

Lindfield Library, Library Village Hub and Asset Recycling to meet community needs

File: S10468

Vide: NM.1

Notice of Motion from Councillors Citer, Szatow, Ngai, Pettett, Kelly and Spencer dated 16 April 2018

Background

The current Lindfield branch library located at 259-271 Pacific Highway is about 60 years old and in need of a significant overhaul. Studies and community consultation have identified that the library is unable to deliver modern services to meet the future needs of the community, with some gaps identified including:

- Inadequate space for all activities and collections
- Shortage of shelving
- Lack of study and reading spaces
- Inadequate children's area and lack of separation of this area
- Inadequate space for events
- Lack of contemporary technology inclusions; and
- Lack of adequate parking as well as issues relating to access.

The Lindfield Library site also includes meeting rooms, resource rooms, and space for *KYDS Youth Development Services* (teenage counselling service) and the *Lindfield Seniors*.

Ku-ring-gai Council's vision is to build a new Lindfield Village Hub located on the western side of Lindfield local centre on the Council car park off Woodford Lane behind the Pacific Highway shops. This project will include a new library that is purpose built to reflect the needs of future library users, new spaces to meet the needs of community groups such as KYDS and the Lindfield Seniors, and green spaces for residents to enjoy.

Council voted to reclassify the Lindfield Library Site as operational land on 11 November 2014 and it is the hope of Lindfield residents that the money raised by selling the old library site will go towards the construction of the new library site located at the Lindfield Village Hub.

Other Projects of Community Benefit

In the immediate short term, the Council does have more pressing needs with no funding allocated.

The St Ives Indoor Sports Complex is an initiative by the NSW Department of Education to jointly fund the construction of a sports facility at St Ives High School. While many surrounding councils have provided their residents with access to both indoor and outdoor basketball courts, Ku-ring-gai is lagging in its support of this rapidly growing sport. This offer to jointly fund the construction of a sports facility is time limited, and Council's share is entirely unfunded.

The renewal of the Marian Street Theatre will bring back to Ku-ring-gai a place for the performing arts and is core to revitalising Killara, however this too is entirely unfunded.

The design of the Lindfield Village Green was recently changed to incorporate a third basement level of parking. While this goes a long way to address community concerns about the adequacy of parking in the area, the third basement level was largely unfunded and the project cannot progress until all funding is confirmed.

The East Lindfield Community Centre has been in a state of disrepair for many years. This community centre is located at the heart of the East Lindfield community and despite its poor layout and ineffective lighting, is used by various groups throughout the week. Council currently has no official plan, schedule, or funding to repair or rebuild this community centre.

Asset Recycling While Meeting Intermediate Community Needs

While any funds raised from the sale of the old library site should eventually go back towards the creation of the new Lindfield Village Hub, construction work was never going to take place for both projects simultaneously. In other words, construction work for the Village Hub is at least two years away and the sooner the Village Green is completed, the sooner the Village Hub can commence.

If the sale of the old library is brought forward, the funds could provide the opportunity for Council to meet the immediate needs of the community including the renewal of the East Lindfield Community Centre, commencement of the Lindfield Village Green, jointly funded construction of the St Ives Indoor Sports Complex, and the restoration costs of the Marian Street Theatre. Any funds leftover from the sale should be classified as a new restricted fund for the future construction of the Lindfield Village Hub. Subsequent asset sales (yet to be announced) should then be used to increase the value of this new restricted fund for Lindfield Village Hub, bringing it up to the sale value of the Lindfield library site plus interest.

We also recognise that the sale of the old library site will result in the disruption of activities for local community groups including patrons of the Lindfield library, KYDS Youth Development Service, and the Lindfield Seniors. Although these groups will eventually find their home in the Lindfield Village Hub, interim arrangements should also be provided so that they can continue their activities before its completion.

Councillors are aware that there are multiple vacant spaces in the Lindfield local centre that could serve as a temporary home for the Lindfield branch library, KYDS, and Lindfield Seniors until the completion of the Lindfield Village Hub.

Councillors are also aware that the Council owned property of 828 Pacific Highway Gordon, which has been set aside for the future Gordon Civic Hub, is currently underutilised. The empty spaces in this building could also potentially meet the needs of community groups until the opening of the Lindfield Village Hub.

We move:

- A. That Council agrees that all funds raised from the sale of 259-271 Pacific Highway (the old Lindfield Library and Community Site) should eventually facilitate the creation of the new Lindfield Village Hub (the new Lindfield Library and Community Site) including a pedestrian bridge across the Pacific Highway.
- B. That Council staff immediately seek to identify whether there is an appropriate

alternate home for the Lindfield branch library, and a report come back to Council with urgency outlining transitional arrangement options.

- C. That Council staff immediately seek to identify transitional arrangements for KYDS, as well as any other tenants of the current library site for which there are obligations to negotiate or discuss alternate accommodation requirements. This report should also come back to Council with urgency, and the vacant space in 828 Pacific Highway Gordon should be considered as part of this report.
- D. That this new Council reaffirms the selection of Marian Street (not Gordon Civic Hub) as the preferred option for theatre in Ku-ring-gai, and that the renewal of the Marian Street Theatre should be added to the draft Long Term Financial Plan.
- E. That the St Ives Indoor Sports Complex should be added to the draft Long Term Financial Plan.
- F. That Council provides its in principle support for the knockdown and rebuild of the East Lindfield Community Centre at 9 Wellington Road East Lindfield, being Lot X of DP 414251, and that this should be added to the draft Long Term Financial Plan. (If for whatever reason a knockdown and rebuild is not possible, then Council should instead restore the Lindfield Community Centre to a safe condition that complies with modern day BCA standards while also considering what additions and alterations are possible to maximise community benefit).
- G. That Council staff should immediately commence the process of community consultation and design of a modern, brighter, and more optimally laid out East Lindfield Community Centre at Lot X of DP 414251. When reporting back to the Council, staff are welcome to refer to the recently completed structural assessment report, explaining the merits of knockdown and rebuild vs. a costly repair of the building in compliance with modern BCA standards. When reporting back to the Council, staff are also invited to suggest ways of reducing the net cost of the rebuild.
- H. That subject to the certainty of relocating services mentioned in B and C above, Council approves the divestment of 259-271 Pacific Highway Lindfield, being Lot 8 in DP660564 and Lots 1, 2 and 3 in DP212617.
- I. That the divestment of 259-271 Pacific Highway Lindfield be carried out by an open competitive process in accordance Council's Acquisition & Divestment of Land Policy 2014.
- J. That the General Manager and/or his delegate to obtain two (2) independent valuation reports to establish the market value in accordance Council's Acquisition & Divestment of Land Policy 2014.
- K. That Councillors are to be provided with copies of the valuation reports on which market value is determined in accordance with J. above.
- L. That Council authorises the General Manager and/or his delegate to set the reserve price established by an independent valuation report prior to divestment.
- M. That In the event the property does not reach the reserve price that Council authorises the General Manager and/or his delegate to negotiate within a

variance of 10% of the reserve.

- N. That Council authorises the General Manager and/or his delegate to negotiate any special conditions and contract terms required to protect the Council's interests.
- O. That Council authorises the General Manager to execute all documentation and affix the Council Seal if required, to all documents associated with the sale of 259-271 Pacific Highway Lindfield, being Lot 8 in DP660564 and Lots 1, 2 and 3 in DP212617.
- P. That net proceeds from the sale of 259-271 Pacific Highway are fully made available to the knockdown and rebuild of the East Lindfield Community Centre (to a design that is agreed upon by Councillors) (and where knockdown rebuild is not possible, then the restoration of the Community Centre as per (F) and (G) above), to meet funding shortfalls of the Lindfield Village Green, to entirely rebuild the Marian Street Theatre (to a design and business plan that is agreed upon by Councillors), and also to build an indoor sports complex at St Ives High School in collaboration with the Department of Education (to a design and business plan that is agreed upon by Councillors). This Council resolution is consistent with the draft Property Development and Investment Policy which states that Councillors are to determine what allocation of sale proceeds should go towards the Property and Development Reserve (irrespective of whether alternate capital projects have yet been added to the long term financial plan or not).
- Q. That the difference of the sale price (O) and cost of other projects (P) be classified as new restricted funds dedicated to facilitating the development of the Lindfield Village Hub, including a pedestrian bridge across Pacific Highway. This restricted fund will be known as the Lindfield Village Hub Former Library Restricted Fund.
- R. That all future asset sales should first and foremost go towards topping up the value of this new Lindfield Village Hub Former Library Restricted Fund (Q), at least up to the value of the sale price (O) plus an annualised rate of interest of the Reserve Bank of Australia's cash rate (currently 1.50%) + 4.00%. The intent of this part is to ensure that the full value of the old Lindfield library site goes towards facilitating the development of the new Lindfield library site (A), including a pedestrian bridge across the Pacific Highway.
- S. That after the Lindfield Village Hub Former Library Restricted Fund is topped up to the level stated in R, Council should resume contributing the Sale Proceeds of Strategic Surplus Properties towards the Property Development Reserve.
- T. That the rolling amounts available in each of Council's unrestricted funds and restricted funds (including the Property Development Reserve, Lindfield Village Hub Former Library Restricted Fund (Q), as well as the shortfall to reaching the value of library site sale price plus interest (O, R)) are to be reported in the Council's monthly investment report.

The following members of the public addressed Council on this item:

Michelle Chiu
Lindsay Donovan
Jane Salmon

Cheryl Sutherland
Elise Keays
Ester Etkin
Carolyn Darby
Indu Balachandran
Kamahl Am
James Southwell
Harry Loughnan
Olivia Blayney
Chris Blayney
Janine Kitson
Allan Kreuter
Dianah Warner
Andrew Pik
Ursula Bonzol
David Hume

115 **Resolved:**

(Moved: Councillors Ngai/Szatow)

- A. That Council recognises the unanimous decisions of all ten councillors of the former council (GB8, 27/06/2017) and nine councillors of the current council (GB6, 28/11/2017), and that Council should continue with a pre-approved DA.
- B. That Council reaffirms the current council position that the new Lindfield Library along with facilities for KYDS and the Lindfield Seniors will be provided for within the Lindfield Village Hub.
- C. That Council supports the statement on the Council website for 259-271 Pacific Highway (see: Attachment A5 of NM3) that “*Council is committed to ensuring the transition to the new Lindfield Library is as seamless as possible. The Lindfield Library will continue to operate in its current site or at an alternate Lindfield location until the new Lindfield Library at the Lindfield Community Hub is ready.*”
- D. That Council recognises that depending on the timing of the potential sale of the old Lindfield Library and the opening of the new Lindfield Library, there could be a gap in service provision. In light of this information and the fact that it may take 1.5 to 2 years to prepare for a library move (including DA process), Council calls for council staff to begin the process of identifying an alternate location for the Library and the seniors within the Lindfield Town Centre. Similarly, council staff are to look for an alternate location for KYDS that is sensitive to the needs of its visitors. If required, these alternate locations will serve as the interim homes for the respective community groups until the Lindfield Village Hub is completed.
- E. That until there is certainty that the needs of each group can be provided for as per D above, there shall be no sale of the current Lindfield Library site. Preparations for a DA should continue.
- F. That a pedestrian bridge is highly desirable for the Lindfield Village Hub and all best endeavours should be taken to deliver it.
- G. That council staff should start a community consultation process with the residents of East Lindfield to determine whether they would prefer to sympathetically restore and expand the East Lindfield Community Centre or whether they would prefer a knockdown and rebuild with multiple meeting spaces. It is acknowledged that \$392,400 has already been allocated to

remedial works for this asset under the Draft Delivery Program and this work will include a drainage upgrade, however it will more than likely not extend to repairing the roof or paint, neither will it bring the building up to today's Building Code of Australia compliance, or cater for other architectural recommendations mentioned by the recently completed structural assessment report. This renewal of the East Lindfield Community Centre is to be added to the Long Term Financial Plan. The funding sources are to be determined at a later stage, but may potentially include proceeds from the sale of the Roseville Chase Bowling Club.

- H. That Council reaffirms the selection of Marian Street (not Gordon Civic Hub) as the location for theatre in Ku-ring-gai, and that the renewal of the Marian Street Theatre is to be added to the Long Term Financial Plan. Construction work must begin in FY2020/21. The funding sources are to be determined at a later stage, but may potentially include proceeds from the sale of the Gordon Bowling Club.
- I. That the St Ives Indoor Sports Complex is to be added to the Long Term Financial Plan. The funding sources are to be determined at a later stage, but may potentially include proceeds from the sale of recreational Bowling Clubs.

For the Resolution: Councillors Ngai, Spencer, Citer, Kelly and Szatow

Against the Resolution: The Mayor, Councillor Anderson, Councillors Clarke, Greenfield and Smith

The above was subject to a Procedural Motion moved by Councillor Spencer and Seconded by Councillor Szatow that the Motion be put as there had been 2 speakers For and 2 Against.

For the Resolution: Councillors Ngai, Clarke, Spencer, Citer, Kelly and Szatow

Against the Resolution: The Mayor, Councillor Anderson, Councillors Greenfield and Smith

Standing Orders were suspended to deal with items NM.3, GB.2, GB.3 followed NM.2, after a motion moved by Councillors Clarke and Spencer was CARRIED.

For the Motion: The Mayor, Councillor Anderson, Councillors Ngai, Clarke, Spencer, Greenfield, Citer, Smith and Kelly

Against the Motion: Councillor Szatow