

<b>Presented to</b>	Elected Member Engagement Session
<b>Related to Item</b>	CD22/8152 Alfred Cove Child Health Centre
<b>Submitted by</b>	Leanne Hartill, Manager Neighbourhood Development
<b>Attachments</b>	Nil.

## BACKGROUND

At the Ordinary Council Meeting of Council held Tuesday, 15 November 2022 the Council resolved:

### Alternative Motion

At 9:07pm Cr Edinger moved, seconded Cr Sandford –

**That the Council explores options and costs for repurposing the former Alfred Cove Child Health Centre including, in addition to essential compliance works, the following options:**

- renovating the building to make it an attractive space to be offered for lease to individuals or community groups
- demolishing parts of the structure so as to leave an arbor like structure that can provide shelter to users of Bill Sweet Park
- providing some form of public art that speaks to the history of park including the former Alfred Cove Kindergarten and the child health centre.
- That the CEO present a report into the proposed repurposing to Council at the March 2023 Ordinary Meeting of Council

## COUNCIL RESOLUTION

At 9:09pm Cr Wheatland moved, seconded Cr Mair –

**That the Item be deferred to the next available Elected Member Information Session to consider costings and brought back to the Ordinary Meeting of Council to be held 13 December 2022.**

At 9:10pm, the Mayor declared the motion

**CARRIED (7/6)**

Yes	<b>6</b>	Cr Wheatland, Cr Pazolli, Mayor Gear, Cr Macphail, Cr Mair, Cr Barber
No	<b>6</b>	Cr Ross, Cr Edinger, Cr Spanbroek, Cr Sandford, Cr Robins, Cr Fitzgerald

**NOTE: Due to an equality of votes at the Council Meeting, the Mayor as the Presiding Member exercised his right to cast a second vote to reach a decision in this matter (Section 5.21(3) of the *Local Government Act 1995*).**

## Consequences

Significant staff time (Stakeholder Engagement Team, City Buildings, Arts) is required to fully investigate the suggested options in the Alternative Motion.

Some negative feedback from the community is likely if the building is retained, given the outcome of the local community survey (residents directly surrounding the park) was 60% supporting demolition of the building. Community feedback did not strongly support retention of any part of the building for alternate purposes.

Summary of feedback received on 22 November from local resident who resides directly opposite the Child Health Centre:

- *I have had to look at this awful structure for 32 years*
- *I was therefore pleased when the Health Centre moved out*
- *I was horrified at this late point a Councillor would raise a whole lot of issues for which very little substance was provided and as a consequence the matter now seems to have been deferred for another 4 months*
- *I look forward to hearing common sense has prevailed and ratepayers' money will not be wasted*

### **Renovating the building to make it an attractive space to be offered for lease to individuals or community groups**

- cost for an Architect to prepare refurbishing options is estimated to be \$20,000-\$40,000 – additional costs would include detailed design which depends on what is to be built
- For current building to remain - compliance estimates totalled \$24,100 and recommended works \$21,800 (totaling \$45,900) – noting the current toilet is not UAT compliant and is unable to be modified to meet current standards.
- Stakeholder Engagement is required to understand broader community interest/input on how best to utilise the facility. The City estimates that this would cost approximately \$5,000 - 8,000 for an external engagement consultant, given that the project is unplanned and stakeholder engagement staff are fully committed to budgeted projects. In addition, it is estimated that around 20 hours of Melville Talks staff time would be required to support engagement on-line, noting that surrounding residents have already provided their views
- The estimated cost to demolish and reinstate to a park is \$20,000. The 2022/2023 capital works program has included funding to carry out this work.

### **Demolishing parts of the structure so as to leave an arbor like structure that can provide shelter to users of Bill Sweet Park**

Advice from City Building Manager suggests that this option is not ideal from a safety perspective. Ideally the building would need to be demolished and then another Arbor like structure built in its place. If part of the building was to remain, a structural engineer would need to be engaged to ensure the structural stability and safety of the remaining part of the structure.

Cost to design and build an arbour like structure would require staff time for investigation/design and overall cost would be dependent on size and scale.

***Providing some form of public art that speaks to the history of park including the former Alfred Cove Kindergarten and the child health centre.***

The community consultation, Artist fees, design and installation of a public artwork that speaks to the history of the site would be estimated to cost approximately \$100,000 depending on scale and materials. One of the key themes in the City's Public Art Strategy is 'Play' which could be an appropriate overarching subject for this location and the history of the site.

### **Legislative and Policy Alignment**

Suggested Alternative Motion does not align with **Council Policy 037 – Neighbourhood Development and Community Hub Policy** with one of the objectives of this Policy being:

*Facilities consolidated into identified community hubs – which aim to provide:*

- *effective and efficient service coordination and delivery.*
- *place making and place activation.*
- *community building - a localised approach to the delivery of services; and*
- *a financially sustainable community asset.*

### **Financial Implications**

All of the additional costs, apart from the demolition and reinstatement works which is included in the 2022/2023 capital works program, would require additional budget allocations to be approved by Council and the motion would require rewording to achieve this.

Summary:

#### **Known Cost Estimates:**

- \$20,000 - \$40,000 – Architect refurbishment options preparation – additional detailed design costs dependent on a selected concept
- \$45,900 for current building to meet compliance requirements with exception of current toilet which does not meet accessibility requirements and is not able to be modified
- \$5,000-8,000 external Consultant for stakeholder engagement as unplanned project
- \$100,000 public artwork plus staff time to coordinate project
- Approx. 20 hours staff time for Stakeholder Engagement team to support engagement on-line – concept to evaluation/reporting phases
- \$20,000 to demolish building and reinstate park – as per recommendation to Council

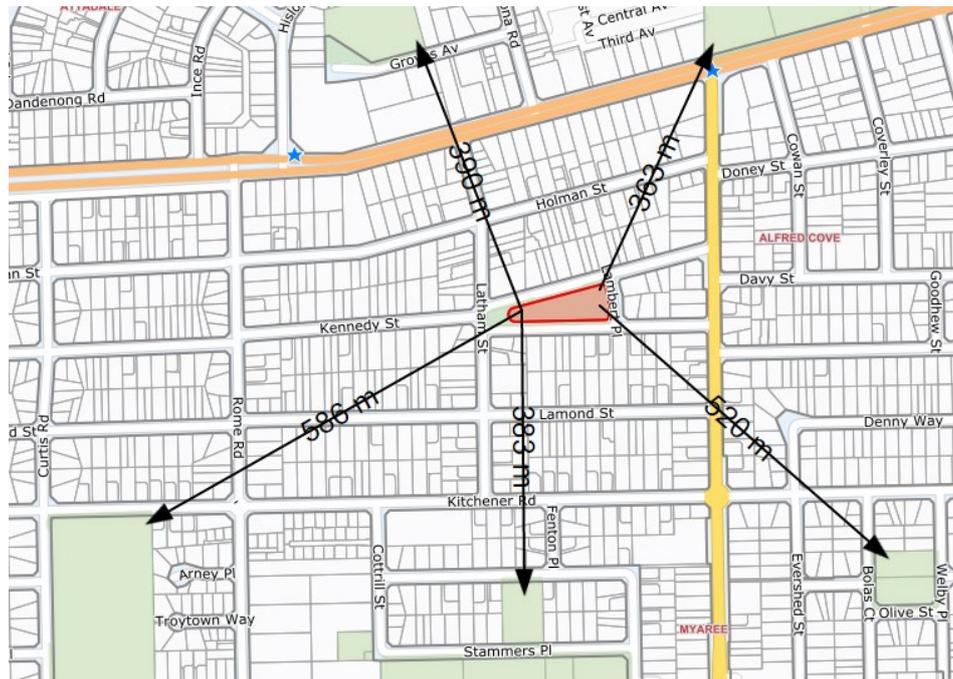
#### **Unknown Costs**

- Number of Staff and time required to fully investigate alternate options
- Structural engineer
- Building an Arbor like structure (dependent on size and scale)



**Distance to surrounding parks**

- Kadidjiny Park and community meeting space - 586m
- Karlup Ceramic Studios and Atwell Gallery - 363m
- Harry Clemens Reserve and Marmion Reserve - 383m
- Mick Jahn Reserve - 390m
- Herb Napthally Reserve - 520m



Forward to [governance@melville.wa.gov.au](mailto:governance@melville.wa.gov.au)

**Office Use Only**

ECM Number  
Distributed  
Note

Date Received