

6 MY PLACE YOUTH FACILITY EXPANSION AND RELOCATION PROJECT- SITE OPTIONS

FILE REFERENCE INT1968421

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RECOMMENDATION

It is recommended that Council approve the My Place Youth Facility to be built at 41 James Street Pakenham in order to meet the needs of young people, increase specialist support services locally and meet the timelines required under the Growth Suburbs Fund.

Attachments

1 41 James Street, Pakenham Site Plan 1 Page

EXECUTIVE SUMMARY

Council's advocacy to the Federal Government to support the expansion and relocation of My Place Youth Facility was successful with the government contributing \$1.5M through the Department of Health- Community Health And Hospitals program. Council have committed \$1.5m towards the project. It is estimated that the project will cost an approximate total of \$5.5M to deliver (this total includes the completion of entire car park surface).

Council officers undertook a review of Council land both in Officer and Pakenham to determine a suitable site. A number of sites were identified and were assessed by Council Officers. There was mutual agreement that 41 James Street, Pakenham was the preferred site.

41 James Street is currently a gravel carpark that accommodates overflow parking from the Pakenham commercial area and consists of 3 existing titles. It is proposed that the southernmost title, with an area of approximately 1,000 square metres, be used for the development of the My Place youth facility. Recent observations suggest that the existing car park has an occupation rate of less than 60% occupied on any given day. The recommended proposal is consistent with the objectives of the Pakenham Parking Strategy, draft Pakenham Activity Centre Structure Plan and draft Pakenham Activity Centre Urban Design Framework. These strategies identify this site for future deck parking opportunities, above ground floor development. It is intended that the ground floor built form be constructed to accommodate future deck parking. The proposal would also include formalising the balance of the existing car park area to minimise the loss of parking in the short term.

BACKGROUND

Cardinia Shire Council's 'My Place' youth facility was opened in 2012 in Pakenham. Since that time it has demonstrated that through the co-location of multi-agency/disciplinary services that an integrated and holistic approach to meeting the needs of young people can be achieved.

My Place has the following services based at or outreaching from the facility to support the needs of young people and families;

- Oakwood School
- Headspace (counselling service)

- South East Centre Against Sexual Assault
- Youth Support and Advocacy Service (drug and alcohol service)
- WAYSS (housing service)
- Centrelink Community Engagement Officer
- Monash Health Youth and Family Counsellor
- TaskForce Community Agency
- SkillsPlus
- Afri Aus Care
- South East Migrant Resource Centre

My Place Youth Facility program and counselling rooms have been at capacity for over 12 months limiting the ability of Council Youth Services to attract additional youth services/programs.

In order to maintain the existing services as well as attract new services locally for young people SLT approved an interim strategy which involved the renovation of The Church and The Chapel. 'The Point' was launched in April 2019 and provides space for youth counselling services and programs to operate.

Council advocated during the 2018 State Election and 2019 Federal Government election for the My Place Expansion and Relocation Project (construction of a 900m2 youth facility). Jason Wood announced in March 2019 that the Federal Government would invest \$1.5M towards the expansion project. Council received funding under the Department of Health - Community Health and Hospitals Program. In addition Council has committed \$1.5M in the budget towards the project leaving a shortfall of approximately \$2.5M (Council will submit an application to the Growing Suburbs fund by 30 September to offset shortfall of funding)

Council Officers undertook a thorough assessment of suitable sites on Council owned land in for a youth facility. The top three options with pros and cons are listed below;

Option 1 - 41 James Street, Pakenham	
Pros for the subject site	Cons against the subject site
Council owned land Meets the selection criteria for a new youth facility which was developed in consultation with young people and services based at My Place Close to public transport Close proximity to public transport Close proximity to skatepark/shopping precinct - areas of interest for young people. Visible from Pakenham Market Place Adequate public surveillance, pedestrian movement and lighting Close proximity to other support services (Uniting, Anglicare, and Job active providers, Centrelink, SECADA Drug and Alcohol Service etc.) Ability for young people to access the venue using different routes	Loss of some at grade car parking Site not as visible as existing Main St site

<p>Ability to keep existing facility at 5-7 Main St Pakenham and lease for community use (annual income to Council estimated to be \$60K) Ability to have recreational/activity space on third level of building as well as outdoor court yard (decreased risk of space being accessed after hours)</p> <p>Ability to increase the number of car parks on site (multi-level car parking and sealing of the gravel car park) for use by patrons of the Pakenham Shopping Precinct.</p> <p>Consistent with the objectives of the Pakenham Parking Strategy, draft Pakenham Activity Centre Structure Plan and draft Pakenham Activity Centre Urban Design Framework</p>	
<p>OPTION 2 - Titan Lodge Walk Pakenham</p>	
<p>Pros for the subject site</p>	<p>Cons against the subject site</p>
<p>Council owned land that has been difficult to sell</p> <p>Size and shape of the land</p> <p>Walking distance to town centre</p> <p>Walking distance from public transport</p> <p>Ability to keep existing site and lease for community use (annual income to Council estimated to be \$60K)</p>	<p>Located next door to Kindergarten</p> <p>Surrounded by residential housing</p> <p>Dead-end street with poor lighting</p> <p>Risk of car parking on site being used for overflow from Pakenham station</p> <p>No foot traffic</p> <p>No neighbouring businesses/recreation spaces that draw young people to the area</p> <p>Building faces train line. Concerns- noise and proximity to train line and possible risk to youth accessing the facility.</p> <p>Although the venue will be accessed by young people catching public transport (trains and buses) there are a large percentage of young people who report not feeling safe around the Pakenham train station/PB Ronald Reserve precinct (evidenced through the 2016 and 2018 youth survey and consultation with current service users)</p>
<p>Option 3 - Redevelopment of 5-7 Main St Pakenham</p>	
<p>Pros for the subject site</p>	<p>Cons against the subject site</p>
<p>Council owned land</p> <p>Visible location</p> <p>Walking distance from public transport</p> <p>Existing facility known to Youth</p>	<p>The size of the land too small</p> <p>Based on the surrounding built form and to provide required car parking a 2 storey development with underground parking would be required</p> <p>Lack of car parking (would need to build 3 storeys)</p>

	<p>Costs involved to relocate the existing services (removalist, IT infrastructure)</p> <p>Disruption to services (risk of losing existing tenants/specialist services and income generated)</p> <p>Lack of available sites/buildings to relocate services</p> <p>Cost to demolish existing building and build three storey building on the site</p> <p>Lack of outdoor recreation space</p>
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POLICY IMPLICATIONS

Project assists the implementation of actions within the Council's Child, Youth and Family Strategy and Council's Liveability Plan Policy (Education and Employment as well as Health and Social Services domains).

RELEVANCE TO COUNCIL PLAN

Supports Council Plan action:

1.1.2 Routinely review overall community needs for services and either deliver or advocate for others

to provide services to meet those needs.

1.2.2 Advocate for increased locally based health services to support our young people.

1.4.3 Routinely review community health and wellbeing issues to inform Council's activities.

1.4.4 Support children, young people, families, older adults and people of all abilities by providing a range of accessible services and facilities.

CONSULTATION/COMMUNICATION

Consultation regarding the key criteria for a suitable site has taken place with;

- Young People
- Councils Youth Services Team
- Youth Service providers currently based at My Place

Internal consultation has taken place with councils, Active Reserves, Planning and Engineering departments to assess the suitability of the site

Consultation took place with Growth Suburbs Fund Officers on 30 July 2019. Confirmation provided that My Place Youth Facility project meets the GSF funding criteria.

FINANCIAL AND RESOURCE IMPLICATIONS

Council contribution \$1.5M

Federal Government contribution \$1.5M

Growth Suburbs Fund \$2.5M – Application due 30 September 2019

CONCLUSION

It is recommended that Council approve the use of 1000sqm at 41 James Street, Pakenham for the purpose of building a facility which will provide services and programs for young people aged 12-24 years. Based on information contained in this report this site provides the best location for a larger youth facility. It is recommended that Council approve an application to be submitted by Youth Services to the Growth Suburbs Fund for \$2.5M towards the new My Place Youth Facility to be constructed at 41 James St Pakenham.

