

7.4 Amendment to the temporary accommodation at former Balwyn Leisure Centre

Abstract

This report seeks a Council decision to provide temporary accommodation at the former Balwyn Leisure Centre (BLC) for the Through Road Early Learning Centre during redevelopment of their centre.

At the Services Special Committee (SSC) on 11 June 2019, Council resolved to defer the demolition of the former BLC and endorse the proposal to provide temporary accommodation at the former BLC for the Canterbury Norwood Baptist Kindergarten and Interchange Inner East during construction period of the Canterbury Community Precinct.

Despite Council's 2019 resolution, the Canterbury Norwood Baptist Kindergarten has not required the temporary accommodation rather being able to continue operating within the church complex, leaving the childcare facility within the BLC vacant and suitable for temporary accommodation by other community groups.

The proposal presented in this report does not alter the intended timeline for demolition of BLC but enables the vacant section of building to be used effectively until demolition occurs. Interchange Inner East is also currently located within the BLC until mid-late 2022.

Officers' recommendation

That Council resolve to:

1. Endorse the proposal to temporarily accommodate Through Road Early Learning Centre and other community groups that require temporary accommodation during the construction period of the Canterbury Community Precinct.
2. Receive budget bid for the demolition of the Balwyn Leisure Centre and open space conversion as part of the 2022/23 budget process.
3. Undertake community engagement to shape the future open space development of this site in the 2022/23 financial year.

Responsible director: Daniel Freer, Director Places and Spaces

1. Purpose

The purpose of this report is to seek Council endorsement to provide temporary accommodation for community groups such as Through Road Early Learning Centre at the Balwyn Leisure Centre whilst construction of the Canterbury Community Precinct project continues through to late 2022.

2. Policy implications and relevance to community plan and council plan

The Boroondara Community Plan is structured around the following seven priority themes:

- Your Community, Services and Facilities
- Your Parks and Green Spaces
- The Environment
- Neighbourhood Character and Heritage
- Getting Around Boroondara
- Your Local Shops and Businesses
- Civic Leadership and Governance

The proposed Canterbury Community Precinct project is aligned with Theme 1: Your Community, Services and Facilities:

Strategic Objective 1 - Community services and facilities are high quality, inclusive and meet a variety of needs now and into the future.

Strategy 1.1 - Plan, maintain and renew multipurpose facilities and sports precincts to meet broad, intergenerational needs of the community now and into the future.

3. Background

The demolition of the Balwyn Leisure Centre (BLC) has been previously endorsed by Council with the intent to return the area to public open space. The timing of demolition has been aligned with construction of the Canterbury Community Precinct (CCP) to enable temporary accommodation use until the new CCP can rehome Interchange Inner East.

At the Services Special Committee (SSC) on 11 June 2019:

1. *Defer the demolition of the former Balwyn Leisure Centre (BLC) and endorse the proposal to provide temporary accommodation at the former BLC for the Canterbury Norwood Baptist Kindergarten and Interchange Inner East during construction period of during the construction period of the Canterbury Community Precinct.*
2. *Appoint a contractor to commence demolition of the BLC within three months of the completion of temporary accommodation.*

4. Outline of key issues/options

The Through Road Early Learning Centre is a constrained site and unable to accommodate temporary accommodation on site.

As such, there is an opportunity to use the vacant child care facility at the Bawlyn Leisure Centre (BLC) for temporary accommodation, without impacting current time frames for demolition of this building.

This section of BLC was intended for temporary accommodation by Norwood Baptist Kindergarten (now not required) and is vacant and suitable to accommodate the Through Road Early Learning Centre during redevelopment of their facility at the same time.

5. Consultation/communication

Officers from a range of Council departments have worked collaboratively on this proposal. The Through Road Early Learning Centre is seeking to inform families of temporary accommodation as early as possible.

Consultation on future use of the BLC site will be undertaken in the 2022/23 financial year with a view to shape future directions to meet community needs.

6. Financial and resource implications

The cost to provide temporary accommodation for Through Road Early Learning Centre in portables with support infrastructure is estimated at \$70-100K, however this cost would be largely avoided with only minor works required at BLC to make the facility suitable for re-use.

7. Governance issues

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

The officers responsible for this report have no direct or indirect interests requiring disclosure.

8. Social and environmental issues

It is envisioned that there are no issues relevant to this proposal.

This temporary accommodation solution will replace the need for portables placed on open space to accommodate the Through Road Early Learning Centre. The former BLC building having been previously utilised in part to operate children's services, is able to appropriately accommodate the licenced childcare spaces offered by Through Road Early Learning Centre.

9. Conclusion

The use of a vacant section of building at BLC to provide temporary accommodation for community groups is an effective use of Council resources and does not impact the intended demolition of Balwyn Leisure Centre to coincide with completion of the Canterbury Community Precinct.

Manager: Christine White, Manager Capital Projects

Report officer: Kristina Taranto, Project Architect