

Future of former Men's Shed site, White Gum Valley



Community Engagement Report

Phase One: July 2018

Contents

| | |
|--|----|
| 1. Background..... | 3 |
| 1.1 Engagement Objectives | 4 |
| 1.2 Engagement Approach..... | 4 |
| Phase one | 4 |
| Hold point..... | 4 |
| Phase two..... | 4 |
| Further phases..... | 4 |
| 2. Phase One - What We Heard..... | 6 |
| 2.1 Results from online survey | 6 |
| 2.2 Detailed comments from online survey | 7 |
| 2.3 Results from school session | 10 |
| 2.4 Detailed analysis from children’s designs..... | 11 |
| 3. Next steps..... | 13 |

I. Background

To plan for the future of the former Men's Shed Site on Nannine Avenue, White Gum Valley, a proposal will be developed in partnership with the local community. The engagement will be designed to reach current and potential users of all ages and ensure any future improvements are designed around their needs.

Potential changes would also need to complement to the surrounding area, which has already been improved for community use. The site is between two areas which were improved as part of Landcorp's WGV development and are now vested in the City of Fremantle. To the north (corner of Nannine Av & Stevens St) is a park surrounding Sullivan Hall which is currently un-named. Sullivan Hall is available for hire, with a preference for community use. To the south (corner of Nannine Av & Hope St) is a drainage basin which was landscaped to allow community access, now called the Hope Street Swale.

The site currently has a shed (formerly Fremantle Men's Shed) which is in poor structural condition. Investigation by the City of Fremantle has determined it is unsuitable to renovate and needs to be removed. The budget to do this was subject to Council approval in the 2018/19 budget. This was approved and demolition is expected to be carried out in October 2018.

The former Men's Shed Site is located in a residential area with a mix of established and new development and includes Sustainable Housing for Artists and Creatives (SHAC) directly next to the site. A number of surrounding community facilities will also need to be considered in the context of future changes.



Above: The site on Nannine Av (red area approximate site for future improvement).

1.1 Engagement Objectives

Engagement objectives for this project are to:

- Develop a shared understanding of the needs of all users / potential users and overall functions of the space.
- Involve all potential users in defining what elements the space would require to cater to these needs, finalising into a proposal/concept plan for consideration by the City and council.

1.2 Engagement Approach

Phase one

Phase one was designed to inform the community about the position of the project - the shed requires removal and the project needs to go through a budget approval process. A highly targeted consultation with key stakeholders, local community groups, regular hirers of Sullivan Hall, local residents and one group of local school-children was undertaken to gather information on their needs, to be compiled into an initial 'sweep' of ideas and functions required from the site.

Hold point

This was a project hold point pending outcome of the 2018/19 budget.

Phase two

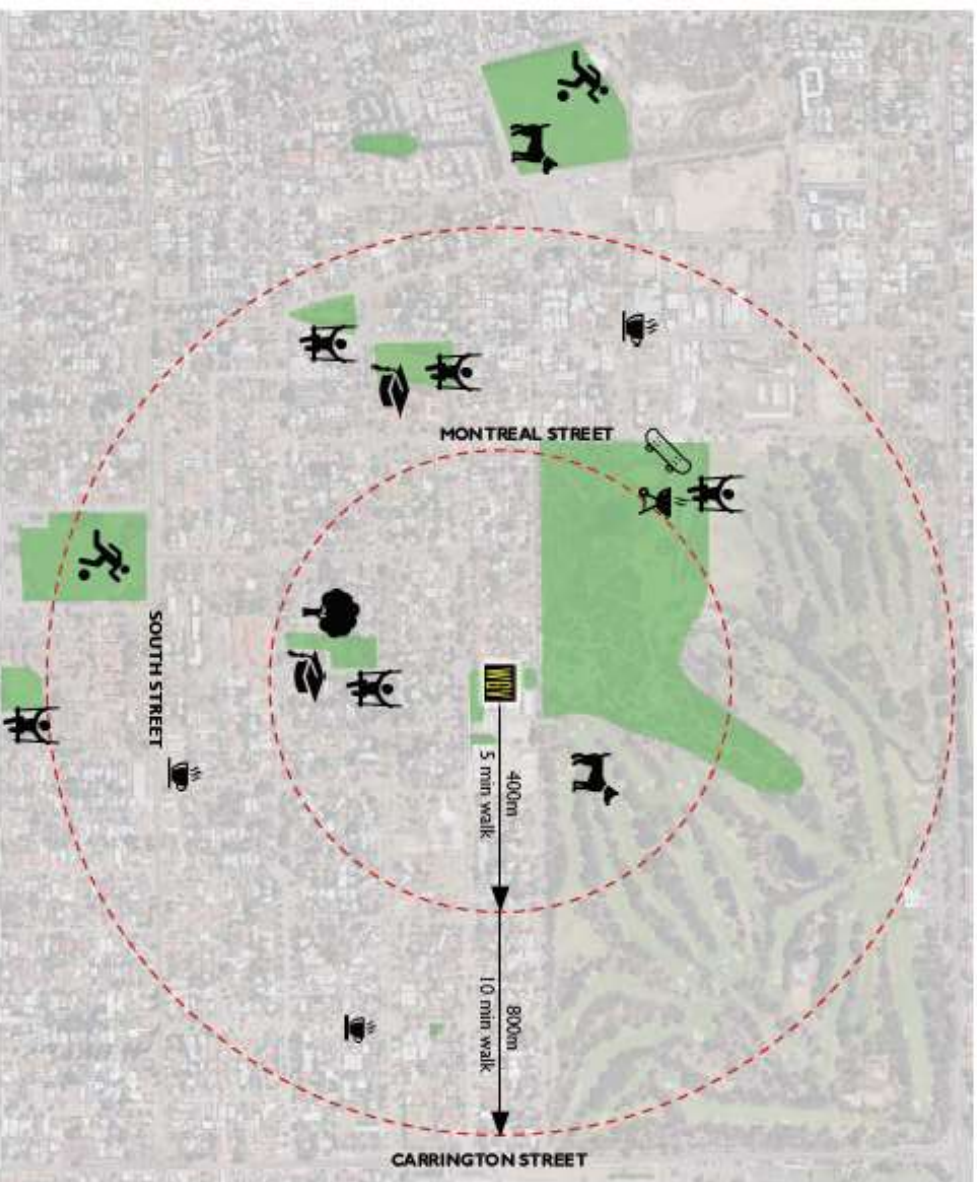
Once 2018/19 budget for shed demolition was approved phase two commenced. This will involve presenting the initial ideas to the wider community, then collaborating with them to develop a proposal for the space.

Further phases









Further stages are subject to approval and budget and will be confirmed once phase two has been completed.

WHITE GUM VALLEY

OLD MEN'S SHED - SITE ANALYSIS



EXISTING NEIGHBOURHOOD AMENITY

-  PLAYGROUND
-  SCHOOL / KINDY
-  ORCHARD / COMMUNITY GARDEN
-  SKATE PARK
-  SPORTS
-  DOGS
-  BBQ
-  CAFE / SHOPS

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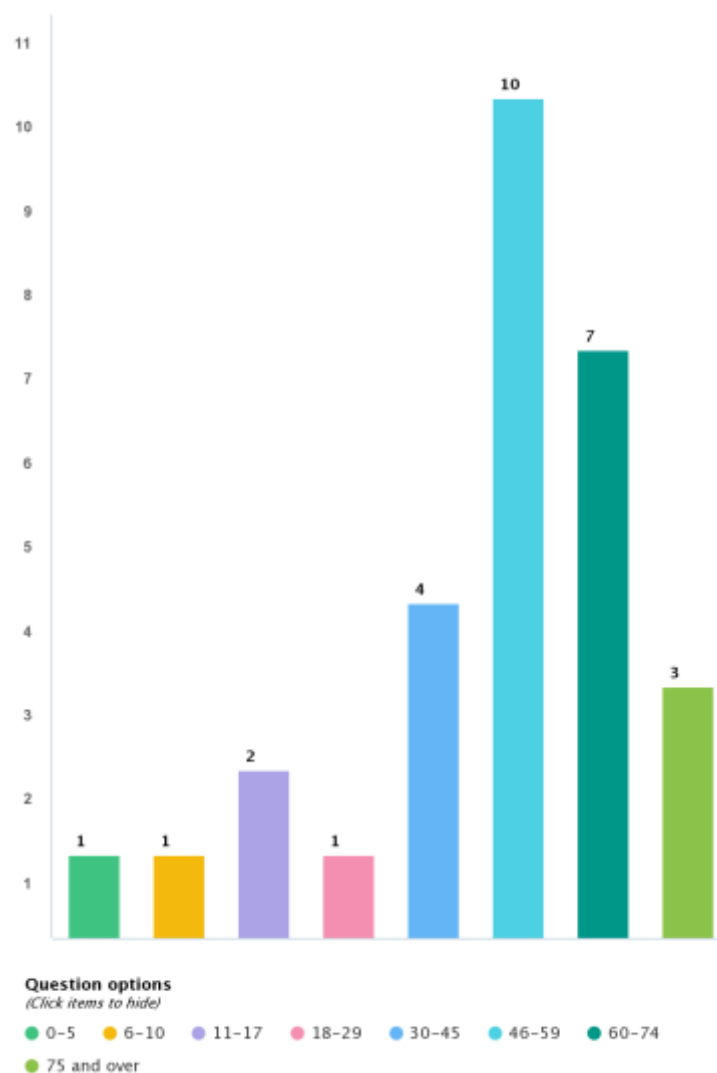
2. Phase One - What We Heard

Phase one involved consulting with an informal group made up of several local community groups, regular hirers of Sullivan Hall and local residents. Responses were collated online via a dedicated My Say Freo project page. A design session was held with the year three class at White Gum Valley Primary School.

2.1 Results from online survey

There were 18 submissions on the online survey, the majority were interested as they live nearby or will be in the future.

The majority were aged 46-59 years, followed by 60 to 74 years. Only one response also selected children in the household. One response selected all age groups as their proposal seeks to include all age groups.



In addition to individuals, representatives nominated the following community groups that they represent:

- Booyeembara Park Friends
- Fremantle Environmental Resource Network
- Melody Square and Round Dance Club Inc.
- Nannine Mills Working Group
- White Gum Valley Eco Village social group
- White Gum Valley Orchard
- White Gum Valley Precinct
- White Gum Valley Square Dance Club

Key themes expressed across the 18 submissions were (in no particular order):

- A new building for a range of community purposes, including a meeting space, performance space, to run classes, arts activities, a repair café or a food co-op. Also to house an olive press or a communal tool share. A better kitchen or commercial kitchen was a common inclusion.
- Space for organised outdoor-based activities such as informal gathering and meet-ups, gardening and live music.
- Parking.
- Community and productive garden including activities related to this.
- Nature play (linking to the Sullivan Hall park).
- Landscaping, native elements, seating and shade.
- Commercial uses including a kiosk, corner store, coffee window or pop-up coffee, co-working space.

2.2 Detailed comments from online survey

“I would love to see part of this redevelopment include a ‘coffee window’ that brings families to the site but keeps them outdoors engaging with the public space. I would then also love to see some free public outdoor activities, in line with the Act, Belong, Commit ethos - e.g. yoga or fitness classes, yarnning circles, know your neighbours get-together etc.”

“On our bigger dance nights: birthday/Christmas/New Years Eve and theme nights there is just not enough parking for visitors to Sullivan Hall and we still have a lot more new residents to move in over the coming months when the two new unit blocks are completed, sold and inhabited. We believe any new planning of the old Mens Shed site must include additional off street vehicle parking for Sullivan Hall users.”

“A centre for Seniors. A community centre for WGV. A recreational centre. A small concert hall. A weekly community fresh produce market.”

“I represent a Dance Group which uses the hall regularly one night a week. The biggest problem we encounter is the lack of parking. With more residences being completed in this area the parking situation around Sullivan Hall has become worse as residents and their visitors use the parking leaving less bays for our Dancers to fill.”

“Having meeting spaces for the local groups and the precinct meetings. Having the space available for local use and at times for other uses i.e AA, AAANON, weight watchers. Keeping the history of the bird fanciers and the men's shed is important as part of the oral and lived history of the area. May I please note that a planning gathering has already been held in 2017 and those present requested local meeting spaces for all sorts of groups and ages. A place for youth to meet after school, sewing groups, knitting groups, play groups, commercial kitchen for people to make products to sell to supplement incomes are a few of the many many ideas suggested”

“Ideal position for a social glue pot. I live near it and know how barren the facilities are down here on the valley floor.”

“Nearest corner store and/or café too far to walk - I'm getting on and the walk is all uphill - meaning down here on the valley floor social meeting place are zilch. A little community centre for the burgeoning population of valley floorers is needed. Sullivan Hall is lovely and so is its park but neither provide the above facilities.”

“I would love to see a community garden in this site. As the WGV development includes medium density residential, we will have a reasonable amount of people who don't have backyards and would benefit from communal productive space. The wider development also lacks a dedicated space to come together - and a garden with seating and shade would be wonderful for that. Otherwise we risk just being a low-carbon dormitory where people sleep, store their stuff, and go elsewhere for entertainment and social connection... it would be great to have a small building that could serve as a shop and kiosk. I'm envisioning (bear with me here, I'm talking big picture, a long way down the track) a future where we have fresh food co-operatives (as in, not for profit) that are small and distributed finely across the suburbs, so that everyone is within walking distance of fresh food. These could be owned or subsidised by council so that they belong truly to the community and so that they are viable on an LGA scale. And if they're located near a community garden, there is opportunity for the community to sell their excess produce. So while that idea is a way off full scale implementation (!), it would be great to build potential for it into the fabric of the suburbs while we are making changes.”

“Please please, definitely not another cafe. And please please not an exclusive use place for a certain group.”

“Community building through arts and music. Co-working space. Community meeting space for musical activities etc. Communal tool share storage. Long table under grape vine trellis.”

“Extend Sullivan Hall or redevelopment for community building.”

“Live music venue (until 10pm)”

“Maybe the recycle shop / repair shop could be based here.”

“To house an olive press (es) – being the only olive press in the metro area (half of ground floor) To house a medium sized commercial kitchen – to provide community groups and individuals with the facilities and equipment to prepare food on a commercial quantity (Half of ground floor) To provide for groups to use the first floor for meetings, instruction, education, classes, etcetera on a similar basis as to the Meeting Place (South Fremantle) and

Sullivan Hall (adjacent) For the roof garden to be used - as for the usages above - plus as an entertainment and recreational area. Also to house a productive roof garden (particularly herbs) which is envisaged could be used by the commercial kitchen.” See appendix for full background of information supplied.



Above: Images supplied by Nannine Mills Working Group with submission

“Community get together. Meet and greet local residents. Gardening groups. Coffee - pop up café. Need a proper kitchen space / workshop space.”

“WGV Precinct - meeting rooms other than school (and now SHAC) WGV Orchard - a community kitchen would be helpful for handling harvests and community dinners in winter. Meeting room. A cosy creative space for crafts and music making. A larger communal food making and even oil press and feasting space and kitchen. Productive gardens and native elements to connect with Sullivan Hall if locals willing to maintain.”

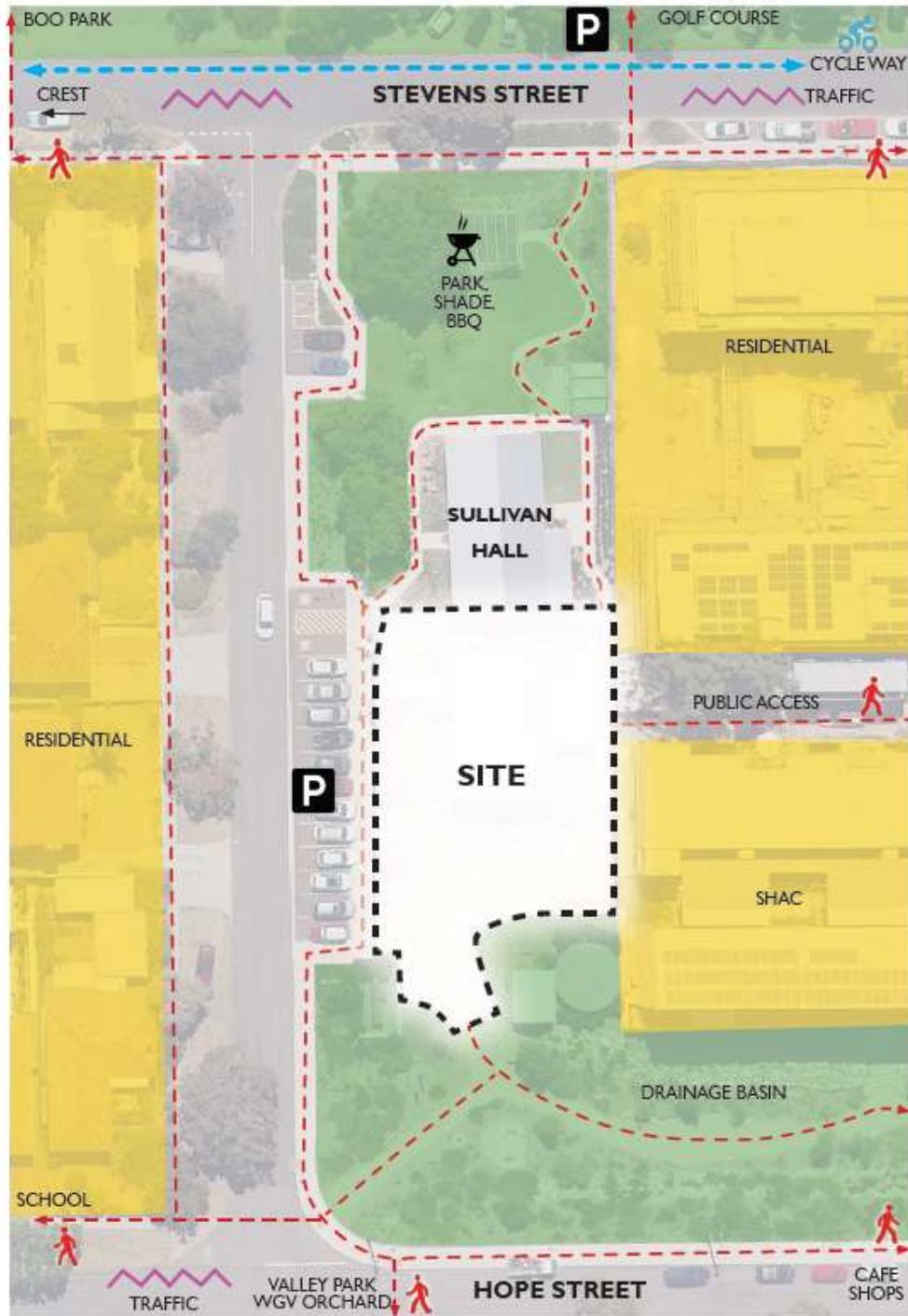
“Parking for the hall is a big issue for us. No one uses the ample parking along Stevens St. Instead they clog up Nannine Av. This site could be used in part to alleviate this problem by providing more parking. My children and others use the hall park and sump park a lot. So I would like to see the site being used for nature play - extending link from valley to Boo Park. It is a large area - parking + nature play = ideal uses.”

2.3 Results from school session

Twenty four students in year 3 (approximately aged 8 years) took part in a session held at White Gum Valley Primary School. After an introduction to the site, students worked on individual worksheets to design the ‘missing piece of the puzzle’.

Key themes expressed across the 24 designs were:

- Outdoor facilities such as BBQs, drink fountain, tables and seats were included in most designs.
- Natural amenity particularly use of water towards the sump end of the site. This included ponds and lakes, trees, grass, picnic area, naturescapes, bird watching and ‘somewhere to sit peacefully’.
- Sports facilities covering gymnastics, soccer, tennis, basketball, netball, half pipe, race-track / jump / ramp.
- Playground, play equipment and adventure park with frequent suggestions a slide, monkey bars, swings and flying fox. Many marked an enclosed dog area separate from the play area.
- Eight designs featured a coffee shop / hut / stand. Four featured a takeaway food shop.
- Six designs featured a building (other than coffee shop) which were a gymnasium, a game store, toy shop, a dog house, an art/ book club and one design had a plumbing store, gaming centre, day care, house and homeless shelter.



2.4 Detailed analysis from children's designs

1. A gymnasium for kids with bars, floor, crash mats, beams, vault, trampoline. A pool at the sump end.
2. A soccer pitch over most of the site with tennis, a racetrack, 4 x BBQ. A pool at the sump end.

3. Active gymnastics with a beam and trampoline. A girls toilet.
4. A naturescape with a water fountain, grass area, park bench, table under a shelter, a flying fox. Somewhere you can sit and its pretty peaceful at the sump end.
5. A soccer pitch over most of the site with basketball, a drink fountain, 4 x BBQ and a canteen at the sump end.
6. A market (only open Sunday), day care, a house, a gaming centre, a homeless shelter (for free), a plumbing shop (for cheap prices).
7. A bridge with water underneath, a game store, a climbing net, plenty of trees. Three separate areas along the SHAC side of the site, one for nature play, one for dogs and one with a playground with paths, swings and a slide.
8. A small playground with swings and climbing, a pond with trees and a park bench, toilets. A coffee stand at the sump end.
9. Lake Jeff over most of the site, with a clump of trees, a path with bird watching area at the sump end.
10. A bike track in the centre of the site, a naturescape (with trees, birds, birds nest, grass and a lake), a flying fox, gym, a dog park (with dog bags), a café with tables and chairs. A heated pool with pool chairs at the sump end.
11. A lake in the centre of the site, a pool, a coffee shop, drinking water for animals and swimming (with fat turtles), zipline, water fountain, an adventure park with a door (with trees, birds and emus).
12. Mostly grassed picnic area with a picnic table, a sandpit and playground in one corner (for 3 to 5 year olds), a coffee shop with tables and chairs and toilets inside the coffee shop, a drink fountain.
13. A pool over most of the area with a slide, a hot tub, a park, a coffee shop, KFC.
14. A large pool, waterslide, a coffee shop for all ages, a round swing, a slide, a dog area. A playground at the sump end.
15. A zoo with a coffee shop. A pool at the sump end.
16. A netball court over most of the site. A picnic area and gym at the sump end.
17. Adventure park for all ages with a climbing frame, a dog park, rock climbing, microscope, additional parking. A KFC and drive through at the sump end.
18. Half of the site is a duck pond, the rest is a large grass area with a small playground with monkey bars and swings near the Sullivan Hall end.
19. A pool for ages 6 to 16, Adventure park for ages 9 to 14, a stage and theatre for ages 8 and over, a track for ages 10 to 18, a baby pool at the sump end for ages 1 to 4.
20. An undercover area in the middle, with a walk-in bird cage, baby pool, slide into pool and diving board. A gym (no roof), seats, a coffee shop, an adventure park with water features and stage for ages 5 and over. A wave whirlpool at the sump end.
21. An obstacle course with slides, monkey bars, climbing, spider web. A hot tub. A drink fountain, large round table with chairs. A swimming pool and hot tub at the sump end.
22. Half of the area a book club with bookshelf, half an art club with tables and kids chairs.

23. A BBQ in the centre of the site with a ramp over, a half pipe, a BBQ and water fountain, a shelter, another half pipe at the sump end.
24. A Pomeranian and shiba house, an indoor pool in one corner. A gaming area at the sump end.

3. Next steps

Community workshop to be held Saturday 11 August 2018. RSVP at [former-mens-shed-wgv.eventbrite.com.au](https://www.eventbrite.com.au) by 6 August 2018.