

**Declaration Of Interest –****Cr Stephen Muhleisen – Proximity – Neighbour to Property Mentioned**

At 5.18pm, Cr Stephen Muhleisen left the meeting.

**SY153-10/20 STAFF PARKING AT SHIRE ADMINISTRATION CENTRE AND PROPOSED DEMOLITION**

<b>File Number:</b>	<b>JO1; A14280; CCP.21</b>
<b>Author:</b>	<b>Darren Wallace, Executive Manager, Infrastructure &amp; Development Services</b>
<b>Authoriser:</b>	<b>Chris Linnell, Chief Executive Officer</b>
<b>Previously before Council:</b>	<b>27 May 2019, 26 November 2018 16 September 2014, 18 August 2014, 16 December 2013</b>
<b>Appendices:</b>	<b>1. Car Park without Building</b>   <b>2. Car Park with Building</b>   <b>3. Heritage Assessment</b>  

**NATURE OF COUNCIL'S ROLE IN THE MATTER**

Executive

Review

**PURPOSE OF REPORT**

This report seeks the Council's consideration of a proposal to demolish the building at Lot 7 (5) Joaquina Street, York in order to progress the formalisation of staff car parking at the Shire Administration Centre.

**BACKGROUND**

At the Ordinary Council Meeting held 27 May 2019, it was resolved;

*That Council:*

1. *In accordance with Section 3.58 (3) of the Local Government Act 1995, requests the Chief Executive Officer to give local public notice including inviting submissions from the community for a period of 4 weeks on the proposed disposition described as follows:*
  - a. *Shire of York leasing of part of Lot 203 Joaquina Street York (as identified in Attachment 2) to Stephen MUHLEISEN & Janine KOEFOED for a period of 10 years with the following conditions:*
    1. *The Shire and the owners of Lot 202 share 50/50 of the costs of preparing this lease.*
    2. *No assignment of the lease will be allowed without the approval of the Shire*
    3. *There will be no annual rental for the lease or the easement between the parties.*
  - b. *Establishing an easement over part of Lot 202 Joaquina Street York (as identified in Attachment 2) for a period of 10 years for the benefit of the Shire of York. The Shire is responsible for costs of establishing the easement.*

2. *Notes the Chief Executive Officer will need to obtain a valuation of this land in accordance with the requirements of Section 3.58(3) of the Local Government Act 1995.*
3. *Requests the Chief Executive Officer to present a report to Council following this period of local public notice with any submissions received in accordance with Section 3.58 (3) (b).*
4. *Requests the Chief Executive Officer to include an amount in the draft 2019/20 financial year budget for carparking for Shire staff on Lot 7 Joaquina Street York which will include:*
  - i. *Sealing the carpark area behind the Shire Administration which will be used for short term parking and deliveries;*
  - ii. *Designing and constructing a gravel carpark for staff parking on Lot 7 Joaquina Street including access, lighting and drainage; and*
  - iii. *Removal of trees required to construct the carpark as identified on the attached plan.*
5. *Agrees to reimburse Stephen MUHLEISEN & Janine KOEFOED half the costs of constructing the fence on the boundary between Lot 7 and Lot 202 Joaquina Street for \$1,347.50 (50% of invoice at Attachment 5) and half the costs of constructing the fence between Lots 202 and Lot 203 Joaquina Street for \$1,493.50 (50% of invoice at Attachment 10).*

Items 1, 2 & 3 of the above resolution are on-going and will be the subject of a separate report to Council in due course. Item 5 of the resolution has been completed. This report refers to Item 4 above of which parts i) and iii) have been completed. Gravel re-sheeting has also taken place, lighting has been installed and drainage has substantially been addressed for the existing car parking area on Lot 7 Joaquina Street. This leaves the access to be completed.

To finalise access to the staff car parking on Lot 7 Joaquina Street, a decision must be reached regarding the future of the old Infant Health Clinic (the Building). The report to the Ordinary Council Meeting held 27 May 2019 noted that the parking requirements could be achieved with the Building being retained. However previously, in 2013 Council resolved to demolish the Building based on a condition report and the on-going maintenance liability it presents.

The Building was constructed in 1953 as an Infant Health Clinic and was later used as a Doctor's surgery before being occupied by the Business Enterprise Centre and then the York Telecentre/Community Resource Centre before it relocated to its current premises. The Building has been unoccupied since 2014 and is currently used by the Shire to store records, Christmas decorations and obsolete office furniture.

The Building is listed on the Shire's Local Heritage Survey 2019 as a Grade B building as it is located in the Central York Heritage precinct with its contribution to the area listed as 'some'.

## **COMMENTS AND DETAILS**

The Building is situated on a parcel of land 1,138 sqm in area which is zoned Town Centre and is owned freehold by the Shire of York.

The two possible car park layouts presented to the 27 May 2019 Council meeting are attached as Appendix 1 & 2. Both layouts have enough parking spaces to meet the parking needs for the Shires administration staff and comply with the Shires planning requirements for the provision of parking.

The layout that utilises the property most effectively for parking includes the removal of the old Infant Health Clinic. This layout also has better passive surveillance from the road and therefore is less likely to have security or antisocial issues.

The desirability of vehicles parking up against the York Art Space & Glass Company building wall is questionable and this area may best be landscaped. Even with this reduction in parking, the layout would have enough parking spaces to meet the parking needs for the Shires administration staff and comply to the Shires planning requirements for provision of parking.

Council has a responsibility to actively preserve the Shires built heritage and thus sought an independent report on the Heritage value of the Building from the Shires Heritage Advisor Leigh Barrett. This is attached as Appendix 1.

The report recommendations are;

*Based on the documentary and physical evidence available it is recommended that the Infant Health Centre (fmr) is a place of some cultural heritage significance to the Shire of York (Grade C). It is not considered to warrant inclusion on the Shire of York Heritage List. Should demolition of the place be supported, a comprehensive archival record should be prepared in accordance with the recommendation of the Heritage Council of Western Australia and the Department of Planning, Lands and Heritage.*

It would be desirable to keep the Old Infant Health Centre as it has some cultural significance. This is due to the usage of the Building rather than the Building itself.

Staff have identified that the building could have some use as records storage. Having a records archive area close to the office would allow:

- Some of the records stored at the office to be relocated, reducing pressure on staff accommodation.
- Records unsatisfactorily stored at the depot to be relocated.
- Productivity benefits resulting from records stored near the office, rather than at the depot.

Private leasing of the Building has been requested however this is not supported by the Administration due to cost of bringing the building up to a suitable standard and the preferred use as a record archive.

The cost of refurbishing and repurposing the old Infant Health Clinic as a records storage is estimated at \$100,000.

As an alternative to refurbishing the Building a new, purpose-built records storage facility could be constructed and situated at the rear of the car park. Such a building would cost significantly more than refitting the existing building.

A new build would mean that the records were marginally closer to administration office and the Building would not impede passive surveillance of the car park.

Weighing up the desire to preserve heritage and the most effective use of the Shires resources, buildings, land and finances, it is considered that the best option would be to demolish the old Infant Health Clinic to allow the full development of the area as a car park. However, given that the building does have some cultural heritage significance it would be prudent to undertake public consultation on the possible demolition to gauge public opinion. This would also allow time to firm up the cost of refurbishing and refitting the Building for records storage or the cost of building new records storage.

## **OPTIONS**

Council can;

1. Agree that the preferred car park layout includes the demolition of the Building known as the old Infant Health Clinic. However, acknowledging that the old Infant Health Clinic has social heritage significance, community consultation is required prior to a final decision on the future of the Building.
2. Agree that the preferred car park layout includes the demolition of the Building known as the old Infant Health Clinic and instruct the CEO to proceed with the demolish and completion of the car park.
3. Acknowledges that the old Infant Health Clinic, while having only some significance is worth preserving and instruct the CEO to prepare a separate report to Council on the cost to refurbish and refit for records storage. This would allow the car park to be completed to the alternative design.

## **IMPLICATIONS TO CONSIDER**

### **Consultative**

The consultation recommended in this report shall be undertaken in accordance with the Shires Community Engagement and Consultation policy.

It will include;

- The Shires website.
- The Shires FaceBook page.
- Notice boards around the Shire.
- Community Matters
- Local Radio.

### **Strategic**

**GOAL 4: BUILT FOR LIFESTYLE AND RESILIENCE** To have a built environment which supports community, economy and the environment, respects the past and creates a resilient future  
**PRIORITY 4.3.** Revitalise Avon Terrace and restore heritage

**GOAL 5: STRONG LEADERSHIP AND GOVERNANCE** To have effective and responsive leadership and governance, where a sense of collective purpose and shared direction combine to work together  
**PRIORITY 5.3.** Continuous improvement of governance.

### **Policy Related**

The consultation recommended in this report shall be undertaken in accordance with the Shires Community Engagement and Consultation policy.

### **Financial**

The demolition of the Building is estimated to cost \$30,000 and is allowed for in this year's Council Budget. There would also be a small sum for installation of interpretative signage.

To refurbish and refit the Building for records storage is estimated to cost \$100,000 and not included in this year's budget. Although the unexpended demolition budget could be redirected to some initial refurbishment.

### **Legal and Statutory**

There are no legal and statutory implications as a result of this recommendation

### **Risk Related**

There is a reputational risk that the Shire could be seen as not respecting Heritage if it demolishes the old Infant Health Clinic.

There is also a reputational risk that the Shire could be seen not to be sensibly using its resources if the old Infant Health Clinic is demolished or, if it stays.

### **Workforce**

There are no Shire workforce implications as a result of this recommendation

## **VOTING REQUIREMENTS**

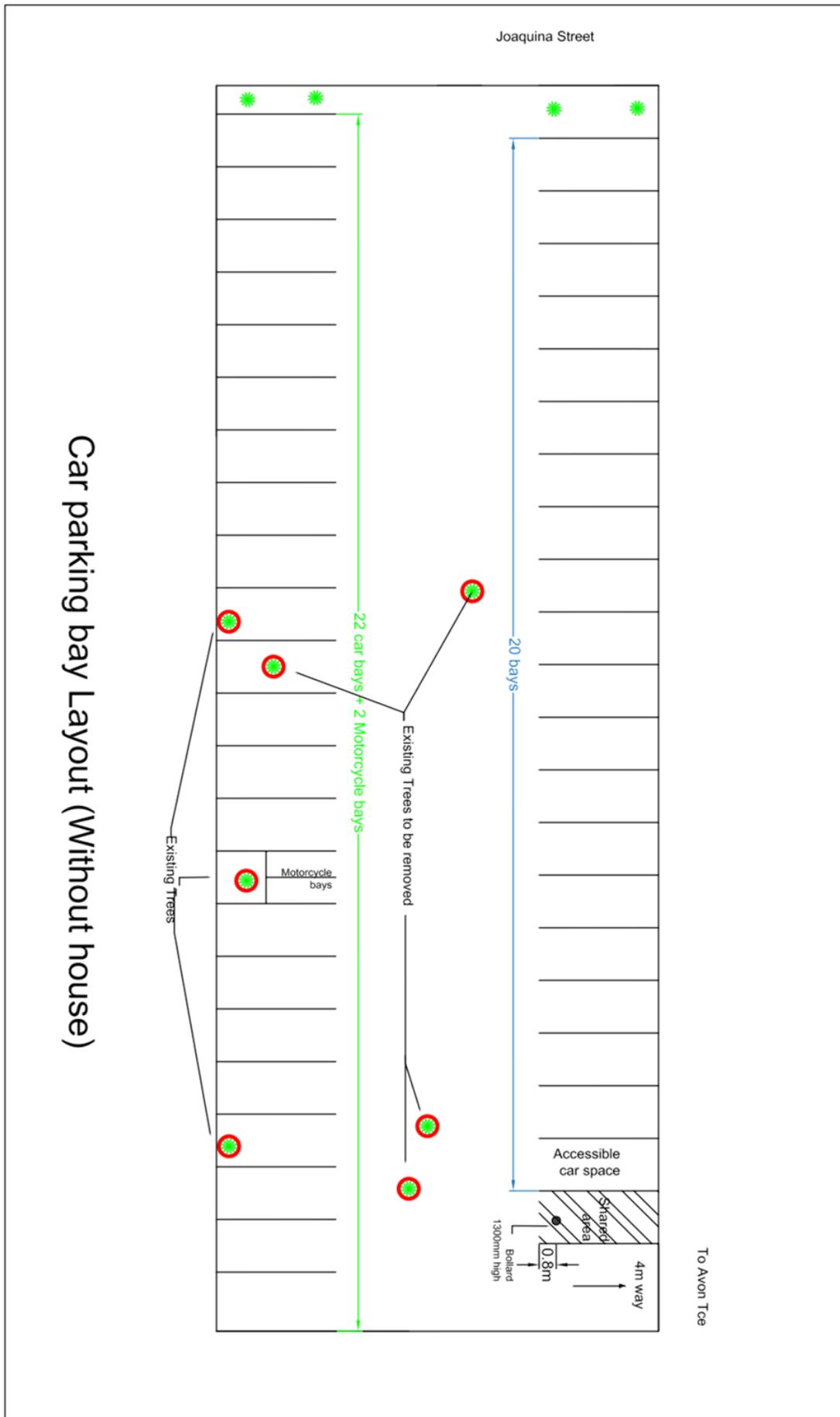
**Absolute Majority: No**

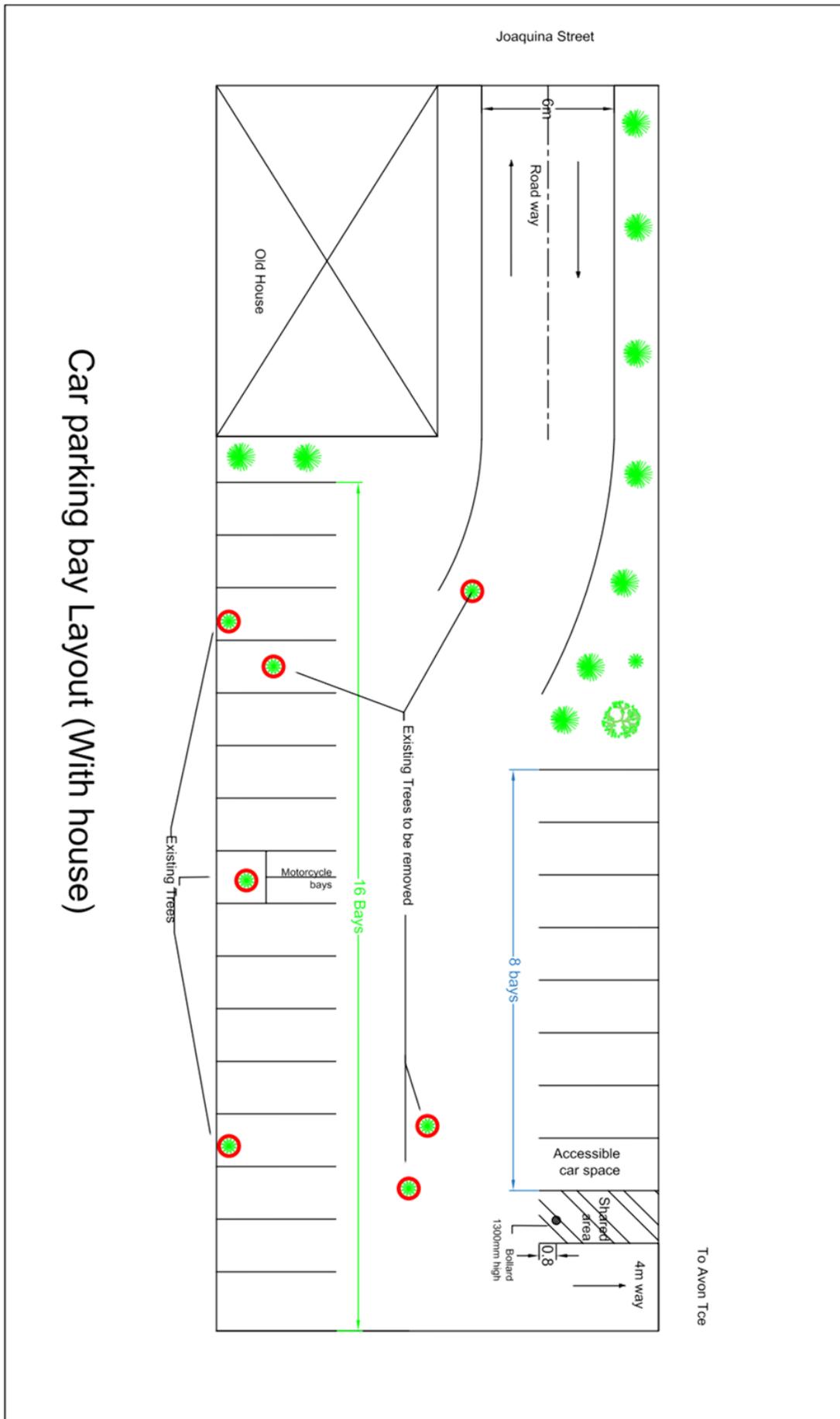
**RESOLUTION****041020****Moved: Cr Pam Heaton****Seconded: Cr Ashley Garratt****That Council;**

- 1. Acknowledges that the preferred car park layout includes the demolition of the Building known as the old Infant Health Clinic.**
- 2. Acknowledge that the old Infant Health Clinic has social heritage significance, and undertake community consultation in line with the Shire Community Engagement and Consultation Policy, prior to Council making a final decision on the future of the Building**
- 3. Directs the CEO to report back to the December 2020 Council Meeting on the outcome of the Community consultation with a final recommendation on the future of the old Infant Health Clinic.**

***CARRIED: 6/0***

At 5.20 pm, Cr Stephen Muhleisen returned to the meeting.





Car parking bay Layout (With house)



## LEIGH BARRETT Heritage

INFANT HEALTH CENTRE (FORMER)  
5 JOAQUINA STREET, YORK

### BACKGROUND

The Shire of York Infant Health Centre (fmr) is located at 5 Joaquina Street, York. The place is included on the Shire of York's Local Heritage Survey and Heritage List as part of the Central York Heritage Area. It was assessed as making 'some' contribution to the cultural heritage values of the heritage area.

The Shire of York has requested a heritage assessment of the Infant Health Centre (fmr) to assist in decisions regarding the future of the building.

### ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The assessment documentation is attached and includes the following Statement of Significance:

*Infant Health Clinic (fmr)*, a single-storey brick, render and clay tile building showing characteristics of Inter-war Functionalist style, constructed in 1954 to a design by William G Bennett & Associates, has cultural heritage significance for the following reasons:

The place is representative of the establishment and growth of the Infant Health Association of Western Australia, formed to provide maternal and infant welfare services in the state.

The place contributes to the York townscape informing of the 1950s period of social and community development.

The place has significance for its role in providing infant and maternal health services to the women and children of the York district from its construction until its closure in the 2000s.

The place is significant to the community of York for its association with the York Infant Health Centre committee and the lobbying and fundraising efforts required to bring and Infant Health Clinic to the town of York.

The place is significant for its association with the prominent architectural firm William G Bennett and Associates and with the Infant Health Association of Western Australia.

Leigh Barrett Heritage Advisory Services | 0417 918 909 | leigh.barretthas@gmail.com

Condition, Integrity and Authenticity

Infant Health Clinic (fmr) appears to be in fair condition and structurally adequate although this should be confirmed by a suitably qualified and experienced structural engineer. Minor defects are apparent but could be rectified.

Original plans of the place have not been located but it would appear that there have been few significant modifications since construction. Modifications include the enclosure of verandahs to the north and east and some walls, doors and windows have been removed and/or reconfigured. The original form of the building is clearly evident and much of the fabric is in its original state. It is therefore considered to have a moderate degree of integrity.

The place has not been used as an Infant Health Clinic since prior to 2003. It was used for other purposes including the York Telecentre until about 2012. It is currently vacant and in the ownership of the Shire of York. As a result it retains a moderate degree of authenticity.

**RECOMMENDATION**

Based on the documentary and physical evidence available it is recommended that the Infant Health Centre (fmr) is a place of some cultural heritage significance to the Shire of York (Grade C). It is not considered to warrant inclusion on the Shire of York Heritage List. Should demolition of the place be supported, a comprehensive archival record should be prepared in accordance with the recommendation of the Heritage Council of Western Australian and the Department of Planning, Lands and Heritage.