

Item No: C0718 Item 13

Subject: DRAFT HEADS OF AGREEMENT WITH WCX M4 PT PTY LTD FOR
COMMUNITY FACILITIES IN HABERFIELD

Prepared By: Erla Ronan - Group Manager Community Services and Culture

Authorised By: John Warburton - Deputy General Manager Community and Engagement

SUMMARY

Sydney Motorway Corporation (SMC) has reserved \$2.5m to meet their approval conditions for WestConnex M4 East in delivering community facilities in Haberfield and requested a proposal from Inner West Council for a suitable project. Council resolved (C0418 Item 3) to accept the funds and to consult the community.

This report analyses existing community facilities in Haberfield and service gaps, identifies needs and opportunities for community facilities, reports the outcomes of community consultation, proposes projects aligned with community priorities, and seeks adoption of a draft Heads of Agreement with WestConnex M4 to proceed with the design and development and delivery of enhanced Council owned community facilities in Haberfield.

RECOMMENDATION

THAT Council:

- 1. Note the community engagement undertaken to explore suitable projects for \$2.5m funding from Sydney Motorways Corporation for community projects in Haberfield.**
- 2. Approve the \$2.5m funding be allocated to the following priorities identified in the community engagement**
 - a. Significantly upgrading the Haberfield Centre comprising community rooms, library and garden**
 - b. Refurbishing the Mervyn Fletcher Hall including landscaping upgrade**
- 3. Note that these projects align with the requirements of WestConnex M4 East identified in the enclosed Draft Heads of Agreement and**
 - a. approve these projects proceeding; and**
 - b. approve signing of the Heads of Agreement.**
- 4. Approve that Council staff proceed with the concept design (initial proposals), design development, cost plan, DA submission and construction for an expanded upgrade of the Haberfield Centre and Mervyn Fletcher Hall in accordance with the Heads of Agreement**

BACKGROUND

- 1. Sydney Motorway Corporation Proposal regarding Community Facilities in Haberfield.**

Correspondence received from Sydney Motorways Corporation (SMC) (Attachment 1) advised that the Conditions of Consent for WestConnex M4 East (WCX) required compensation of the affected Haberfield community. SMC's initial proposal for community facilities in Walker Avenue did not meet with local community support and SMC requested that Council prepare a

proposal for delivering community facilities in Haberfield that would meet the needs of community members. SMC would invest \$2.5 million towards an appropriate project.

Council considered the correspondence and a report proposing upgrading Council's Haberfield Centre, and resolved (C0418 Item 3) *THAT Council:*

1. *Accept the \$2.5 million and consult the community to establish suitable community projects;*
2. *Does not sign the MOU with SMC for these funds for community facilities without bringing a report back to Council.*

SMC confirmed with Council Officers that

- *A community facility is envisaged as a building where a range of activities takes place such as meetings, programs, events, exhibitions and other activities normally associated with a community centre.*

In preparing this report, the following stages have been undertaken.

Context

- Defined scope of study
- Examined the role and importance of community facilities
- Identified alignment of community facilities provision with strategic direction.

Needs Assessment:

- Analysed current population and future trends
- Examined existing studies, strategies and plans to identify needs in relation to community facilities

Current Provision

- Mapped Council facilities within the scope of study
- Conducted site inspections of Council facilities with Property project management staff to identify issues and opportunities
- Reviewed renewal works programmed at the facilities
- Reviewed current utilization of facilities
- Conducted interviews with 15 local services and providers to seek feedback on the provision and use of facilities, levels of service, and identify service provision and gaps.
- Conducted written surveys online and in hard copy with community members, program providers and facility hirers to understand current participation in community activities, and priorities for the future
- Consulted with key Council staff

Project proposal

- Analysed information and identified key issues and gaps in service provision.
- Propose community project
- Confirm partnership process with WCX

1.1. Context

The scope for this study is projects that would satisfy the objectives of West Connex M4 East to deliver community facilities in Haberfield as outlined above.

Community facilities enable social support and facilitate social integration by connecting people to each other and connecting people to place. People who are connected to others, participate in community life, develop a strong social identity, and have better health and wellbeing outcomes (Haslam et al 2018, Routledge), are more resilient, and are better able to adapt to change.

Inner West Council's community facilities range from small meeting rooms for 6 people, to heritage town halls, and **are key resources** used by Council and the community to achieve the Council's vision and the strategic directions of the Community Strategic Plan

- for unique, liveable, networked neighbourhoods
- creative communities and a strong economy
- caring, happy, healthy communities
- progressive local leadership

Council has a responsibility for ensuring that its community facilities are

- effective in meeting current and future community needs and expectations;
- well maintained and well utilised; and
- are being developed and managed sustainably.

2. NEEDS ASSESSMENT

2.1 Haberfield Population

The Haberfield population is 6,800. Analysis of the 2016 Census reveals that Haberfield has a higher older population profile than IWC and Greater Sydney. At the other end of the spectrum, Haberfield has a significant number of school aged children.

- 9.7 % of the population comprises primary schoolers, compared to an Inner West Council average of 7.1%
- 8.6% of the population comprise 12-17 year olds compared to an Inner West Council average of 4.6%

Significantly the young workforce aged 25-34 in Haberfield comprises just 8.6% compared to an Inner west average of 20.3%.

This pattern is reflected in housing tenure indicating that older and established households dominate the suburb. Analysis of the housing tenure of the population of Haberfield in 2016 compared to Inner West Council area shows that there was a larger proportion of households who owned their dwelling; a larger proportion purchasing their dwelling; and a smaller proportion who were renters. Overall, 48.2% of the population owned their dwelling; 28.4% were purchasing, and 17.3% were renting, compared with 23.1%, 26.5% and 40.9% respectively for Inner West Council area.

The population growth in Haberfield from 2018 to 2036 is projected to grow at just 3.62% by 2036, at a much lower rate than Inner West Council lga average rate of 17 % growth. 6.9% of Haberfield residents need assistance in day to day life due to a disability, (higher than Inner West data of 4.9%) and 15.7% of residents provide unpaid assistance to a person with a disability, long term illness or old age.

The stand out cultural characteristic of the Haberfield population is the significant number of Italian residents, with Italian ancestry and those speaking Italian at home being significantly higher than for the Inner West Council area.

Further detail regarding the Haberfield resident population is available online
<https://profile.id.com.au/inner-west/highlights-2016?WebID=200#.WqcDyysDuXA.email>

The significant proportion of children, young people and older people in Haberfield suggests that this community will continue to require well designed, managed and maintained multi-purpose facilities. Provision of enhanced community venues in Haberfield will enable Council and community groups to provide a diversity of health and wellbeing activities that are reflective of the needs of these significant population groups. Any investment in community resources should occur with the benefit of genuine consultation with potential users, in particular the significant demographic groups in Haberfield including children, young people, older people and the Italian community.

2.2 Existing studies and plans identifying needs and priorities for community facilities in the Inner West

- Inner West Council Recreation Needs Study identified that community facilities play a significant role in supporting health and wellbeing and that there is a need for new indoor community facilities including spaces for dance, exercise and other activities; medium sized spaces for 20 to 50 people, and spaces for yoga and pilates.
- Inner West Council Inclusion Access Plan determined that Council
 - Improve information availability about the accessibility of parks, community facilities and social, recreational and educational services and programs.
 - Improve inclusion and access to Council's educational, recreational and social services and programs for people with a disability.
 - Work with service providers to increase access and inclusion for people with a disability.
- Inner West Council resolved to investigate expanding artist spaces in the IWC area (resolution C1017, Item 11).
- Previous Councils strategic planning documents embedded integration of arts and culture into Council's urban planning and infrastructure developments and improvements.

2.3 Impact on Town Centre of Community Facilities.

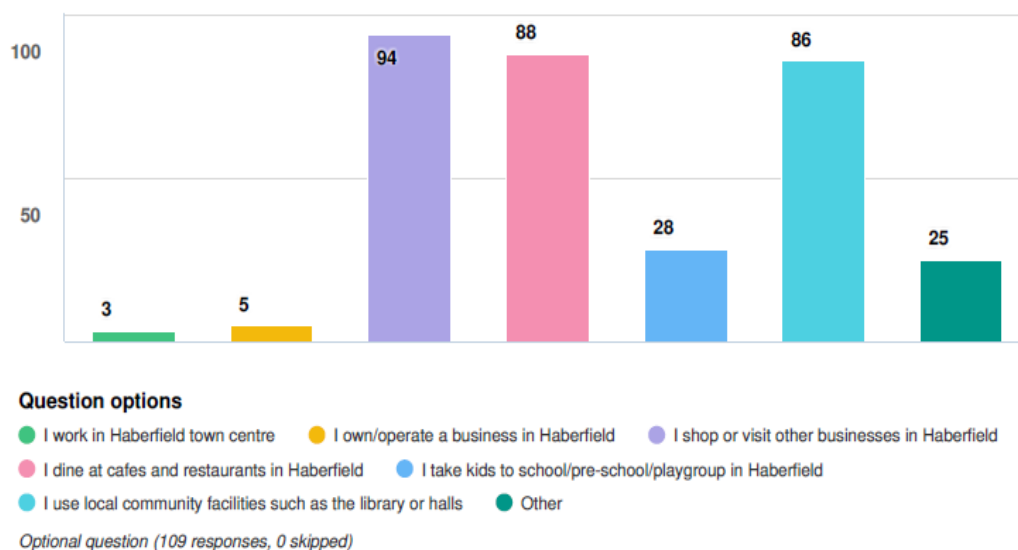
Haberfield residents access diverse retail, professional services, cafes and restaurants in the Town Centre. Previous Councils' economic development strategies prioritised activating Council facilities to increase footfall to the high streets and expenditure in local businesses. The table below provides evidence that the Haberfield Town Centre is used by residents to meet a range a needs. There is a strong correlation between

- Shopping/visit a business
- Dining at a café/restaurant
- Using a local community facility such as the library or meeting rooms/halls.

It is therefore anticipated that improving the amenity of Haberfield facilities will enable greater activation, draw more people to visit and participate in centre activities, and at the same time will have a positive flow-on effect to local business.

Figure 3. 1 Activities undertaken when visiting Haberfield Town Centre.

When you visit Haberfield town centre, what do you do? Tick all that apply



3. CURRENT PROVISION OF COMMUNITY FACILITIES IN HABERFIELD

3.1 Council facilities

The Haberfield Centre on Dalhousie St is in close proximity to local shops, cafes, and businesses. This significant Haberfield building was originally constructed in 1912 as the Haberfield School of Arts in the suburb's first decade. The original part of the building still houses the large Queensland maple Haberfield Roll of Honour, erected in 1918 to remember those lost from the area during World War1. Haberfield Centre comprises

- Haberfield Library** a small library serving the local community.
- Michael Maher Room** and the adjacent small kitchen are available for hire. Eight groups currently utilise the Michael Maher Room on a regular basis for a range of purposes including musical rehearsals, senior Italian social groups, table tennis, a dementia advisory service and political party branch meetings. (Regular users are listed in Attachment 2).
 - The room attracts minimal fee revenue as the majority of users meet criteria for fee support.
 - The carpeted flooring is not best suited for playing table-tennis which is one of the most valued activities.
 - Providers of children's play groups prefer direct access to garden space and are interested in design changes
- Graham Yarroll Room** is upstairs on Level 1 and utilized by Council's Spark Youth Theatre as a dedicated development and rehearsal space for artists. This program involves providing free rehearsal space for artists in exchange for workshops and programs for Spark.
 - The room has no air-conditioning and is particularly cold in winter, and airless and hot in the summer.

¹ Ann O'Connell, Ashfield and District Historical Society Inc, *Haberfield Roll of Honour*

- ii. It is not accessible other than via the stairway and Council has received funding to install a lift
- d. The Haberfield Association **historical collection in a smaller room** dedicated for that purpose on Level 1.
- e. The **garden** accessible through the Centre during Library open hours is not accessible from Dalhousie St. This area is informally used by library visitors and includes some raised garden beds.
 - i. The area is referred to as the Haberfield Community Garden, however does not function as a true community garden as there is currently no local community involvement in its management or maintenance.
 - ii. Council has had an arrangement with an NGO (NEAMI, support organisation for people with complex needs) which allows this group to use the garden once/week. However, the garden is currently not well maintained and consequently the space is not as inviting or well used as it could be.

Mervyn Fletcher Hall, also on Dalhousie Street, is immediately across the road from the Haberfield Centre. This centre is relatively well used despite the fact that it requires significant refurbishment. This centre comprises:

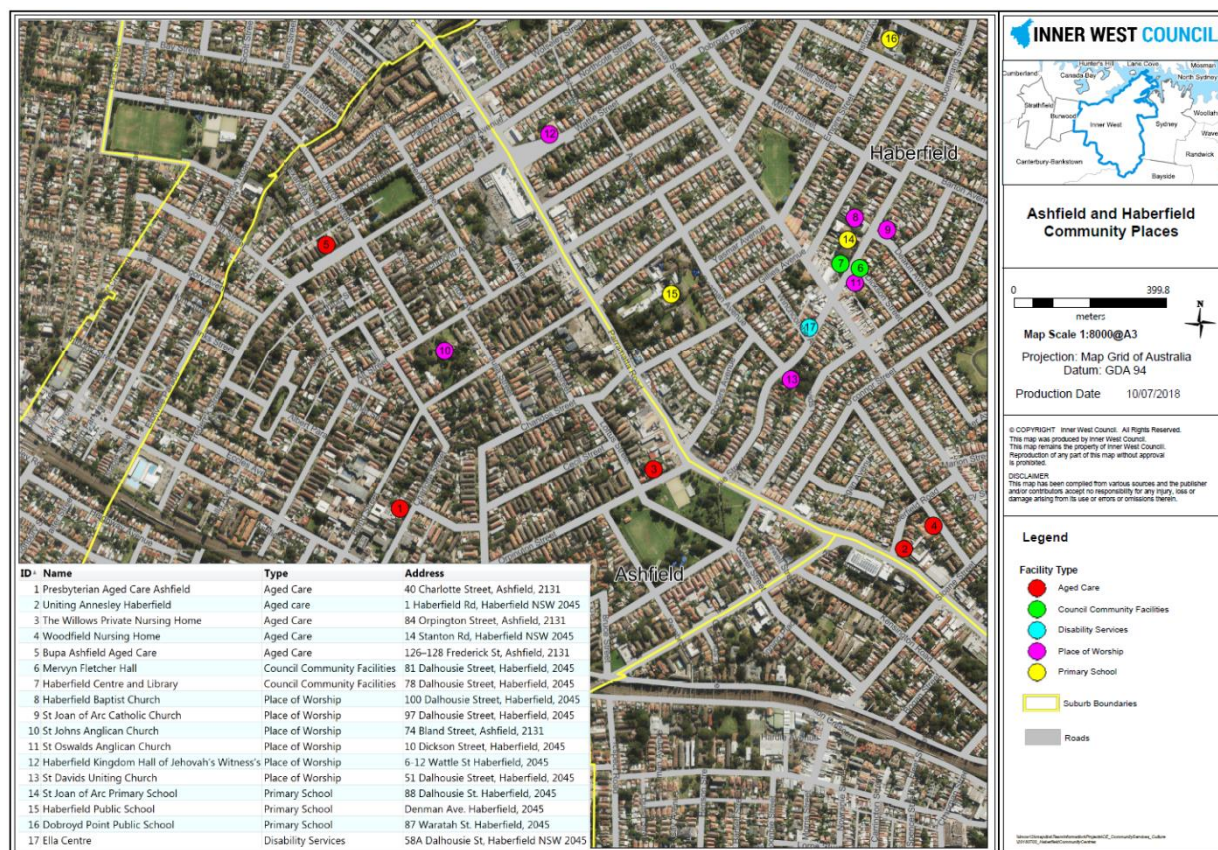
- f. **A community hall** at the rear of the property, well used by 12 community groups for a range of activities including bingo, social support activities, dancing, musical rehearsals, singing, church service, bingo, playgroup and yoga. Some of these activities are targeted at specific cultural groups including three senior Italian groups, a Japanese playgroup and two Chinese dancing groups. (Refer Attachment 2)
 - i. The facility is accessed by steel-framed glass-panelled doors subject to glass breakage, and Council has planned to undertake some minor renewal works in the Centre.
 - ii. The roof, front entrance, bathrooms and flooring require attention and the facility has no air-conditioning.
 - iii. There is no visibility to the public or information displayed regarding opportunities to participate in the programs and activities conducted in the venue.
- g. **A community office facing Dalhousie Street** is leased to Ella Centre providing support for people with disabilities
- h. **Boarded up public toilets**, are permanently closed due to vandalism and poor location and detract from the overall site amenity.
- i. **A garden space** comprising trees and lawn facing the street front.

3.2 Non-Council Community Services in vicinity of Haberfield Town Centre

Council's Social and Cultural Planning Unit undertook key stakeholder interviews with 15 local services and program providers to seek feedback on the provision and use of facilities, levels of service, gaps and opportunities.

Principal service providers are mapped in Figure 3.2 below. Three places of worship in the immediate vicinity cater for the needs of congregations and a small number of programs in their church halls. 3 local primary schools have Out of School Hours Care services. Slightly further afield, Residential Aged Care Facilities provide centre-specific facilities.

Figure 3.2 . Map of Community Services and Facilities in Haberfield



These facilities are principally dedicated to the needs of the organisation's patrons/congregations/funded service participants. The age groups served in these Haberfield facilities concentrate on the primary aged and older demographic. The faith-based organisations identified a trend towards smaller congregations.

Stakeholder consultation identified service gaps / programming opportunities exist in the following age-groups

- pre-school, (0-5 year),
- high-school aged demographic, (12-17); and
- young adult - working aged residents. (18-34)

Of particular note is the gap for pre-schoolers and the 12-17 age group given their higher population numbers. Noteworthy also is that Haberfield has a relatively high proportion of 55 - 74 aged residents, some of whom are already connected to Council facilities.

Service gaps and opportunities were explored further in the community engagement phase for determining suitable projects.

4. PUBLIC CONSULTATION

In conjunction with key stakeholder consultation to identify existing services provided locally, and service gaps, Council's Community Engagement Team developed a Communications and Engagement Plan to consult with community members.

4.1 Notification of Engagement

The engagement was notified and promoted through:

- Yoursay page survey opened 22 May 2018
- Media Release Tuesday, 22 May 2018
- Inner West Courier feature project 29 May 2018

- Inner West Council - What's on newsletter 22 May 2018
- Enews (twice)
- Inner West Council Facebook 23 May 2018
- Promotion by Haberfield Library staff
- Promotion through Community and Cultural Services networks
- Distribution flyer (6990 copies) through Haberfield and adjacent areas in Ashfield 22/ 23 May 2018

4.2 Engagement Methods

Council asked local residents: What do love about Haberfield, how do you use the current facilities and what improvements you would like to see? The engagement methods comprised a Survey, meetings and phone calls with key stakeholders, schools/community groups meetings with Community and Cultural Services staff and Project Engineers, on site meetings, and online responses. The Survey and Flyer in both English and Italian were available at Council's Haberfield library and at Council community facilities, and Italian-speaking staff were present for user meetings.

4.3 Online Survey

The online survey was launched on Yoursay 22 May 2018 for 4 weeks closing 24 June 2018. There were 438 visits to the project page and 69 surveys completed. Hard copies were in both English and Italian were available at all Council Libraries

4.4 Engagement meetings

Onsite information sessions were held in the foyer of the Haberfield Centre and Library. The Capital Projects Manager was onsite to answer questions regarding the Haberfield Centre and Mervyn Fletcher Hall. Two engagement officers, and an Italian speaking staff member from the library were onsite to assist. Information flyers and hard copies of surveys were available in both Italian and English. Sessions were run at a variety of times and on a variety of days to reach a broad of a spectrum of users. Individual stakeholder meetings included SES Haberfield, Haberfield Association, Ella Centre as tenants of Mervyn Fletcher Hall, and phone discussions with nearby organisations including St Oswald's and St David's Church who provided some information about their own services.

5. **COMMUNITY FEEDBACK ON SUITABLE PROJECTS FOR \$2.5M.**

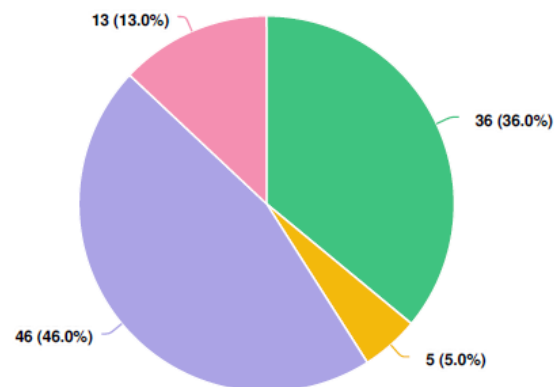
5.1 Upgrading Community Facilities.

When asked where Council should allocate the \$2.5m funding from Sydney Motorways Corporation to deliver maximum community benefit, 87% of survey responses **supported upgrades to either/both Haberfield Centre including Library and Mervyn Fletcher Hall:**

- 46% in support of upgrading both Haberfield Centre and Mervyn Fletcher Hall and
- 36% support upgrading Haberfield Centre only.

Figure 5.1 Priorities for allocating funding to Council community facilities

Council is deciding how to allocate the \$2.5m from Sydney Motorways Corporation to deliver maximum community benefit, where...



Question options

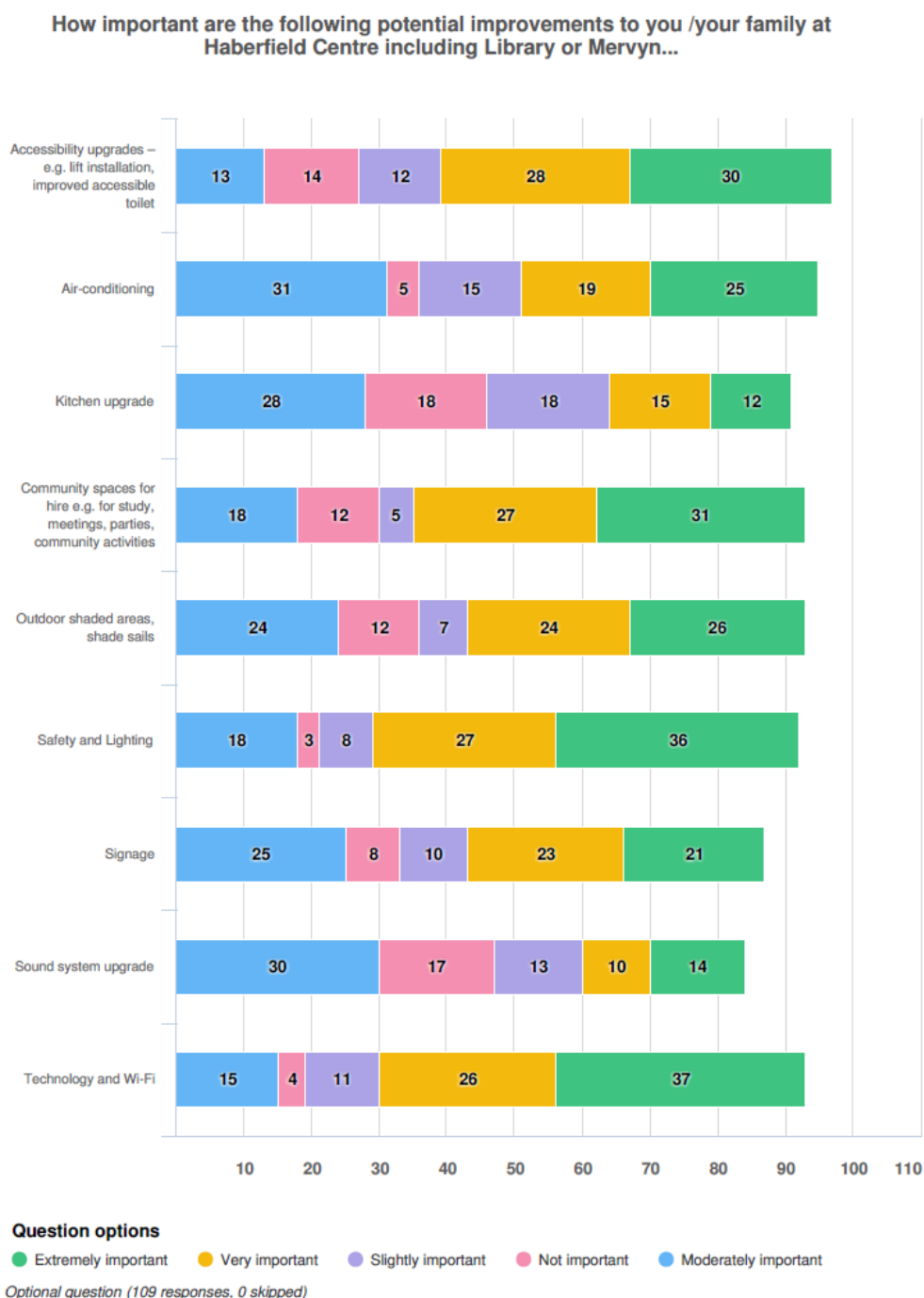
- Upgrade Haberfield Centre including Library
- Upgrade Mervyn Fletcher Hall
- Upgrade both Haberfield Centre, including Library and Mervyn Fletcher Hall
- Upgrade other facility

Optional question (100 responses, 9 skipped)

5.2 Potential improvements

When asked to rank importance of potential improvements to Haberfield Centre and Mervyn Fletcher, the top five improvements were

- Technology and Wifi
- Safety and Lighting
- Accessibility Upgrades eg lift installation, accessible toilet
- Community spaces for hire eg for study, meetings, parties, activities
- Outdoor shaded areas

Figure 5.2 Improvement to Haberfield Centre and Mervyn Fletcher Hall


Item 13

Figure 5.3 Desired activities and improvements

Activities and improvements	Officer comment
<p>Survey respondents and key stakeholders identified the classes or activities they would attend if accessible at Council venues.</p> <ul style="list-style-type: none"> Non-religious play groups / several a week School holiday programs Children's activities and family support Parenting discussions Adult learning facility, lectures and discussions that would bring different people to Haberfield 	<p>Proposed uses should guide the concept development phase for enhancements to Haberfield Centre and Mervyn Fletcher Hall should Council proceed with upgrading these two facilities for broader</p>

Item 13

<ul style="list-style-type: none"> • Meditation, mindfulness, yoga, pilates • Music, string quartet, violin lessons, band rehearsal • Art classes, craft classes, creative art classes referencing origins as Mechanics School of Arts • Lifeskills, gardening classes, knitting, cooking classes • Social inclusion programs for people with dementia, carers, older people. 	<p>community benefit, eg,</p> <ul style="list-style-type: none"> • Connectivity between meeting rooms and garden space for playgroups / Lifeskills gardening / • Acoustic treatments for music rehearsal and performance • Connections between the two facilities to facilitate adult learning symposiums
<p>Haberfield Association identified the need for upgrades to both centres and visual referencing of Haberfield Garden Suburb. These upgrades are important symbolically, and in a practical sense to revitalize the heart of Haberfield and be a gathering point again for the community impacted adversely by WestConnex. The Association submitted:</p> <ul style="list-style-type: none"> • Haberfield Centre requires an urgent upgrade to the toilets, a complete upgrade to the meeting rooms, with installation of an advance technology system allowing easy connection of laptops with an easy use of projection screens, and energy-efficient heating/cooling systems throughout the Centre. • Mervyn Fletcher Hall requires upgrades to make it more attractive and multifunctional including kitchen upgrade and toilet upgrade. • Consideration of design elements at Haberfield Centre to enable expansion of music rehearsal and performance (music rehearsal space for musicians/ string quartets) 	<p>These proposed uses would require alterations to existing facilities beyond the planned renewal works, and should guide the concept development phase should Council proceed with upgrading these two facilities</p>
<p>. Ella Centre, operate their own facility on Dalhousie Street, lease office space at Mervyn Fletcher Hall and identified much needed internal refurbishment to their leased office space and improved accessible toilet facilities in the Hall for when they conduct programs.</p>	<p>Requires upgrade to Mervyn Fletcher beyond the planned renewal works and should guide concept development</p>
<p>Haberfield SES has their own secure premises, located with Haberfield Centre and Library on Dalhousie Street. A large cohort of volunteers is attached to the service. Access to meeting rooms for training was identified.</p>	<p>Noted.</p>
<p>St Oswald's Church identified the need to diversify their faith-based congregations, (as did other faith groups) and identified the need for minor capital works on their own site.</p>	<p>Noted. Sydney Motorways Corporation proposal is for upgrading a Council facility and staff will provide St Oswald's with information on other potential funding sources.</p>

6. ANALYSIS AND RECOMMENDATION.

6.1 Benefits analysis

87% of survey responses supported applying the \$2.5m funding to upgrading Haberfield Centre and /or refurbishing Mervyn Fletcher Hall.

The community benefits of this investment identified in the needs analysis and community feedback include:

- **Activation of public places:** facilitating activation of Council venues and other public places through a range of means including events, programs and affordable venue hire encourages groups to provide activities in Council's halls and meeting places.
- **Activation and reinvigorating the village:** Apart from benefits of increased activation by a more diverse community, the revitalised facilities will improve the interface with the streetscape and garden, thereby enhancing the Haberfield village and potentially benefitting local businesses.
- **Business support:** there is a high correlation between using a local community facility such as the library or meeting rooms/halls; dining at a café/restaurant, and shopping/visit a business and increasing the numbers of people, and the diversity of population sectors served, is predicted to have a direct benefit to high street businesses.
- **Heritage:** Given the recent demolition of Federation homes and consequent damage to the suburb's heritage, it would be appropriate to invest in Haberfield Centre as a significant local building and reinvigorate both facilities, and consult with key stakeholders to reference Haberfield's history.
- **Improved design facilitates more diverse uses, and higher participation rates** with a correlated increased expenditure at local cafes, restaurants and shops.
- **Smart technology** enabling enhanced facilities proving more attractive to community members and users
- **Improving community wellbeing** through community, recreational, and cultural opportunities.
- **Multiple uses:** The proximity of these two facilities, central location and Haberfield Centre's combined function of library and community centre means the investment can be shared by a range of user groups and individuals and benefit the residents affected by WestConnex as well as the wider community.
- **Potential seminar and colloquium precinct** with upgraded, accessible facilities and capability to conduct parallel program streams across adjacent venues.
- **Managing demand:** Improvements at the Haberfield Centre and the Mervyn Fletcher Hall will enable Council to address unmet needs for example gaps in pre-school services (playgroups with access to garden space), high-school aged residents, (music rehearsal, good technology) and young adult - working aged residents (for example wellness programs, life skills programs, music and arts, yoga and pilates).
- **Inclusion Action Plan (IAP):** the accessibility improvements will contribute towards the implementation of the IAP and meet Council's statutory obligations, and additional investment will provide a superior design outcome

6.2 How would additional investment enhance existing works?

There are number significant challenges currently constraining the ability of the existing Haberfield Centre and Mervyn Fletcher Hall to function as well-used and vibrant community facilities. These include:

- Buildings have poor street presence and it is unclear that they are community facilities available for hire, available for program activation, and operated as a Council community facility.
- The buildings are not seen as welcoming spaces for the general community;
- Mervyn Fletcher garden spaces are not seen as welcoming to the community; and the Haberfield Centre has no access to the garden other than when the Centre Library is open.
- Design improvements would be required to optimise the amenity provided by the planned installation of a lift at Haberfield Centre

Figure 6.1 Considerations of Options

Option	Budget	Pros	Cons
1. Proceed as per current project scope for renewal works at Mervyn Fletcher and lift installation at Haberfield Centre.	\$840K	Works completed by Oct 2019. Improved accessibility with the inclusion of a lift and accessible toilet	<ul style="list-style-type: none"> • Constrains the Haberfield Centre lift location to meet budget; sub-optimal solution • Loss of community space to accommodate the lift • Reduced space will limit community activities. • Poor integration between Library and Community space • No landscape improvements to either facility • No improvement to the building identity and relationship with the street for either facility. • No acoustic improvement; •
2. Expanded design to improve both the Haberfield Centre	\$3.53M	An additional investment would enable council and the community to	<ul style="list-style-type: none"> • Project delivery of Option 1 renewal works

and Library and the Mervyn Fletcher Building		redesign both the internal and external spaces to optimise public access and use. <ul style="list-style-type: none"> • Stronger identity and image for the local area; • Stronger presence to the street and openness to the community; • Better lift location in Haberfield Centre • Better utilisation of the spaces including acoustic treatment for music and theatre at Haberfield Centre; • Better garden and landscape with improved public access in each centre • Better outcome in general with connectivity to streetscape facilitating increased activation. • Upgrading each facility will enable complementary activities to be conducted concurrently eg Heritage Festival, Garden Design colloquiums, Poetry Workshops 	and lift will be delayed by 9-12 months to enable architect-designed solution
--	--	--	---

The scope of works will be defined through **Phase 1** of the project so that **Phase 2** can proceed with confirmation of the preferred options with community input. An initial proposal and concept design to upgrade the Haberfield Centre and Mervyn Fletcher Hall will address minimum requirements arising from the needs analysis and community consultation:

Haberfield Centre / Library

- Installation of a lift to provide access to the first floor community room;
- Replacement and upgrade of the air-conditioning system;
- A new accessible toilet; replacing a non-compliant facility
- Painting of interiors;

- New community furniture;
- Replacement of carpets, shelving and furniture;
- Improving the layout of the library;
- Improve signage

Mervyn Fletcher Hall

- Roof replacement including guttering;
- Removal and replacement of asbestos eaves around the entire perimeter of the building;
- Replacement of steel window frames and entrance door and frame;
- Internal / external painting where required (overall in reasonable condition)/ door painting required;
- Renewal of floor finishes – polishing wooden floors and replace kitchen vinyl flooring;
- Toilet upgrade/renewal at entrance.
 - Noting that the boarded-up facilities are non-functional, upgrades are required to male and female toilets adjacent to the foyer entrance and to the accessible toilet in the hall. The male and female toilet are identical in layout with a sliding separating the hand basin and toilet. Remove the partition wall and convert both to accessible/ambulant bathrooms including baby change tables;
- Replacement of light fittings to energy efficient fittings (PCBs);
- Renewal of ramp at the Ella Centre entrance.

Phase 1 will also include the following key design considerations for consultation with the community.

- Improved building layouts:
 - A concept design will review the complete building floorplan.
 - Improvements to the location of the lift and accessible toilet for increased utilisation of the upstairs community room in Haberfield Centre
- Acoustic treatment:
 - Install where required for musical and theatrical rehearsals and workshops
- Improved amenity:
 - Bring the facilities up to current accessibility standards, provide seating, air conditioning,
 - provide pathways to and around the garden, shade in outdoor spaces, signage and lighting.
- Improved building entry and garden areas

The concept plan will review the performance and amenity of the outdoor spaces at the entry, surrounding the building and the garden areas to welcome and invite the community into the facility, provide informal gathering points, public seating, meeting places and enhanced connectivity to the street frontage.

FINANCIAL IMPLICATIONS

Council has allocated \$273,000 in the 2017/18 budget and \$840,000 in 2018/2019 is currently funded from Stronger Communities Grants, special rate variation and council revenues.

OTHER STAFF COMMENTS

Property and Major Projects were consulted in the development of the project.

Legal Services were consulted in the development for the report and drafted the Heads of Agreement.

7 PARTNERSHIP PROCESS WITH WCX

WCX M4 Draft Heads of Agreement. (Attachment 3) indicate initial concept design proposals are required within six weeks of signing the Heads of Agreement It is proposed to involve the community in formulating the concepts, and the proposal would include

- Consideration of planning proposals
- Identification of the community facilities
- Justification for the works and associated benefit for the Haberfield community
- Payment milestones
- Community consultation plan.

WCX M4 then have 6 weeks to approve the initial proposal, which would enable Council 6 months to prepare the design for the Development Application submission.

Once the DA is approved, Council must commence the work within 4 months. Based on this program, completion is expected in June 2020.

ATTACHMENTS

1. [↓](#) Letter from Sydney Motorways Corporation proposing Community Facilities in Haberfield
2. [↓](#) Regular meeting Room Users Haberfield Centre and Mervyn Fletcher Hall
3. [↓](#) Draft Heads of Agreement with WCX M4