

WESTERN



AUSTRALIA

REGISTER NUMBER
671/D54979DUPLICATE
EDITION
N/ADATE DUPLICATE ISSUED
N/A

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
1513FOLIO
142

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

RG Roberts

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 671 ON DIAGRAM 54979

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

*

CITY OF JOONDALUP OF ASHBY ROAD, WANNEROO

(A H289093) REGISTERED 7 DECEMBER 1999

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

- EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 2591/1947.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	1513-142.
PREVIOUS TITLE:	1513-134.
PROPERTY STREET ADDRESS:	LOT 671 CAMBERWARRA DR, CRAIGIE.
LOCAL GOVERNMENT AREA:	CITY OF JOONDALUP.

* wrong address
DLI have been
requested to fix
this up. GB
23/8/05

ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF TI

CT 1513 0142 F


 VOL. 1513
 FOL. 142

Application B575463

WESTERN



AUSTRALIA

Volume 1513 Folio 134

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 18th August, 1978

Limbrough
 REGISTRAR OF TITLES


ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 1370 and being Lot 671 on Diagram 54979, delineated and coloured green on the map in the Third Schedule hereto, except and reserving metals, minerals, gems and mineral oil specified in Transfer 2591/1947.

FIRST SCHEDULE (continued overleaf)

~~North Whitford Estates Pty. Ltd., of 896-898 Canning Highway, Applecross.~~

SECOND SCHEDULE (continued overleaf)

NIL

Limbrough
 REGISTRAR OF TITLES

THIRD SCHEDULE



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

FIRST SCHEDULE (continued)

NOT READING THROUGH AND SEALING WITH THE OFFICIALS INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENFORCEMENTS.

REGISTERED PROPRIETOR

NOTICE NUMBER

REGISTERED TIME

SEAL

INITIALS

Shire of Wanneroo, of Conlan Avenue, Wanneroo.

The within land is vested in the City of Joondalup pursuant to Sections 2.1, 2.3, 2.4, 2.6(4), 2.40 and 9.62(1) of the Local Government Act 1995 and clause 8 of the Joondalup and Wanneroo Order 1998 by virtue of a Resolution by the Joint Commissioners on 28th October, 1999.

LT. 37

[illegible]**SECOND SCHEDULE (continued)**

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

[illegible]

LOT 671 178 CAMBERWARRA DR
CRAIGIE

Scale 1:1500

Prepared by City of Joondalup - Development Services, Cartographic Section.





Department for Community Development
Government of Western Australia

Your ref. 23562

GRAEME HALL

City of Joondalup DOCUMENT REGISTRATION	
Reference #	: 23562
Letter #	: 538209
Action Officer	: MCDS
Date Received	: 12/10/2005
Action Required	: NOTE
Note	: ORIGINALS TO ACO4

MANAGER COMMUNITY DEVELOPMENT SERVICES

RE PROPOSED CRAIGIE COMMUNITY HOUSE

As a result of the City of Joondalup meeting of council of 30 August, 2005 at which the Commissioners sought to obtain from the Department for Community Development, further information for this proposed service has been prepared. We trust this will help the Commissioners in their deliberations.

As previously stated the Department has considered carefully the relative social needs within suburbs situated within the City of Joondalup and it considered that, given the Department's mandate the most suitable location for a Community House is in Craigie. In arriving at this position the Department considered a number of key relevant factors, including the Australian Bureau of Statistics data, the Department for Community Development's client service data, the Department of Health's Early Developmental Index (EDI) indicators and other factors.

In previous correspondence dated 22 March, 2005, the statistical data used to identify key demographic areas of need within the Craigie community was outlined. To assist the Commissioners with their deliberations, further information on the specific needs, desired outcomes and the method of developing appropriate programmes follows.

ISSUES IN CRAIGIE

The previously supplied statistics indicated a relatively high number of at risk and vulnerable children due to one or more of the following issues within Craigie and surrounding communities. (see attached tables)

- A relatively high percentage of low income families working or on Centrelink pensions.c.f. other areas in the City of Joondalup.
- Relatively high number of one parent families including teenage parents
- Social isolation due to low effective extended family support and other factors
- Significant issues of family violence
- Alcohol & drug abuse, affecting financial management and family and individual functioning
- Limited participation in local community networks and community organisations often because of feelings of disenfranchisement from the community
- All of the above tend to contribute to mental health problems characterised by depression and anxiety exacerbated by poverty.
- High number of rental properties which often have the above issues associated and the additional factor of residents not experiencing a feeling of belonging and cohesion in their community. It is circular as this then exacerbates the issues outlined above. e.g social isolation, alcohol and drug misuse, mental health problems etc.

In this proposal it is envisaged that the Craigie Community House will be part of a strategy in the DCD District to meet the broad objectives of our Department and also of the City of Joondalup.

STRATEGIC PLANS

The Department for Community Development's Strategic Plan 2005-2007 sets out a number of objectives that relate to the identified needs. To achieve these objectives we will;

- Support the capacity of specific communities to achieve a safe and supportive environment and build community and individual resilience and capacity at critical life cycle stages
- Lead system-wide responses to the protection and care of children and young people
- Strengthen across government agencies to address family and domestic violence, elder abuse, homelessness and poverty
- Strengthen consultative and participatory networks to include in particular children and young people and other communities of interest

In line with the Department for Community Development's Strategic Plan, and noting objectives 1.3, 3.3 and 3.5 of the City of Joondalup Strategic Plan we have identified desired outcomes.

DESIRED OUTCOMES

- Reduced number of at risk and vulnerable children
- Support for low income and pension supported families
- Strengthening family and community support
- Address family and domestic violence, elder abuse and homelessness
- Address drug & alcohol abuse
- Increase local participation in local community networks and organisations

PROGRESS TO DATE

The proposed Craigie Community Centre will provide an opportunity to create partnerships with Government and non-Government Sector organisations, the local business community, families and individuals to develop and implement relevant and appropriate programmes to achieve the desired outcomes.

The consultation process to establish the relevant and appropriate programmes needed to achieve the required outcomes has already commenced. Community consultation commenced in February with the establishment of a focus group to ensure community ownership of the centre, its uses and programmes. There have also been meetings between the Department and other Government and non-Government agencies, including the City of Joondalup, who have expressed their interest in becoming

involved in the provision of services through the proposed Craigie Community Centre.

To date we have discussed with the Health Department the possibility of the Community Health Nurses being based at the House rather than in the current premises for Craigie and Padbury (see attached letter of support).

USEFULNESS

There is the possibility of the financial counselling service from The Homestead in Beldon being able to provide an outreach service from the Craigie House. We imagine that we will be able to use the rooms at the house for visiting support services to provide information and counselling for alcohol and other drugs services, family conflict resolution information and counselling and other services as identified by the participating community.

The Department for Community Development is also planning to place our Parent Link Service in the house. This is an outreach service that uses local volunteers to visit the homes of parents who are wanting support in parenting. This should dovetail well with the health personnel located there, allowing participants access to additional information and possibly services when they visit the centre, if they wish.

Our information gathering has shown that there is a lack of suitable venues for playgroups in the area and as a result there are three running out of the local primary schools. The Craigie House would be well set up to include playgroups.

Thus catering very well for the under school age children in the area. The Community Health Nurses have shown that the number of newborns in the Craigie and adjacent areas is high (see attached figures). It can therefore be predicted that the need for these services over the next five years will grow.

Discussions with the Principals at the primary schools have confirmed the findings for the preschool children surveyed in the Early Development Index 2003. The children surveyed at age 5 years are now in Year 2 at the schools and are exhibiting the developmental disadvantages as predicted. If more parenting interventions by the Health Department and the Department for Community Development are occurring in future we anticipate that these disadvantages will be ameliorated.

HOW IT WILL WORK

We envisage that as families are introduced to the centre through their contact, using child health services, playgroups, financial counselling etc. they will come to identify with it as "their" local community house where they can go for information, assistance and services that are pertinent to their community. It is there for them, and that if they would like it to meet certain needs specific to that community, then that can be developed with their assistance and participation. The centre can be set up so that it is flexible and responsive to changing community trends.

Through the ongoing community and agency consultative processes we will be able to establish priorities and set up programmes supported by the Department for Community Development and operated in partnership with specific user groups and

other government agencies. It seems at this time, with Health and Department for Community Development Services presence at the house during the day from Monday to Friday that this will assist greatly in the management of the centre on a day to day basis.

The Centre will be linked into the Department for Community Development's building maintenance schedule. There will be a linking into bi-annual assessments by the Department of Housing and Works. Cleaning and gardens will be the responsibility of the Department for Community Development.

A picture of a likely design for the centre transposed upon the block is attached. Areas within the building will include:

- Meeting room for DCD and for community use:
- Activity room for children eg playgroups and out of school hours care
- Kitchen to service both meeting room and activity room
- Counselling room and offices for visiting Departmental staff and also available to other agencies
- Fenced outdoor play areas to accommodate children's groups
- Additional off street parking
- Rooms for Community Health nurses

The City of Joondalup has entered into successful joint ventures with the Department for Community Development and other state Government Departments where a mutual benefit has been identified. It is gratifying to note that support for this initiative has been expressed both through the meetings with the City of Joondalup Officers and in the recommendations to the Commissioners.

The Commissioners through their prudent budgetary planning at the City of Joondalup would be aware of the many needs that are not met due to budgetary constraints. The Department for Community Development, like the City of Joondalup, continually seeks ways of increasing available funding by forming partnerships and strategic alliances with other interested parties. In seeking to provide services to achieve sustainable outcomes in Craigie the Department has established that a Community Centre building of approximately 500 square metres is required.

The building will comply with Access for the Disabled requirements and the design will incorporate sustainable energy initiatives. Preliminary estimates based on similar buildings that the Department is involved in suggests a rate of approximately \$2,000 per square metre will be required for the total cost including all fees and fit-out requirements.

PARTNERSHIP PROPOSALS

The total funding available to the Department is \$890,000.00. There are three proposals currently being considered by the City of Joondalup;

1. sell the land to the Department at current market value
2. gift the land to the Department
3. lease the land to the Department at peppercorn rental

The Department for Community Development realises that there is some shortfall in the funding, however we are confident that the design can be adjusted in accordance with the parameters of the budget available. With compromises in some areas the funding will provide a building that will meet most of the communities expressed requirements. It may be possible to progress an incorporated body to apply for funding e.g. Lotteries to complete the outfitting at the completion of the building. The Department for Community Development will not be approaching the City of Joondalup for further funding for the building.

REALISTIC CONSIDERATIONS

Should the Department be required to purchase the land, the remaining funds will not enable the Department to construct a building that would be in any way suitable for the community needs now and in the future.

Should the City of Joondalup choose to lease the land at peppercorn rental this option will ensure the provision of an adequate centre that meets the expressed needs of the community. Under a 21 year peppercorn lease arrangement the Department for Community Development would maintain the building and its surrounds. At the end of the leasing period the City of Joondalup would maintain ownership of the land and building.

This is not a new initiative as the Department has previously leased land from the City of Joondalup for the purpose of constructing child care centres, eg. Duncraig, Moondarra and Heathridge. The Department has also entered into a partnership with the City of Joondalup in constructing the Jenolan Way Community Centre located in Merriwa.

The Department is deeply appreciative of the City of Joondalup's consideration of this proposal. The support expressed by the City and the community have been heartening. As stated in my previous correspondence the Department is keen to progress this proposal as quickly as possible in order to meet the demonstrated needs and express wishes of the community.

We look forward to developing a partnership with the City which will be attractive to both parties and allow this proposal to proceed.



Stephanie Keating
A\ Manager
Joondalup District Office
5 October, 2005.



Department for Community Development
Government of Western Australia

CRAIGIE COMMUNITY CENTRE

Normally children and young adults develop within their families the necessary personal capacity for trust, tolerance and pro-activity. This foundation enables children and young adults to develop supportive networks within the neighbourhood and wider communities. (Bubolz, 1998)

Functional families, at their best, provide children with a strong and positive sense of their own worth, and provide a ready made network of support and caring. Families today are often disconnected from their families and community of origin therefore community centres, such as the one proposed are pivotal to the building of new supports and networks.

Craigie Profile

The Department for Community Development, Joondalup District supports families in Craigie seeking:

- Parenting services ie. Best Beginnings, Parent Link Home Visiting, Northern Communities Parenting Service, Early Education and Education Services
- Financial Assistance
- Child Care particularly respite care
- Safety issues ie. Protection and Care of children

CentreLink Joondalup has provided data (confidential) that indicates significant numbers of families are on supported income benefits as indicated below:

ALL SUBURBS IN POSTCODE 6025	Parenting Payment Partner	Parenting Payment Single	Newstart Allowance
Craigie	143	597	352
Hillarys			
Padbury			
Kallaroo			
ALL SUBURBS IN POSTCODE 6027	Parenting Payment Partner	Parenting Payment Single	Newstart Allowance
Beldon	224	893	523
Connolly			
Edgewater			
Heathridge			
Joondalup			
Mullaloo			
Ocean Reef			

Trends and issues

- People do not feel they are part of the community
- People do not feel useful and able to make a real contribution to the community
- Limited opportunity to participate in local community networks and organisations
- People feel socially isolated
- Health workers indicate high incidence of depression, domestic violence, alcohol & drug abuse, poverty.

Adults and children experiencing hardship and stress are most in need of the benefits a community centre could provide but are the least likely to in a position to contribute to it. These families need to draw on the social capital in the community. Therefore the community needs to reach out to them. The proposed community centre would provide opportunities to build community connections in partnership with Government and non-Government organisations providing very much needed services and supports to families in Craigie.

Birth rates

In 2003, the Coastal Zone had a higher percentage of children aged 0-14 years of age than the state. In the zone, the number of women aged 35 years and over giving birth (23.9%) is much higher than the state average (16.7%). There are a lower number of teenage pregnancies with 2.1% compared to the state 5.9%. The majority of births are from mothers who are 25 – 29 years of age (2). From the figures below, it can be seen that birth rates for the areas in question have been consistent over the last 4 years.

Suburb	Birth Notifications			
	2001	2002	2003	2004
Craigie	207	214	201	195
Mullaloo	160	145	158	164
Padbury	216	223	245	272
Woodvale	190	169	212	177

(Source: North Metropolitan Health Service- Child Health Program)

Income

The Coastal zone as a whole has a higher number of people of working age, and a lower percentage of people unemployed. There is a large proportion of people with tertiary degrees. This information may suggest that there are a high proportion of families with both parents employed which may have effects on families and children.

Issues in the community

A survey of NMAHS (West) community health nurses indicated that a number of families within the Coastal zone are seeking parenting support for a wide range of issues. Many of the families are socially isolated – this may be due to a lack of family living close by or that a partner works long hours in a demanding job or out of town (3).

The survey identified that post-natal depression is prevalent with some mothers in the zone. It was also noted within the survey that men often have difficulty adapting to parenthood and require support (3).

Youth in the area were identified in the survey as requiring support in the areas of family relationships, depression, social issues, sexuality and drug issues (3).

EDI Scores

The Early Development Index (EDI) was carried out in 2003 in the Coastal zone and specifically in the Craigie and surrounding areas. The EDI's 5 domains was able to measure children's readiness to learn by the age of 5 years. It is important to note that this is not an individual assessment tool, but a population tool to measure how a community has worked to develop its children. The table below indicates each suburb's performance in the EDI. The lower the score, the more vulnerable the children in that community are.

Suburb	Physical Health & Wellbeing	Social Competence	Emotional Maturity	Language & Cognitive	Communication Skills and General Knowledge	Total EDI Score
Beldon	8.79	8.04	8.08	8.59	6.53	40.04
Craigie	8.19	7.58	8.17	7.93	5.69	37.56
Hillarys	9.05	8.93	8.51	8.8	7.38	42.67
Kallaroo	8.78	7.65	7.47	8.27	6.67	38.85
Kingsley	8.5	8.48	8.34	8.19	5.74	39.25
Mullaloo	8.98	8.84	8.64	8.56	7.07	42.09
Padbury	8.49	8.18	8.05	7.79	6.86	39.38
Woodvale	8.2	8.14	7.74	8.32	6.04	38.42

References

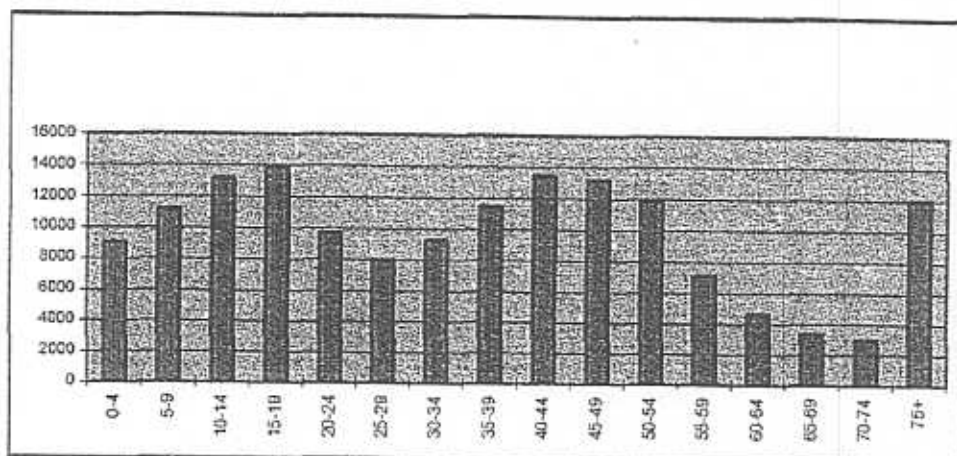
- (1) City of Joondalup Community Profile. Available www.joondalup.wa.gov.au
- (2) NMHAS, 2005. *Coastal NMAHS Health District Population Report*. Epidemiology Branch, DoH.
- (3) NMAHS, PHP. *Survey of Community Health Nurses, 2003. Summary report*. (Unpublished).

Coastal Zone – Craigie and surrounds profile

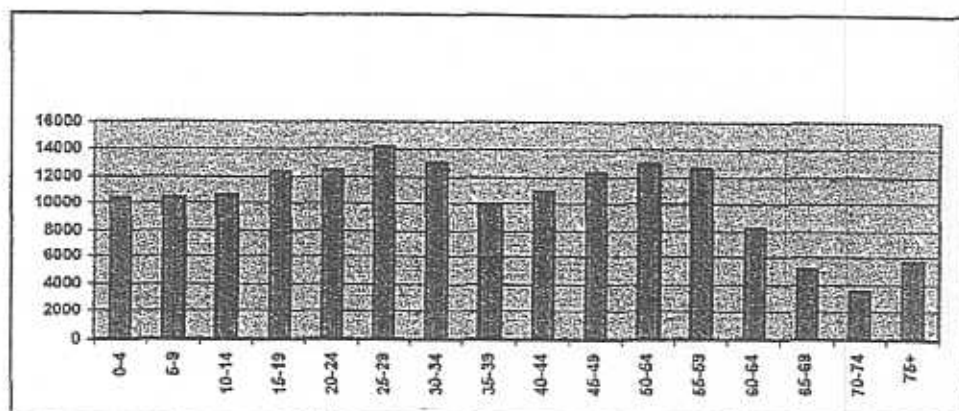
The suburbs of Craigie, Padbury, Woodvale, Hillarys, Kallaroo and Kingsley lie within the Coastal Zone of North Metropolitan Area Health Service (West) Population Health Program. The suburbs of Mullaloo and Beldon within the Upper Zone also share a border with Craigie. All the mentioned suburbs are located within the City of Joondalup.

The City of Joondalup as a whole has experienced rapid growth over the past decade. From the early 1990's to 1996, the coastal suburbs within the City were the fastest growing within the Perth metropolitan region (1). It is expected that the population within the City will remain stable for some time in the future. As a whole, the population in the City of Joondalup is a young one with 38% aged 25 years and under. The figures below would indicate that with consistent population growth, demand for family services will remain high for some years to come (*Source: City of Joondalup Profile*).

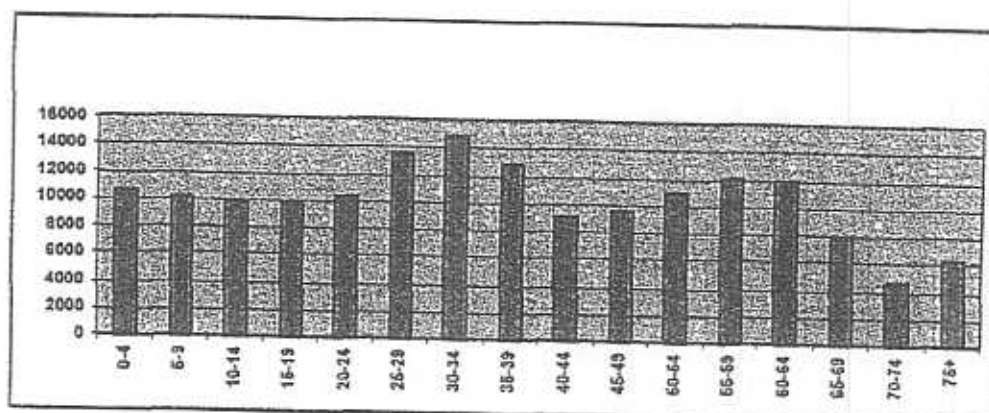
POPULATION IN 2001⁵



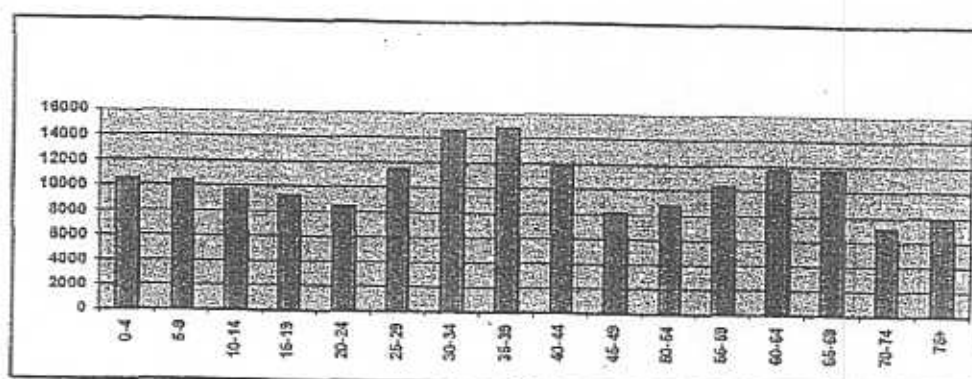
POPULATION PROJECTION 2006



POPULATION PROJECTION 2011



POPULATION PROJECTION 2016



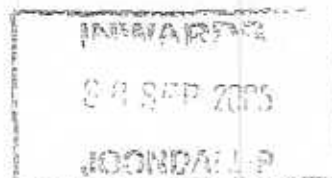
When considering the suburb of Craigie and its surrounding areas, it is evident that these are densely populated areas, with almost half of all the homes occupied consisting of couples with children. Single parent families are represented in each of the suburbs with 22.19 % of Craigie's households being single parent families.

Suburb	No. of Homes	% of households couple with child	% of households single parent fam
Beldon	1,598	49.44%	18.2%
Craigie	2,334	44.15%	22.19%
Hillarys	3,139	57.17%	8.17%
Kallaroo	1,879	53.08%	10.21%
Kingsley	4,586	57.77%	11.55%
Mullaloo	2,076	54.19%	13.31%
Padbury	3,223	49.51%	16.66%
Woodvale	3,092	65.98%	9.22%

(Source: City of Joondalup Profile)



Department of Health
Government of Western Australia



Your Ref:
Our Ref: SB/LB
Enquiries: Dr S. Bowen
Telephone: (08) 9346 7406
Fax: (08) 9346 1175

North Metropolitan Area Health Service

Ms Stephanie Keating
Acting District Manager
Department for Community Development
8 Davidson Terrace
JOONDALUP WA 6027

Sub: Craigie Community Centre

Dear Ms Keating,

I am writing in support of the proposed Craigie Community Centre and the services that North Metropolitan Area Health Service, Population Health Program would provide from the centre.

The service would relocate the Craigie Child Health Centre that is over thirty-five years old, into the proposed building. The current centre catered for 195 new births in 2004 as well as the existing clients aged up to four years of age. The child health nurse conducts ongoing new parents groups and these clients cannot be accommodated in the existing building, as there is only room for four to six parents hindering quality service delivery.

Accommodation in the proposed building would provide room for the new parent groups and provide the opportunity for them to network and support each other in their new role. This area could be utilised for health promotion and education activities for parents of older infants and children. Currently there is a demand for a twins group in the Craigie area that could not be accommodated at the child health centre. As a result this group meets at the Craigie Primary School.

The housing of both the Department for Community Development and Population Health would augment existing relationships between these agencies by providing parenting services and programs that would enhance service delivery to the community.

Padbury Child Health Centre last year had 272 new births. This site is ill equipped to deal with this high number of clients in a building that is aging. If the proposed building could accommodate two child health centres then the health service would consider amalgamating both the Padbury and Craigie Child Health Centres.

The child health program, with a focus on the early years, provides an important service within the community. Locating the child health centre in the proposed new building will ensure this service is more accessible, equitable to the community.

With kind regards,

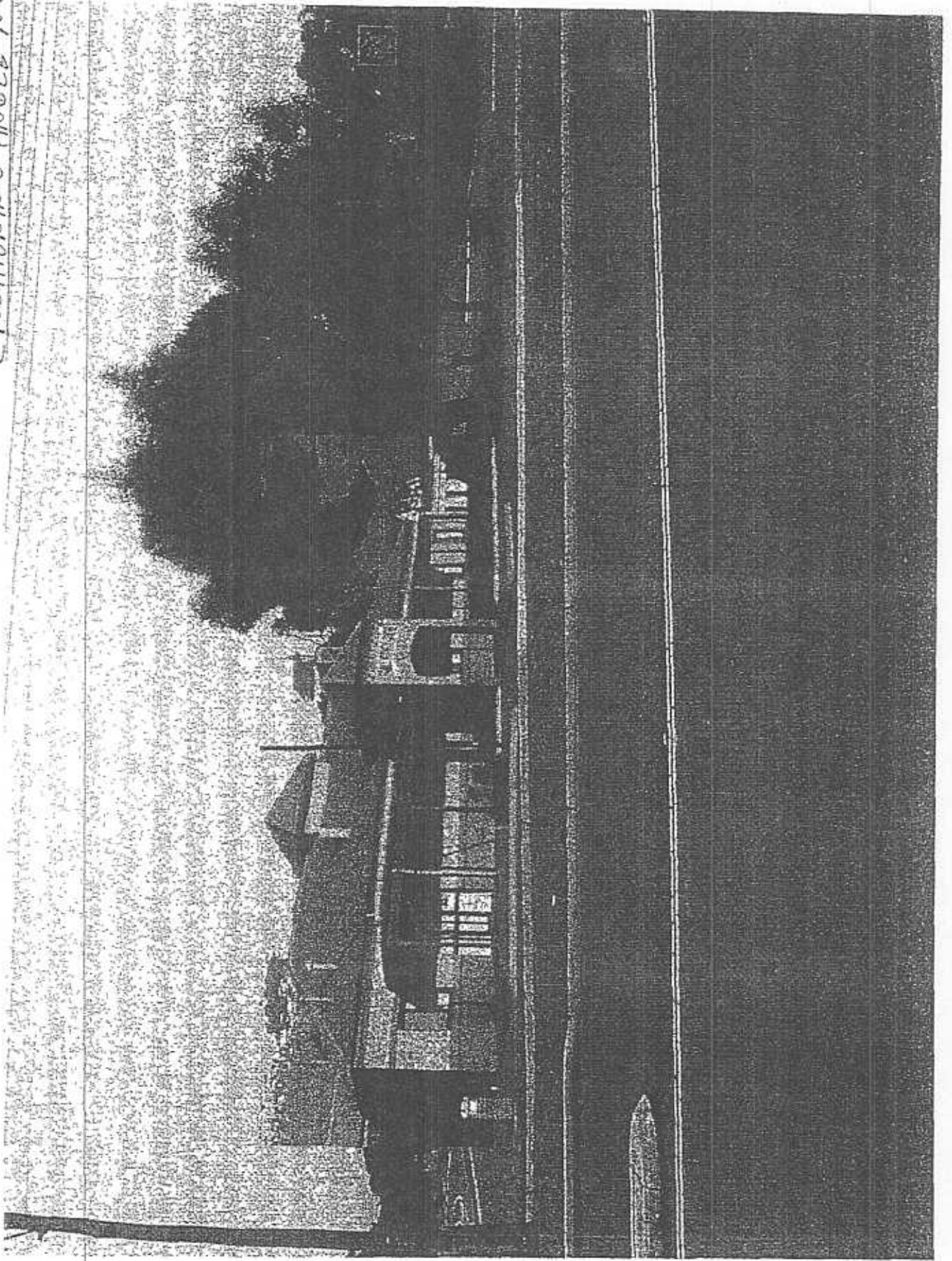


Dr Shirley Bowen
AREA EXECUTIVE DIRECTOR
POPULATION HEALTH AND AMBULATORY SERVICES

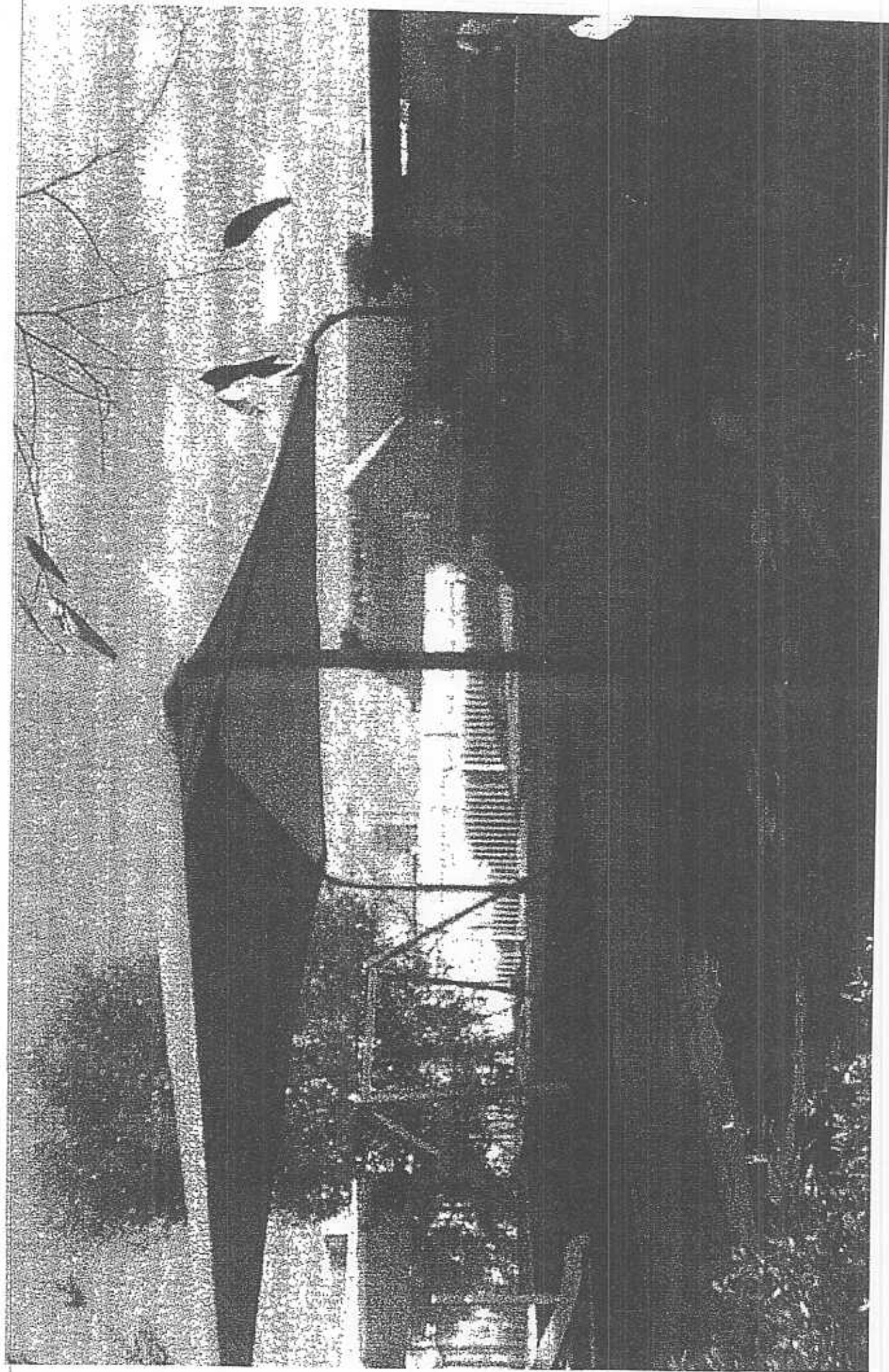
27th September 2005

EXAMPLE OF THE TYPE OF BUILDING PROPOSED FOR CRAIGIE SITE

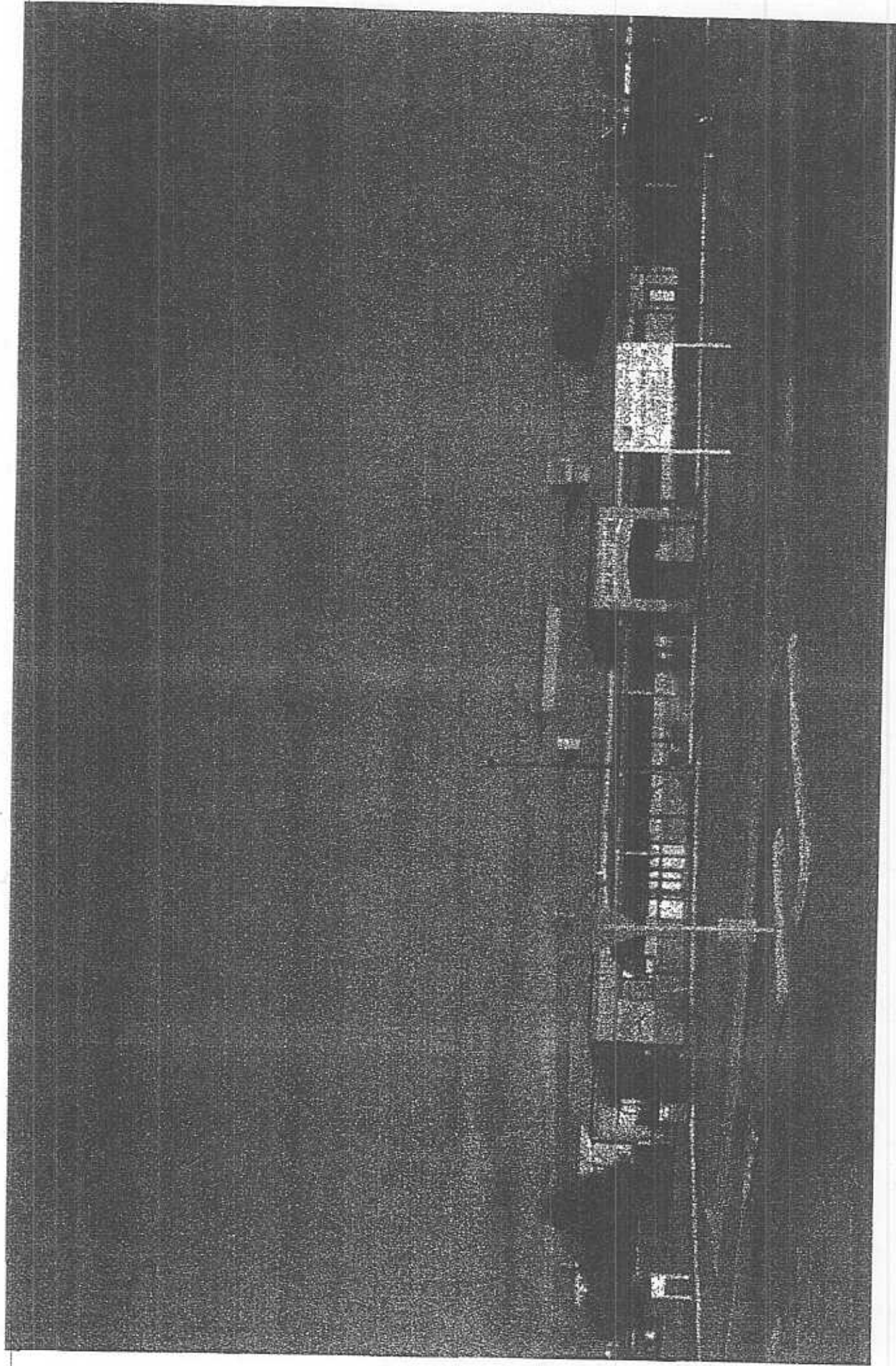
(POSITIONING ANGLE NOT ACCURATE)



EXAMPLE OF TYPE OF PLAY AREA IN GROUNDS



COMMUNITY HOUSE ROCKINGHAM



CAMBERWARRA DR.

25.57

33-39

3.01

ENTRY TO BUILDING
(ROADS LANDSCAPING ETC)

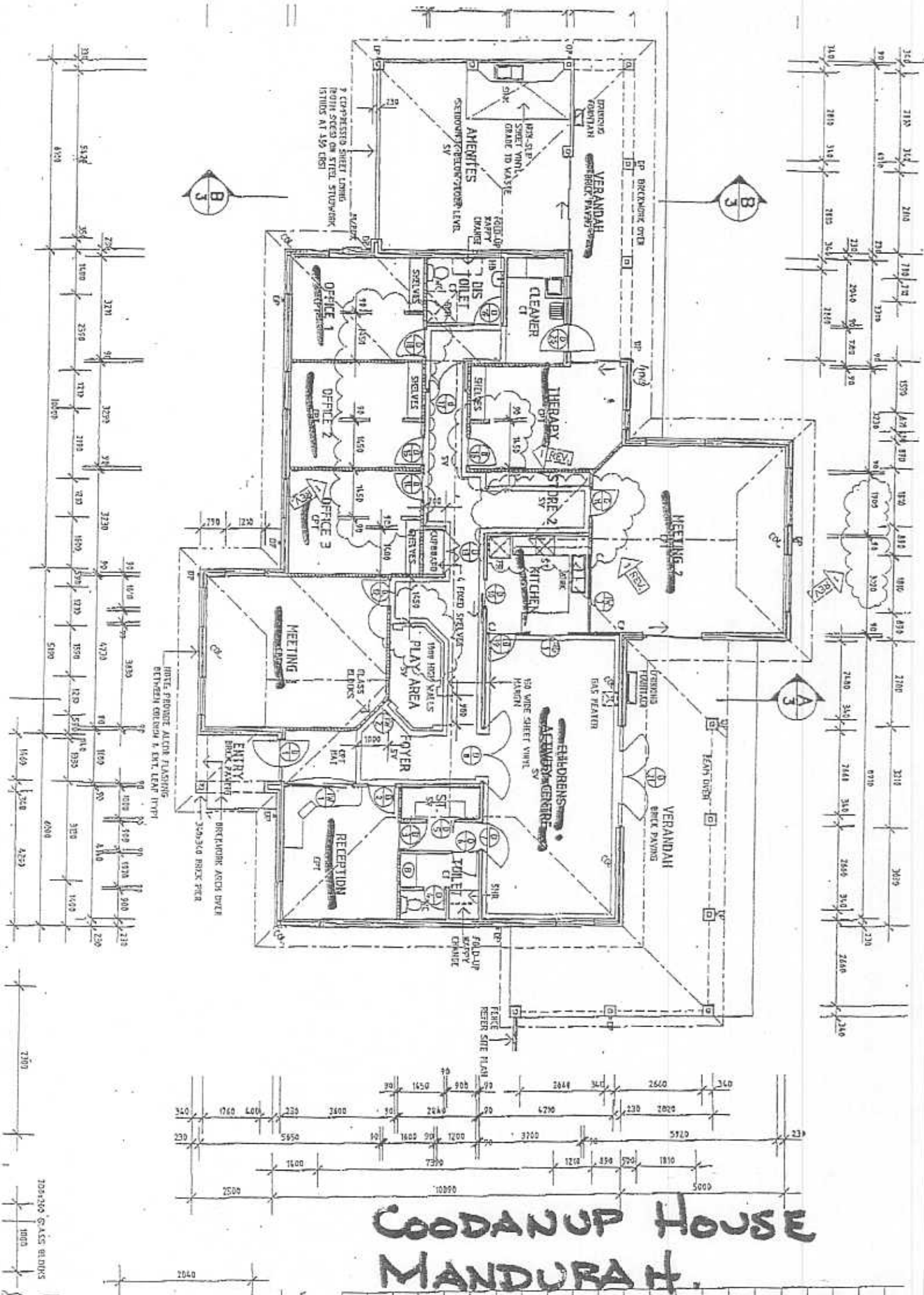
MAIN BUILDING.

BUILDING TO CONTAIN OFFICES,
MEETING ROOMS, TOY LIBRARY,
ACTIVITY AREA FOR PLAYGROUPS
KITCHENS & TOILETS
~ 500 sqm.

PARKING
APPROX
20 CARS.

36.22.







Department for Community Development
Government of Western Australia

City of Joondalup DOCUMENT REGISTRATION
Reference # : 23562
Letter # : 509788
Action Officer : DPCD
Date Received : 23/03/2005
Action Required: NOTE

Mr Clayton Higham
Director, Planning and Community Development
City of Joondalup
PO Box 21
JOONDALUP WA 6919

Dear Clayton

PROPOSED CRAIGIE COMMUNITY HOUSE

Thank you for the recent meeting at your office, which involved yourself and Graeme Hall of the City of Joondalup, Rod Pierson, Manager Building and Asset Services from the Department for Community Development and myself, regarding the proposed Community House in Craigie.

Further to that meeting, I am writing to seek Council's support for the proposal to make available the City of Joondalup's land situated at Lot 671, Cambewarra Drive (Corner Perilya Road) in Craigie, as a suitable site for the Craigie Community House.

As previously indicated to you, the State Government formally approved in December 2004 the sum of \$390,000 for the purchase of land at Craigie, in addition to \$500,000 previously approved for the building of a Community House.

The Department recently engaged VSA Property consultants to seek out site options for the proposed Craigie Community House. Several possible sites were identified, however the majority of these are unavailable at present. The City of Joondalup's property (referred to above) appears to be an ideal site for this project. This site is 2,000 square metres, it is zoned Civic and Cultural and is ideally located in the centre of Craigie; is very accessible to the residents of Craigie, and it lends itself to maximising the usage and benefits for the local community.

The Department has considered carefully the relative social needs within suburbs situated within the City of Joondalup and it considers that, given the Department's mandate, the most suitable location for a Community House is in Craigie. In arriving at this position the Department considered a number of key relevant factors, including the Australian Bureau of Statistics data, the Department for Community Development's client service data, the Department of Health's Early Development Index indicators, and other factors. The ABS statistics, for example, indicate higher needs in Craigie in correlation to low the median household weekly incomes, the median monthly loan repayments, and the low median house prices. Also, the number of single parent families is very much higher in Craigie than in most other suburbs. The Department of Health's Early Developmental Index (EDI) 2003 indicates that in the five developmental domains Craigie identified as one of the suburbs recording the higher percentages of vulnerable children in the North Metropolitan Region, with Craigie being in the highest bracket for Physical Health and Wellbeing (16% - 33%), and for Social Competence (15% - 28%); the second highest percentage bracket for Language and Cognitive Development (8% - 13%); for Communication Skills/General Knowledge (11% -

17%); and the third highest bracket for Emotional Maturity (8% - 11%). Clearly these are significant indicators of needs, and a Community House would in part facilitate the addressing of such needs.

In relation to the Department for Community Development's data base reflecting client numbers and client reasons for contact, those from Craigie are significantly higher than all or most of the other suburbs. In addition to these factors, when the District looked at the resources and services currently in existence across the City, Craigie clearly appeared to be the most appropriate location for the proposed Community House. The Department considers that Craigie is an area of high social need, with a limited range of existing facilities. In Craigie the number of low income families on Centrelink Pensions (22%), the high number of rental properties (17%), the high number of one-parent families (22.19%) including teenage parents, the social isolation, and the number of contacts with the Department for Community Development, all indicate that this is a suburb with significant needs. It appears to the District Office that there are a range of issues in the area, including significant issues of depression, domestic violence, alcohol and drug abuse and poverty etc, and limited participation in local community networks and organisations. Potential user suburbs for the centre would include not only Craigie but also Beldon and Padbury, which also have significant social needs, as well as other nearby suburbs.

The Department has available \$500,000 within its Capital Works Budget for the construction of the proposed Community House, in Craigie. To assist the progress of the centre the State Government provided an additional \$390,000 for the purchase of land subject to the funds being expended by the 30 June 2005. Given that the \$500,000 will only provide a modest Community House, and given my understanding that the above \$390,000 would be made available for the building construction in the event of it not being required for the acquisition of land, this means that a significantly enhanced and totally viable Community House for the residents of Craigie and nearby suburbs would be made possible. The availability of the additional funding of \$390,000 after the 30 June 2005 will need to be negotiated at a Ministerial level and to this end any subsequent agreement between the Department and Council will need to be subject to the Department receiving approval to carry over the funds to the 2005/06 Financial Year.

Keeping the above issues in mind, the Department's preferred option would be for the City of Joondalup to gift the aforementioned land, owned by the City, for the purpose of building a Community House for the residents of Craigie and nearby. In gifting the land, it would allow a much better, more useable facility, with the monies allocated to the land being put into the proposed building.

Should it not be possible for the land to be gifted then the Department would as a second option consider the purchase of the site with the additional funding provided for that purpose.

With the establishment of a community facility within Craigie, the opportunity would also arise for the City of Joondalup to enter into a partnership with the Department to include other facilities for the community that the Department for Community Development (DCD) would not provide, e.g. a youth facility, library, etc. However I understand that it is unlikely that the City would be interested in allocating capital works monies for such purposes at this point in time.

To assist in the management of the proposed facility the Department's local District would consider placing one of its staff members at the Community House with a view to conducting parenting programs and to assist in the coordination and effective use of the Community House.

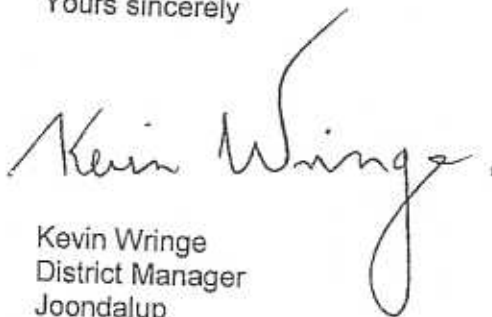
The Department is currently engaged in a local community consultation process with residents of Craigie, seeking out their wishes for the type of services which the proposed Community House might provide. These services may include services such as parenting groups, family counselling, budget planning and financial counselling, Community Health Services, a meeting place for various community groups such as seniors, youth, and a facility for general community meetings. These purposes are clearly very different to those of the recently upgraded Craigie Leisure Centre.

The Department is satisfied that such services are not readily available and accessible to residents of Craigie. It acknowledges the existence of a number of services in Joondalup, and others such as the Beldon Homestead and Granny Spiers; however it is clear to the Department that those agencies do not meet a range of significant needs of Craigie residents, especially given the residents limited capacity to access services, including after hours. Further, the centre would allow for far greater community connection in Craigie. The Department is confident that the proposed Community House would be very well utilised, and that it would be a truly wonderful facility for the residents of Craigie and that the services for this House would be well targeted and effective in meeting significant needs of the community.

The Department would be deeply appreciative of the City of Joondalup's close consideration of this proposal and it would be very pleased to talk to the proposal should this assist the Council in its deliberations. The Department is keen to progress this proposal as quickly as possible for the reasons outlined above.

With appreciation of your consideration.

Yours sincerely



Kevin Wringe
District Manager
Joondalup

22 March 2005