

Report by Marissa Gidall, Landscape Architect

RECOMMENDATION

That Council endorse the refurbishment and proposed use of the former South Strathfield Bowling Club as a Home and Community Care facility for the delivery of ageing and disability services.

PURPOSE OF REPORT

To seek Council endorsement in relation to the refurbishment of the former Strathfield South Bowling Club.

REPORT

Council has previously been advised that it has been successful in obtaining capital funding of \$495,000 through the Department of Human Services, Ageing, Disability and Homecare for the upgrade of the former Strathfield South Bowling Club as a Home and Community Care (HACC) facility for the delivery of ageing and disability services.

As endorsed by Council the grant acknowledges Homebush-Strathfield Meals on Wheels (HSMOW) and Inner West Community Transport (IWCT) as key stakeholders. In addition to the services provided by HSMOW and IWCT, the purpose designed centre will provide day care programs for frail-aged and socially isolated residents.

It is proposed to relocate the existing day care programs currently operating in the Strathfield Community Centre to Augusta Street. There may also be opportunity for other community based organisations to provide day care programs.

As part of the grant requirements Council submitted a project plan to the funding provider identifying key activities and dates for the refurbishment. Key actions include:

- Perform and obtain site investigations and reports
- Engage Architect to work with Council and stakeholders preparing plans and documentation
- Submit Development Application for change of use as endorsed by council and for proposed building works
- Call for tender for the construction works
- Project manage construction works
- Obtain certificate of occupancy

Council intends to have the building works completed and operational by the end of July 2012.

Details of the key actions carried out to date are set out below:

Perform and obtain site investigations and reports

Council has commenced performing site investigations. A site and building survey was obtained as has a structural report of the building. The structural building report concluded that the former bowling club is in fair structural condition. Some works are required to restore the required structural capacity for general office use and provide a low maintenance facility, these works include:

- Upgrading and replacing areas of roof sheeting
- Cleaning, upgrading and replacing drainage components
- Remedial works to minor cracks
- Remedial works to floors and pier supports
- Removal of existing gardeners shed as this was deemed structurally unsound.

The Buildings and Facilities Coordinator has commenced obtaining quotes on these works from our preferred suppliers. Some works have commenced and the gardener's shed has been removed.

Engage Architect to work with Council and stakeholders preparing plans and documentation

Council has engaged an Architect with experience in the design of community facilities to work with Council in the preparation of the plans.

Design workshops with the Architect, stakeholders and Council officers will be scheduled shortly.

Further information will be provided to Council concerning implementation of the project as the project progresses.

Following future steps:

- Engage and manage sub-consultants to work with design team; architect and landscape architect
- Prepare and submit a Development Application for change of use plus construction works if required
- Consolidate Master Plan for 40-44 Augusta Street in context of Thew Reserve and as community open space
- Develop detail design for external works to the building refurbishment including car parking, maintenance buildings, pedestrian entrances and movement, landscaping and open space connection to the reserve and Cox's Creek
- Prepare and manage tender documentation for construction
- Project manage external works and internal work contractors on site

FINANCIAL IMPLICATIONS

Proposed Expenditure: \$495,000

Program	Approved Budget	Expenditure to Date
HACC Capital Grant	\$495,000	\$12,185

Report approved by:

Jocelyn Palmer	Rob Bourke
Manager Community Lands and Services	Director Operations