



# Message from the Mayor

There is much happening in the City of Gosnells and all of it is exciting. The City has worked hard to ensure the needs of our residents and businesses are met and good financial, social and environmental outcomes are achieved.

As Gosnells continues to grow rapidly, Council and staff take care to ensure the region's heritage and traditions are not compromised and that residents experience great public open spaces and facilities.

The City is proud to present its environmental and social journey over the following pages. We have been at the forefront of environmental and accessibility issues for many years. The City's energy efficiency journey commenced back in 2002, when Gosnells set a local government benchmark in WA with the design and construction of The Agonis, a multi-function community-focused building in Gosnells Town Centre.

It was the first commercial building in Western Australia to achieve a 4.5 star rating under the National Australian Built Environment Rating System.

This was followed by the City of Gosnells Civic Centre, which houses the City's administrative staff and Council offices, completed in 2009. We were the first government organisation to achieve a 5 Star Green Star building in WA.

The City is continuing to lead the way in environmentally sustainable development with our flagship 6\* Star Green Star Mills Park community facility currently under construction. Romilly Madew, Chief Executive Officer of the

Green Building Council of Australia, recently stated that the Mills Park redevelopment project represented 'world leadership', a feat we are very proud of.

Our policy of funding environmental projects from the subdivision of degraded land is already paying dividends.

In particular, the subdivision of Bush Forever land has allowed us to commit funds to three environmental projects, all of which conserve the City's environmental heritage for future generations.

The City takes social equality very seriously and has committed to ensuring those with disability can access

recreational and cultural experiences.

For instance, our work with Riding for the Disabled has resulted in the recent development of the universally accessible, world-class Karinya Equestrian Park in Orange Grove.

Our Leisure World recreation facility was also purpose-built for accessibility, and a recent refurbishment has enhanced this even further.

The City of Gosnells is a forward-thinking, innovative local government and it is my honour to serve the community as Mayor of this City.

**Mayor Dave Griffiths**



## Mills Park gains coveted 6 star environmental rating

The City of Gosnells is proud to be the first public authority in Australia to attain the coveted 6\* Star Green Star – Public Building Design v1 environmental sustainability rating for its community facility at Mills Park in Beckenham.

The state-of-the-art community facility has a range of energy and water saving measures built into its design that will reduce the facility's environmental footprint and save on operating costs.

Materials from the old buildings on the development site were sorted during demolition and have subsequently been recycled.

During the course of construction, more than 80% of waste generated will be recycled. The wetlands and parkland will also be protected from pollution and physical damage during the construction process.

Water saving features, to conserve this precious resource, include waterless urinals, low flow taps and water saving showers.

Overall, the design is expected to reduce potable water consumption on-site by up to 70%, saving 250kL annually.

The building's electricity consumption has been

reduced by more than 30% by using energy efficient appliances and installing a 30 kilowatt solar system capable of generating up to 15% of the building's electricity requirement annually.

Robin Mellon, Chief Operating Officer with the Green Building Council of Australia, said the City had set a new benchmark for local governments and industry around Australia.

"The City of Gosnells' approach to building a community facility of this standard shows a great understanding of the economic, social and environmental benefits of green building," Mr Mellon said.

In addition to the community facility, the new Mills Park will include an extensive nature play space, a network of pathways, state-of-the-art skate plaza, café, piazza, new ovals, synthetic soccer pitches, tennis courts and the restoration of wetlands and waterways.

The City gratefully acknowledges the \$4 million contribution from the Department of Sport and Recreation to this \$47 million project.

As with all such developments, the City consulted extensively with its residents on what they wanted from their new community and sporting

facilities and made relevant modifications to the design following feedback.

Mills Park is designed to become a real community focal point or hub where people will come to socialise as well as recreate. It will provide the foundation for revitalising a community.



# Leisure World open and accessible to all

The City of Gosnells Leisure World comprises a number of design features and programs to optimise accessibility for the community.



The swimming pool has a beach entrance and the spa has a gradual ramp, so people in wheelchairs are able to enter and leave the water independently.

Leisure World's recent \$2 million upgrade sought to further improve access for people of limited mobility by installing automatic entry and exit doors and expanding space for exercise.

There are two universal access change rooms with hoists, one of which has a moveable change table. There are also hoists into the swimming pool and the Centre has three aqua wheelchairs for use by patrons.

Ongoing accessibility training programs are provided for Leisure World staff to ensure the Centre remains an industry leader in the provision of leisure programs for all. Leisure World is also registered with the National Disability Services Companion Card scheme to facilitate greater access to leisure programs and health and fitness activities.

The accessibility of Leisure World ensures that all residents of the City of Gosnells can enjoy the benefits of the City's extremely popular leisure facility.

# Horse-riding facility leads the way in accessibility

When well respected charity Riding for the Disabled approached the City of Gosnells for help to find a new venue, the City immediately rolled up its sleeves.

The Orange Grove Equestrian Centre was due for an upgrade and the City saw this as the perfect opportunity to partner with the riding charity to build a facility that would deliver significant benefits for a long time.

After much consultation with Riding for the Disabled and other equestrian user groups, the City designed a community facility that

would allow people of all abilities to learn new skills and develop confidence around horses.

The redevelopment, partly funded by the Department of Sport and Recreation, has a 2,800m<sup>2</sup> floodlit undercover main arena, new storage sheds and 60 outdoor horse pens.

It has change rooms designed for ease of use

by people with disability, ramps to every part of the facility, wider doors to enable wheelchair access and a dedicated hat and tack room.

The City of Gosnells is the first local government in Western Australia to provide such support for a Riding for the Disabled centre.



“The City appreciates the long-term health and social benefits of providing residents of all abilities access to great sports facilities and leisure programs. Through its sports and leisure developments, the City has given its community the single most important factor in enhancing their quality of life – opportunity.”

**Ron Alexander, Director General, Department of Sport and Recreation WA**

# Improving the environment

Following a review of its environmental assets, the City identified a piece of remnant bushland in Southern River which was protected from development by State Government policy, but which contained a fire access track being used for illegal rubbish dumping and criminal activity. Weeds were also encroaching into the bushland from the track.

To solve this situation, the City proposed to subdivide the area which lay adjacent to the back fences of houses and which contained the fire access track.

It took several years to convince the State Government authorities that this was the most appropriate solution. However, the City persisted as

it was convinced that further degradation would occur if action was not taken to address the problem.

By creating a new street of houses overlooking the bush, the City will improve passive surveillance of the bush, which will go a long way to reducing illegal dumping and

other criminal activity as well as providing a very pleasant outlook for the new residents.

The proceeds from the sale of the house lots, estimated at \$2 million, have been allocated to three major environmental initiatives: upgrades to Mary Carroll Park in Gosnells, which is a major bird sanctuary, the

Holmes Street Bushland North regeneration project, and the establishment of an Ecological Recovery Team to plan and manage ecological restoration projects and respond to unexpected environmental disturbances, such as fires.

The City's commitment to use the profit from the subdivision

to significantly enhance environmental outcomes within the area convinced the relevant State Government agencies to support the project.

The lots are now for sale and the City is about to commence implementation of the environmental initiatives which the sale profits will support.

# Open space strategy looks to sustainable future

The City's Public Open Space Strategy is based on a comprehensive assessment of all pieces of public open space in the City.

This assessment identified that there was a significant variation in the extent of open space between the City's suburbs and this information is guiding the City in its decisions about the acquisition or disposal of open space.

The Strategy clearly identifies numerous parcels of parkland within the City which are very small, inefficient to maintain and hardly used.

Consequently, many of these parcels have been identified for sale over a 30 year period to rationalise parklands.

The proceeds from the subdivision and sale of these parkland parcels are being used to upgrade other pieces of undeveloped parkland nearby.

The Strategy has also identified a number of very large parcels of parkland which have few enhancements, limited environmental features and are not well used.

In these instances, the Strategy generally suggests that a portion of the parkland be subdivided and sold, with the profits generated being used

to create a smaller parkland of very high quality.

One such example is the Sydenham Street subdivision which is explained in the following article.

Finally, the Strategy identifies areas of environmental significance which should be protected and conserved at all costs.

The Strategy has been in operation for almost five years now and it's outcomes have been warmly received by local communities.



## Subdivision funds park

At Sydenham Street, the City owned a large parcel of land (3.8ha) which contained no special features and received limited use.

The land was also in close proximity to the large Mills Park, where the City is commencing landmark redevelopment works.

Consequently, the decision was made to subdivide the majority of the Sydenham Street open space and to use the profits to part fund the upgrade of Mills Park and to create a smaller but much more engaging open space at Sydenham Street.

Stage 1 of the project involved the development

of a 4,000m<sup>2</sup> park and a 52 lot subdivision aimed at first homebuyers and young families.

The 52 lots in the high quality subdivision, which included rain gardens to improve stormwater quality, sold within weeks.

The City was particularly keen to improve the quality of storm water as the subdivision is in close proximity to the environmentally sensitive Yule Brook.

The new park has become one of the most popular pieces of open space in the City, catering for a range of play experiences for all age groups. The musical play equipment and basket swing are particularly popular with younger children and the hardstand for ball sports appeals to older youth.

A Stage 2 subdivision is now in the planning stage which will see the creation of approximately 20 additional lots.



## Fighting dieback in Ellis Brook

With dieback a significant problem for large areas of bush within the City of Gosnells, the City had no hesitation in partnering with the Department of Parks and Wildlife (DPAW) to set up an experiment to slow its progress.

Phytophthora dieback is an introduced fungal infection which is transported through soil, water and plant roots and is lethal to 30 – 40% of plant species in the area.

As Ellis Brook Valley is widely known for its high biodiversity value, this is of serious concern.

In rural areas of WA, Phyto Fighters (boot-cleaning stations) have been effective in reducing the spread and impact of dieback and DPAW was keen to see whether they would be as effective in a metropolitan setting as they are in rural settings.

Late in 2014, the City and DPAW installed four Phyto Fighters in the Ellis Brook Valley Park, two at the entrance to the Sixty Foot Falls walking circuit and two further into the bush.

WA Environment Minister Albert Jacob inspected the Phyto Fighters while visiting Ellis Brook Valley last year.

Mr Jacob said the Phyto Fighter units, already in use by the Department on the south

coast, helped remove dieback spores from footwear, thereby helping to limit the risk of the disease's spread.

"This is an important step in terms of enhancing community awareness about dieback and how people can help protect our remaining precious urban tracts of bushland."

The City hopes the Phyto Fighters encourage walkers to be aware of their role in transmitting the infection and that they reduce the spread of this devastating disease.



# Next step in Town Centre revitalisation

Approximately 10 years ago, the City of Gosnells partnered with the State Government to invest significant public monies to upgrade the Gosnells Town Centre.

The train station was completely rebuilt in a more central location to provide the foundation for a transit-oriented development site and a new street was constructed to join the train station to the shopping centre.

The City carried out significant improvements to the nearby parkland adjacent to the Canning River, creating a plaza and building The Agonis, which operates as a business incubator, knowledge centre (including a library) and function area.

This work won significant praise, including two international awards – the 2007 International Downtown Association Special Achievement Award and the International Universal Access Award.

In spite of all of this expenditure and development, private landowners took virtually no action to improve their often degraded and dilapidated buildings in the town centre, even with substantial planning concessions to encourage redevelopment.

Facing this scenario, the City needed to establish a new approach to achieve the

envisioned revitalisation.

This new approach is based upon the establishment of an Improvement Plan for the area, which has been supported by the State Government.

Planning Minister John Day said Lissiman Street had the potential to be a thriving transit-oriented precinct and the Improvement Plan would assist to make it a reality for the people of Gosnells.

“The Improvement Plan will ensure the area is developed to its full potential to boost the local economy, encourage business growth and create a more attractive urban landscape,” Mr Day said.

The Improvement Plan allows the City to collaborate with land owners to renew and revitalise rundown buildings. Significantly, it allows for compulsory acquisition of land if renewal and enhancement cannot be achieved in alternative ways.

The Improvement Plan was adopted by the State Government several months ago and the City is now consulting with land owners to deliver the required improvements to the land to bring new life to the town centre.



# Switch Your Thinking

The City of Gosnells, in partnership with the City of Armadale and Shire of Serpentine Jarrahdale, is working with the community to reduce greenhouse gas emissions and contribute to global efforts in relation to climate change.

To help achieve this goal, the City and its partners developed the award-winning Switch Your Thinking program.

Switch Your Thinking works with businesses, schools, community groups and residents to conserve energy and water, and reduce waste.

It offers discounts to residents on energy-smart and waterwise products, engages students in practical science activities and teaches seniors how to reduce their energy bills.

Since the initiative started in 2002, Switch Your Thinking has helped its program partners and the community to reduce greenhouse gas emissions by 339,700

tonnes of CO<sub>2</sub> equivalent, which is the same taking over 71,500 cars off the road for a year.

Recognised for its past success in developing and implementing effective greenhouse gas abatement projects, Switch Your Thinking is currently delivering the innovative Switched on Homes energy efficiency trial, thanks to a \$880,000 federal grant from the Department of Industry and Science.

Switched on Homes helps low income households reduce their electricity bills by delivering energy efficiency information in weekly text messages sent to participating households throughout 2015.

The trial is the first study in Western Australia that monitors the energy use of participating low income households to better understand how electricity is used.

Results of the trial will be shared with the Department of Industry and Science and the CSIRO, ensuring that the energy needs of low income households in Perth's south east corridor are on the national agenda.

Trial volunteers may see reductions in their electricity bills through a combination of advice, personalised feedback about their household's electricity use and the installation of energy efficient devices.

## City statistics – July 2014

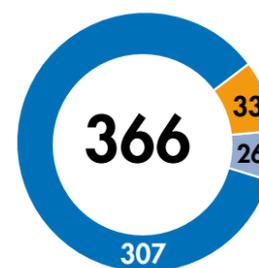
### POPULATION

**121,252**

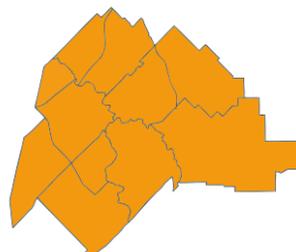
live in the City of Gosnells



### RECREATION FACILITIES AND RESERVES



### TOTAL AREA



**127** square kilometres

### ROADS AND FOOTPATHS



**775km** roads

**587km** footpaths

### RESIDENTIAL DWELLINGS

**42,454**



### TOTAL NUMBER OF ELECTORS

**63,866**



### CITIZENSHIPS GRANTED

**1,148**

Adults

### EMPLOYEES

**642**

(inclusive of casuals)



### COUNCIL REVENUE

**\$109.7m**



**347**

Dependants

(Over a one year period)