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FENELLIA CR

PERILYA RD

LOT 671

178 CAMBERWARRA DR
CRAIGIE

Scale 1:1500



Department for Community Development
Government of Western Australia

0313

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.

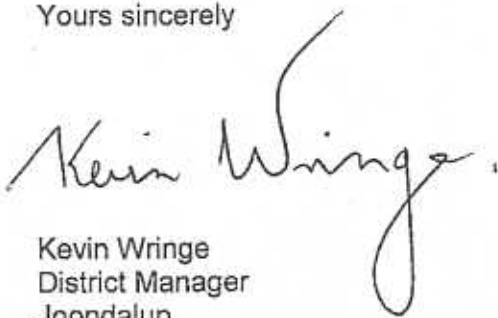
The Department is currently engaged in a local community consultation process with residents of Craigie, seeking out their wishes for the type of services which the proposed Community House might provide. These services may include services such as parenting groups, family counselling, budget planning 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