



**BRIEFING PAPERS
FOR ELECTED MEMBERS'
BRIEFING SESSION**

Draft Only

SUPPLEMENTARY ITEMS

to be held at
the Council Chambers, Civic Centre, Dundobar Road, Wanneroo
on 07 November, 2017 commencing at 6.00PM



Briefing Papers for Tuesday 7 November, 2017

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S U P P L E M E N T A R Y I T E M S A G E N D A

Item 4 Motions on Notice

4.1 Cr Domenic Zappa – Future of Koondoola Community Kindergarten and Koondoola Hall

File Ref:	11302 – 17/368646
Author:	Cr Domenic Zappa
Action Officer:	Director Assets
Disclosure of Interest:	Nil
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Issue

To consider the demolition of the Koondoola Community Kindergarten and Koondoola Community Hall buildings at 20 Burbridge Avenue, Koondoola.

Background

The City of Wanneroo owns in freehold, 20 Burbridge Ave, Koondoola. Part of the site was developed in 1976 as a community kindergarten and child health facility. In 1981 Koondoola Community Hall was also constructed on the remainder of the site (refer **Attachment 1**).

The construction of the new Koondoola Community Centre building at Koondoola Park was completed in December 2015 and commenced operating in January 2016.

Both the current Koondoola Kindergarten and Koondoola Hall buildings are considered to be outdated, no longer fit for purpose and surplus to the City's requirements. Both buildings are currently vacant and are attracting anti-social behaviour.

This Motion considers all relevant details and the most appropriate action on the future of Koondoola Kindergarten and Koondoola Hall buildings.

Detail

Administration has appointed independent consultants to conduct building condition and compliance audits on both the buildings in 2010 and 2017. The findings of the audits identified several items requiring rectification to bring the buildings to a fit for purpose condition.

While the buildings have been unoccupied, they remain a target for antisocial behaviour and vandalism, resulting in maintenance cost to the City associated with the safety and security of these buildings.

Administration has advised the community groups who requested to utilise (purchase/lease) the Koondoola Hall and Kindergarten buildings that the City is considering a number of options for the area and as a consequence the Koondoola Hall and Kindergarten are not available for use, purchase or lease.

In view of the above, demolition of the Koondoola Hall and Kindergarten buildings is proposed.

Consultation

Administration engaged independent consultants to undertake Building Condition and Compliance Audits on the two buildings.

Comment

The development of the new Koondoola Community Centre at Koondoola Park has allowed user groups to utilise new facilities, and the child health facility and former community kindergarten have now relocated to new premises. As a result there is no requirement to keep the old Koondoola Community Hall and Kindergarten buildings, which are both vacant and obsolete.

City has commenced community engagement to identify a future vision for the Koondoola Neighbourhood Centre and a cleared site will support future vision for the Koondoola Neighbourhood Centre where these buildings are located.

Any option to maintain these buildings even for short term uses will require financial commitment, both capital and operational, to their ongoing maintenance and potential liability issues. It is therefore considered that the demolition of the old Koondoola Community Hall and Kindergarten buildings is the best option for Council to consider.

Statutory Compliance

All necessary development and demolition license approvals will be required prior to undertaking the demolition work.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“3 *Environment (Built)*

3.4 *Activated Places*

3.4.1 *Create local area land use plans supporting our activated places”*

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

The City's Infrastructure Asset Management Policy 2013 provisions apply. The proposed demolition of these buildings that are no longer considered fit for purpose is in accordance with this policy.

Financial Implications

The cost to demolish the two buildings and associated remedial works is estimated to be in the order of \$100,000.

It is suggested that Administration be requested to obtain quotes to demolish the old Koondoola Community Hall and Kindergarten buildings and list the exact funding requirements for Council's consideration of the mid-year budget review.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **AGREES** that the Koondoola Community Kindergarten and Koondoola Community Hall buildings are surplus to the City's requirements; and
2. **AUTHORISES** Administration to seek quotes for the demolition of the Koondoola Community Kindergarten and Koondoola Community Hall for consideration of funding as part of 2017/18 mid-year budget review.

Administration Comment

Council considered the Koondoola Community Facilities Needs and Feasibility Study at its meeting of 11 December 2012 (refer CD02-12/12) and resolved that Koondoola Park was the preferred site for the development of a new community centre.

The 2012 Koondoola Community Facilities Needs and Feasibility Study was undertaken to identify the existing levels of use and activities at the current site, as well as to gather information on future needs for the community. The Study found that:

"Safety is a major concern to all stakeholders, from theft and break-ins of vehicles and the buildings to used syringes being found around the facility. This issue has been raised by all stakeholders".

The construction of the new Koondoola Community Centre building at Koondoola Park was subsequently completed in December 2015 and is now in use.

Administration has appointed independent consultants to conduct building condition and compliance audits on both the buildings in 2010 and 2017. The findings of the audits were that the buildings:-

- under current standards for disability access, have several non-compliance issues;
- are considered as high risk as there are no fire extinguishers to provide occupants with a means of first attack to prevent further fire spread; and
- are no longer fit for habitation due to damaged facilities, lack of operable windows, damaged electrical components and presents workplace and occupant hazards that need to be resolved to satisfy the requirements of the Occupational Safety and Health Act.

Several items have been identified to bring the buildings to a "fit for purpose" condition. These include the works to plumbing fittings, electrical infrastructure, repairs to ceiling and flooring, hardware replacement, repainting and the provision of compliant disabled access to the buildings. The replacement of the entire roof to Koondoola Hall was specifically identified as a high priority. The estimated cost of these works is in the order of \$325,000.

It is noted that unoccupied buildings have the tendency to be a target for antisocial behaviour and vandalism, resulting in cost and inconvenience to the City's operational teams and neighbouring residents.

The maintenance costs for both buildings in 2016/17, while unoccupied, were each under \$3,000. Prior to last financial year, the annual maintenance cost for Koondoola Hall was in the order of \$11,000 to \$28,000 and for Koondoola Kindergarten was in the order of \$5,000.

Administration has previously been approached by the following four community groups requesting to utilise (purchase/lease) the Koondoola Hall and Kindergarten buildings:

- a) Vietnamese Community in Australia – WA Chapter (Inc.) (VCAWA) made enquiries in December 2014, August 2016 and July 2017 advising of its interest in purchasing the site (Lot 250) in its current state (as is) from the City;
- b) Furaq Islamic Association of WA (FIAWA) to establish an ongoing centre to support the Somali community's wellbeing (in particular its youth) to ensure that they grow into contributing members of Western Australia and bring pride to the Somali-Australian community. Janine Freeman, MLA has also contacted the City on behalf of the FIAWA in April 2016;
- c) Northern Suburbs Men's Shed (NSMS) operates from private premises and has sought assistance from the City to find a more secure short term (12-24 months) location for its Men's Shed. In July 2016, NSMS advised the City that Koondoola Hall would be suitable for its use if deemed available and fit for purpose; and
- d) The Hangout Outside of School Hours Care enquired with the City in May 2017 regarding a potential lease of the Koondoola Kindergarten.

Administration has advised the above groups that the City is considering a number of options for the area and as a consequence the Koondoola Hall and Kindergarten are not available for use, purchase or lease.

Administration has commenced community engagement to identify a future vision for the Koondoola Neighbourhood Centre. The Centre comprises the area of land shown on the map (included as **Attachment 1**) and includes both private commercial land and City-owned land. The collected community input would then be used to inform the subsequent visioning exercise with relevant stakeholders. This Community Engagement process commenced early in October 2017 with the closing date for community feedback set for 30 November 2017; following which the following project stages are planned:

- Develop a draft vision and concept plan in consultation with Elected Members and key stakeholders (April 2018);
- Identify options for implementation (May 2018); and
- Present draft vision and concept plan to Council for consideration (June/July 2018).

The following four options regarding the future of Koondoola Community Hall and Kindergarten can be considered:

- a) Do nothing, secure the buildings and defer any decision until a preferred revitalisation option is identified;
- b) Secure the buildings and sell the site with the buildings;
- c) Lease out the buildings with the City taking on responsibility for maintenance; and
- d) Demolish the buildings as soon as possible.

Administration supports option (d) to demolish the Koondoola Community Hall and Kindergarten buildings as it is considered that they are not fit for purpose in their current condition. Unless both buildings are substantially upgraded as identified in the consultant's reports, demolition will:

- remove the City's financial obligation to refurbish and maintain these older buildings at an estimated cost of \$325,000 plus ongoing maintenance cost;
- address the risks associated with vandalism, anti-social behaviour, asbestos and maintenance liabilities;
- result in a cleared site that supports future revitalisation opportunities and promote a broader range of land uses.

Should Council support the recommendations made in this motion, the demolition works can be scheduled for completion within six months following the allocation of funding at mid-year budget review.

Attachments:

1 [!\[\]\(9dfdaff1d86ba3c1f8353b4d1b61b8c5_img.jpg\)](#). *Koondoola Community Site - Koondoola Kindergarten and Koondoola Hall Buildings* 16/336364



Koondoola Community Site - Koondoola Kindergarten and Koondoola Hall Buildings