

# Information Session 13 June 23

Pasadena Community  
Centre



# Purpose

1. Provide Council Members with an update on the trial activation period of the Pasadena Community Centre, as well as the work of the Community Advisory Group
2. To seek Council Members feedback on future function and form of the Pasadena Community Centre

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# Main Hall & Western rooms



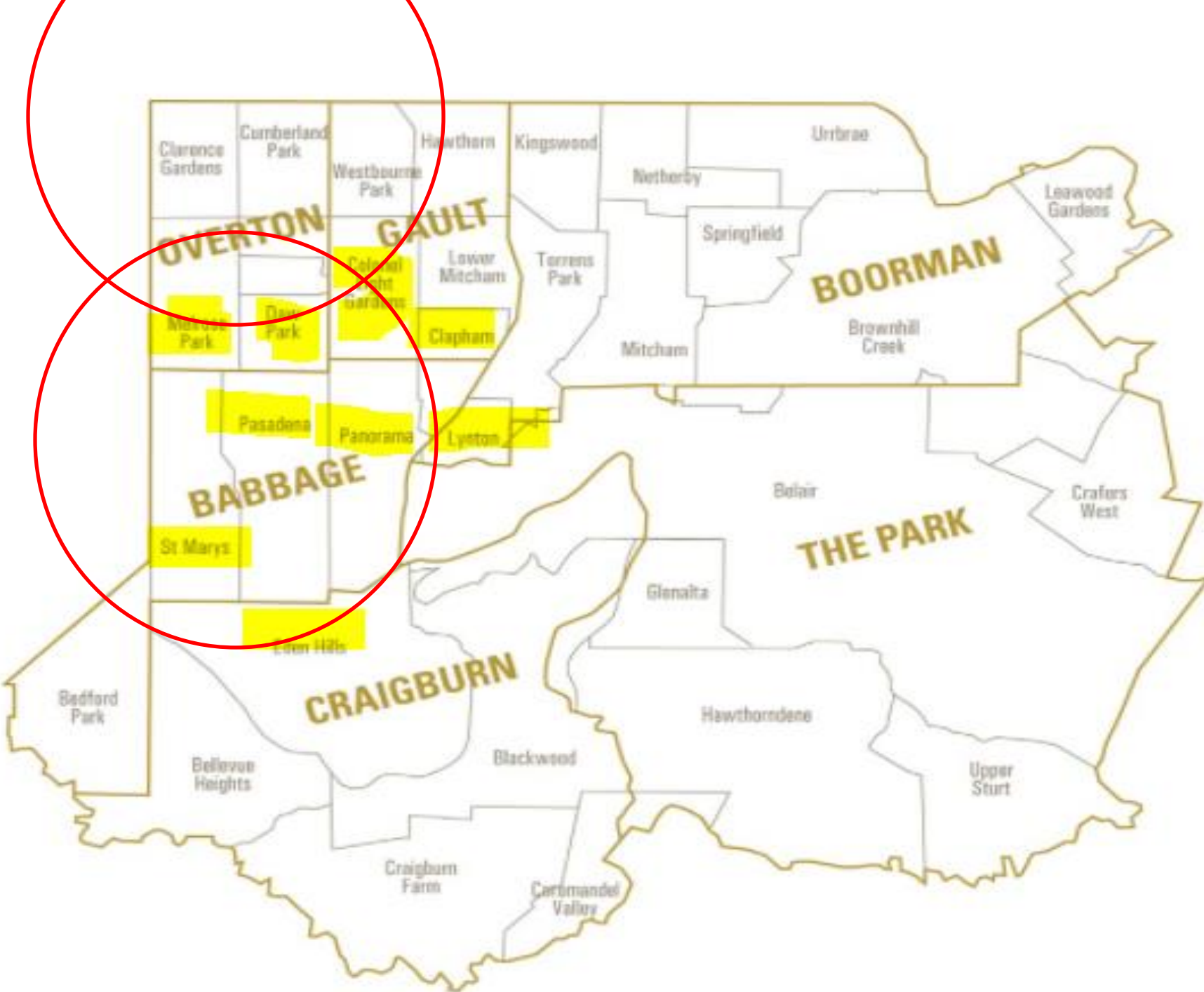
# Kitchen & toilets





# Stage 1

Desktop review



# What the census data told us

- Households without internet in the catchment area was much higher than other suburbs in the City of Mitcham (Pasadena 18.8%, St Marys 16.9% compared to Mitcham Council 10.7%).
- Households without a car in St Marys (8.9%) and Pasadena (7.2%) are much higher than Mitcham Council (5.3%);
- Pasadena (27.2%) & Panorama (17.3%) have a higher representation of older people (70+) than in the City of Mitcham as a whole (13.8%);
- Pasadena (6.9%), St Marys (5.4%) and Clapham (7.3%) have a higher number of individuals needing assistance due to disability, compared to the City of Mitcham (4.8%);
- St Marys, Eden Hills (adjacent to St Marys) and Shepherds Hill Road have higher percentage of unemployment (9.6%, 8.8% and 7.9% respectively) than that for the City of Mitcham (6.0%);



# What the census data told us

- There is high representation of overseas-born across the catchment which ranges suburb to suburb from Clapham (17.6%), Pasadena (26.4%) and St Marys (35.4%);
- There is a high percentage of new arrivals in which ranges suburb to suburb from Panorama (18.0%) to St Marys (38.9%);
- There is a higher representation of people in St Marys (5.9%), Pasadena (2.4%) and Panorama (2.4%) who speak another language and English not well or not at all, compared to the City of Mitcham (1.8%);
- The dominant 5 other languages spoken at home are: Mandarin, Greek, Italian, Arabic and Cantonese;
- Emerging 'other languages' include Indonesian, Persian/Dari/Hazaranghi, Filipino/Tagalog, Vietnamese, Hindi, and Punjabi.

# Vulnerable groups in the community

- Indigenous community;
- Culturally diverse communities
- Young families;
- Young people
- Older People;
- People with a disability, and their carers;
- Households experiencing housing stress, without a vehicle and without internet connection.

# Stage 2

Consultation



# Our consultation

**What do you see for your community space in Pasadena?**

**Drop in Session**  
Friday 4 March 2022 at  
47 Adelaide Terrace, Pasadena  
from 4pm to 7pm.

**HAVE YOUR SAY**

**We want to know what you think.**  
Complete and return the survey by 10 March 2022  
Or have your say online at  
[yoursay.mitchamcouncil.sa.gov.au/pasadena-community-centre](https://yoursay.mitchamcouncil.sa.gov.au/pasadena-community-centre)

## Pasadena Community Centre Your Say Mitcham



10. Do you know of any individuals or organisations that are working locally on the concerns you mentioned in question 8? If so, who?

\_\_\_\_\_

\_\_\_\_\_

14. What times would you be most likely to attend a community centre?

Weekday (Monday to Friday)  
 Morning  Afternoon  Evening  
 Weekend (Saturday & Sunday)  
 Morning  Afternoon  Evening

**PART 2: ABOUT YOU**

11. The following kinds of activities are often held in community spaces; please rank up to 5 activities that you may be interested in participating in, where 1 is the activity you are most interested in, 2 is the next activity you are most interested in, and so on.

- Volunteer/ contribute to my community
- Learn more about the Kaurna community and/or other cultures in the area
- Establish a community garden
- A place to hire for birthday parties, quiz nights or for community groups
- Learn to cook or share cooking skills
- Get fit or feel stronger and more active
- Connect and/or meet new people via a cuppa
- Improve my skills using a computer
- Access to public wi-fi
- Collect or borrow books, magazines and/or DVDs
- Make or learn a new art or craft
- Connect with other parents and children or learn more about parenting
- Learn more English, numeracy or employment skills
- Create or repair items in a community shed
- Undertake general Council business transactions
- Other (please specify)

15. What is your age? \_\_\_\_\_

16. What gender do you identify as?  
 Female  Male  Non binary  
 Other (please specify)

17. Do you have any other comments or feedback?

\_\_\_\_\_

\_\_\_\_\_

18. Thank you for the completing our survey. Please be assured that all the information we receive will be treated confidentially and only used for planning a community space. Should you wish to be kept up to date on news about the project, please tick below (ensure you have completed the contact details section).

I would like to receive updates regarding this project and Mitcham's community centres  
 I would like to receive a copy of Mitcham Community News

Please post or deliver completed surveys to the City of Mitcham 131, Belair Road, Torrens Park SA 5062 or email to [communitycentres@mitchamcouncil.sa.gov.au](mailto:communitycentres@mitchamcouncil.sa.gov.au)

**For more information regarding this project, please contact:**

Rebecca Othoff  
Community Centres Coordinator, City of Mitcham  
[communitycentres@mitchamcouncil.sa.gov.au](mailto:communitycentres@mitchamcouncil.sa.gov.au)  
8372 8888

Nylie Ferguson  
Chief Executive Officer, Community Centres SA  
[info@communitycentres.sa.gov.au](mailto:info@communitycentres.sa.gov.au)  
8372 4622



# Engagement statistics

384

People participated in the community engagement process

# Engagement statistics

15000

Ideas on what people imagined for the Pasadena Community Centre

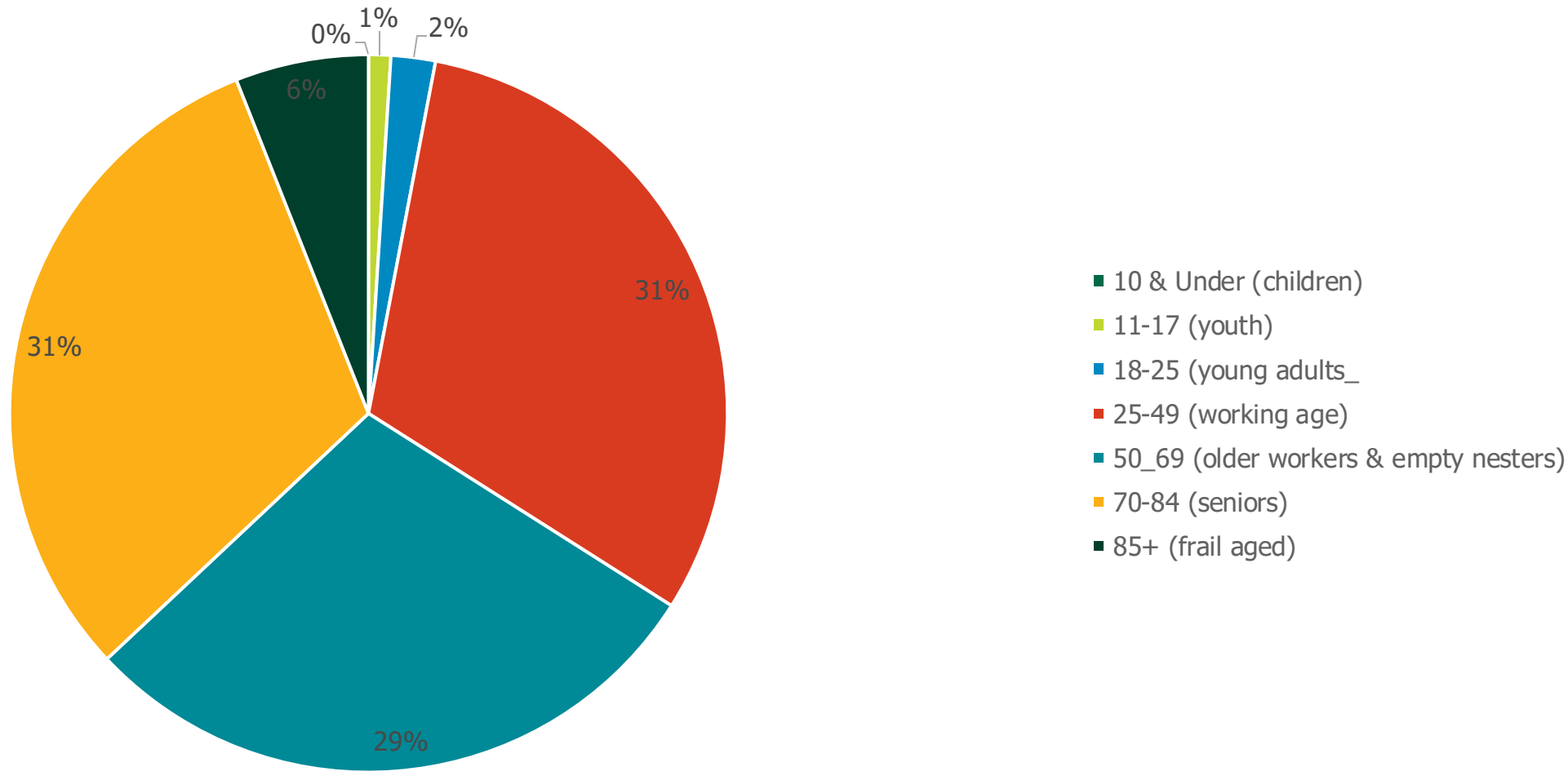


# Engagement statistics

91%

Of people surveyed were interested in attending a Community Centre in Pasadena

# Age of people that were consulted



# What the community said

"We need to rebuild the sense of community and support each other. People need to meet with others who have similar interests, so they don't feel lonely"

"It's the social side of things that people are craving"

"We need services close to home so we can access everything we need locally"

"We need activities that focus on different age groups available during the day but also after hours. A place that is truly accessible for wheelchairs"

"We need a place to connect with locals, to be welcomed, to feel a sense of belonging"

"New people aren't connecting with the existing. The area is changing so much. No-one seems to know neighbours like they used to"

"We need a greater understanding and appreciation of the Kaurna culture"

"We need level footpaths – I use a walking frame"

"We need education on how locals can add natives and plant diversity to help attract birds, bees & butterflies to their garden"

" We need greater understanding on how to get rid of rubbish, how to recycle water "



# What matters to the community

- A place to **connect**
- Be **safe and inclusive** to all
- Be **committed to the environment**
- **Open** daytime, evenings & weekends
- Being an **information point and connector**

# Principles for a great Community Centre.

- **People:** Staff, volunteers, partners, participants
- **Activities & Programmes:** That empower the community, build capacity, are diverse, meet community need and strengths
- **Spaces and Places:** The inside and outside of the spaces, bumping spaces, have open green and shady spaces, are culturally, physically and psychologically safe
- **Foundations:** Community voice, governance model, consistent engagement and small wins, operational model



Community Centres SA best practice principles for establishing a great community centre.

# Stage 3

Implementing Council Decisions

# What Council asked us to do .....

1. Take steps to facilitate the safe, short-term activation of the site
2. Establish a Community Advisory Group
3. Put a resource in place to work with the community and internal key stakeholders to activate the centre
4. Develop a long-term master plan supported by designs and costings for Council consideration

# Making the building safe for use

- Toilets
- Building to meet Code (signage, lighting, WHS, windows)
- Ramp access
- Replaced kitchen cupboards (second hand from Blackwood)
- Blocked off western rooms (fire code, mould)
- Some electrical work
- Created another useable space by removing roller doors & installing windows & doors (seconds)
- Removed carpets



# Community Advisory Group

- Called for expression of interest in October edition of Mitcham News and social media
- Twelve (12) applications received
- Eight (8) individuals selected
- Persons appointed (diversity)
- Monthly meetings commenced Jan 2023



**Connect with us!**  
Want to know what's happening at the Community Centre? Add yourself to the Pasadena Community Centre distribution list. Email your name, phone and email address to [communitycentres@mitchamcouncil.sa.gov.au](mailto:communitycentres@mitchamcouncil.sa.gov.au) or telephone 8372 8888.  
You can also like our Facebook page at @PasadenaCommunityCentre



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**Community Advisory Committee applications now open**

The City of Mitcham is seeking Expressions of Interest from community members who would like to join the Community Advisory Committee for the Pasadena Community Centre.

Committee members will share local knowledge, be inclusive and have a can-do attitude to help activate the Pasadena Community Centre.

This will be a 12-month volunteer position and committee members will need to be available to meet monthly at a time agreed upon by the committee.

Diversity in membership is encouraged. We are seeking individuals from Kaurna Country and other First Nations peoples as well as individuals of all ages (including youth), all genders and all abilities.

If you are interested, please send through a one-page response telling us why you would like to be considered.

To find out more, please contact the Project Manager on 8372 8888 or email [pasadena@mitchamcouncil.sa.gov.au](mailto:pasadena@mitchamcouncil.sa.gov.au)

Applications should be addressed to:  
Project Manager  
Pasadena Community Centre  
City of Mitcham  
131 Belair Road, Torrens Park SA 5042  
[pasadena@mitchamcouncil.sa.gov.au](mailto:pasadena@mitchamcouncil.sa.gov.au)

**Applications close 5pm 31 October 2022.**

# The Community Advisory Group

1. Monjural Alam
2. Bob Frost
3. Lisa Ibro
4. Helen Loudis
5. Jody Moate
6. Sudhashree Somers
7. Vilma Wood [interview]
8. Rebecca Wu

# Community Advisory Group Outputs

- Established Terms of Reference
- Established Partnerships
- Place making
- Tested events, activities & programs
- Transferred activities from staff led to community led (choir, mosaics - strengths based)
- Worked with community on applying for community grants
- Worked on principles of making a great community centre according to CCSA
- Developed opportunities and partnerships for addressing community needs identified through the community engagement
- Identified future opportunities
- Marketing & communications (Website, Facebook page, timetables & flyers)



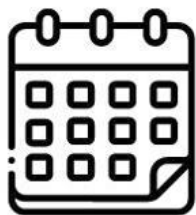
# Grant applications

- Community and Neighbourhood Development Program with Department of Human Services (\$300k | 1FTE | 3 years - successful)
- Cooler Greener Wildling with Green Adelaide (\$500k - unsuccessful)
- Louise Miller Frost (\$20k for equipment - unsuccessful)

# ACTIVATION TO 31 MAY 2023

**160**

Activities &  
programs



**2,098**

Visits



**Issues**

Weather, wi-fi,  
opening times



**Ages**

3 weeks-93





# Halloween

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# Christmas

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# Community BBQ





# Gardening indoors





# Gardening outdoors





# Gardening workshops





# Community Choirs





# Outdoor Messy Play at Pasadena





# Outdoor Messy Play



# Outdoor Messy Play & Community Choir





# Games

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# Library storytime





# Community Conversations





# Art for all ages

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# Sewing for all ages



# Chat & Craft for all abilities





# Multicultural Celebrations

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# Exercise

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# School holidays





# Grow free & seed library





# Book clubs

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# Free books, toys & clothing





# A place for all generations to connect





# Feedback

"We had so much fun, Max talked about it all afternoon!"

"The facilities are very outdated ....I think the people in the area are looking for a modern facility for all ages not just retired and seniors"

"My dad loved it!"

"My child and I really enjoy attending the Messy Play held at Pasadena Community Centre... The kids have so much fun, but it's also a good opportunity for mothers, fathers, grandparents to get to know one another..."

"I love this place!"

"I am so glad Council bought this building"

"Everyone was very welcoming and the place feels relaxed and friendly. I can see it is actually well planned and organised but not in a regimental way. I like the diversity of the people there."

"Watching how excited the kids were was just wonderful"

"My kids used to come here for Scouts!"

"Still a very warm place in summer. More lighting also be helpful"

"I just want to come along and support this place"

# Activation period assessment

- This site needs regular opening times
- Staffing is required to meet communities aspirations
- It needs to be open days, nights and weekends
- Community are ready to contribute to its success (strengths)
- Partnerships are essential
- Current facility is not fit for purpose
- Indoor and outdoor spaces are both essential to the success

# Measuring Activation Period against Principles for a great Community Centre.

- ✓ **People:** Staff, volunteers, partners, participants
- ✓ **Activities & Programmes:** That empower the community, build capacity, are diverse, meet community need and strengths
- **Spaces and Places:** The inside and outside of the spaces, bumping spaces, have open green and shady spaces, are culturally, physically and psychologically safe
- ✓ **Foundations:** Community voice, governance model, consistent engagement and small wins, operational model



Community Centres SA best practice principles for establishing a great community centre.



# Potential Operational model options

	OPTION 1	OPTION 2	OPTION 3	OPTION 4
OPERATING MODEL	<ul style="list-style-type: none"> <li>Council operated &amp; Resourced</li> <li>Programmed and informed by Community Advisory Group                             <ul style="list-style-type: none"> <li>54 Hours per week</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Council operated &amp; Resourced</li> <li>Programmed and informed by Community Advisory Group                             <ul style="list-style-type: none"> <li>38 Hours per week</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Hybrid model combining facility for hire /periods of Council resourcing &amp; programming                             <ul style="list-style-type: none"> <li>15 Hours per week</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Facility available for casual hire</li> </ul>
SUGGESTED OPERATING HOURS	<p>Monday – Closed (0 hrs)                      Tuesday – 9am to 8pm (11 hrs)                      Wednesday – 9am to 8pm (11 hrs)                      Thursday – 9am to 8pm (11 hrs)                      Friday – 9am to 8pm (11 hrs)                      Saturday – 9am to 2pm (5 hrs)                      Sunday - 9am to 2pm (5 hrs)</p>	<p>Monday – Closed (0 hrs)                      Tuesday – 12pm to 6pm (6 hrs)                      Wednesday – 12pm to 6pm (6 hrs)                      Thursday – 9am to 8pm (11 hrs)                      Friday – 9am to 6pm (9 hrs)                      Saturday – 9am to 3pm (6 hrs)                      Sunday - Closed (0 hrs)</p>	<p>Monday – Closed                      Tuesday 9am-2pm (5 hrs)                      Wednesday – Closed                      Thursday – 9am-2pm (5)                      Friday –Closed                      Saturday 9am-2pm (5 hrs)                      Sunday - Closed</p>	Not Applicable
CASUAL HIRE AVAILABILITY	Available for casual hire outside these hours of operation	Available for casual hire outside these hours of operation	Predominantly available for hire	Available for hire <u>at all times</u>
RESOURCE REQUIRED	2.5 FTE (Coordination / Programming / Facilitation / Administration)	1.5 FTE (Coordination / Programming / Facilitation / Administration)	1.0 FTE (Administration Support, Customer Service, Facility Refresh, Coordination & Programming)	0.5 FTE (Administration Support, Customer Service, Facility refresh)

# Troppo Architects / Lead Design

1. Facilitate review, design and build process right through to hand over to Council
2. Troppo Architects appointed in February 2023
3. Requested multiple design options
4. Council contribution to be determined

# Community Feedback & lived experience

1. Re-roofing & insulation
2. Airconditioning & heating solutions
3. Additional toilets
4. Kitchen upgrade
5. Outdoor interface
6. Frontage & signage
7. Plumbing & Rewiring
8. Upgrades to western rooms so they are accessible
9. Some windows & doors
10. Outdoor spaces are essential to success



# Option 1: Meeting Community Needs

## Estimate

Cost \$2.78M

Available Grant \$0.6M

Council Cost \$2.18M

## Features

- Re-roofing, insulation & cooling
- Re-wiring, plumbing & full fit-outs
- Full “Changing Places” facility
- Kitchen upgraded for community use
- Shade structure to garden (N) elevation
- Pergolas/Canopies/Veranda shade structures

Community Computer/Library/Gardening/Café/Cooking/Exercise/Art activities & Hall Hire fully accommodated

































# Option 2: Safe Sustainable Operation

## Estimate

Cost **\$2.26M**

Available Grant \$0.6M

Council Cost \$1.66M

## Features & limitations

- Re-roofing, insulation & cooling
- Re-wiring, plumbing & partial fit-outs
- Additional Toilets that expand capacity only
- Kitchen upgraded to meet code compliance
- Shade structures reduced in extent
- Reduced extent to proposed landscaping

Connections to outside spaces reduced, No changing places facility, reduced fit-outs, IT/Wifi/FF budgets omitted



# Next steps

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1. Information Report to Council 11 July 2023 – Full details of Trial Activation Period and Community Advisory Group Outputs.
2. Report to Council for decision 8 August 2023 – Pasadena Community Centre Operating Model & structural options for Pasadena Community Centre

# Questions

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- What is your appetite for Council contribution to the fit-out? If so, to what limit?
- Taking into account the information tonight, and your own observations, what is your vision for the Pasadena Community Centre?



