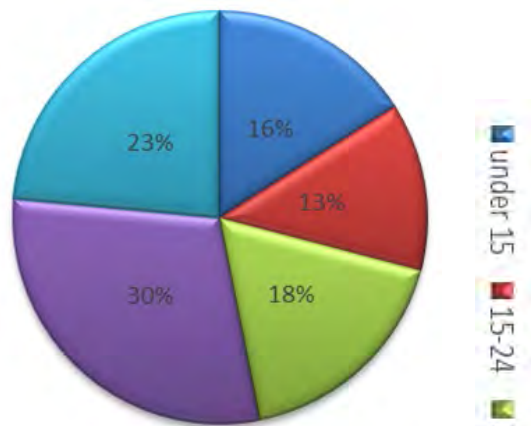
The Mundaring MPCF survey consisted of nine questions, five asked about facility use, suitability and needs, and four questions profiled the respondents name, age, household type and Mundaring residency.

Respondents to the survey provided strong feedback that although the facilities within Mundaring are well used and are well provided for, in the main, these need upgrading and updating to cater for a broader demographic - particular youth, children and young families. Seniors housing and health facilities are needed. Access including bike facilities and public transport as well as safe pedestrian access were also strongly identified as being required. Meeting places and restaurants and cafes located in places of high amenity away from Great eastern Highway was requested. Fitness facilities including pump tracks, outdoor and indoor gyms and facilities for activities such as yoga, exercise classes and dance are needed.

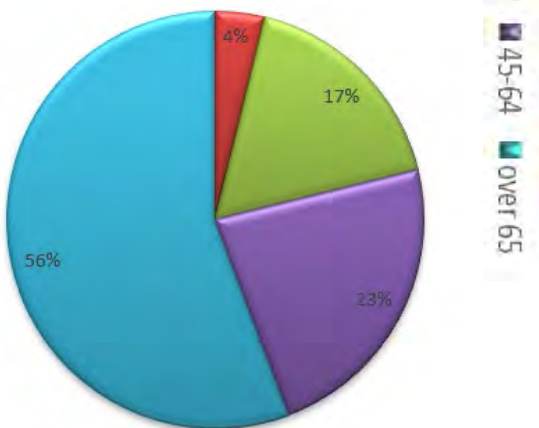
Demography of Survey Respondents

As shown in the comparative demographic charts below, those under the age of 15 were not represented in the survey respondents and those aged over 65 were over represented. Youth engagement in collaboration with local schools will be undertaken in the next phase to address this imbalance.

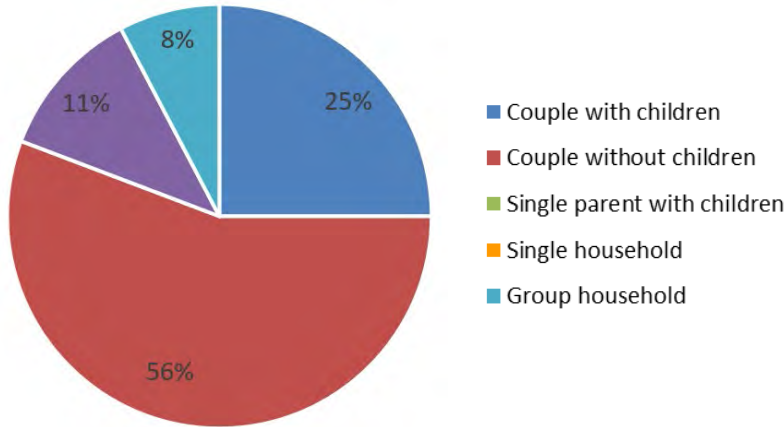
Mundaring Suburb Age Demographic



Respondent Age Demographic

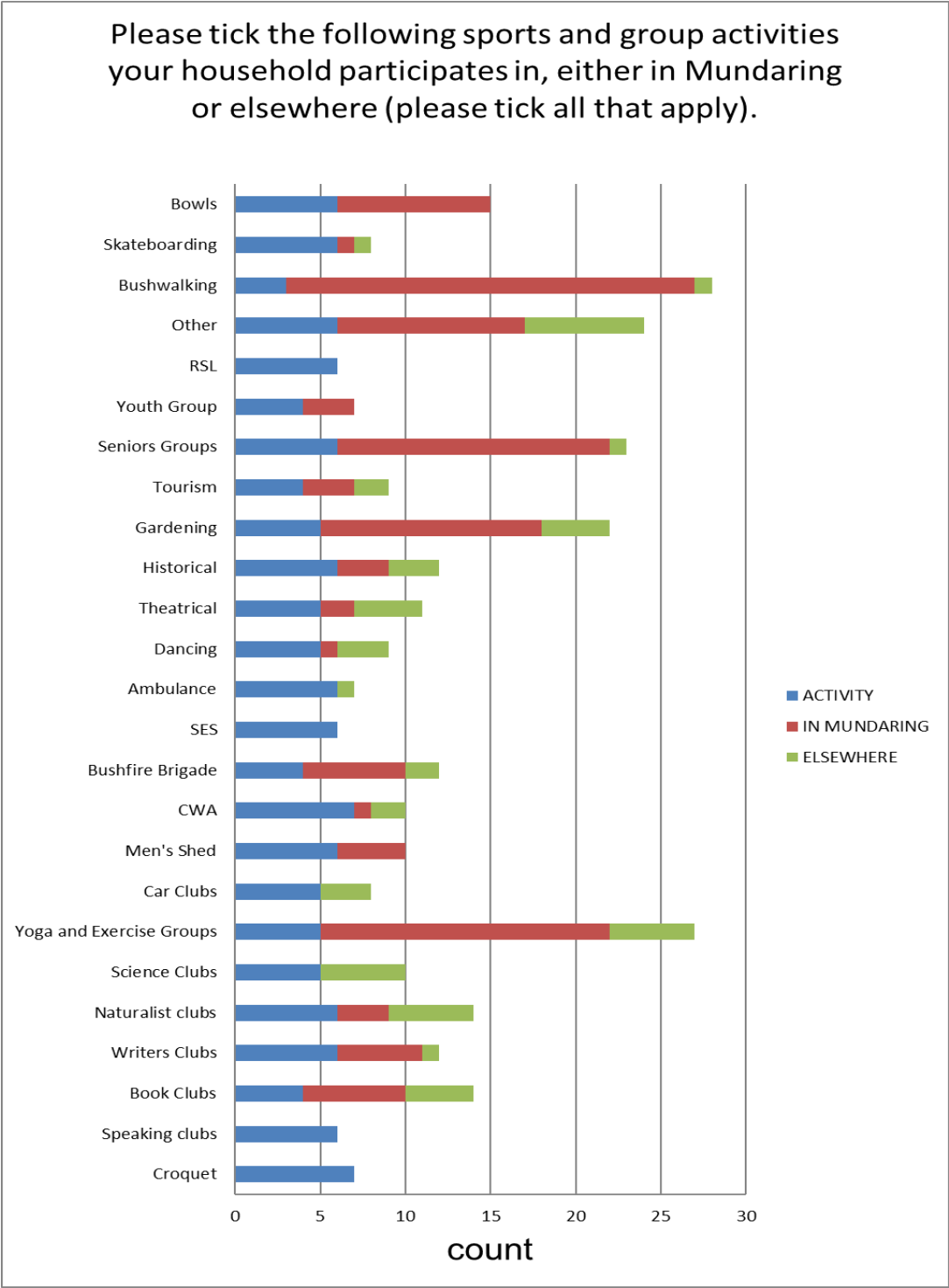


Household Characteristics



Survey Question 1

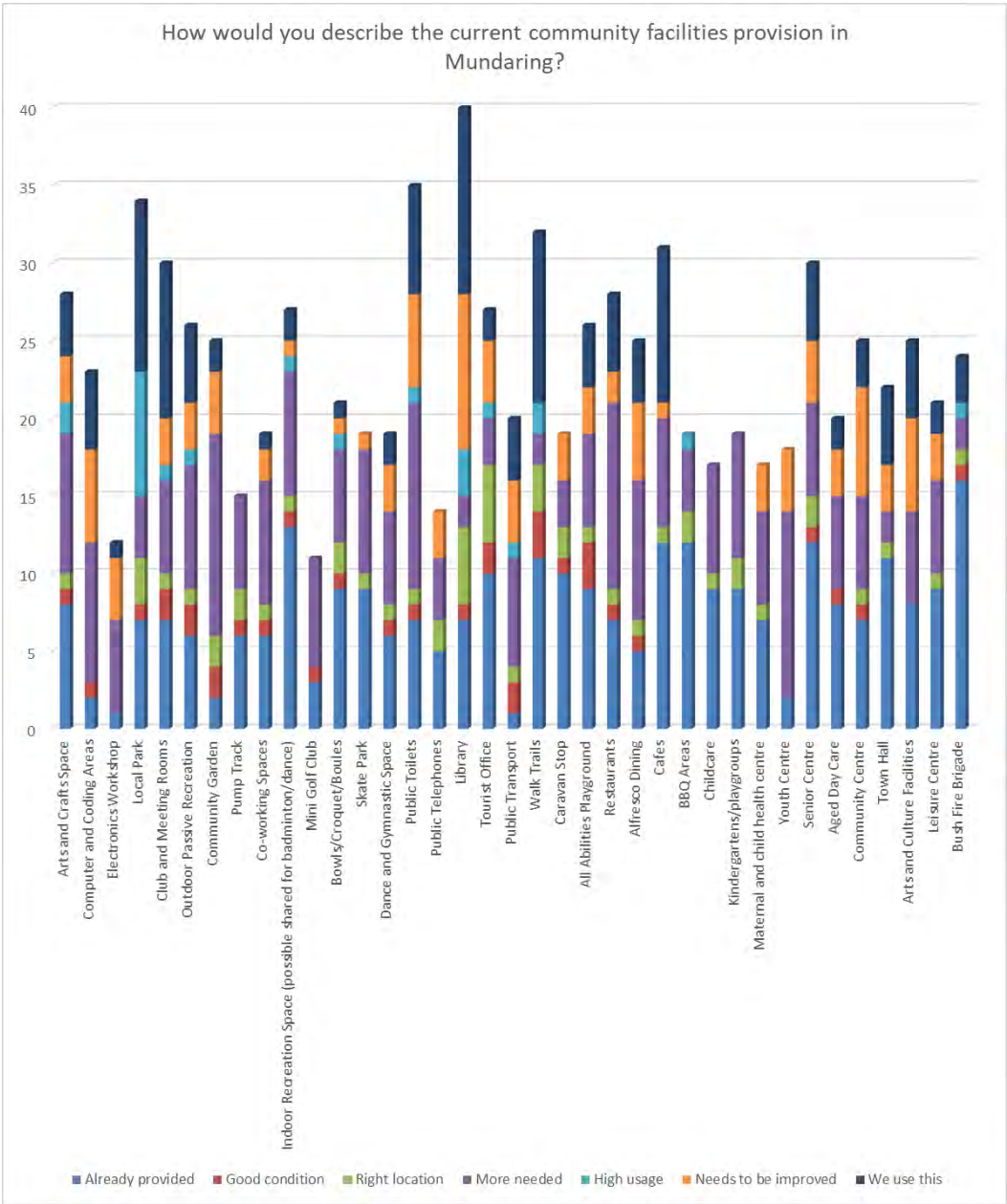
Respondents were asked to identify all the activities their households participated in and where this occurred, either in Mundaring or elsewhere. The responses indicate that households participated in a broad range of activities both in Mundaring and elsewhere. Activities such as bushwalking, seniors groups, gardening, bowls and yoga and exercise groups were predominantly attended in Mundaring with car clubs and science groups being outside Mundaring.



Question 1 Responses

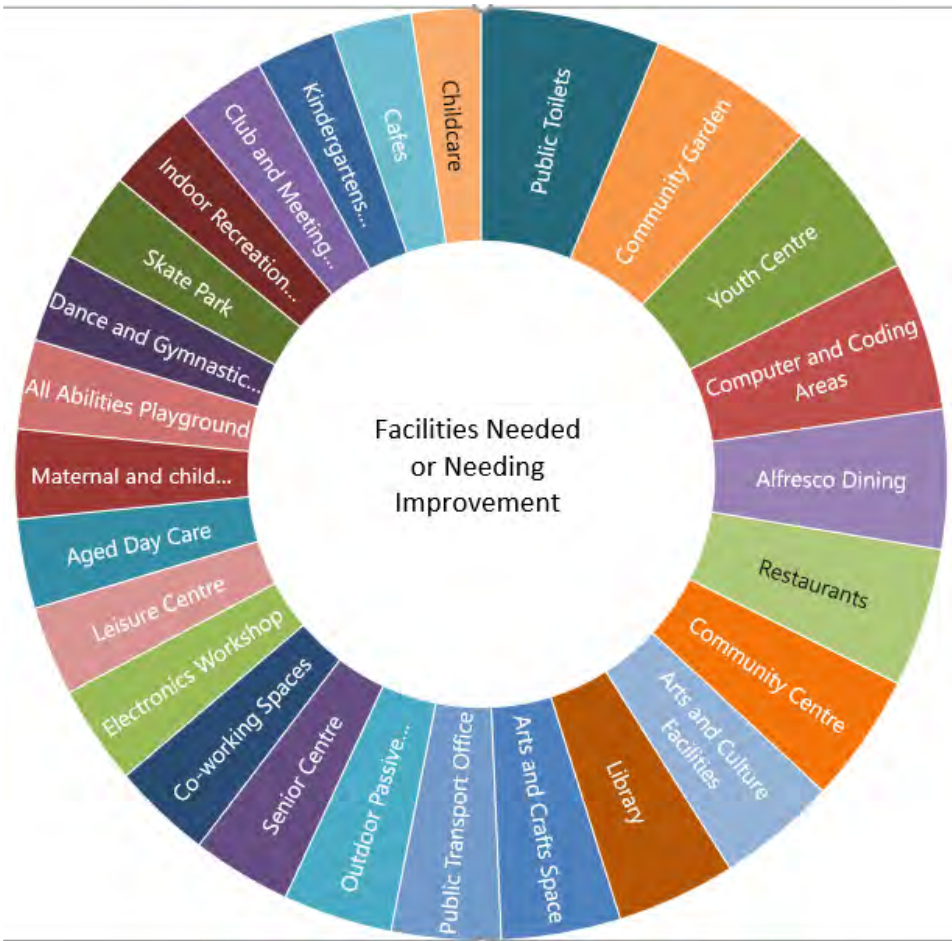
Survey Question 2:

Respondents were asked to describe the current community facilities in Mundaring. Very few considered the facilities to be in good condition. The Library on the southern side of town in the cultural precinct was thought to be in the right position. The tourist office was also thought to be in a good position addressing Great Eastern Highway and capitalising on high visibility. The playground and Sculpture Park was the facility identified with highest usage.



Question 2 Responses

Many facilities were thought to be inadequate either not being either in poor condition or not enough to meet needs. The facilities most regarded as needed are shown in the figures below with the size of the “slice” indicating the number of times this facility was identified by respondents.



Survey Question 3

The following table provides a summary of responses to the question ***What other facilities are needed in the town to accommodate future population growth?***

As can be seen, the need for youth facilities, better transport and access, fitness including outdoor equipment and retirement accommodation featured strongly in the responses.

Arts	<ul style="list-style-type: none"> • A place to have photos (digital camera) printed now that Amcal Chemist no longer do this. • Concert and music venues needed • Potential library and community centre expansion co-located with arts centre • A performing arts centre would be excellent • A performing arts centre
Transport and Access	<ul style="list-style-type: none"> • Underpass GEH – ‘I rarely shop on the other side of the highway e.g. Hills Fresh etc as can't be bothered to cross the road/walking. I do all my shopping on the Woolies side as I live in Parky and go home on Stoneville Road’ • Bus pick up service to activities • Bike racks • Dedicated bike paths • More public transport and bus stops • Public transport made more accessible by bus stops not so far apart. • Increased public transport • Bike paths • Improved public transport • Safe pedestrian access across Great Eastern Highway • Close Jacoby St from Nichol to Mundaring Weir Road so foot traffic only. • better public transport timetable • car-share pool to avoid congestion • EV charging stations; • A means of crossing Great Eastern Highway safely. Maybe give more time at the lights for slow people to cross. • better traffic flows around the town centre • connectivity between South and North to enable ready access to commercial centre
Youth	<ul style="list-style-type: none"> • Space for teenagers to use - sports, the arts, skate park • Youth Centre • Need something / somewhere for teenagers • Need basketball hoops for teenagers at playgrounds • A youth centre would be really good in Mundaring. ‘I think locating it in Swan View was a mistake as the Swan City Youth Service is in fairly close proximity with more facilities, so it's essentially a duplication’... • More for young adolescents. ‘At present the Sculpture Park is unsuitable for pre-schoolers after 3.00 pm. It becomes unsafe for them because it's over run by exuberant, largely unsupervised younger high school students. It won't be long before there's a horrible accident. They walk up the top of the tunnel, swing the round swing so high it's a danger to oblivious little people who walk by. Important that these kids can let off steam, but needs

	<p>to be in their own age appropriate space? Perhaps as part of a skateboard park?</p> <ul style="list-style-type: none"> • high standard skate park (see Fremantle) "free play" playground; • Seems to be lots of facilities for seniors and retired members of the community such as: seniors centre, bowls, tennis, Men's Shed, but little provided for young families and those with teenagers. A youth centre and or pool, skate park and BMX track would be great. Teenagers are ignored in the Hills they don't even have much in the way of public transport to get around • More things for kids and teenagers to do. Currently other than the same two nice parks there is nothing for kids to do or nowhere to take them. As my children get older, I worry the hills lifestyle will have nothing to offer them. For example - take a look at the Fremantle Arts Centre and see all the holiday activities available for kids and adults. Dwellingup has an awesome bike pump track. We need to concentrate on creating a more active community to make the community healthier. • Youth centre: could include holiday programs, alternative education programs/short or online courses. • Youth centre: could include holiday programs, alternative education programs/short or online courses.
Seniors	<ul style="list-style-type: none"> • Seniors & aged care with small hospital. • "Seniors and aged care accommodation combined with a comprehensive medical centre and Retirement villages (like Ellenbrook or Kalamunda) • Heated indoor pool for senior's hydrotherapy and laps to use all year round. • additional medium/higher density accommodation for ageing population; • The difficulty of altering the premises for carpet bowling for seniors is storage of large carpets and other bowling necessities. A number of seniors live nearby to the Hub of the Hills where bowls is currently held so it is walking distance. • A social club for older people 50+, possibly licenced, with food. Not a pub. • Aged care accommodation
Tourism	<ul style="list-style-type: none"> • Caravan park • Restaurants as most are take away or not open at night." • We need a theme to distinguish Mundaring from other areas. The town is "higgledy piggledy" and not vibrant.
Childcare/Child health/health	<ul style="list-style-type: none"> • Mother & child health centre. • Community child health centre is in dire need of replacing as it was built in 1954!! Small building and nowhere for the child health nurse to provide new parents with parental education and support. (Tiny waiting room being used currently for more than 10-20people)
Recreation/Fitness	<ul style="list-style-type: none"> • Outdoor exercise equipment in park next to the lower car park at Mundaring Shopping Centre • Circuit training for strength and fitness • More exercise group facilities (fitness) • Community gardens • Outdoor exercise equipment • A Shire-owned gym would be very beneficial. Perhaps some type of joint venture

	<ul style="list-style-type: none"> • A Shire-owned gym would be very beneficial, joint venture with Club Sierra, and a new facility built closer to town • Incorporate a water playground area at sculpture park • An exercise gymnasium provided by the Shire so that memberships can be a little more affordable than private ones • Things to keep people of all ages active. Maybe a small gym and various classes (yoga, fitness classes, kids' classes etc) for people of ages including seniors. A place where kids (and adults) can do a dance class. • More or larger fitness centre/s. Spaces for community groups. • It seems oval facilities for local sporting groups would be beneficial or the discussion with State government to allow use of school ovals. • Fitness - a new facility built closer to town
Community spaces	<ul style="list-style-type: none"> • Gardens with seats to have a rest while walking around town. • A Rural Kitchen Facility as a space for all community members to drop-in. The space would be designed as a welcoming rural kitchen similar to that found in the home and focused on providing a mentally healthy environment. A place for people to connect by simple dropping in and finding someone to talk to. Community events can be advertised. Club programs listed. Magazines available and a book shelf. Children's toy box on a rug. Coffee and tea available. It could be used by agencies such as Foodbank to implement healthy eating programs. A space for people of all ages to gather. It could be run by a pool of volunteers. • Community garden combined with meeting place. • "I would like to suggest that if the new multi-purpose building includes a library, that consideration be given to being able to drive right up and park at an external book return, and for this to be available at all hours (not just after hours as is usually the case). When I had a newborn, this would have been very useful, as it is very frustrating to have to wake a baby just to go in and return some books. As parents of young children and one of the key library user groups, I believe this would benefit many families with young babies." • Keep Men's Shed and child health / toy library in central hub - blended age community. • Multi-age indoor activity, i.e. bowling, badminton, café/drop in plus area for classes (dance etc). BMX/pump track/skate park next to playground. • More use of the hall. • 1. Cinema, 2. Badminton, 3. Dances, 4. Concerts • Potential library and community centre expansion co-located with arts centre. • Hub like Boya in Mundaring; a shift away from thinking that prioritises sporting activity (as recreation) to a position that recognises mind cultural and intellectual activity is as important;
Other	<ul style="list-style-type: none"> • More attractive lights down the main street. • Replacement of the lane separation device on Great Eastern Highway to something more appealing on the eye. • Additional sewage facilities • better collaboration between the local and state governments and the local economy to ensure continuing employment opportunities within the region - the aim is to ensure that there is still a reasonably balanced population pyramid.

	<ul style="list-style-type: none"> • Repair shop. Dog park and dog training. Free play adventure playground. Community garden. • Micro grid to ensure energy security (e.g. PLICO) • Please no more franchises or else we look like everywhere else." • Extra toilets • Secure women's crisis centre; • Share housing/co-op options for older women not able to buy/maintain individual home; • Annual kerb collection to become 2-times despite the cost (avoids dumping); • Repair café • Protection and enhancement of existing bushland to compensate for the increased impact to the climate.
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Question 4

Question 4 asked ***Are there facilities in town that are under-utilised or could be better located elsewhere?***

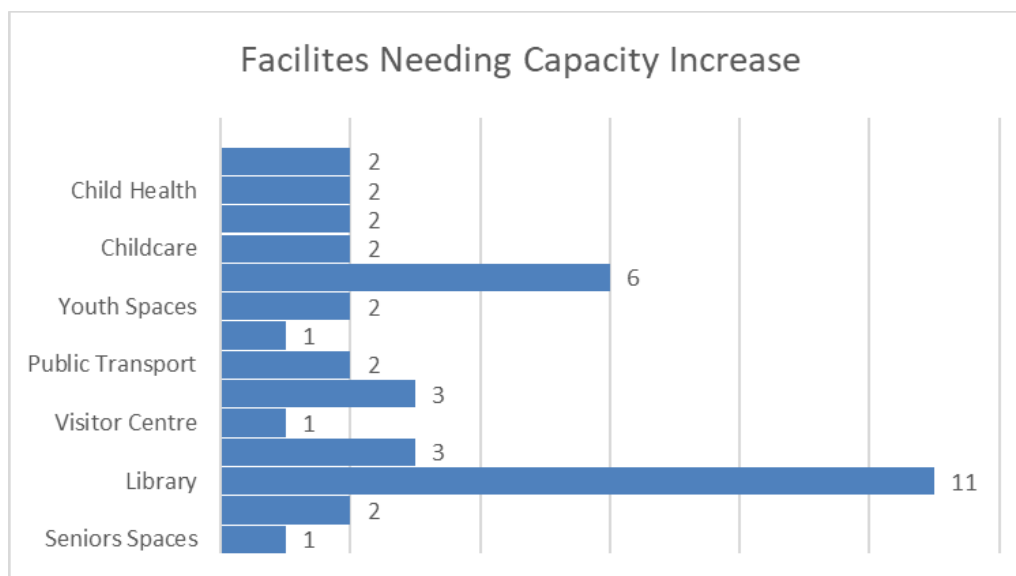
The suggestions provided by survey respondents in the table below. Respondents commented that facilities needed upgrading to attract more users, facilities should seek to attract a broader demographic providing more multi-generational. Land development should be encouraged to provide a more dense and diverse housing supply. Four of the 52 survey respondents thought no change was needed.

Facility	Comment
Men's Shed	<ul style="list-style-type: none"> • Men's shed could be promoted more to younger men and expanded. Younger men aren't encouraged. There seems to be a lot of option for seniors but not a lot (other than the pub) for people in their 40's and 50's. • Good position and well used
Library	<ul style="list-style-type: none"> • Library underutilised as too small and outdated • Only just joined the library this year, didn't know where it was or what services it had. • Some could do with upgrading. But should remain in Town Centre. • Good library is being replaced as it's outdated and doesn't look appealing.
Hall	<ul style="list-style-type: none"> • Mundaring hall, under utilised • More use of the hall • Hall could be used more for dancing, clubs, etc.
Skate Park	<ul style="list-style-type: none"> • Skate park needs to be in public view, not hidden in the bush
Child Health Centre	<ul style="list-style-type: none"> • Could do with upgrading
Caravan RV Stop	<ul style="list-style-type: none"> • The space in the middle of town for RVs is a ridiculous waste of precious space it would be perfect for development and has minimal existing vegetation. A caravan park would better be located somewhere on the outskirts, as I doubt that would need reticulated sewerage.
Church and Church Land	<ul style="list-style-type: none"> • Could be better utilised
Hub of the Hills	<ul style="list-style-type: none"> • The Hub of the Hills in the perfect location, well used. • Could do with upgrading
Mundaring Sharing	<ul style="list-style-type: none"> • Mundaring Sharing could be used to host more kids' activities.

Outside Townsite Area	
Bilgoman Pool	<ul style="list-style-type: none"> Bilgoman pool is under-utilised. Probably needs heating and more shade to extend the season.
Bowling Club	<ul style="list-style-type: none"> The bowling club is in Glen Forrest hard to access without a car.
Mundaring Arena	<ul style="list-style-type: none"> Mundaring Arena could be utilised more - maybe active classes for seniors and kids. Active kids' clubs during the holidays that are affordable for parents. Mundaring Arena - attended for the Council meeting - should be used more - markets indoors, food and wine festivals etc get people to come to Mundaring and spend Mundaring Arena should have had a public pool and a gym located on site to make a one-stop recreational facility like in other shires.
Lake Leschenaultia	<ul style="list-style-type: none"> Lake Leschenaultia never seems busy so activities could be based there occasionally such as a farmers' market for local growers
General	
	<ul style="list-style-type: none"> Cultural resources are scattered around Mundaring and would be better in one location.
	<ul style="list-style-type: none"> Enlarge the bakeries or at least in the townsite one. The artisan bakery is impossible for a disabled person to access.
	<ul style="list-style-type: none"> The centre of Mundaring is difficult to get around and with the highway running through the middle of it, there is not much area for relaxing or leisure activities. The town centre could have been better placed on the southern side of the highway to interconnect shops, cafes and facilities.
	<ul style="list-style-type: none"> Probus is in Glen Forrest, Garden Club is in Parkerville there is no access to these for people who do not drive.
	<ul style="list-style-type: none"> All facilities in town should remain in this accessible, central location.
	<ul style="list-style-type: none"> Centralised all services
	<ul style="list-style-type: none"> We need to co-locate certain facilities on one lot to free up space for development
	<ul style="list-style-type: none"> We seriously lack affordable and diverse housing choice in the shire as a whole and a lot of the few units in town - even the ones which aren't over 55 restricted - are inhabited by the elderly, which doesn't give young people and single-parent families a lot of options. We need to focus on building up instead of out where possible, and zoning certain lots to more appropriate uses, such as the house next to Hungry Jack's.
	<ul style="list-style-type: none"> There are certain lots right in town, or even parts of lots, that are underutilised or sitting vacant, where reticulated sewerage is available
	<ul style="list-style-type: none"> Cafes and all places where people live, shop and gather should be away from Great Eastern Highway
	<ul style="list-style-type: none"> Cafes are too close to noisy and busy Great Eastern Highway and should be in quieter location.
	<ul style="list-style-type: none"> Craft shop in arcade next to Naked Butcher

Question 5

Question 5 ask ***Are there existing facilities that require an increase in capacity?***



Above are the facilities identified as needing increased capacity with comments provided below.

Library and the Hub in the Hills were the most identified facilities needing increased capacity. The Hall although listed above was not thought to need capacity increase but rather modifications to accommodate greater use. Capacity increase in facilities for youth and children are required across the range of facilities and services provided.

Seniors Spaces	1	<ul style="list-style-type: none"> Seniors need more exercise groups and science clubs, and ways of contributing to the community. Existing facilities don't encourage this.
Fitness	2	<ul style="list-style-type: none"> Gym and rec centre need to accommodate the changing needs of ageing population i.e. link with universities doing exercise physiology to provide a student supported rehab program. "This is not a get-fit class! Then people can 'graduate' to a more standard program instead of being left out. Gyms currently want to pass "oldies" onto a physiotherapist which is NOT suitable." Gym/fitness facilities need increased capacity.
Library	11	<ul style="list-style-type: none"> Library could use more space and resources Improve Improve library needs to progress to digital area and take lessons from other council offerings. The library is well used but needs more space - the potential to offer more services, facilities and activities to the community would be greatly increased. Public Library Public Library Improve

		<ul style="list-style-type: none"> Community meeting spaces and places A larger purpose-built games room with tea making facilities Meeting rooms and places
Diverse Housing	3	<ul style="list-style-type: none"> More diversity Aged care accommodation short-stay accommodation
Visitor Centre	1	<ul style="list-style-type: none"> Enlarge, improve
Parking	3	<ul style="list-style-type: none"> Need more at shopping centre Parking RV and motor home parking could be improved to include increased facilities
Public Transport	2	<ul style="list-style-type: none"> Improve need more Public transport
Hall	1	<ul style="list-style-type: none"> Needs ceiling fans
Youth Spaces	2	<ul style="list-style-type: none"> Possibly incorporating more community use - after school clubs (e.g. Lego, reading), Community space for kids aged 12 to 16.
The Hub in the hills	6	<ul style="list-style-type: none"> The Hub is used daily by different groups and could be enlarged. It is in an ideal location The Hub could be larger "Hub" extension needed "The Hub of the Hills" Hub larger in the right place Redevelop Hub area/block to integrate existing and expand, plus seamless to playground area, walk/ride/prams/wheelchair/sitting/garden/trees/walk path. Keep existing bush to maintain unique hills feel (near CWA)
Childcare	2	<ul style="list-style-type: none"> Dedicated childcare space, a colocated Playgroup/Mothers Group alongside a Child Health Clinic needs to be top of the list to be located within this centre. It would also work well alongside a library, community multi-use centre for yoga, art, dancing, music classes etc. The benefits to the community would be immense as we invest in support for new parents/families and provide opportunities for breastfeeding support, early child hood developmental assessment and new parents education groups.
Playgrounds	2	<ul style="list-style-type: none"> In the wider Mundaring area, I think there is a need for more playgrounds such as smaller versions of the Sculpture Park or Woodbridge Park. Ideally with consideration to providing generous shade and perimeter fencing. More playgrounds
Heritage	1	<ul style="list-style-type: none"> Retain heritage buildings
Child Health	2	<ul style="list-style-type: none"> Toy library should be moved and combined with mother & child health centre alongside community garden." Mother and child health care centre and community garden would go well together in quiet location
Retail and Services	2	<ul style="list-style-type: none"> Coffee venues need to be larger and more enticing,

		<ul style="list-style-type: none">• A greater range of shops is also needed the choice of goods is very limited.
Nothing	5	<ul style="list-style-type: none">• None x5

Stakeholder Engagement

Letters and questionnaires were sent to all Mundaring town centre businesses, landowners and residents within the town centre cultural precinct area, service providers and tenants of Shire facilities. A total of eight (8) questionnaires were returned. The questionnaires sought to understand potential impacts of the new facility, the activities and services undertaken and if there was anything needed of a new facility that could improve the service provided or enable an expansion of services.

The following feedback is an aggregation of all responses:

- Need for a larger venue (larger than the Hall) to enable larger activities, concerts and functions.
- Would not like a new facility to impact or compete with commercially provided services
- Would not like a new venue to be more expensive to hire
- Spaces should be multi-functional and can be shared. To make this possible lockers or space for storage would be useful.
- Co-locate art gallery, library, visitors centre, cultural centre
- Facility/facilities should have a *'hills feel'* and be in a landscaped setting with outdoor seating
- Existing facilities such as the Hub of the Hills is well managed and is easily accessible
- Parking will be important and access
- Closing Jacoby Street or part of it is an option
- Lack sewerage system capacity is a constraint needing to be addressed for future development
- Need to improve public transport and access across Great Eastern Highway
- Other services that would be complementary to existing services includes fitness facilities, Red Cross blood donation
- Move the ANZAC memorial

Eighteen (18) stakeholder interviews were conducted with service providers, local business/landowners, in person or by phone over the month of October and a presentation was given to a gathering of the Shire School Principals.

Interviews included:

- WA Police including the operational Officer In Charge Mundaring Police Station and Asset Branch
- Telstra local staff
- Child Health Asset and Mundaring Clinic staff
- Rise
- St John Ambulance local staff and asset management
- Lotterywest
- Mundaring Sharing
- Mundaring Art Centre
- Mundaring Historical Society
- Mundaring Woodturners
- Mundaring Men's Shed

- Mundaring Scouts
- Mundaring Chamber of Commerce
- Rotary
- Mundaring Tourism
- Bendigo Bank

Transport and access was a key point raised by the majority of stakeholders. This included the importance of better public transport, ensuring sufficient parking for the new facility and not impacting the parking of the existing businesses such as the hotel. Most identified as a constraint the need for addressing the barrier of movement and pedestrian safety presented by Great Eastern Highway. Providing end of trip facilities for cyclists, charging for EVS and hub for shared transport.

Collocation of facilities was important, with the Mens Shed and Ambulance open to relocation. The Mundaring Art Centre had previously developed plans for a Cultural and Arts Centre and this concept was as a precinct or cluster of buildings positioned on land occupied by the Mens Shed and the Hub of the Hills with a good interface with the Sculpture Park and railway reserve. Mundaring Arts Centre was keen to retain the Old Post Office site as this provides good exposure to passing trade and is currently working well to support visitation. Both Police and Telstra require to stay in their existing positions but may have land surplus to requirements at the rear of their lots. Retaining two vehicle access options was important to both of these service providers.

Land development opportunities on surplus land would provide much-needed diversity of housing to meet the needs of downsizing locals and those wanting to move into the town centre. Sewerage capacity constraints were identified.

Business development and tourism was thought to be important to grow local jobs and support economic growth within the town. Building on the unique attributes of the town and attraction for cyclists and walkers and the Arts. Attracting locals to stay in town and spend more time socialising and participating in local activities. Retaining and enhancing a site for the markets, outdoor and indoor space for concerts and events, exhibitions spaces to support local artists. Co-working and meeting spaces for small business.

Diversity and multi-uses facilities that could be adapted to multiple uses and be shared spaces. Attracting and providing for youth and families and providing for multi-generational activities and interaction.

Improved amenity ensuring that the new facilities have a “hills feel” and are in a landscaped setting, with outdoor spaces and seating and good links through the site to the commercial town centre and to the Sculpture Park and beyond.

Community Workshops

Two community workshops were held at the Mundaring Administration Centre on Thursday the 21st November 2019. The first workshop commencing at 2pm was for business and service providers and the second, commencing at 6:30pm was open to all interested members of the community. Each workshop consisted of two sessions.

Workshop Session 1: *What is a multi-purpose facility?* Supported by a presentation on examples of other local government facilities and a group discussion on two worksheets Worksheet 1: Opportunities for a Multi-purpose facility and Worksheet 2: Potential Uses.

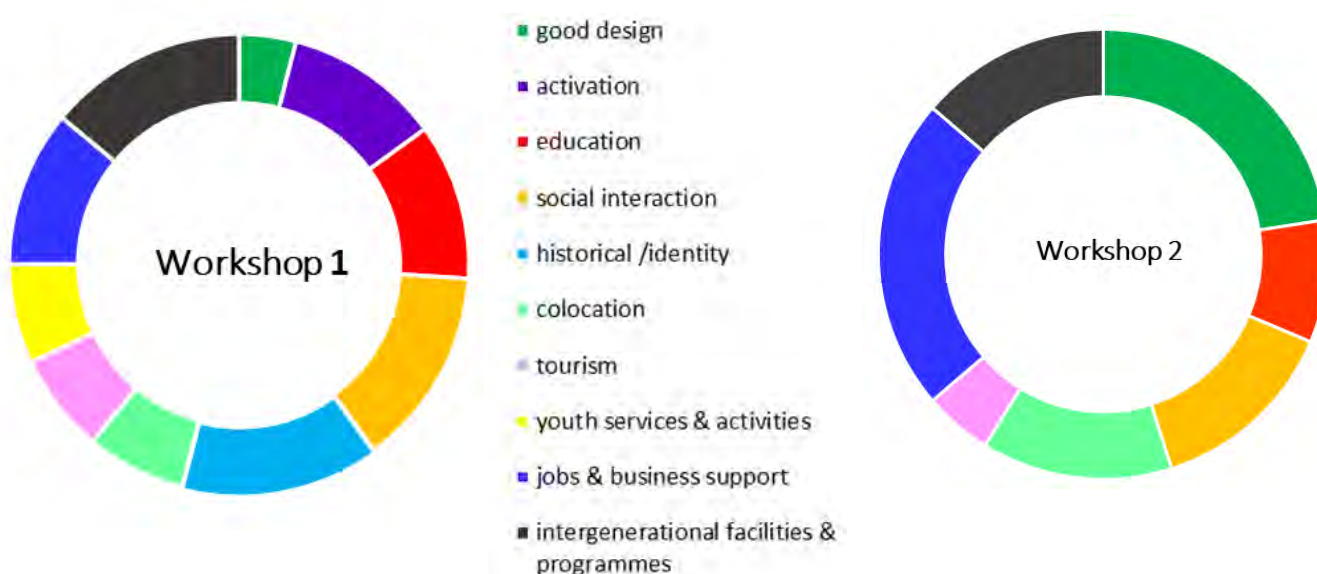
Workshop Session 2: *What do we want the Mundaring Multi-purpose Community Facility to be?* This session also had two worksheets. The first worksheet asked participants to consider and develop guiding principles for

the Mundaring Multi-Purpose facility and the second was a mapping exercise that asked where the Mundaring Multi-purpose community facility should be located. Below is a summary of the workshop outcomes.

Worksheet 1 - Opportunities for the Multi-purpose Community Facility

Question 1: *How could this facility support the social and economic development of Mundaring?*

Below are charts for workshops 1 and 2 where the responses have been themed to reflect ideas most often identified across table groups.



As can be seen, workshops 1 and 2 identified common opportunities for the facility to support social and economic development through supporting good urban and landscape and design and architectural and excellence, providing whole of life education, places and programmes to support broader social interaction, colocation to support better facility provision and interaction, supporting development of a Mundaring brand that would attract tourism, providing business incubator and job creation and supporting local workers and business operators, ensuring the facilities were suited to all ages and provided opportunities for intergenerational interaction. Additional to these common themes, Workshop 1 participants identified the importance of youth services and programmes, of townsite activation and creating a sense of identity and uniqueness based on history and cultural heritage. Workshop 2 participants had a stronger focus on good design, social interaction and business assisting development than Workshop 1 with a broader spread of ideas.

Question 2: *What will attract people and create a civic heart and community meeting place?*

Participant responses covered the areas of transport and access, design features of both the building and its environs and the services it would provide. It was considered important to make it a destination that would attract locals and tourists across all generations, offering a wide range of services and free activities and providing spaces for socialising both internal and external to the building. Having sustainable funding for the facilities and services was also a key point raised.

3. What are the current gaps in provision of community facilities and services?

Modern library, community health and welfare and State government service providers, public transport hub were strongly identified as needed. Other needs included crèche, Wi-Fi, commercial kitchen and a range of adaptable spaces to accommodate multi-generational and a range of activities, youth activities and services, facilities to support business including consulting and meeting rooms, dance, gym spaces and outdoor spaces. Fragmented services should be collocated.

4. Where might there be opportunities to share resources to enable future investments to be optimized?

It was identified that the sharing of spaces could be facilitated through the provision of storage to enable groups to keep equipment onsite. “Hot desking” and sharing office space and meeting rooms were also suggested. Government and not-for-profit service providers as rent paying anchor tenants, provision of a range of diverse housing and encouraging interaction through events were also suggested to support investment viability and resource sharing.

5. What would be your issues or concerns?

The main concerns raised were funding, design affordability, flexibility, bulk and scale, linkage to town and road safety, attracting tenants and keeping green space.

Worksheet 2: Potential Uses

The participants were provided with 10 adhesive dots and asked to select their preferred uses for the Mundaring MPCF from the following uses commonly located in multi-purpose community facilities.

The 10 facilities that received the overall most votes for inclusion in the MPCF were the library, youth centre, café, public meeting rooms, performance space, senior citizens centre, museum, art gallery, government offices and, tied at 10th place, health and wellbeing or amphitheatre. The table and graph below provide a summary of results.

Worksheet 3: Principles for Site Selection This session asked participants consider the provided guiding principles for the Mundaring Multi-Purpose facility and to add others required.

Green denotes those principles considered appropriate by the participants including the additional principles added by participants under the heading of “Other”. Orange denotes a principle that was only partially supported. Extra comments by participants are included.

Criteria	Wsh 1	Wsh 2	Comments
Central to catchment and provide equitable access to all users			Practical access
Location to promote accessibility and visibility			Visibility not a high priority High if visitor centre included
Clustered with other facilities such as shops schools and others			Not schools Not critical No
Promote flexibility and multiple uses			
On a main street with ground floor street presence			Not on GEH Not critical
Contribute to the public domain and sense of place			Very important

Near open space to allow for related outdoor activities and events			Not active space
Connected to public transport pedestrian and cycling networks			Very important
Of sufficient size and design to enable to enable expansion and adaption			Future proof
Promote safety and security			
Avoidance of conflict with neighbouring uses			
Other			
Integration with existing facilities / clustering			
Visibility - tourism e.g. visitor centre and art gallery			
Solar passive, energy efficiency			
Aboriginal and cultural heritage			
Sustainable building - good example for showcasing			
Space for parking			
Noise insulation			
Hide cars - limit visual impact and intrusion			
Creates and contributes to sense of place			
Include housing and compatible uses			No funeral parlour
Maintain trees - minimal clearing			
Charging stations for e-vehicles and gophers			
Universal design			
Shelter, shade and green spaces			

Worksheet 4: Where should the Multi-Purpose Facility be Located?

The following map identify preferences of the groups for siting of the Multi-purpose Community Facility.

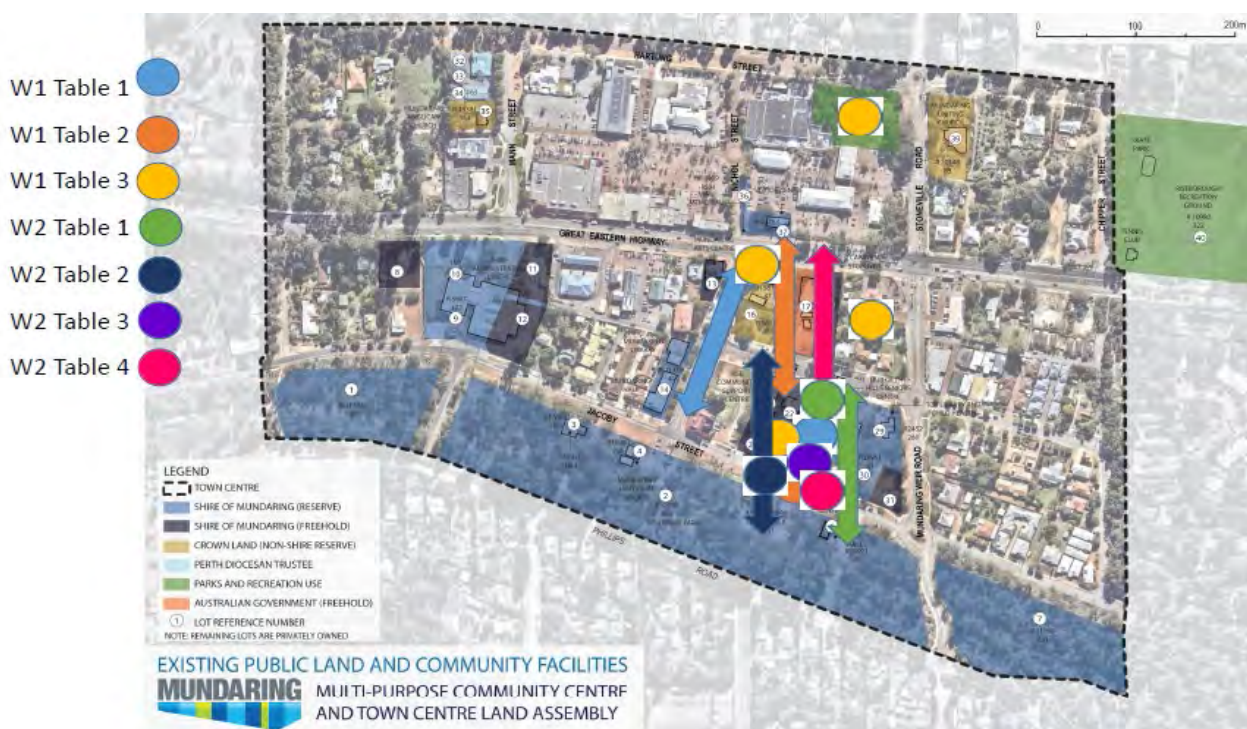


Table 1

- Area bounded by hotel, Mundaring Weir Road, Jacoby and Craig Streets identified as preferred site with dual access from Craig and Jacoby streets
- Nichol Street must be kept as access to hotel including land in front of hotel

Table 2

- Parking critical - if taken away replace it
- Visibility on Great Eastern Highway for art gallery and visitor centre - desirably could be linked through vacant block
- Clustering with some existing facilities and integrate with sculpture park
- Part closure of Jacoby Street or traffic calming
- Good signage and parking critical

Table 3

- Central - not too close to hotel but south of Great Eastern Highway

Table 1

- The central precinct bigfoot print
- Dual access from Craig and Jacoby
- Exterior facing and C shaped so both encompassing
- Set in a landscaped setting with a cluster of buildings within gardens
- Maintain some privacy
- Not too bulky or high village like cluster but integrated
- Connect and clearly a civic space not office like rise integrated
- Consider land swap with pub.

Table 2

- Rise, the Hub, Library, childcare within centre
- Close Craig and Jacoby streets immediately adjacent and pedestrianize area
- Extend into railway reserve to accommodate outdoor amphitheatre/plaza/piazza/outdoor reading area/community garden etc.
- Bring back the train
- Relocate Men's shed
- Demolish existing library and relocate the old school to near hall

Table 3

- Retain Hall
- Corner location important onto Great Eastern Highway /Mundaring Weir Road for tourism
- Traffic calm Jacoby, Mundaring Weir Road and Nichol Streets
- Incorporate small lot residential
- Cluster of buildings within a landscape setting

Table 4

- Collocate Ambulance with Police
- Reduce speed through town centre and have permanent speed cameras

- Improve lighting
- Potentially close Jacoby Street and link to park
- Move caravan parking with dump site to Riseborough Recreation Ground and reuse the current site as a walkable connector

Worksheet 4 – Look and feel

What do we want the Mundaring facility to look like?

Workshop participants were broadly in favour of buildings built from natural, local materials or a cluster of buildings not too bulky set within a landscaped setting and linked to and reflecting the natural environment and local heritage. The table below provides a summary of all responses.

Workshop 1	Workshop 2
<ul style="list-style-type: none"> • Verandah usable • Coffee shop • Environmentally compatible and sustainable • Natural textures and materials and shades exterior, timber features, reflect natural environment (x4) • Trees - local native • Inviting, warm, welcoming (x2) • Enough parking/parking underneath • avoid angular structures- no brutalism, , sympathetic to existing architecture, Australiana bucolic (x3) • Community garden • Natural amphitheatre • No rusty metal (x2) • Corrugated iron • Water storage corrugated tank • Promotional asset - as an example of good development • Full height windows • Public art not contemporary • Water fountain for drinking • Waterfall • Natural playground • Accessible - not too many steps, user friendly accessible (x2) • Designed to reflect local heritage identity aboriginal and settler (x2) • Open cluster buildings around an open space, greenspaces (x2) • Well lit • Balance of hard and soft spaces • modern inside open light airy spacious • Durable 	<ul style="list-style-type: none"> • “Interesting” • Sculptures • Weatherboard and corrugated iron • Limit exposed concrete • Not flat roofing, not square • 2-storey tiered with setbacks • No stainless steel • Mixed material • Modular, mixed heights • Architecturally stunning • Vertical gardens/ green roof (x2) • Low profile • Glass to bring the outside in, feels part of the natural environment, blends to the natural environment and sculpture park, when inside be linked to outside, open air linkages, courtyards (x5) • Must look and be sustainable, renewable, sustainability principles, ESD principles (x3) • Soft edges and colours (x2) • Natural materials internal and external - rammed earth, timber, polished concrete, rusty steel, stone and timber, natural products Timber interior linked to mills heritage, local materials (x5) • Buried rainwater tanks, passive solar design • Not too modern but vibrant • Good acoustic insulation • Universal design • Public art that is useable – e.g. seating, animals, plants and trees referenced • Aboriginal cultural aspects e.g. signage and art, incorporate local history and culture, “Nods to past” but not copying it (X2)

What should be ‘the feel’ of the facility?

Below are the ideas presented on ‘the feel’ of the new Mundaring MPCF.

Workshop 1	Workshop 2
<ul style="list-style-type: none"> • Inviting, welcoming, warm, friendly, safe, calming, fun, exciting, interesting (x2) • Child friendly, all ages (x2) • “Australian” • Green /natural • Vibrant • Quiet • Relaxing • Casual • Skatepark in sculpture park • Night time -keep it activated and safe and welcoming • All weather cover to move between buildings - protect from sun and rain • Multi-levels - 2 storey • Smart design - flexible spaces, cohesive design • Inside open to outside - alfresco 	<ul style="list-style-type: none"> • Slow space, safe, quiet (x3) • Light bright airy Space and colour (x3) • Local connected to outside/Retain and enhance landscape/ Outside is as important as inside/ Buildings belong to environment not stuck on it/ When looking out you see trees (x5) • Interesting, inviting, welcoming accessible (x5) • Human proportions not architecturally imposing / Appropriate scale to site and within building (x2) • Cool with water features • Warm in winter not wind tunnels • Solar passive design • Heritage railway and pipes • Library should still be named the AFM • stimulating • Electric bikes and charging • Relaxation spaces

Conclusions

These included the following points:

- Multi-use facility is needed - there is an overall need for upgrading of existing facilities and inclusion of more facilities and activities for youth.
- It should be multi-generational and encourage interaction
- Visibility and access are important
- Attract locals and tourists
- Showcase environmental and sustainable development and living
- Integrated and natural feel
- Locate south of Great Eastern Highway, not on Highway but with high visibility and good access
- “Future proof” for growth and adaptable

Attendees were given the opportunity to provide personal feedback as well as a combined table response ***Appendix A: Workshop Individual Feedback*** is a compilation of the individual submissions.

Youth Meeting

The team was invited to give a presentation and conduct a workshop session at the March monthly scheduled meeting of the Shire of Mundaring Meeting youth advisory group, The Youth C.R.E.W. (TYC). The meeting was facilitated by Shire's leader of youth engagement Penny McGrory and held at the Shire of Mundaring on the 9th March 2020.

The purpose of the meeting was to gain guidance and youth views on the look, feel and functions of the new MPCF.

The presentation included:

- **Background and context** - Providing an overview of the project including the context set by the earlier planning for the Townsite including Mundaring Town Initiative Masterplan and Mundaring Activity Centre Plan. Previous concepts for a cultural precinct developed by the Mundaring Arts Centre. An explanation of the objectives of social infrastructure and examples of multi-purpose community facilities.
- **Outcomes from community engagement** - This included the feedback from workshops, survey and interviews to date. It was noted that across all engagement that those participating had identified that youth needs were not being met.
- Outline preliminary findings – was a summary of feedback from the workshops that explored the look, feel and function of the facility as well as the spatial considerations of the 3 options being upgrading of existing, a campus style or a large single building. options being

TYC Ideas on Look and Feel of MPCF

Majority of TYC attending the meeting supported the campus style configuration considering it to be less imposing and providing opportunities for purpose built spaces that could better be adapted to youth needs and also integrate with outdoor spaces for events and activities. It was also noted that a campus style approach could possibly be staged to ease the transition from the existing, stagger the cost of building over time and provide more adaptable spaces.

There was support for a larger iconic building modern but still Mundaring in character. This would be more of a statement, provide for more diverse whole of community interaction and leave more space for development of housing and other uses.

There was no support for upgrading of existing

TYC Ideas on Attracting Youth into Mundaring

Asked what will attract young people into the town centre the TYC suggested the following:

- Currently youth needs are not met in Mundaring and a youth space is needed
- Town needs youth-appropriate retail, community facilities, physical and social activities
- Transport is also a limiting factor
- An entertainment precinct that includes a cluster of restaurants, cafes and things to see and do that would create an activated vibrant place. This place with good outdoor spaces is lacking in town and this, together with good local transport, would attract more people including young people to socialise in town.

TYC Ideas on what is *Uniquely Mundaring*?

The TYC considered what is uniquely Mundaring that could be a regional youth attraction and suggested the following:

- Trails walking and cycling – mountain bike trails currently not linked into the town but could easily be achieved. Pump track and skate park in town centre.
- Bushland close to town as an asset
- Night markets – gives a regular attraction especially on summer evenings when it is cooler and days longer.
- The Sculpture Park – the Arts are strong in Mundaring but don't feel it is open to young people – would use it for photography and music studio as well as pottery, fine art studio etc.

TYC Ideas on Youth Needs

Asked what spaces, services and activities could be included in the new facility? The following suggestions were made by the group

- A large warehouse space that could include a range of activities and be linked to outside and library as well. Ikea has a space for children something like this for youth and children, also a cool space with a loungeroom-like space comfortable for "hanging out". This large space could also include a half-court for ball games, skate area, etc
- A place with an "artsy vibe"
- Shops aimed at youth interests, and a dining/entertainment precinct.
- A great playground for fitness and young people linking town to trails and bushland.

Engagement Outcomes

The engagement identified broad community support for the concept of a community multi-purpose facility located south of Great Eastern Highway. There was agreement that collocation of facilities would be beneficial and that this could be achieved either in a single large building or a campus style development.

The look and feel of the facility should be consistent with a Mundaring hills style, built from natural materials and showcase sustainable development. Although there is existing provision of community facilities it was identified that many are in need of upgrading and that youth needs are not well catered for.

The opportunities from land assembly to enable development of the town centre and provide a greater diversity of housing is supported and there is a recognised need to cater for local residents that may wish to down size in retirement or for those without an interest in maintaining a larger residential lot to still live in a hills setting. There is need for supported accommodation and a small hospital/medical facility.

An outdoor area for exercise equipment and facilities supporting biking and walking were identified both for residents and to support an existing tourist/visitor market and build this sector. A heat or hydrotherapy pool identified as desirable could be accommodated within a retirement facility and open to the community (as in Kalamunda, Busselton and elsewhere).

Meeting rooms and multi-use shared facilities for small business and consulting rooms were identified for inclusion to support local economic growth and provide additional services.

Large indoor and outdoor meeting spaces of events, concerts, exhibitions and classes were identified as needed.

Next Steps

The next step in the process is for the consultant team to prepare a Community Facility Needs Analysis and Land Assembly Options and Constraints report for consideration by Council, together with a decision framework intended to assist Council in deciding on a preferred model. Following this, the consultant team will investigate and prepare a Property Strategy and Land Assembly Plan for consideration by Council and the community.

Appendix A: Workshop Individual Feedback

Individual Responses (Attendees were given the opportunity to also provide personal feedback as well as a combined table response the following is a compilation of the individual feedback)

WORKSHEET 1 - OPPORTUNITIES FOR THE FACILITY

Individual responses recorded on Printed A4 sheets

1. How could this facility support the social and economic development of Mundaring?

- Focus/bringing people together/gathering place (mentioned by three individuals)
- Cross-pollination of ideas
- 'One-stop shop' e.g. families, health, psychology services, social support, education (mentioned by three individuals)
- Health and well-being of the community
- Innovation/inspiration hub
- Social /appealing to everyone: mixed/cross-generational (spaces should encourage/reflect population interaction) (mentioned by two individuals)
- Economic: Incubator spaces
- Create jobs e.g. café (another individual said that the Café should be a not-for-profit TAFE training café)
- Attract people to the area (mentioned by two individuals)
- Training courses e.g. computing and art
- Focus on social rather than economic
- Sense of community
- Cultural centre – attracting visitors
- Aged and Youth feeling included – leads to mental health benefits
- Meeting the needs of all demographic groups
- Tourists (?)
- People won't have to go to other suburbs
- By providing access to high quality spaces for community use. The spaces should be flexible but also be planned for current users with an opportunity to expand.
- High quality architecture required to create a sustainable unique facility to support uses
- Include access to 'pop-up' lettable spaces and café
- Facilitate a range of community groups and activities
- Bring together fragmented existing facilities

- Include fitness centre/health
- Seminar rooms

2. *What will attract people and create a civic heart and community meeting place?*

- Have input into the design of the building and services
- Have input by Aboriginal Elders
- Easy public transport access
- Have input by youth and adolescents
- Being bright and engaging “pleasing place to come” (mentioned by two individuals)
- Easily accessible, including parking (mentioned by two individuals)
- Visitor Centre/Welcome Centre
- Informal environment/social gathering
- Vibrancy and activities (mentioned by three individuals)
- Practical – like free parking and accessibility
- Mixed use – residential and limited commercial (no replication)
- End-of-journey facilities e.g. cycling (showers and change rooms)
- Café
- Outdoor space
- Performance space
- Activities
- Market
- Education /learning centre (mentioned by two individuals)
- Entertainment
- Health care and support
- Free WiFi (mentioned by two individuals)
- Series of pavilions surrounding a piazza/market place with [perhaps] a speaker’s corner, performance space, amphitheatre
- Feeling of belonging – including local artists
- Variety of facilities to suit many purposes
- Modern and attractive facilities

- Skate park to attract young people
- Library
- Small art gallery
- Drop-in centre for Seniors and class facilities to replace the Hub of the Hills, plus extras
- Sustainability/re-cycling
- A great building – unique architecture
- Quality space at local scale
- Flexible library/café as anchor tenants

3. *What are the current gaps in provision of community facilities and services?*

- Youth centre (mentioned by three individuals) and ‘in-between’ age
- Community “work spaces” for not-for-profit groups
- Commercial kitchen
- Function centre
- Volunteers hub
- Chamber of Commerce ‘shop window’
- Shower facilities (for visitors)
- Library (with up-to-date facilities)
- Meeting spaces
- Incubator spaces
- Transport - public and courtesy (mentioned by four individuals)
- Bus for Seniors and other people to hire
- Performing theatre
- Speaker’s corner
- Training/business facilities
- Aging infrastructure
- Lack of awareness of various groups
- Youth facilities
- Start-up spaces for small business
- Informal exercise/activity space

- Easy access/walking
- Art/history/activities e.g. drop-in community garden
- Skate park near playground
- Multi-age
- Library replacement – multi-purpose facility like Boya

4. *Where might there be opportunities to share resources to enable future investments to be optimized?*

- Office sharing
- Storage
- Sport
- Games
- Music
- Festivals/shows
- IT
- Meeting/seminar rooms (mentioned by two individuals)
- Share with Mundaring Learning Centre (Craigie House)
- Yallembee
- Public private partnership or not-for-profit groups as anchor tenants
- Incidental use – shops
- Nearby commercial/residential
- Uses that activate the space (e.g. not child health clinic that only operates 1 day per week)
- Not-for-profit organisations
- Human Resources services
- Library
- Art gallery
- Child Health
- Toy library
- Heritage Society
- Museum

5. *What are your issues or concerns?*

- Lack of parking (mentioned by two individuals)
- Lack of youth facilities
- Need for a Noongar cultural centre
- Five-storey building
- Where will existing users go? (e.g. toy library) – will they have to fight for space?
- Cost (mentioned by two individuals)
- Trees will be bulldozed to build the buildings
- The centre is well considered, planned and executed
- Keep any vegetation on site
- Keep the existing hall
- No design and construction!
- Future of Men's Shed
- Aged living near shops etc

WORKSHEET 2: POTENTIAL USES

1. *Where should the Multi-Purpose Facility be Located?*

Philips Road to children's section sculpture 'Jacoby Park' or in Bridle Trail Nichol St opposite Station Master's House

Appendix B: Slide Presentation

Community Facility Needs Analysis and Land Assembly Options and Constraints

*Stakeholder and community
feedback*

24 March 2020

Purpose of presentation

To provide feedback to stakeholders and the Mundaring community on work to date, including:

- outcomes from community engagement
- outline preliminary findings and ideas on community facility needs and land assembly options and constraints

Note: further information is contained in the report entitled “*Mundaring Multi-purpose Community Facility Stage 1 Consultation Report*” Draft February 2020

Shire Technical Working Group:

- Megan Griffiths, Director Strategic and Community Services
- Shannon Foster, Manager Libraries and Community Engagement
- Angus Money, Manager Planning and Environment

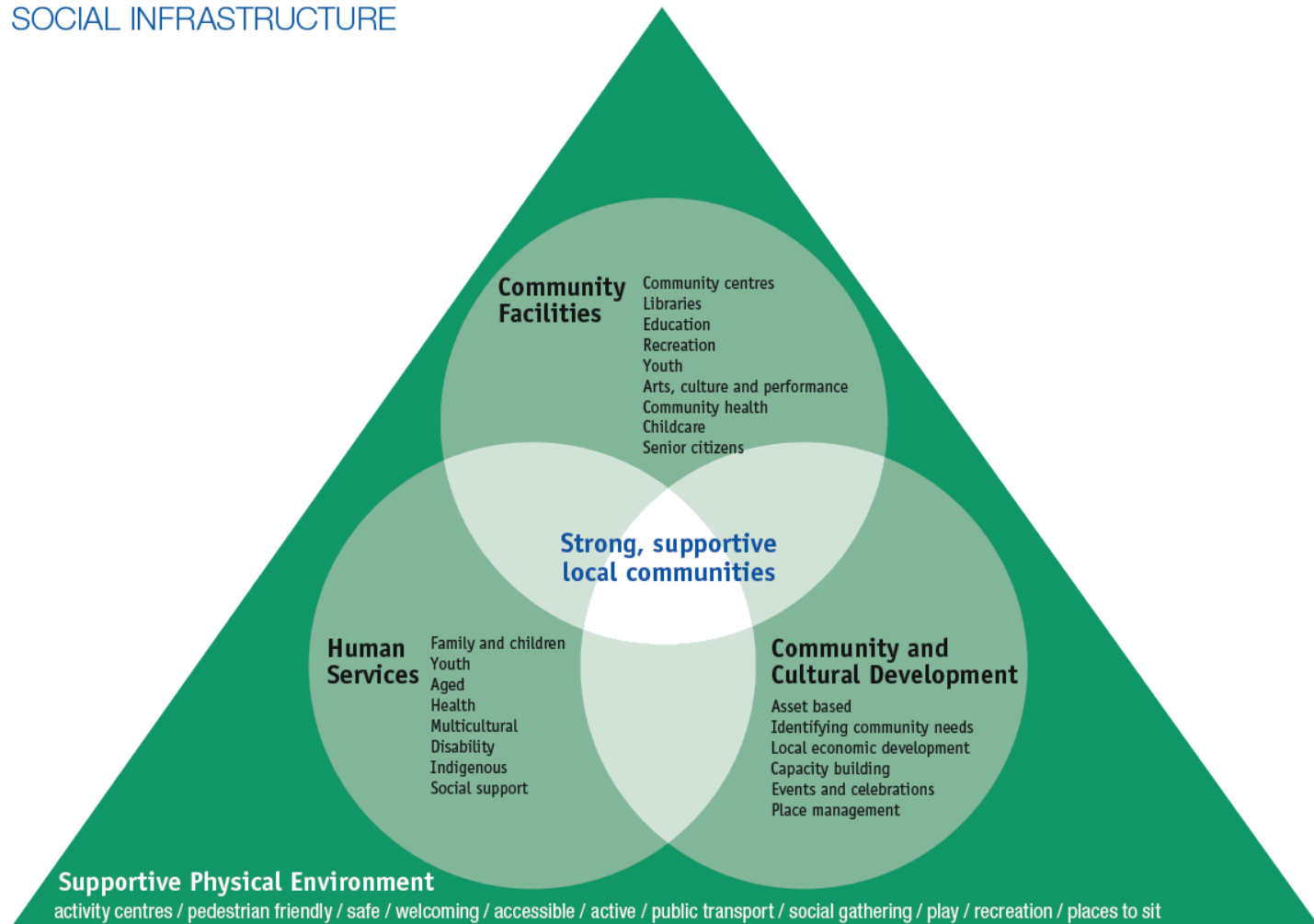
(Damien Martin, former Strategic projects Advisor is no longer with the Shire of Mundaring, however his valuable contribution to the project is acknowledged)

Consultant team:

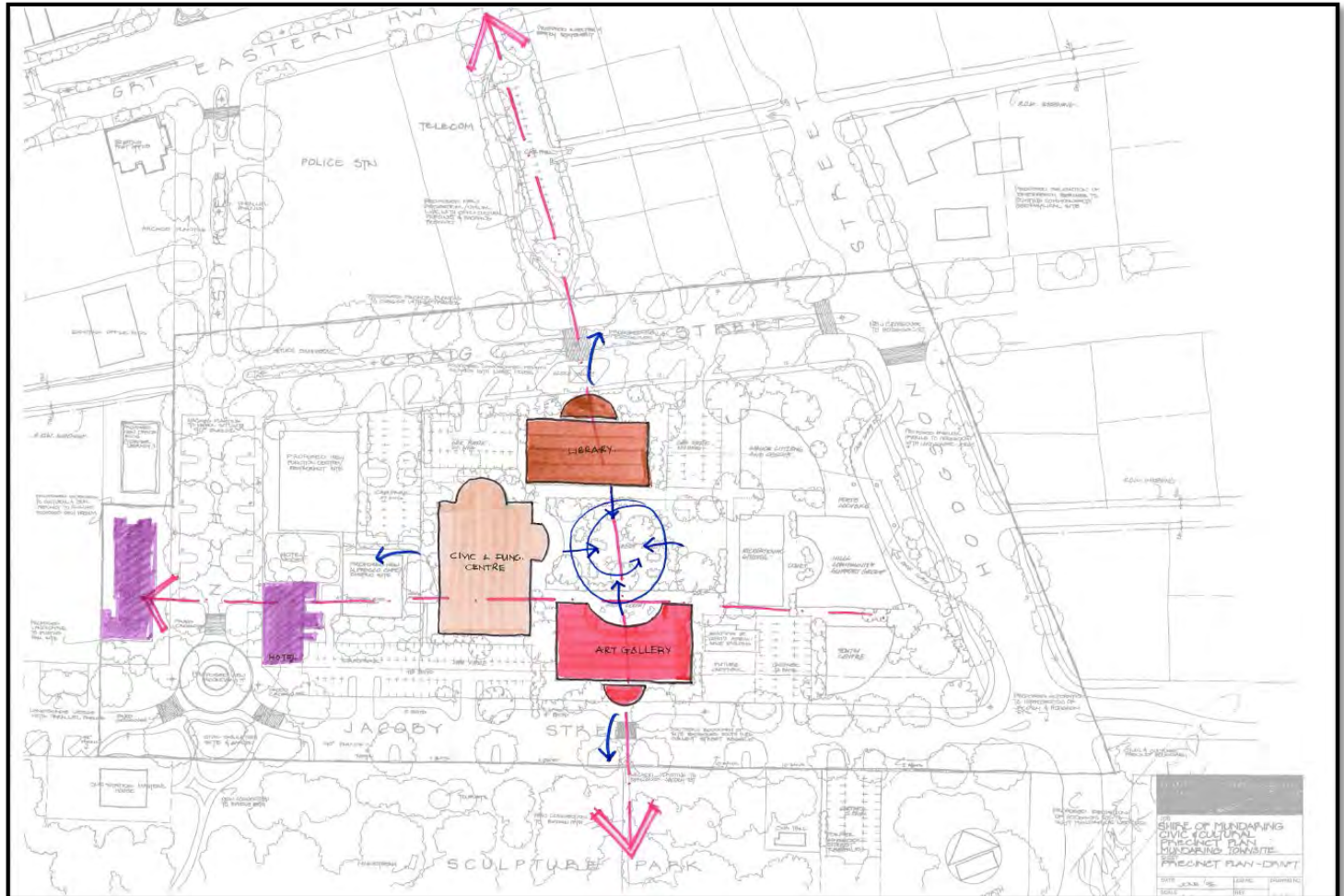
- *Larry Guise, Across Planning*
- *Marie Verschuer, Bodhi Alliance*
- *Luke Willcock, Property and Asset Management Consultant*
- *Kylie Shaw, Calibre Professional Services*

Mundaring Multi-purpose Community Facility

SOCIAL INFRASTRUCTURE



Previous concepts



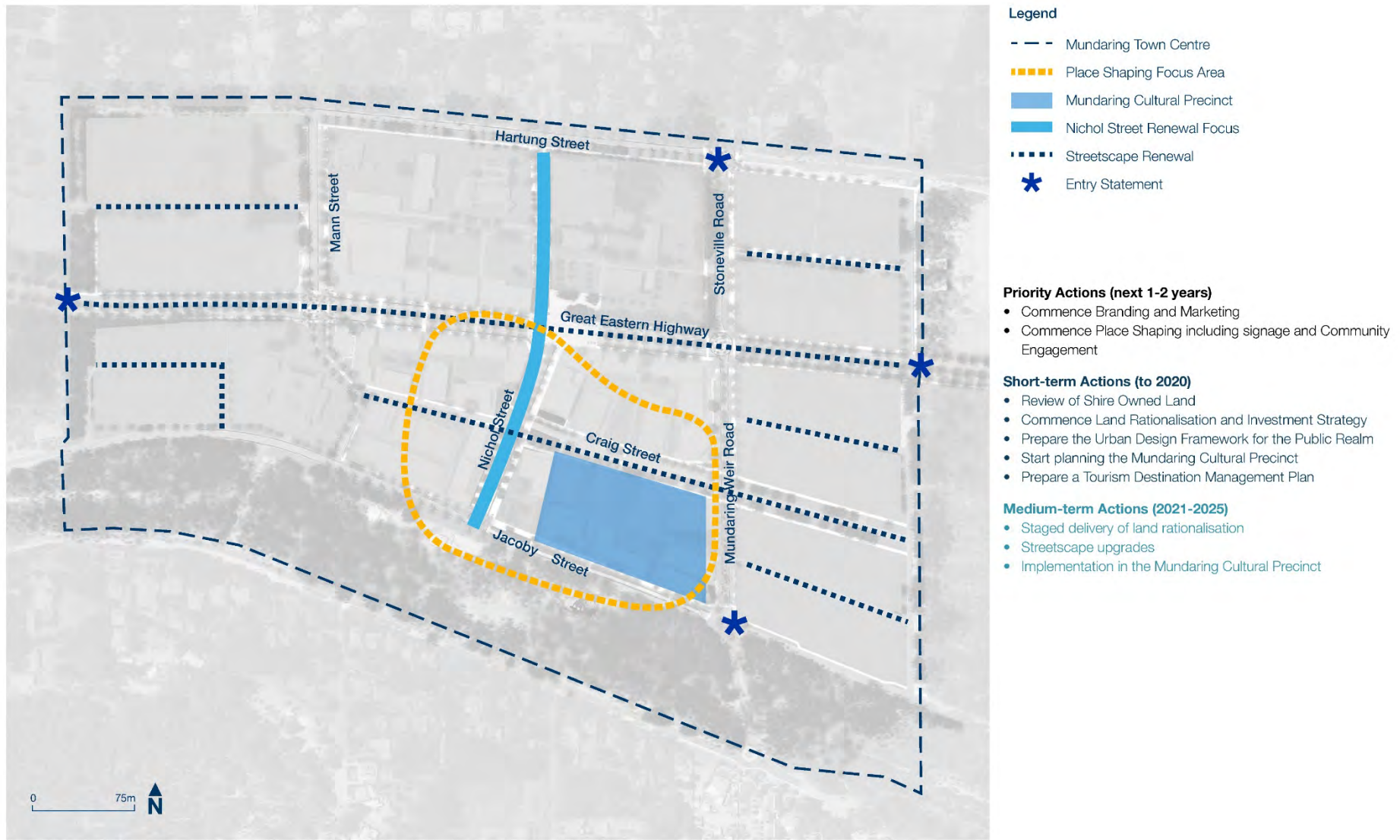
Previous concepts



Planning Context

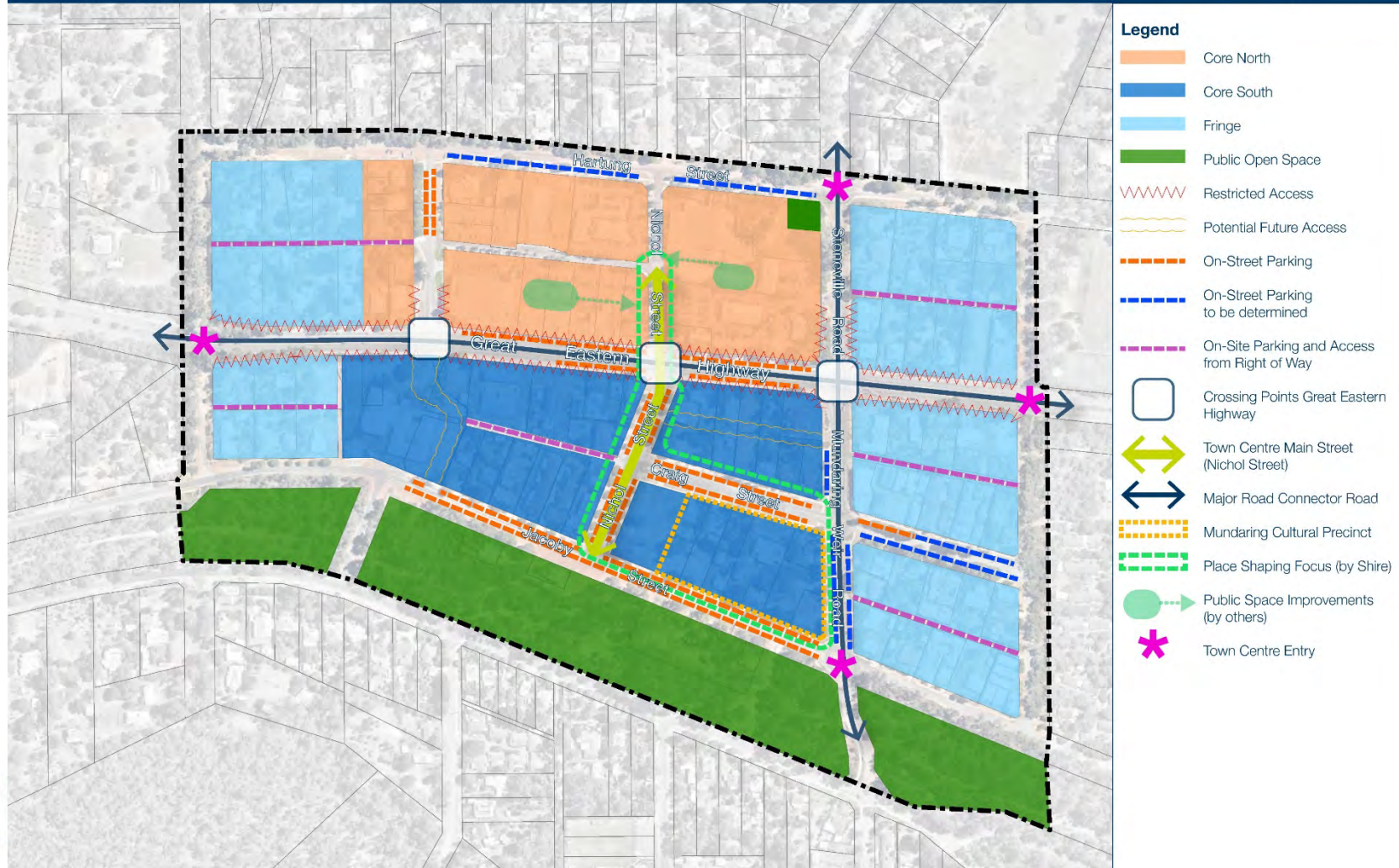
- Mundaring Town Initiative Masterplan
- Mundaring Activity Centre Plan

Mundaring Town Initiative Masterplan



Mundaring Activity Centre Plan

Activity Centre Plan Map
Mundaring Town Centre



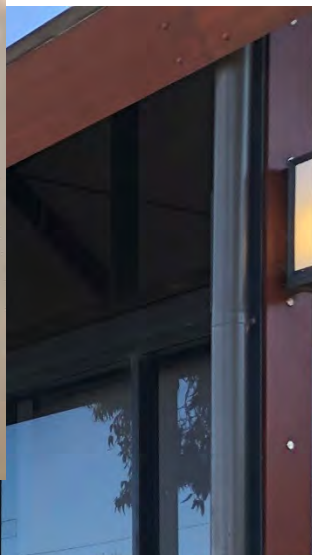
What is a Multi-purpose Community Facility?

- Wide range of facilities, building types and uses
- Various examples, but no set model - it mostly depends on:
 - what a community and its decision-makers want it to be
 - what are the opportunities and constraints

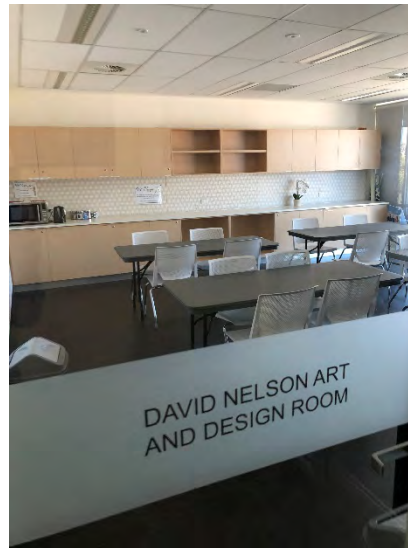
What is a Multi-purpose Community Facility?



What is a Multi-purpose Community Facility?



What is a Multi-purpose Community Facility?



What is a Multi-purpose Community Facility?





What is a Multi-purpose Community Facility?



BRIDGING the GAP

Our ParentsNext Mentors assist parents to identify their education and employment goals, develop a pathway to achieve their goals and link them to services and activities in the local community.

We can help with...

- Individual growth and self-reliance
- Identifying education and training goals
- Support to achieve employment goals

Locations

- Armadale
- Cannington
- Cockburn
- Fremantle
- Kwinana

Contact us on 9419 2553

ParentsNext
AN AUSTRALIAN GOVERNMENT INITIATIVE
www.bridgingthegap.org.au

Darius Wells Library & Resource Centre		lotterywest supported
Reception	➔	
Kwinana Early Years	➔	
Bridging the Gap	➔	
The Smith Family	➔	
Relationships Australia	➔	
Citizens Advice Bureau	➔	
Australian Red Cross	➔	
Ngala	➔	
Communicare	➔	
City of Kwinana Volunteer Centre	➔	
David Nelson Art & Design	➔	
Alf Lydon Meeting Room	➔	
Frank Baker Meeting Room	➔	
Frank Konecny Meeting Room	➔	
City of Kwinana - Centre Management	➔	

What is a Multi-purpose Community Facility?

- The new facility will be a key piece of social infrastructure that can also bring economic development and help activate the Mundaring town centre
- It can replace ageing facilities that may be underutilised and inefficient to manage

What is a Multi-purpose Community Facility?

It is important that the new facility complement the existing fabric and character of the town and support the creation of a civic and cultural heart in Mundaring



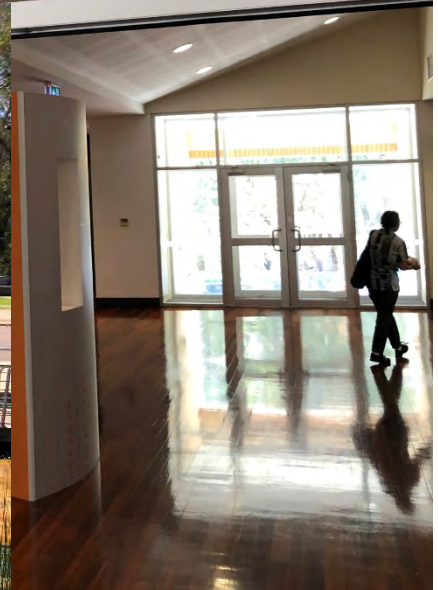
What could the facility look and feel like?



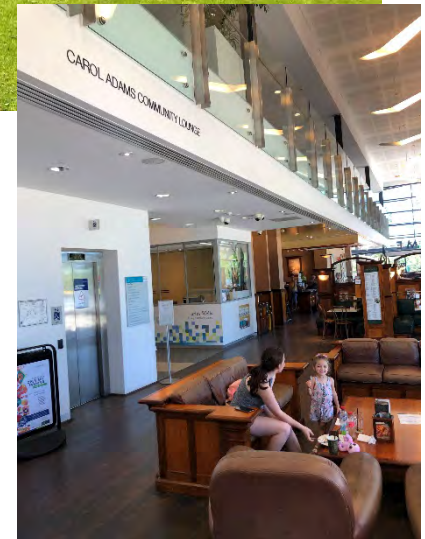
Kalamunda facility



The Agonis, Gosnells



Darius Wells facility, Kwinana



Belmont facility



What is involved in the project?

- Stakeholder and community engagement
- Looking at delivery models and benchmarking
- Decision Framework (consultation outcomes, Guiding Principles, Planning and Design Criteria)
- Property Strategy and Land Assembly Plan
- Relocation Management Plan

Outcomes from stakeholder and community engagement

- *Engage Mundaring* portal
- Community Survey (52 respondents)
- Stakeholder Meetings and Interviews (18)
- Community Workshops (2)
- Youth Workshop with Mundaring youth advisory group, *The Youth C.R.E.W.*


Mundaring Multi-purpose Community Facility

Engage Mundaring portal

https://engage.mundaring.wa.gov.au/mundaring-multi-purpose-community-facility

Mundaring Multi-purpose Community Facility

Project Overview



The Shire of Mundaring is reimagining its town centre. The community has an aspiration to restore the Mundaring town centre to the active community hub it once was. Key to this project is the development of a multipurpose community facility. Home to a new state of the art library, the Shire is also keen to hear what other services and activities may be co-located within the centre.

This is your opportunity to share your vision for the space and help to create a thriving village with a strong sense of place.

Document Library


- Mundaring Town Centre Activity Plan
- Mundaring Town Centre Initiative Masterplan

FAQS

Common Questions

[View all](#)

Gallery



[View all](#)

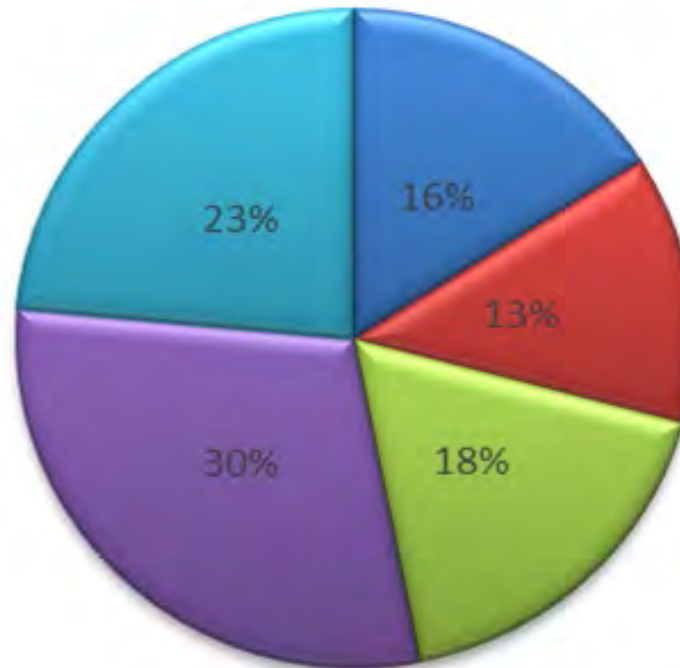
Timeline

Background

- ✓ **Starting the conversation**
October 2019
- ✓ **Current and future needs survey**
October/November 2019
- ✓ **Community ideas workshop**
21st November 2019
- **Community briefing on community needs analysis and options**
February 2020
- ⋮ **Community feedback session**
March 2020
- ⋮ **Community facility needs analysis report to Council**
May 2020
- ⋮ **Council decision on Multi-Purpose Community Facility**
August/September 2020

Community Survey

Mundaring Suburb Age Demographic



under 15 15-24 25-44 45-64 over 65

Community Survey

**Respondent Age
Demographic**



under 15 15-24 25-44 45-64 over 65

Community Survey

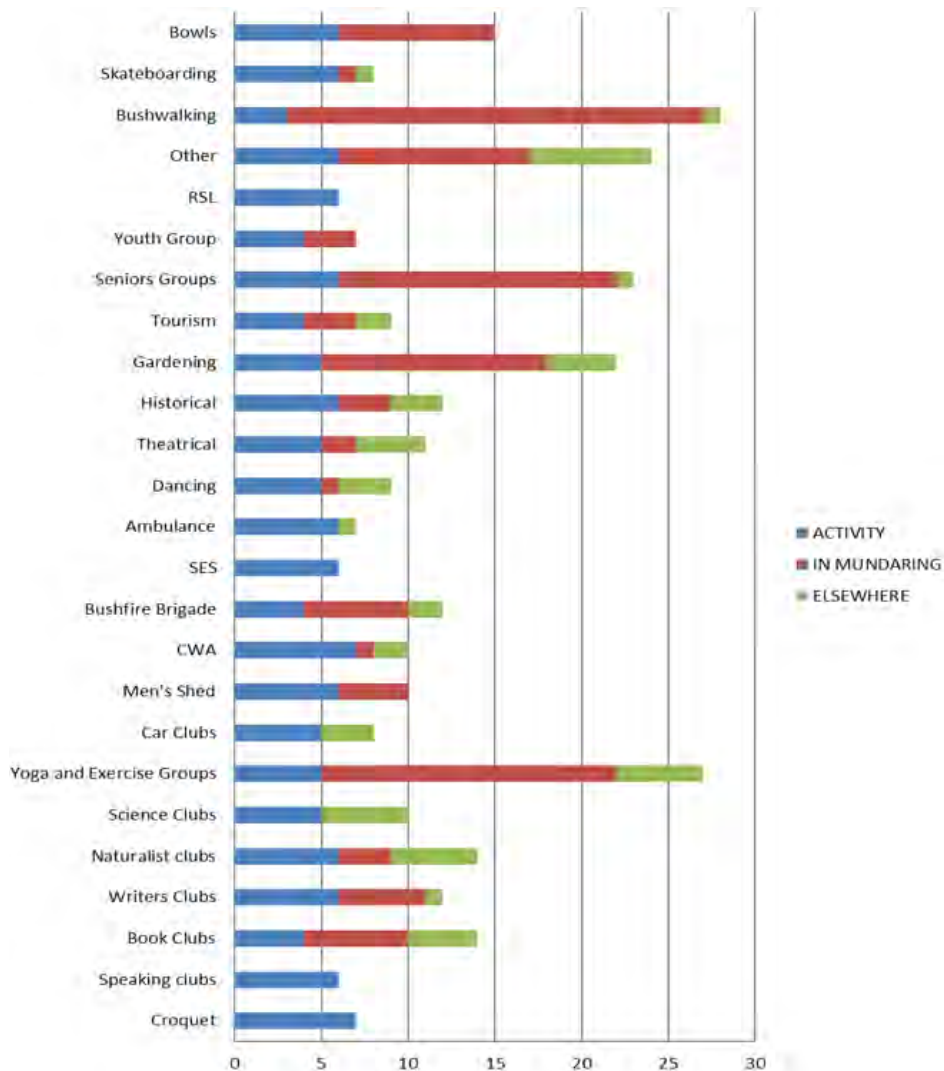
Household Characteristics



- Couple with children
- Couple without children
- Single parent with children
- Single household
- Group household

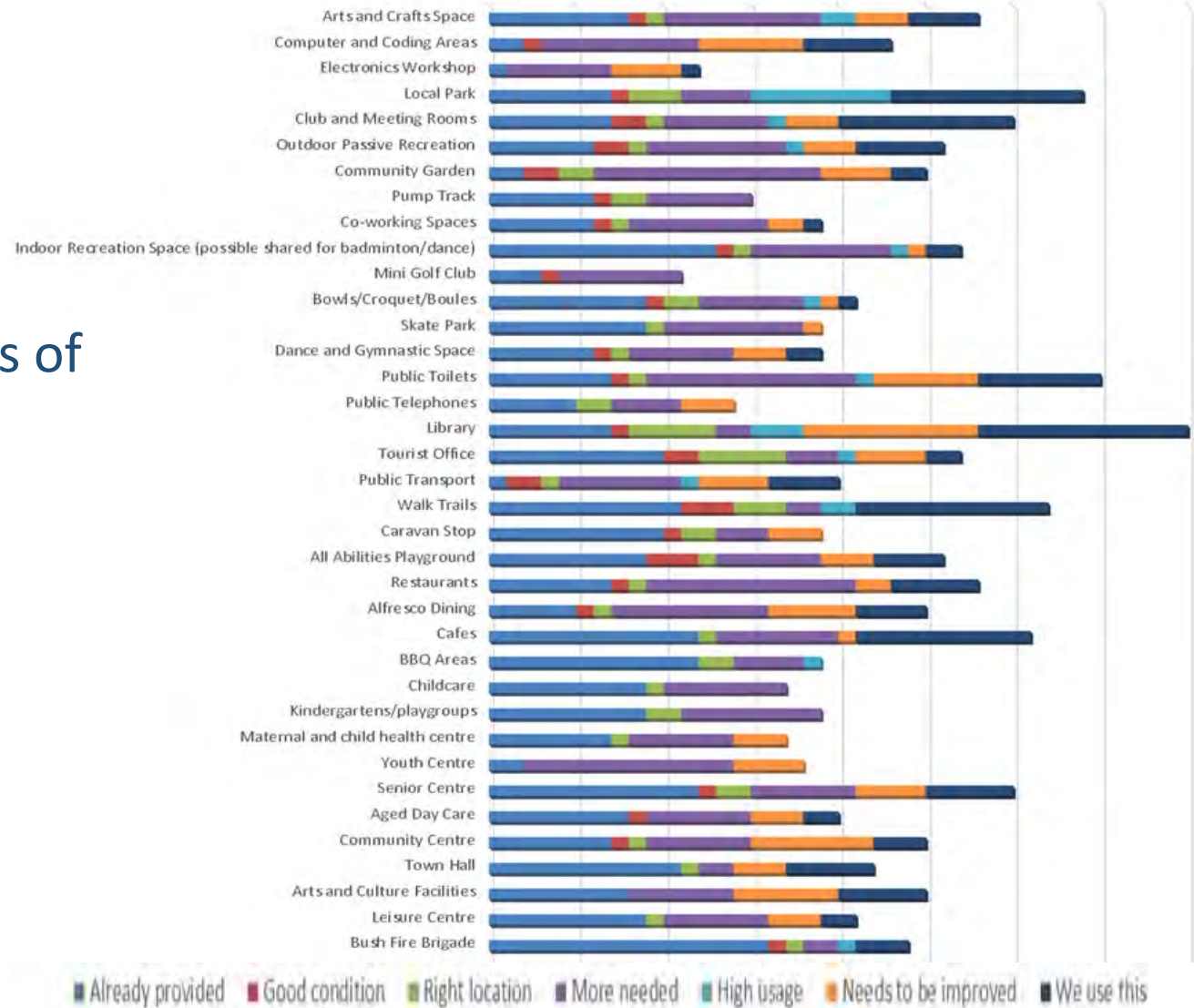
Outcomes from Community Survey

All activities
households
participate in -
in **Mundaring** or
Elsewhere



Outcomes from Community Survey

Community views of
current facilities



Outcomes from Community Survey

What other facilities are needed in the town to accommodate future population growth?



Outcomes from Community Survey

In your opinion, are there facilities in town that are under-utilised or could be better located elsewhere?

Responses included:

- Facilities generally in the right location except the skate park.
 - Facilities needed upgrading to attract more users and a broader demographic
 - Land development encouraged to provide a more dense and diverse housing supply
 - Facilities located out of the town centre were hard to access without a private vehicle
 - Four of the 52 survey respondents thought no change was needed
- Cultural resources are scattered around Mundaring and would be better in one location.
 - Enlarge the bakeries or at least in the townsite one. The artisan bakery is impossible for a disabled person to access.
 - The centre of Mundaring is difficult to get around and with the highway running through the middle of it, there is not much area for relaxing or leisure activities. The town centre could have been better placed on the southern side of the highway to interconnect shops, cafes and facilities.
 - Probus is in Glen Forrest, Garden Club is in Parkerville there is no access to these for people who do not drive.
 - All facilities in town should remain in this accessible, central location.
 - Centralised all services
 - We need to co-locate certain facilities on one lot to free up space for development

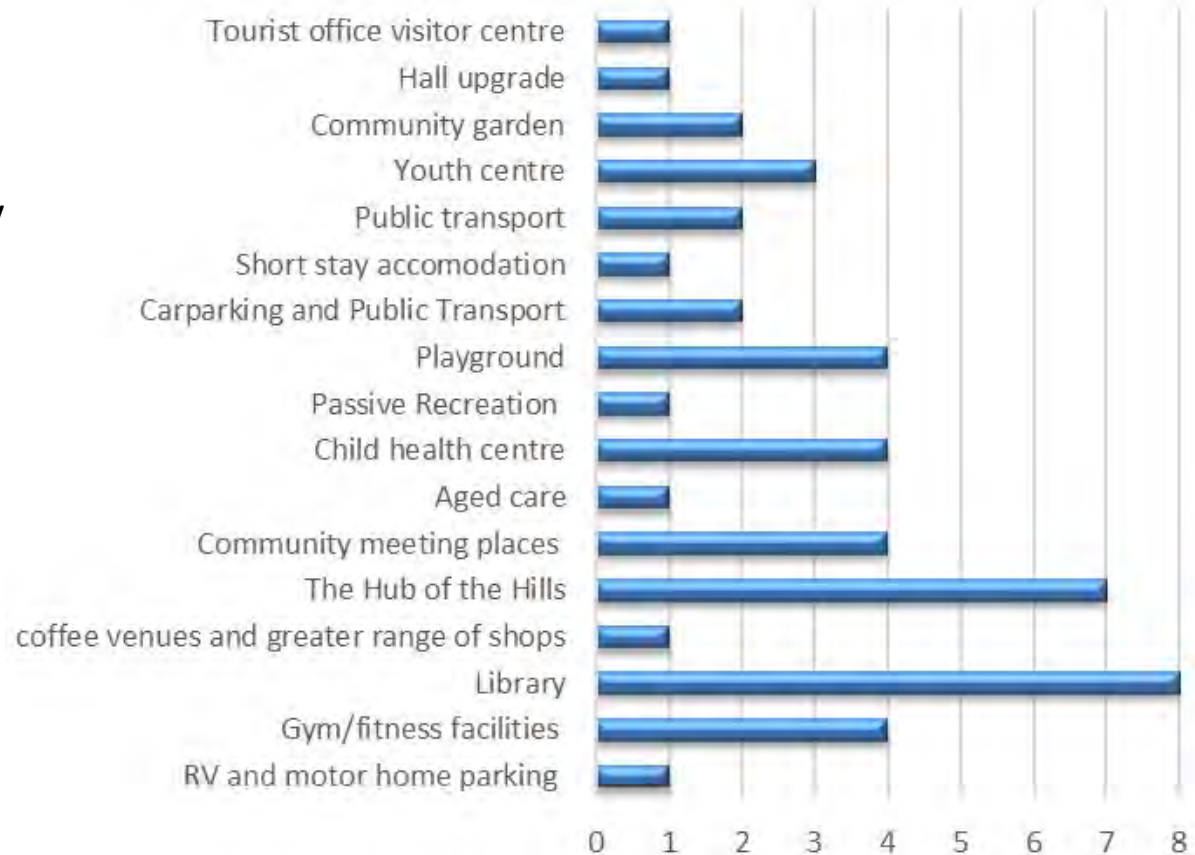
Outcomes from Community Survey

Are there existing facilities that require an increase in capacity?

Facilities Capacity Increase or Upgrade

Comment:

Seamless integration to playground area, walk/ride/prams/wheelchair/sitting/garden/trees/walk path. Keep existing bush to maintain unique hills feel. Preserve heritage and small town culture.



Outcomes from Interviews

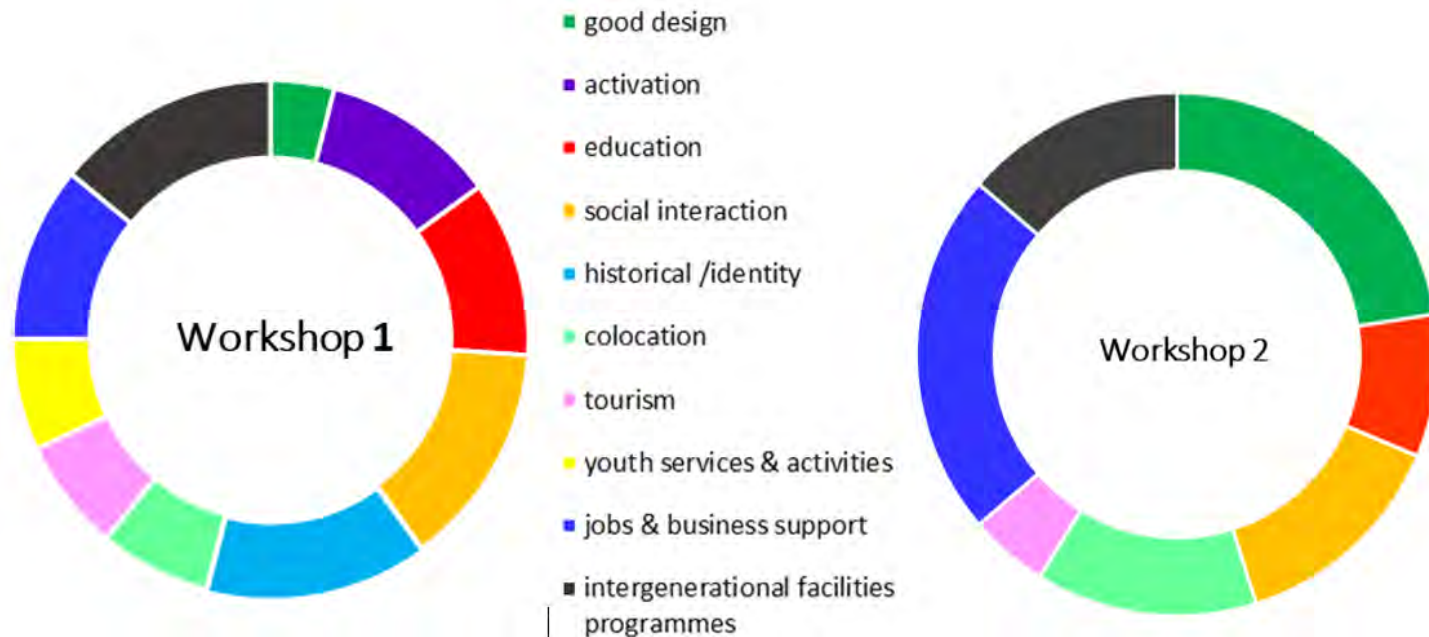
- 18 stakeholder Interviews were held with a range of service providers and community groups
- Key points made included:
 - Transport and access
 - Colocation of facilities
 - Land development

Outcomes from Interviews

- Business development and tourism
- Diversity and multi-use facilities
- Improved amenity

Outcomes from Community Workshops

How could this facility support the social and economic development of Mundaring?



Outcomes from Community Workshops

What will attract people and create a civic heart and community meeting place?

Participant responses covered the areas of:

- transport and access
- design features of both the building and its environs
- make it a destination that would attract locals and tourists across all generations
- offering a wide range of services and free activities
- providing spaces for socializing both internal and external to the building
- Ensuring sustainable funding for the facilities and services.

Outcomes from Community Workshops

What are the current gaps in provision of community facilities and services?

• Workshop 1	• Workshop 2
<ul style="list-style-type: none"> • Wi-Fi • Modern library (x2) • Economic services, job assistance • Current services fragmented and spread out (x2) • Child and adolescent health services (x3) • Office and meeting spaces for community and service groups (x3) • Function centre with commercial kitchen (x2) • Public transport need courtesy bus (x2) • Youth centre - limited pump track and skate park, bike facilities (x3) • Ageing infrastructure (x2) • Crèche (x2) • Space for talks and meetings • Community health and welfare (x2) 	<ul style="list-style-type: none"> • IT • Diverse adaptable spaces, multi-purpose rooms (x2) • Commercial kitchen • Public transport (x3) • Fluidity - scattered facilities • Youth, youth hang out space (x2) • Exercise physiology centre • State government services and agencies, Centrelink, health services (x2) • Theatre and dance space, sprung floor (x2) • Display Shire art collection • Skate park with playground, multi-age play space • Gym • Informal sport space • Community garden (x2) • Dog park • Outdoor seating • Piazza • Seniors drop-in centre • Unstructured space for all ages - social interaction • Water for birds and bandicoots • Events space • Water play for children • Consulting and professional rooms • Night time activities • Crèche • Cinema / theatre • Housing opportunities for older adults

Outcomes from Community Workshops

Where might there be opportunities to share resources to enable future investments to be optimized?

Workshop 1	Workshop 2
<ul style="list-style-type: none">• Storage for users groups allows for multi-use spaces (x2)• Private ownership/ public usage mixed use public, commercial and residential services (x2)• Pop up spaces• Health and NFP that pay rent• Bring groups together e.g. music festivals	<ul style="list-style-type: none">• Federal state government shop front• Build for sharing, Flexible use/spaces (x2)• Multi-use office space/ hot offices• Hireable spaces• Consulting and professional rooms• Gym, fitness• IT training and meeting rooms (x2)• Community education• Community housing, varied housing types to facilitate interaction (x2)• Anchor tenants/funding bodies/Lotteries• Leasing commercial space• Community services and wellness hub

Outcomes from Community Workshops

What would be your issues or concerns?

Workshop 1	Workshop 2
<ul style="list-style-type: none">• Attracting Government tenants looking at hub and spoke model e.g.- Swan main hub, Mundaring satellite services• Budget will influence design• Specialised design to meet current interest groups e.g. galleries will need professional advice and engagement• Flexible space use-needs to adapt to future needs	<ul style="list-style-type: none">• Hard concrete without a sprung floor• Duplication of functioning spaces• Cost to ratepayers (x2)• Scale and bulk - multi-storey needs scrutiny (x2)• Cost of use/hire (x2)• Impact on existing businesses e.g. cafes• Accessibility, transport to from the facility, crossing Great Eastern Highway, no link to retail core (X3)• Slowdown signs at sculpture park• Keeping green space• Parking• Making it sustainable (x2)• Making it multi-functional• Wastewater management

Outcomes from Community Workshops

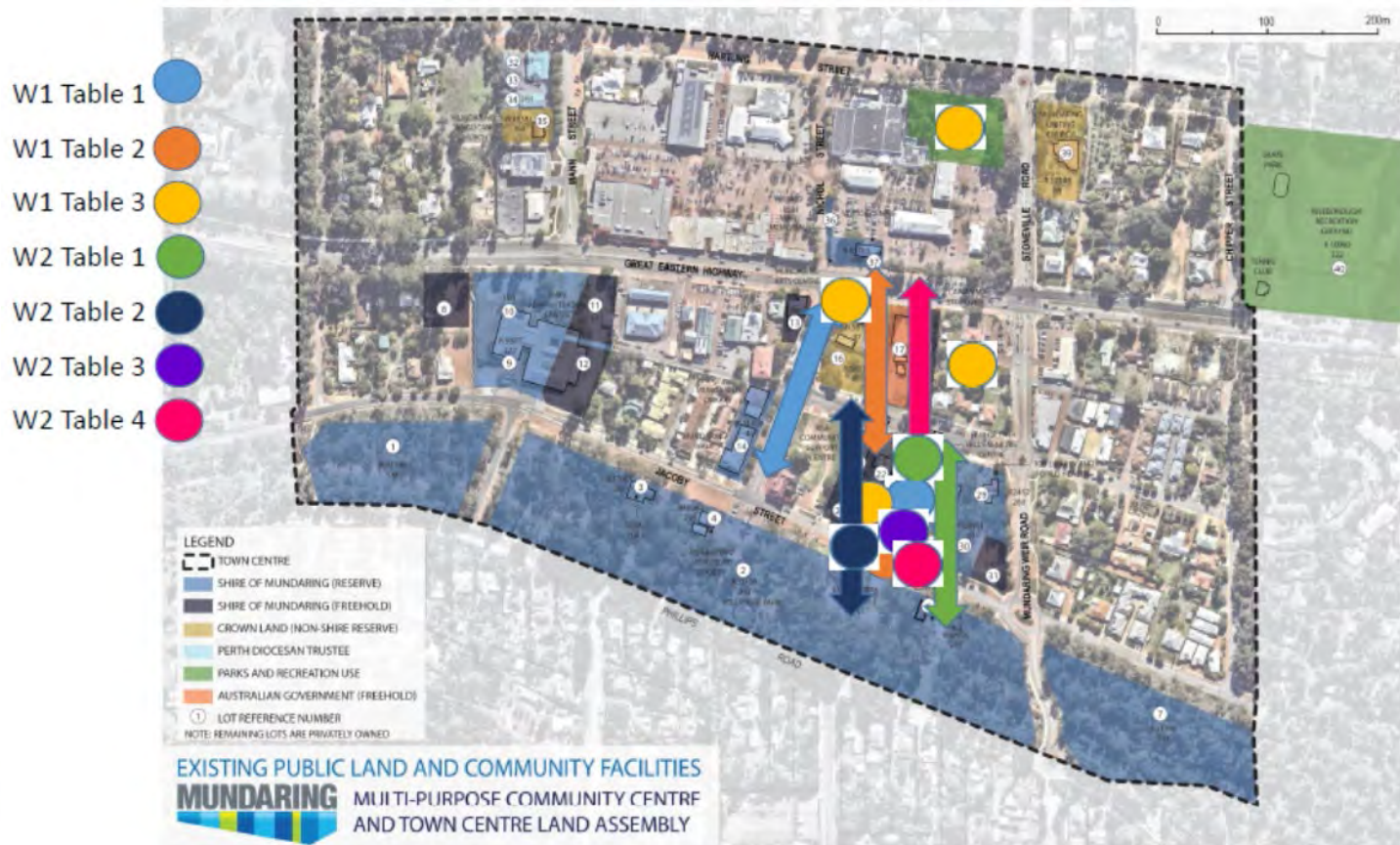
Potential uses in the MFCF – 10 facilities with the most votes:

- Library
- Youth centre
- Café
- Public meeting rooms
- Performance space
- Senior citizens centre
- Museum
- Art gallery
- Government offices
- Health and well-being / Amphitheatre (tied)

For individual responses refer to Appendix A
in the Stage 1 Community Consultation
report

Outcomes from Community Workshops

Where should the Multi-purpose Facility be located??



Outcomes from Youth CREW Meeting

- Meeting with The Youth C.R.E.W. (TYC) 9th March at Shire of Mundaring to gain guidance and youth views on the look, feel and functions of the new MPCF.
- Meeting was facilitated by Shire of Mundaring Youth Engagement officer Penny McGrory

TYC Ideas on Look and Feel of MPCF

- Majority supported the campus style option considering it to be less imposing and providing opportunities for purpose built spaces that could better be adapted to youth needs and also integrate with outdoor spaces for events and activities.
- There was also support for a larger iconic building – modern, but still Mundaring in character. This would be more of a statement, provide for greater diverse interaction and leave more space for development of housing and other uses.
- There was no support for upgrading of existing facilities

TYC Ideas on Attracting Youth

Asked what will attract young people into the town centre the TYC suggested the following:

- Currently youth needs are not met in Mundaring - a youth space is needed
- Town needs youth-appropriate retail, community facilities, physical and social activities
- Transport is also a limiting factor
- An entertainment precinct that includes a cluster of restaurants, cafes and things to see and do creating an activated vibrant place that would attract more people, including young people, to socialise in town.

TYC Ideas on what is Uniquely Mundaring

What is *uniquely Mundaring* that could be a regional youth attraction?

- Trails walking and cycling – mountain bike trails not linked into the town but could easily be achieved. Pump track and skate park in centre.
- Bushland close to town as an asset
- Night markets
- The Sculpture Park – the Arts are strong in Mundaring but don't feel it is open to young people – would use it for photography and music studio as well as pottery, fine art studio etc.

TYC Ideas on Youth Needs

What spaces, services and activities could be included in the new facility?

- A large warehouse space that could include a range of activities and be linked to outside and library as well. IKEA has a space for children - something like this for youth and children, also a cool space lounge room for “hanging out”, an inside half-court for ball games, skate area, etc
- A place with an “artsy vibe”
- Shops aimed at youth interests, a dining/entertainment precinct
- A great playground for fitness and young people linking town to trails and bushland

Summary of Engagement Outcomes

- Existing community facilities in need of upgrading
- Support for community multi-purpose facility located south of Great Eastern Highway
- Collocation of facilities seen as beneficial either in a single large building or a campus style
- Youth needs are not being met
- Facility to be part of an entertainment precinct that includes a cluster of restaurants, cafes and things to see and do creating an activated vibrant place that would attract more people, including young people, to socialise in town

Summary of Engagement Outcomes

- The look and feel of the facility to be consistent with a Mundaring hills style, built from natural materials and showcasing sustainable development
- Opportunities exist for land assembly and development of the town centre; greater diversity of housing
- Need for supported accommodation and a small hospital/medical facility
- Outdoor area for exercise equipment and facilities supporting biking and walking and youth

Summary of Engagement Outcomes

- A heated or hydrotherapy pool accommodated within a retirement facility and open to public
- Meeting rooms and multi-use shared facilities for small business and consulting rooms
- Large indoor and outdoor meeting spaces for events, concerts, exhibitions and classes.

Land Assembly Opportunities and Constraints

40 lots containing existing community facilities have been identified (refer following plans and attached spreadsheets)



LEGEND

-  TOWN CENTRE
-  SHIRE OF MUNDARING (RESERVE)
-  SHIRE OF MUNDARING (FREEHOLD)
-  CROWN LAND (NON-SHIRE RESERVE)
-  PERTH DIOCESAN TRUSTEE
-  PARKS AND RECREATION USE
-  AUSTRALIAN GOVERNMENT (FREEHOLD)
-  LOT REFERENCE NUMBER

NOTE: REMAINING LOTS ARE PRIVATELY OWNED



GREAT EASTERN HIGHWAY

STONEVILLE

SHIRE
ADMINISTRATION
CENTRE

MUNDARING
ARTS CENTRE

VISITOR CENTRE

POLICE
STATION

CARAVAN
STOPOVER

NICHO
STREET

CRAIG
STREET

MUNDARING
LIBRARY

MUNDARING
HALL

RISE
COMMUNITY
SUPPORT
CENTRE

HUB OF THE
HILLS SENIORS
CENTRE

TOY LIBRARY AND
CHILD HEALTH

JACOBY
STREET

JACOBY
STREET

SCOUT
HALL

MUNDARING
HISTORICAL
SOCIETY

MENS
SHED

AMBULANCE
CENTRE

CWA
HALL

JACOBY PARK

SCULPTURE PARK

MUNDARING WEIR ROAD

PHILLIPS

Land Assembly Opportunities and Constraints

Prospective land assembly by Tenure (ownership):

- Shire Reserve
- Shire Freehold
- Crown Land (non-Shire Reserve)
- Australian Government (Freehold)
- Parks and Recreation Use – Shire Reserve
- Perth Diocesan Trustee
- Private land

Multi-purpose Community Facility Options

- Option 1: Rationalise and Upgrade Existing Community Facilities
- Option 2: Community Facility Campus
- Option 3: Stand-alone Facility
- Recommended Option (yet to be determined)

Note: the following options are indicative concepts only and are not intended to represent actual proposals

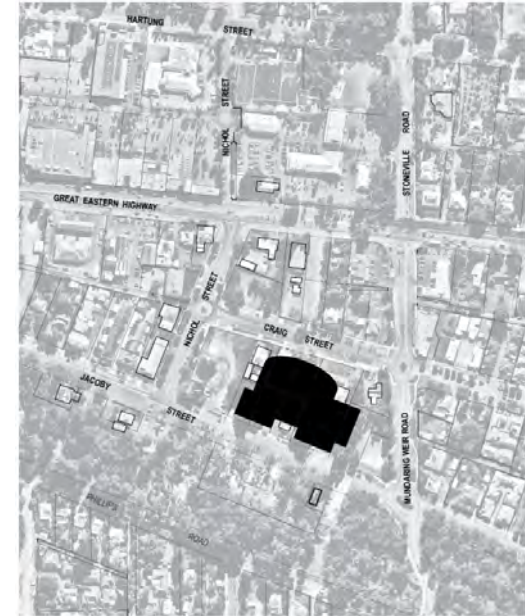
Multi-purpose Community Facility Options



Option 1: Rationalise and Upgrade Existing Community Facilities



Option 2: Community Facility Campus



Option 3: Stand-alone Facility

Council Decision Framework

- The consultant team will be recommending a 'Decision Framework' to Council.
- This framework will provide criteria to be used in determining the preferred option and site(s) selection.

Council Decision Framework

Criteria from Strategic Community Plan

Ten year priorities	Four year priorities
Leadership and partnerships for sustainable living – Shire, community, business	<ul style="list-style-type: none">▪ Shire-led conservation, protection and retention of natural areas▪ Community-led initiatives and innovation▪ Business-led economic and tourism development
A place for young and old	<ul style="list-style-type: none">▪ Youth-led Shire and community partnerships for skill development, youth connections, peer support▪ Transport and downsizing options for older people▪ Connect the generations
Recognise and celebrate Noongar language and culture	<ul style="list-style-type: none">▪ Aboriginal community-led Shire and community partnerships for reconciliation and enhanced cultural awareness

Council Decision Framework

Strategic Community Plan – Goals

Community	Healthy, safe, sustainable and resilient community, where businesses flourish and everyone belongs
Natural environment	A natural environment that is protected, sustainable and enjoyed
Built environment	Transport, infrastructure and planning for liveable, connected communities
Governance	Trusted, leading and listening local government

Council Decision Framework Criteria from Strategic Community Plan

Criteria	Considerations
Compliance	Legislative requirements. Consistency with broader legislative and policy framework. Meeting financial and asset sustainability ratios.
Capacity	Cost and benefits/ Reallocation of resources/Non-rates revenue Return on Investment/Implications to LTFP/Renewal Life-cycle costs/Capital/Maintenance/Operations – including workforce implications Other delivery models/Partnerships Ability to attract external funding or increased income
Risks	Compliance/Financial Impact Reputation/Property People (Physical/Psychological) Interruption to service
Sustainability	Integrated and balanced consideration of social, environmental, economic and governance issues to deliver improved outcomes now and into the future

Council Decision Framework

Criteria from Strategic Community Plan

Community vision and priorities	Contribution to vision and priorities expressed in the SCP Community demand, views and feedback Demonstrably supported by the broader community Ability to inform and/or build capacity of community
Fairness	Balancing needs of majority with needs of specific interest groups Balancing current needs with future needs and capacity to pay Balancing across the whole Shire Geographical/demographical/ temporal Addressing disadvantage Intergenerational equity - balancing who carries cost and who benefits over time
Standards	Generally accepted standard (unless net benefit demonstrated and supported by community); ie not over-expending to deliver above expectations/needs

Criteria from Strategic Community Plan

Success Measures

MEASURES	SOURCE	TARGET
Leadership and partnerships for sustainable living – Shire, community, business		
Conservation, protection and retention of natural areas (measure to be determined in forthcoming Local Biodiversity Strategy)	To be determined	To be determined
Reduction in Shire CO ₂ emissions	Shire data	30% reduction
Household resource efficiency (water and waste)	EMRC and Shire data	To be determined
Mundaring Community Strength Index ¹ (composite measure)	Community survey	Increasing
Mundaring Business Confidence Index	Business survey	Increasing

Criteria from Strategic Community Plan

Success Measures

A place for young and old		
Sense of belonging by young people	Community survey	No lower than the community average
Sense of belonging by seniors	Community survey	No lower than the community average
Recognise and celebrate Noongar culture and language		
Aboriginal cultural awareness in community – new measure to be developed (subject to Reconciliation Action Plan)	Community survey	To be determined

Strategic Community Plan

(1) Mundaring Community Strength Index

A composite measure derived from responses to the following statements in the community survey:

- I would feel ok about turning to a neighbour for help
- I have people within the local community I can turn to when in need
- I feel like I belong to this community
- We have a strong and localised community spirit
- I feel residents of all ages, needs and backgrounds are engaged and supported by their community

Potential principles for site selection

- Create community facilities appropriate to the level of service required
- Functional facilities which are fit-for-purpose and meet appropriate standards
- Building social capital
- Central to catchment and provide equitable access to all users

Potential principles for site selection

- Location to promote accessibility and visibility
- Clustered with other facilities such as shops, schools and other community facilities
- Promote flexibility and multiple use
- Contribute to the public domain and sense of place

Potential principles for site selection

- Located near open space to allow for related outdoor activities and events
- Of sufficient size and design to enable expansion and adaption
- Access and Inclusion
- Promote safety and security

Potential principles for site selection

- Avoidance of conflict with neighbouring uses
- Sound financial management and asset sustainability
- Engaging in partnerships with the private and public sector to deliver affordable and accessible community facilities.

Purpose of Briefing and Workshop

➤ Receive your feedback to help set direction for:

- Community Feedback Session - March 24
- Council Decision Point - July
 - Needs Analysis and Land Assembly Options and Constraints Report
 - Council decision framework

Timeline



Next Steps

- May 2020 – Council considers:
 - options Needs Analysis and Land Assembly Options and Constraints Report
 - Council decision framework
- July 2020 - Council considers:
 - Property strategy and land assembly plan (draft)