

**8.2 EXTENSION OF LEASE - NORTH PERTH SPECIAL NEEDS (SHALOM COLEMAN) DENTAL CLINIC, 31 SYDNEY STREET, NORTH PERTH AND ADVERTISING OF SALE OF 25 SYDNEY STREET, NORTH PERTH**

- Attachments:**
1. Letter from Executive Director Mental Health, Public Health and Dental Services dated 25 February 2021 requesting a lease extension
  2. Letter from General Manager Dental Health Services dated 1 April 2021 - requesting a lease extension
  3. Haynes Street Reserve Development Plan - Final
  4. Haynes Street Reserve Development Plan - Proposed Transition Plan
  5. Submission from petitioner in support of the lease extension
  6. Submission from former dentist at the Special Needs Dental Clinic North Perth in support of lease extension
  7. Submission from Kidz Galore Pty Ltd in respect to parking at 25 Sydney Street, North Perth
  8. Market valuation for 25 Sydney Street, North Perth - Confidential
  9. Plan of parking restrictions (TO BE PROVIDED)

**RECOMMENDATION:**

**That Council:**

**1. NOTES:**

- 1.1 That the Minister for Health's (Dental Health Services) lease of 31 Sydney Street, North Perth, which operates as the North Perth Special Needs (Shalom Coleman) Dental Health Clinic, expires on 30 June 2021; and
- 1.2 The petition received at the 23 March 2021 Council Meeting requesting the extension of the Minister for Health's lease to enable the continuity of this service, on compassionate grounds, until December 2025 in parity with the Kidz Galore Pty Ltd lease extension;
2. **RECEIVES** the request from the Minister for Health (Dental Health Services), as set out in the letters at Attachments 1 and 2, for the lease referred to in Recommendation 1.1 above to be extended until December 2025, in parity with Kidz Galore Pty Ltd's lease extension, in order to ensure continuity of this service and prevent relocation prior to a final alternative site being secured;
3. **APPROVES** a short term extension of the current lease of 31 (Lot 100) Sydney Street, North Perth to the Minister for Health (Dental Health Services) and short-term licence of 9 car bays within the carpark at 25 (Lot 93) Sydney Street, North Perth, to provide the Dental Health Services with further time to secure an alternative site to operate the special needs dental clinic, on the following key terms:
  - 3.1 3 month extension of lease and licence term, commencing 1 July 2021 and expiring 30 September 2021;
  - 3.2 3 month further extension of lease and licence term, at the discretion of the City's Chief Executive Officer based on the progress made by the Minister for Health to secure an alternative site – the Minister for Health must submit its relocation plan and timeframe to the City by 31 August 2021; and
  - 3.3 All other lease and licence terms to remain the same.
4. **APPROVES** the following variations to the Haynes Street Reserve Transition Plan, as shown in the proposed revised Transition Plan at Attachment 4:
  - 4.1 timing for the conversion of 31 Sydney Street, North Perth to a park from June 2021 to January 2022; and

- 4.2 timing for sale of 25 Sydney Street, North Perth from 2020/21 to 2021/22;
5. NOTES that the variation to the Haynes Street Reserve Transition Plan, as set out in Recommendation 4. above, will be referred to the Attorney General for approval, without additional public comment;
6. Subject to final satisfactory negotiations being carried out between the Chief Executive Officer and the Minister for Health in respect to the variation of the lease and licence to extend the term as set out in Recommendation 3. above, AUTHORISES the Mayor and Chief Executive Officer to affix the common seal and execute the Deed of Variation of Lease and Licence;
7. APPROVES the advertising of 25 (Lot 93) Sydney Street, North Perth for sale by a suitably qualified real-estate agent SUBJECT to:
- 7.1 Timing: Marketing to commence in May 2021 and to close after a minimum of 21 days;
- 7.2 Minimum price: To be based on the market valuation, as at Confidential Attachment 7;
- 7.3 Method of sale: Set date sale or auction; and
- 7.4 Public Notice: To be provided in accordance with section 3.58 of the *Local Government Act 1995*.
8. APPROVES the Chief Executive Officer providing public notice of the best offer as determined through the sale process as set out in Recommendation 7. above, in accordance with section 3.58 of the *Local Government Act 1995*;
9. NOTES that following the provision of public notice as set out in Recommendation 8. above, any offers and submissions will be presented to Council for consideration and approval;
10. APPROVES, in mutual agreement with Kidz Galore Pty Ltd, the variation of Kidz Galore Pty Ltd's lease of 15 Haynes Street, North Perth, to remove the car bay licence (licence to use 7 car park bays at 25 Sydney Street, North Perth) at Item 14.2, at the time of the transfer of 25 Sydney Street, North Perth, or at a later date subject to agreement with the purchaser subject to the parking changes set out in their submission at Attachment 7;
11. APPROVES seven on street parking spaces in Haynes Street, immediately adjacent to the child care centre, being restricted to 1/4P 8.00am to 6.00pm Monday to Friday, as shown in the plan at Attachment 9;
12. CONFIRMS that the variation of Kidz Galore Pty Ltd's lease as set out in Recommendation 10. above will have no impact on Kidz Galore Pty Ltd's operation of the commercial child care centre at 15 Haynes Street, North Perth (specifically staff parking requirements);
13. NOTES that the proceeds of the sale of 25 Sydney Street, North Perth would be used to fund the creation of a high quality public open space at the Haynes Sydney Street Reserve with any balance from the proceeds held in the Public Open Space Reserve to fund the implementation of other public open space projects in the City.

#### PURPOSE OF REPORT:

To consider the:

- short term extension of the lease for 31 (Lot 100) Sydney Street, North Perth, to allow the Minister for Health to secure a permanent alternative site for the Special Needs Dental Clinic;
- variation of the Haynes Street Reserve Transition Plan, which will be subject to the approval of the Attorney General;
- the sale of 25 Sydney Street, North Perth; and
- the variation of Kidz Galore Pty Ltd's lease of 15 Haynes Street, North Perth to remove the car bay licence.

**BACKGROUND:**

The land now comprising 31 Sydney Street, North Perth was resumed by the City of Perth in 1945, with the resumption being for the purpose of “*public works – recreation ground.*” The building at 31 Sydney Street, North Perth has been leased to the Minister for Health since about 1958 and used as a dental health clinic.

The Minister for Health’s current lease of the building expires on 30 June 2021. The Minister for Health also has a licence to use 9 of the car bays within the carpark at 25 Sydney Street, North Perth, expiring 30 June 2021.

The Minister for Health was advised in December 2017 that “*it is unlikely that Administration would recommend entering into long term arrangements with the Minister for Health following the expiry of the current lease on 30 June 2021.*” The rationale for Administration’s position was the purpose of the resumption of the land (recreation ground), the restriction on the use of the adjacent land (15 Haynes Street) for the purpose of recreation (due to it being included in a 1941 Deed of Trust) and the possible shortfall of public open space in the North Perth area, which was pending the completion of a Public Open Space Strategy.

In December 2018 the City’s Public Open Space Strategy was adopted, which identified a short fall of public open space in the North Perth area. Subsequent to the adoption of the Public Open Space Strategy, Administration prepared a plan and timing for the conversion of 15 Haynes Street and 31 Sydney Street to public open space. This plan was prepared in consultation with the community and the current users, which included the Minister for Health.

At its 28 May 2019 Meeting Council supported the conversion of this land to public open space, adopting the Haynes Street Development Plan (Development Plan). The Development Plan was subject to further community consultation and the approval of the Attorney General. The Development Plan was approved by the Attorney General on 5 March 2020. Following this the Development Plan was advertised for public comment from 15 June to 13 July 2020. The Development Plan was then adopted by Council at its October 2020 meeting.

The Minister for Health was updated throughout the preparation of the Development Plan, and advised that the adopted Development Plan would mean 31 Sydney Street would be converted to a park upon the expiring of the Minister for Health’s lease on 30 June 2021, The Minister for Health did not make a formal request for a lease extension until late 2020.

Kidz Galore Pty Ltd, who lease 15 Haynes Street for the purpose of a commercial child care centre, requested a lease extension until December 2025 as part of the initial consultation on the conversion of the lots to a park. On that basis, it was possible for this request to be incorporated into the timing of the conversion – with a staged approach to creating a park agreed on. Council considered and approved a 5 year lease extension at the 15 September 2020 Council Meeting, which provided Kidz Galore a new lease commencing 1 January 2021 and expiring 31 December 2025.

The other user of the Haynes Sydney Street site is the North Perth Playgroup. The Playgroup advised that they did not require use of the building beyond 30 June 2021 due to a lack of membership. Council subsequently approved the Playgroup’s request to surrender their lease effective 31 December 2020.

**25 Sydney Street, North Perth**

25 (Lot 93) Sydney Street, North Perth has an area of 561 square meters and is zoned Residential R20. It is currently used as a car park, with Kidz Galore Pty Ltd and the Minister for Health (dental health clinic) each having a licence to use the bays (7 and 9 bays each, respectively) for staff parking.

As part of the preparation of the Development Plan, it was determined that this lot would be excess to the City’s requirements following the creation of the park. It was also determined that amalgamating this lot with the Haynes Street Reserve was not the best community outcome, as the proposed Haynes Street Reserve was an appropriate size for a Local Level Public Open Space. Selling the lot was considered to have a greater community value, as the proceeds could fund the creation of the park and potentially the acquisition of other lots for public open space within the City. Council noted this in its October 2020 decision.

The Minister for Health’s licence to use the 9 car bays expires 30 June 2021. If the Minister for Health’s lease was extended for 6 months as proposed, this should not impact the proposed sale, as this is unlikely to occur prior to January 2022.

Kidz Galore Pty Ltd's licence to use the remaining 7 car bays expires 31 December 2023. Kidz Galore has agreed to its right to use these bays expiring on the sale of the lot, provided there is no impact on the operation of their child care centre at 15 Haynes Street, which includes access to staff parking.

Kidz Galore Pty Ltd has requested some changes to parking on Haynes and Eton streets to ensure access to the child care centre is not impacted by the sale of 25 Sydney Street, as set out in **Attachment 7**. Administration is supportive of restricting the parking adjacent to the dental clinic and child care centre on Haynes Street to 15 minutes to ensure parents can use the street for drop-off and pick-up of their children. The use of the Eton Street bays for staff parking is not deemed necessary at this stage, but can be re-assessed in the future. The plan of the proposed restrictions is at **Attachment 9**.

#### **DETAILS:**

##### **Extension of the Minister for Health's lease**

The Minister for Health and clients of the dental clinic have provided submissions to support their request for a lease extension, as at **Attachments 1, 2 5 and 6**. A petition was also tabled at the 23 March 2021 Council Meeting requesting that the City extend its lease to the Minister for Health on compassionate grounds.

The City is committed to working with the Dental Health Services to facilitate the timely relocation of the dental clinic and ensure the continuity of this important community service.

The City is also committed to implementing the Development Plan for the new public park at the Haynes Sydney Street site which was agreed through extensive engagement with the community, stakeholders and approved by the Attorney General.

In light of the Dental Health Services still not having secured an alternative site Administration recommends that Council approve a short term lease extension to enable the transition arrangements to be finalised by the Dental Health Services.

As the lease extension will impact the timing of the creation of a public park at the Haynes Sydney Street site, this will impact the implementation timeline of the Development Plan.

Administration supports delaying the conversion of 31 Sydney Street to public open space until January 2022 (Stage 1 of the Development Plan), but not beyond this date at this stage (as requested). This would still allow for 31 Sydney Street to be converted to public open space within the 2021/22 financial year, while providing the Dental Health Service time to progress securing an alternative site. Providing parity with Kidz Galore at this stage is not possible, as further consultation with the community would first be required before a delay to the creation of the new park could be considered; the Dental Health Service have not provided any detail regarding their transition planning timeframes; and the Attorney General's Office have indicated that they would not consider any extension beyond December 2021 without the Dental Health Service transition planning timeframes.

The Development Plan is proposed to be updated to reflect the short delay proposed in the conversion of 31 Sydney Street to a park. **Attachment 3** shows the current Transition Plan, as approved by the Attorney General through the approval of the Development Plan. The proposed changes to the Transition Plan are outlined as at **Attachment 4**. This variation is subject to the approval of the Attorney General. The proposed Transition Plan has been provided to their office for comment. It is likely that the Attorney General's main concern will be whether this delay in the implementation of the Transition Plan will impact the conversion of 15 Haynes Street to a park – which would not occur as a result of the 3 to 6 month lease extension proposed.

It is also noted that Kidz Galore has secured an alternative site with the intention to commence construction of a replacement child care centre in mid-2021. This will result in Kidz Galore relocating from 15 Haynes Street within the 5 year lease extension, possibly in 2023. This will then result in the earlier creation of a park for the whole of the Haynes Sydney Street site.

##### **Sale of 25 Sydney Street, North Perth**

Bringing forward the sale of this residential lot will enable the City to fund the creation of the Haynes Sydney Street Reserve. Current market conditions indicate that it is an opportune time to sell the lot, and the sale will be via a set date sale or auction process, as this should result in the highest value.

It is estimated that the sale would not occur prior to January 2022. The proposed revised Transition Plan reflects this updated timing, as at **Attachment 4**.

The market valuation for this lot is at **Confidential Attachment 8** and provides that the current market value is \$815,000. The valuer has estimated that over the last year the value of this lot has increased by about \$50,000. The sale of this lot is comparable to the recent sale of 39 Marmion Street, North Perth, for over \$900,000. The valuer has advised that selling the lot within the next few months should result in the highest Value.

#### **CONSULTATION/ADVERTISING:**

Public notice of the extension of the Minister for Health's lease and licence is not required as this is an exempt disposition in accordance with section 3.58 of the *Local Government Act 1995*, as the lease and licence are to a state government entity. As a result, the exemption under Regulation 30(2)(c) of the *Local Government (Functions and General) Regulations 1996* applies.

Public notice of the sale of 25 Sydney Street, North Perth would be required in accordance with section 3.58.

#### **LEGAL/POLICY:**

- Section 3.58 of the *Local Government Act 1995*.
- Regulation 30(2)(c) of the *Local Government (Functions and General) Regulations 1996*.

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to approve the short term extension of this lease, as it will assist in the continuity of the dental health clinic, and has minimal impacts on the implementation of the Development Plan.

#### **STRATEGIC IMPLICATIONS:**

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

##### Enhanced Environment

*Our parks and reserves are maintained, enhanced and well utilised.*

##### Connected Community

*We are an inclusive, accessible and equitable City for all.*

*We have enhanced opportunities for our community to build relationships and connections with each other and the City.*

##### Innovative and Accountable

*Our resources and assets are planned and managed in an efficient and sustainable manner.*

*We are open and accountable to an engaged community.*

#### **SUSTAINABILITY IMPLICATIONS:**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

##### *Urban Greening and Biodiversity*

#### **PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Increased mental health and wellbeing*

*Mitigate the impact of public health emergencies*

**FINANCIAL/BUDGET IMPLICATIONS:**

The current annual rent is approximately \$14,500, and licence fee is \$3,600 per annum. This extension of lease and licence will result in an additional income of approximately \$9,000 (for 6 months).

The estimated cost of the conversion of 31 Sydney Street to a park (Stage 1 of the Development Plan) is \$250,000, which includes the costs associated with the demolition of the Dental Clinic and Playgroup buildings.

The sale of 25 Sydney Street would cover this cost, as well as the conversion of 15 Haynes Street (Stage 2). It is likely there will also be excess funds, which can be held in the City's Public Open Space Reserve.



Government of Western Australia  
North Metropolitan Health Service



Your Ref: SC584/D21/23057  
Our Ref: F/20/1920  
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Dear Mr MacLennan *David*

#### **North Perth Special Needs (Shalom Coleman) Dental Clinic**

Thank you for taking time to meet with representatives of the Dental Health Services and myself on Tuesday. I appreciated the opportunity to meet you, Meluka Bancroft and Emma Cole, the Mayor of the City of Vincent. I thought it was a very fruitful meeting. Summarising the discussion:

- The background to the City of Vincent's position regarding the development of the North Perth Land and the complex process that has been undertaken to achieve approval for the proposed development was explained and appreciated.
- The child care centre, Kidz Galore has now purchased land and has received development approval to relocate the child care centre. The timeframe for this relocation is somewhere between two to four years.
- The Director General of Health is seeking parity to align the transition of the Special Needs Clinic with the timeframe similar to that provided for Kidz Galore.
- Confirmed that the City of Vincent will not be requesting the Special Needs Clinic to vacate by end of June 2021.
- Agreed to work in partnership to progress a resolution to the situation and maintain this messaging from both parties.

It was described that any discussions regarding extension to the current lease will need to be held with the Council.

Dental Health Services have notified me of the email they received from Meluka on 23 February containing a wonderful offer from the City of Vincent to consider 25 Sydney St as

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an option for the relocation of the clinic. Thank you for identifying this option for the patients so quickly.

We appreciate the City of Vincent's support in working together to find a solution for our Special Needs Clinic clients.

Yours sincerely



Ros Elmes  
**EXECUTIVE DIRECTOR**  
**MENTAL HEALTH, PUBLIC HEALTH AND DENTAL SERVICES**

25<sup>th</sup> February 2021

Cc Meluka Bancroft  
Executive Manager Corporate Strategy and Governance  
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Cc Emma Cole  
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Cc Sam Carrello  
General Manager Dental Health Services  
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**RECEIVES** the request from the General Manager Dental Health Services to extend the lease for the Special Needs Dental Clinic at 31 Sydney St North Perth in parity with the extension of lease offered to Kidz Galore

### Background

The City of Vincent (CoV) first notified Dental Health Services (DHS) of an end of lease date of 30 June 2021 for the Special Needs Dental Clinic (SNDC) at 31 Sydney St, North Perth on the 18<sup>th</sup> Dec 2017. At that time, the CoV confirmed that it was unlikely that The City's Administration would recommend entering into long term arrangements with the Minister for Health following the expiry of the current lease. Since that time there has been regular contact between the CoV Administration and DHS. At the request of DHS, the CoV sent a "confirmation" letter on 24 March 2020, emphasising that there is no further option under the current lease and that the property needed to be vacated by 30 June 2021. DHS utilised this "confirmation" letter to commence the business case process to request funds for the relocation of the SNDC.

Requests were made to the CoV Administration by DHS for any potential extension of the current lease arrangements in September 2020 and January 2021. The CoV could not offer an extension to the lease but offered to help find an alternate location for the SNDC.

As part of the business case process, DHS prepared a risk mitigation strategy whereby SNDC clients could continue to be treated whilst the new clinic was built. DHS has only one other surgery that would be suitable for treating SNDC clients. This surgery is located within the Fremantle General Dental Clinic (GDC) in Fremantle Hospital. The surgery is of larger size and would enable easier access for SNDC patients. Another existing surgery at the Fremantle GDC would be converted to accommodate a wheel chair tipper. The identified issue of the "interim" solution is that there would be a reduction in available dental surgeries (from the current 4 at the SNDC to 2 at the Fremantle GDC). DHS would manage patient waiting lists based on clinical priorities during the transition phase until a new clinic was built.

On confirmation from the CoV that no extension was available to the current lease, DHS arranged a consumer forum to inform SNDC clients of the proposed interim solution. The consumer forum was scheduled on 19 January 2021 and was attended by approximately 20 carers, parents and clients. At the same meeting it was noted that Kidz Galore had been granted an extension to their lease until 2025 by the CoV.

The outcome of the forum was that:

- Parents and Carers were wary of having a Hospital based clinic as a clinic for special needs patients
- Parents and Carers were concerned that the dental care routine for their children would be disrupted twice---once for the interim solution and again when they move to a new clinic
- Parents and Carers wanted an "equivalent" service as an interim solution, i.e. 4 surgeries instead of 2
- Parents and Carers expressed concern regarding the lack of parity in lease extension as afforded to Kidz Galore

The parents and carers decided that they would approach the CoV themselves and have petitioned the CoV for an extension of lease in parity with Kidz Galore. They have also written to the Minister for Health regarding their concerns.

DHS, through its governing body, North Metropolitan Health Service, has continued to meet with the CoV to work together in resolving the situation. Any discussions regarding an extension to the current lease will need to be held with Council.

### **Special Needs Dental Clinic**

Oral health is an important part of general health, with evidence showing clear links between poor oral health and a number of other diseases such as diabetes and cardiovascular disease. Good oral health enables people to participate in essential activities of daily life without pain, discomfort or embarrassment. At an individual level, a healthy mouth enables a person to eat, speak and socialise without pain, discomfort or embarrassment. At the community level, by improving oral health, we reduce acute preventable hospitalisations in Western Australia (WA).

While there have been improvements in our overall oral health over recent decades, there are strong variations across different population groups. People with disabilities are a priority population group that find it difficult to access oral health care. Often, people with disabilities have poor oral health as a consequence of their conditions. For people living with physical, intellectual and developmental disabilities including complex medical needs, poor oral health is only one among a number of other health care issues. Many people with a disability may not perceive the need for oral health care or may be unable to express their need. Carers may see oral health care as a lower priority or may lack time or energy for regular oral health visiting and daily oral hygiene.

People with additional or specialised health care needs may often receive a very fragmented service, resulting in less-than-optimal care experiences, outcomes and costs. Several factors make accessing dental care more difficult for this group, including:

- Difficulties in physically accessing appropriate dental treatment facilities including lack of ramps, grab bars, height-appropriate amenities, and inadequate space within which to manoeuvre wheelchairs.
- Treatment can also be more difficult when care is obtained due to complex medical conditions, physical and behavioural barriers to oral health.
- Many people with special needs require treatment in a hospital setting or a dedicated clinic.
- Lack of skilled dental health professionals with skills in special-needs dentistry.
  - In 2016 a study undertaken on the perception of Special Needs Dentistry amongst general dentists within WA found that over 50% of the respondents felt that they lacked experience in treating special needs dental patients.
  - Many patients with disabilities may require dental treatment under general anaesthesia and hence specialist anaesthetist staff are often required to provide such treatment.

### **Special Needs Public Dental Health Care in WA**

In WA, the Shalom Coleman SNDC, operated by the DHS, provides public dental services to patients registered with the Department of Communities (DoC) in the following categories:

- Intellectual disability;
- Global Developmental Delay; and
- Autism Spectrum registered with DoC prior to 1 September 2006

In addition to the clients of the DoC, the SNDC also provides care to patients with an acquired brain injury and/or with spinal injury.

General dental treatment is provided at the clinic utilising local anaesthetic and, when necessary, under general anaesthetic at the St John of God Midland Public Hospital. All dental treatment provided to eligible SNDC patients is at no charge to the patient.

The SNDC is located in a purpose built four-dental chair surgery facility in North Perth. The facility is leased from the City of Vincent (CoV). The CoV have notified DHS that the SNDC needs to vacate the premises by 1 July 2021 because the site has been recommended for conversion into a park under the CoV's Public Open Space Strategy.

There are approximately 14,000 eligible patients for free public dental care at the SNDC. Of these, over 2,800 are current registered patients of the clinic and over 3,500 have been registered with the clinic since 2005. In 2019/20 the SNDC delivered clinical activity to 1,839 special needs dental patients through 2,962 patient visits (noting that activity was affected by COVID-19 restrictions). In 2018/2019 this clinical activity was 1,934 special needs dental patients provided through 3,178 patient visits.

### **Alignment with Government Policy and Priorities**

The replacement of the SNDC is consistent with State Government policy and priorities including:

- It would deliver on the State Government's commitment within the Western Australian (WA) State Disability Strategy 2020-2030 Action Plan to relocate the SNDC.
- It supports the WA State Recovery Plan by developing patient centred infrastructure that is modern and attractive to a wide range of user and community groups, to support health and wellbeing.
- Aligns with the recommendations of the Sustainable Health Review including:
  - provision of accessible dental services to reduce inequity in health outcomes;
  - supporting care in the community hence reducing the need for frequent oral care related hospital presentations;
  - supporting the interface between health and disability services to enable care in the most appropriate setting and to ensure people with special needs do not fall between the gaps; and
  - building partnerships through consumer engagement.
- Aligns with the State Oral Health Plan which identifies Western Australians with additional and/or specialized health care needs as a priority population for improving oral health outcomes and reducing the impact of poor oral health across their life course.

### Targeted Consumer Consultation Outcomes

The relocation plan contained within the business case has been informed by a targeted patient and carer consultation process held in January 2021. Feedback received from the patient and carers included:

- Contemporary design features for the refurbished/new build including single storey facility, wide doors, more than one accessible toilet, room to manoeuvre wheelchairs, open courtyard space, multiple therapeutic waiting rooms, fish tanks to create a calm waiting environment, and food/drinks options;
- Support for future workforce teaching and training opportunities;
- Carers noted that importance of supporting solutions that normalise disability in society;
- Whilst co-location with general dental services could have some benefits, it was important that the premises are accessible and fit-for-purpose, and that care was delivered by staff qualified to meet the needs of people with special needs;
- Carers expressed reservations about co-location with busy clinics and hospitals as having many people around tended to lead to anxiety amongst the people with special needs; and
- Concerns regarding the transitioning of services to the new/refurbished clinic once the lease of the current facility expired.

### Investment Objectives

The investment objectives for the project include:

- Provision of appropriately accessible dental health services and care for special needs dental patients; and
- Provision of a contemporary facility to meet the needs of special needs dental patients.

### Interim Clinic During the Transitioning Period

To provide for service continuity to SNDC clients during the refurbishment/construction of the new facility, the DHS is proposing an interim change of location for the dental surgery. The location of the interim clinic remains subject to further consumer consultation in April 2021.

DHS only has one other surgery suitable for some of the SNDC patients, the Fremantle GDC located within Fremantle Hospital. The Fremantle GDC is of larger size and would enable easier access by some SNDC patients.

The interim strategy noted above would result in a reduction in the number of available special needs dental chairs from four to two. Consequently, there would be reduced capacity during the transitioning period resulting in increased wait times. Subject to the location of the interim clinic, special needs dental patients may have to travel longer distances to access treatment. Consequently, this inconvenience may require management during the transition period.

As mentioned above, at the January 2021 Consumer Forum, SNDC clients, parents and carers noted that the CoV had extended the Kidz Galore lease until 2025. The consumers have subsequently requested and tabled a petition to the CoV to extend the SNDC lease in parity with that of Kidz Galore. The extension of the SNDC lease as requested by consumers would negate the need for an interim solution

**Extract from the State Disability Strategy (2020-2030)****Outcome 11: People with disability have access to health and mental health services and attain the highest possible health and wellbeing outcomes throughout their lives**

## 11.2 Person-centred dental care

Improve access to oral health information and State-funded dental care for people with disability by:

- supporting the relocation of the Special Needs Dental Clinic
- reviewing the current provision of State-funded oral care for people with disability in Western Australia
- embedding and promoting two new publications to assist patients to access care:
  - a. Maggie goes to the Dentist' – A social story of going to the dentist to help prepare patients and their carers for the sights, sounds and experience of going to the dentist <https://www.dental.wa.gov.au/publications/maggie-goes-dentist>
  - b. Planning to go to the dentist - A Guide for Families and Carers of people with Autism' <https://ddwa.org.au/shop/planning-to-go-to-the-dentist>

**Summary Comments**

The SNDC provides care to a special group of Western Australian's with complex medical, social and behavioural requirements who have higher oral health care needs than the general population. These include people with intellectual disability, delays in cognitive and physical development, and autism.

Due to the nature of these disabilities, most do not cope well with change, they need continuity of care in terms of clinic location, clinic room and clinical team. They need to be slowly introduced into the service to desensitise them to accept dental care in a community setting. This desensitising can currently be undertaken in a number of ways at the SNDC including in a parked car in the SNDC's carpark, on the grass, under a tree in the clinic's grounds or in the purpose built and exclusive waiting room. These invaluable desensitising visits reduce the need for this group of patients to undergo procedures in hospital theatres which are potentially traumatic as well as placing additional cost on the health system.

DHS' request to the CoV is that the City extend the SNDC lease in parity to that of Kidz Galore. The extension will provide time for the business case to be reviewed and a new permanent clinic to be established. By doing so, this group of vulnerable patients will continue to receive care in a familiar and only purpose-built dental clinic in the State. It will maintain the current level of service to clients who already have poorer oral health than the general population and it will ensure that there is an orderly transition to a new purpose-built facility negating all of the issues associated with an interim solution.

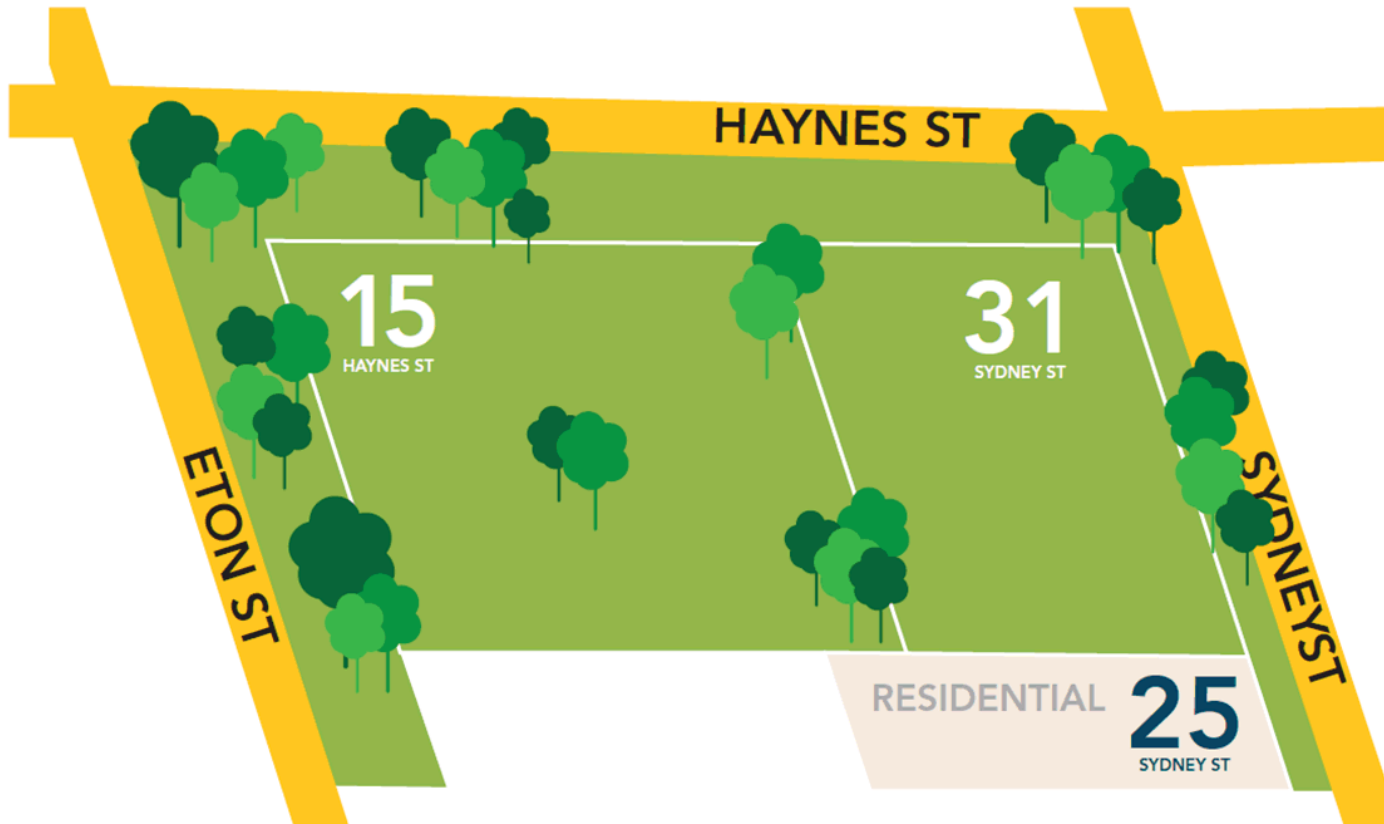
DHS hopes the CoV appreciates and understands the impact of asking SNDC clients to relocate twice and extend the SNDC lease in line with that of Kidz Galore.

# HAYNES STREET RESERVE Development Plan

## Final Outcome



CITY OF VINCENT



# HAYNES STREET RESERVE Development Plan

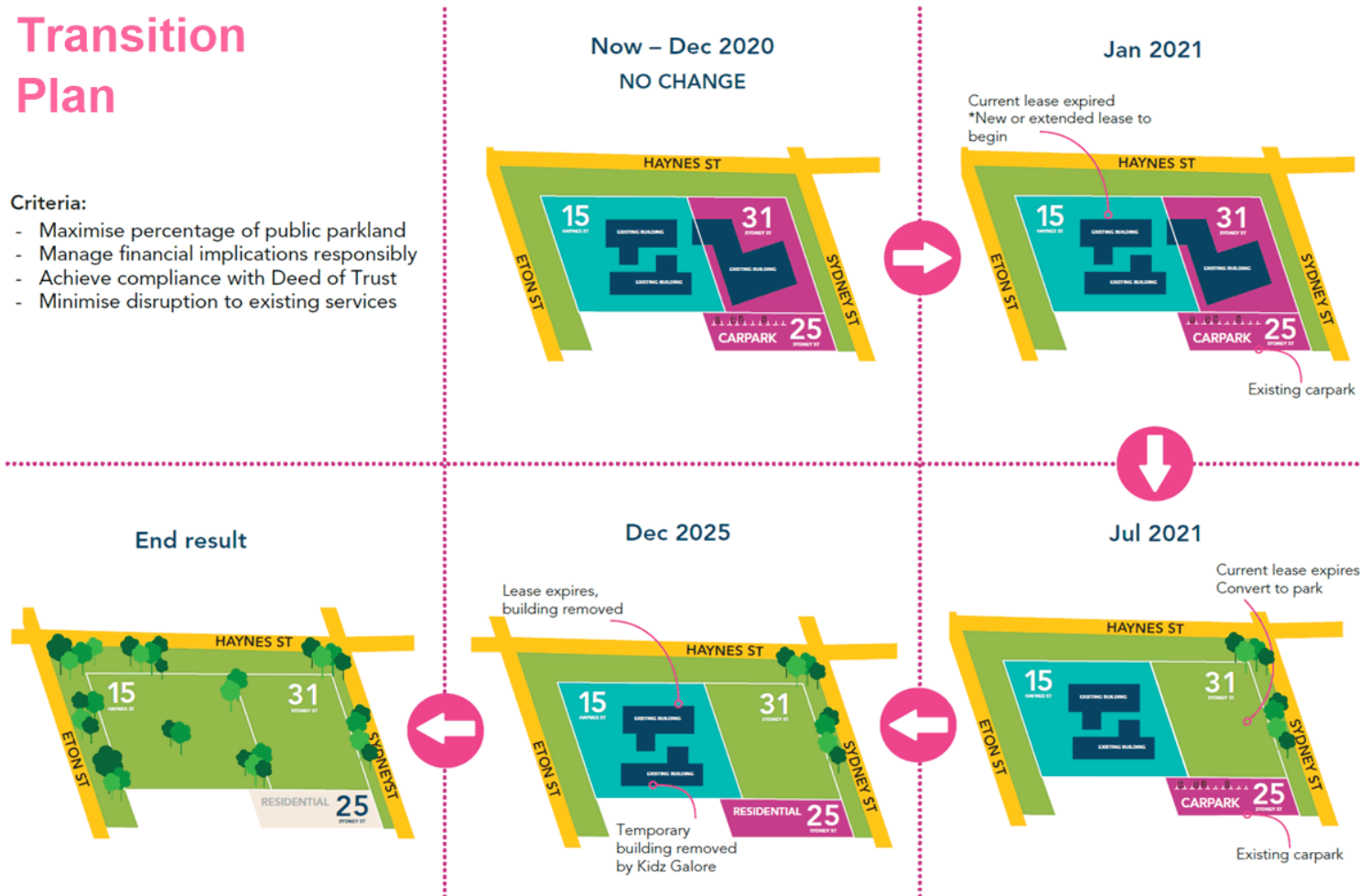


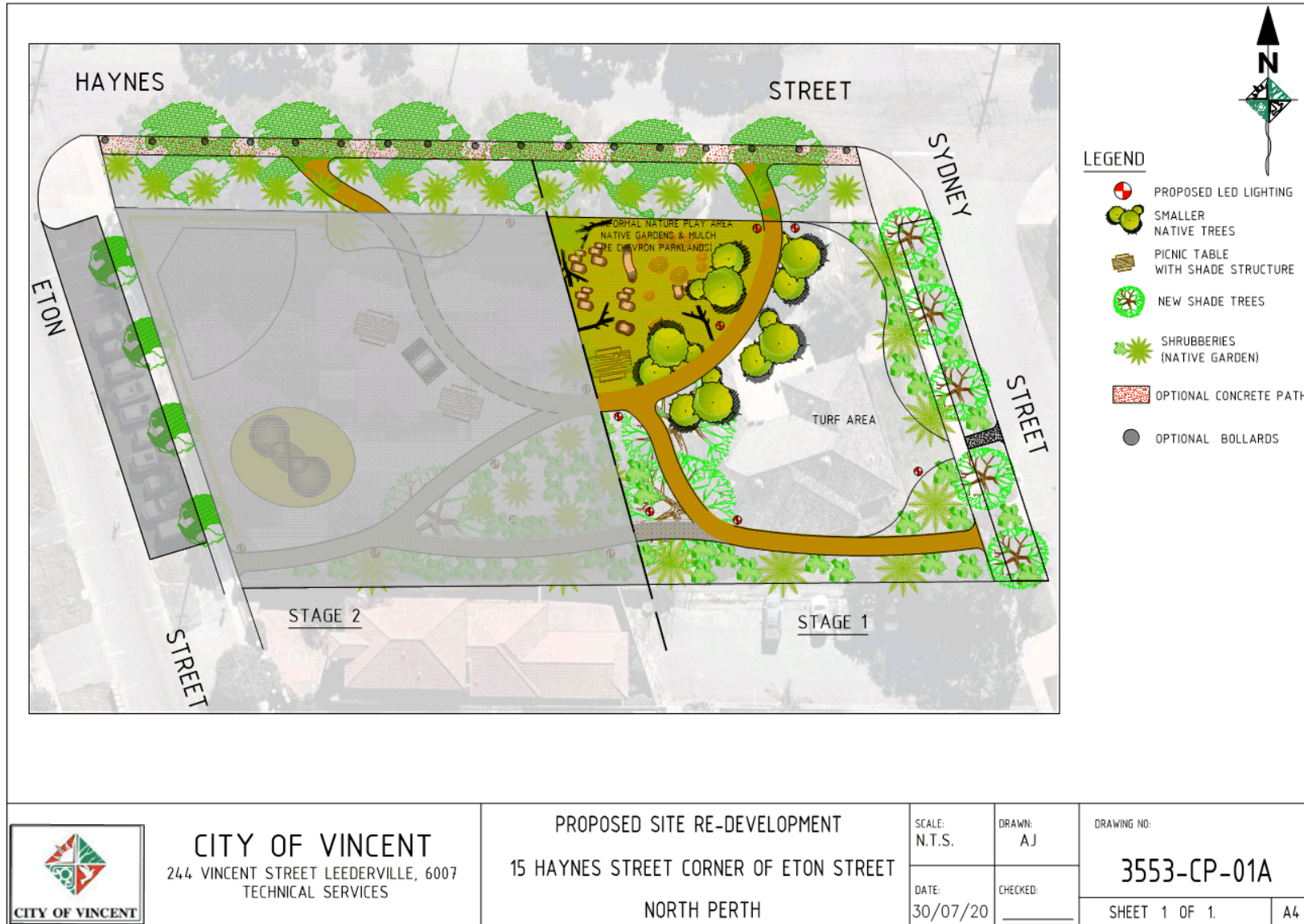
CITY OF VINCENT

## Transition Plan

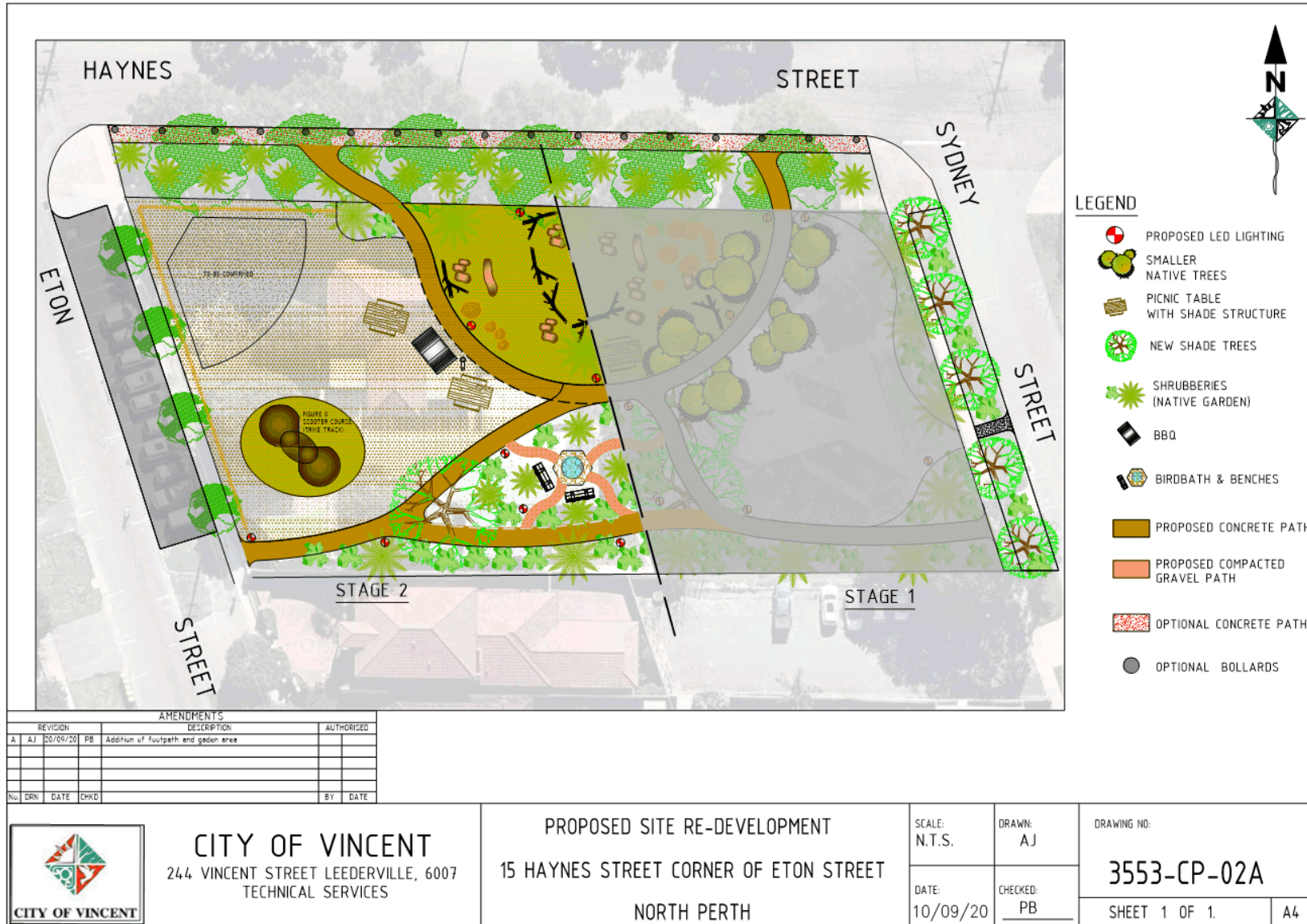
**Criteria:**

- Maximise percentage of public parkland
- Manage financial implications responsibly
- Achieve compliance with Deed of Trust
- Minimise disruption to existing services







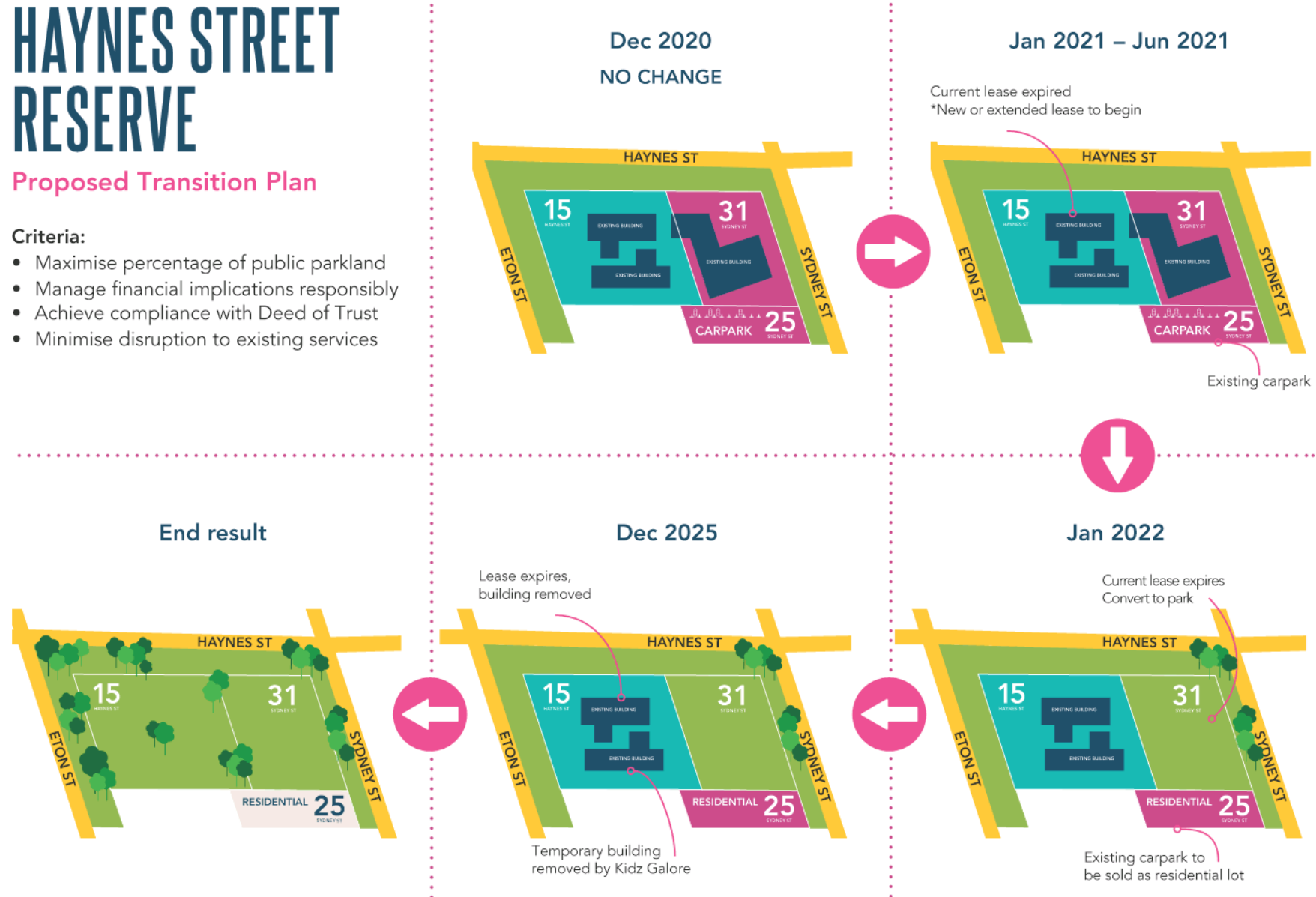


# HAYNES STREET RESERVE

## Proposed Transition Plan

**Criteria:**

- Maximise percentage of public parkland
- Manage financial implications responsibly
- Achieve compliance with Deed of Trust
- Minimise disruption to existing services



## The Service Provided by the SNDC @ 31 Sydney St North Perth and the need for an extension to the Dept of Health lease to mirror that of Kidz Galore at Lot 9, namely 31<sup>st</sup> Dec 2025.

There are two groups of disability clients that have their oral care needs met by the dentists that work at the Special Needs Dental Clinic, 31 Sydney St North Perth. The larger group are the developmental disability clients that have a level 3 intellectual disability associated with their condition. This group ranges from the ambulant autistic child to the nonverbal/nil by mouth/tactile defensive and wheelchair bound geriatric client. The other (smaller) group are the spinal injury clients commonly referred to as the quadriplegics and paraplegics. This clinic is the only one of its kind and it serves clients from all over Western Australia.

Both groups are treated for their general dental care – ranging from simple examinations to complex treatments like minor oral surgery, specialized oral prosthetics, and root canal treatment at this location. High anxiety levels and the inability to cope with stress would be the general issue that the staff face when treating these clients. The treating dentist and, if possible, the dental assistant that usually attends the client and even the room where treatment occurs is kept the same for this reason. One of the four surgeries has a wheelchair tipper for wheelchair bound clients whose wheelchair does not recline sufficiently. The other surgeries have the usual dental chairs but are larger than the typical dental surgery to allow clients to be treated in their own reclining wheelchair if needed and to also allow room for the parent or carer to be present while treatment is being offered. Being able to hold their mother's hand is reassuring for the client especially when at the dentist! Another important point is that this location is one of the critical placements for final year dental students to observe special needs dentistry and so a larger surgery accommodates this purpose also. This clinic takes pride in its desensitizing program where the client is slowly introduced to the dental surgery in a non-invasive and non-threatening way. A unique visual/sound social story book based on the current building was recently produced by the staff at Sydney St in-line with this desensitizing ethos. Patients with developmental disabilities are typically seen under General Anaesthetic at St John of God Hospital, in Midland for dental treatment and this clinic is aiming to reduce that pathway through this methodology. Disruptions to routine and familiarity is not well tolerated by this group and we ask that the City of Vincent be very mindful of this fact in their decision making regarding an extension to the lease. A lot of the progress made by these desensitizing appointments could potentially be set back because of the proposed double move for the clinic to cover the interim period after 30<sup>th</sup> June 2021 and until a new permanent location is achieved.

The building that the clinic currently occupies is in a leafy neighbourhood setting and not a hospital campus. This provides stress reduction for the clients who have a hospital phobia. In reference to the Department of Health's possible interim locations, only one location is potentially suitable and can be altered to offer two large surgeries (as opposed to the current four surgeries) but this location is hospital based. This is unsuitable both from a psychological aspect and a halving of service delivery. This is by no means an equivalent interim solution. Other factors that work against relocating to a hospital-based location are the crowded, noisy spaces and potential triggers (such as having to use the general-public waiting room) for harmful behaviour. Currently some clients are examined in the grassed area just outside the clinic when it is not in their best interest to come into the building. This will not be possible in a hospital parking lot where the clinic will be situated far away and on a different floor level. Some of the clients will not even ride in an elevator! A limited number of parking bays will also be an issue as many of the clients are brought in by carers who do not have an ACROD sticker. Any interim relocation while the new clinic is developed will not suit this clientele as their adaptability skills range from poor to zero.

The replacement of the SNDC is consistent with State Government policy and priorities including:

- It would deliver on the State Government's commitment within the Western Australian (WA) State Disability Strategy 2020-2030 Action Plan to relocate the SNDC.
- It supports the WA State Recovery Plan by developing patient centred infrastructure that is modern and attractive to a wide range of user and community groups, to support health and wellbeing.
- Aligns with the recommendations of the Sustainable Health Review including:
  - provision of accessible dental services to reduce inequity in health outcomes,
  - supporting care in the community hence reducing the need for frequent oral care related hospital presentations,
  - supporting the interface between health and disability services to enable care in the most appropriate setting and to ensure people with special needs do not fall between the gaps, and
  - building partnerships through consumer engagement.
- Aligns with the State Oral Health Plan which identifies Western Australians with additional and/or specialized health care needs as a priority population for improving oral health outcomes and reducing the impact of poor oral health across their life course.

In line with these priorities, a business case has been put forward for a new permanent home for the relocation of this clinic. A proposal for an interim relocation whilst waiting for this to be finalised, is not by any means the ideal situation. An extension to the lease at 31 Sydney St, would make disruption to service delivery, and the receiving of it, minimal for these vulnerable clients. Because there is no equivalent site for the interim relocation of the clinic this will also cause some of the staff (who are such a valuable resource) to be dispersed throughout Dental Health Services diluting the skill set for this clientele. In 2016 a study undertaken on the perception of Special Needs Dentistry amongst general dentists within WA found that over 50% of the respondents felt that they lacked experience in treating special needs dental patients. A minute percentage of dental graduates go on to study Special Needs Dentistry. Any alternative interim solution to remaining at Sydney St will greatly impact the service delivery and wait lists for this group. Currently clients are waiting up to fourteen months for a recall appointment so this, at the very least, would be doubled in time, even before taking into account, the need to keep appointment times available for emergencies. This will not be in the best interests of the special need clients as they have a higher incidence of oral health problems compared to someone who is able bodied.

I have also attached a letter from Dr Jee-Yun Leung, a former practitioner at the Sydney St Clinic who is currently completing her doctorate in Special Needs Dentistry at the University of Adelaide.

Once again, I appeal to the Mayor and Council of the City of Vincent to direct the administration to apply to the Attorney General's Office for a variation to the Haynes St Developmental Plan which will allow an extension to the Dept of Health lease at 31 Sydney St, North Perth to mirror that of Kidz Galore on the adjacent site of Lot 9, namely 31<sup>st</sup> Dec 2025.

Yours sincerely,  
Barbara Joan Martin (Concerned parent)

20<sup>th</sup> February 2021

To the City of Vincent,

I am very disappointed to hear that the lease for the Special Needs Dental Clinic in North Perth will not be renewed beyond 30<sup>th</sup> June 2021.

The Special Needs Dental Clinic in North Perth is the only one of its type in WA, providing much-needed care for over 2,500 people with special needs. It provides government-funded dental care to those who may not otherwise be able to afford such services. It brings a diverse population to the City of Vincent, and has helped countless of people from a vulnerable population. The clinic is purpose built to be wheelchair accessible with widened corridors, doors, entryway and clinic space; has an ideally located and designed carpark; is centrally located; has specialised equipment; and (most importantly) is a familiar clinic to many who have been attending for years. Many patients of the clinic get anxious with changes in environment (e.g. Autism Spectrum Disorder). Moving clinics can set back their ability to cope with dental treatment, and as such these patients have to start again with familiarisation and desensitising programs before they will accept dental care.

People with special needs have poorer oral health and greater unmet treatment needs compared to the general population.<sup>1</sup> In addition to cognitive impairment, patients of the Special Needs Dental Clinic also often have associated medical conditions, physical disabilities and psychiatric conditions impacting their ability to clean their teeth, maintain healthy diet, attend appointments, and cooperate with dental care.

However, it is well-established that difficulties accessing dental services is also a significant factor to patients with special needs having disproportionate dental needs compared to their non-disabled counterparts. This may be due to financial barriers, lack of dentists with adequate skills/training to treat those with disability, waiting lists, lack of funding for services, and – of particular note – lack of appropriate, equipped and accessible dental clinics.<sup>2</sup>

As a result of these significant inequities, people with specialised health care needs are a priority population in the Australian Government's National Oral Health Plan 2015-2024.<sup>3</sup> Additionally, the issue of neglect of people with disability has come to the fore with the Royal Commission into Violence,

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<sup>1</sup> - Crall JJ. *Improving oral health for individuals with special health care needs. Pediatric Dent* 2007; 29: 98-104.  
- Anders PL, Davis EL. *Oral health of patients with intellectual disabilities: a systematic review. Spec Care Dent* 2010; 30: 110-7.  
- Oral Health Monitoring Group (COAG Health Council). *Priority Population 4 - People with additional and/or specialised health care needs. Health Mouths Healthy Lives Australia's National Oral Health Plan 2015 - 2024. Adelaide: South Australian Dental Service, COAG Health Council (Australian Government); 2015. p. 63-8. Available from: <http://www.coaghealthcouncil.gov.au/Publications/Reports>*

<sup>2</sup> - Crall JJ. *Improving oral health for individuals with special health care needs. Pediatric Dent* 2007; 29: 98-104.  
- Edelstein BL. *Conceptual frameworks for understanding system capacity in the care of people with special health care needs. Pediatric Dent* 2007; 29: 108-116.  
- Davis MJ. *Issues in access to oral health care for special care patients. Dent Clinics North Am* 2009; 53: 169-181.  
- Pradhan A, Slade, GD, Spencer AJ. *Access to dental care among adults with physical and intellectual disabilities: residence factors. Aust Dent J* 2009; 54: 204-211  
- Prabhu NT, Nunn JH, Evans DJ, Girdler NM. *Access to dental care parents' and caregivers' views on dental treatment services for people with disabilities. Spec Care Dent* 2010; 30: 35-45.  
- Slack-Smith L, Ree M, Leonard H. *Oral health and children with an intellectual disability: A focus group study of parent issues and perceptions. J Disability Oral Health* 2010; 11: 171-177.  
- Nelson LP, Getzin A, Graham D et al. *Unmet dental needs and barriers to care for children with significant special health care needs. Pediatric Dent* 2011; 33: 29-36.

<sup>3</sup> *Oral Health Monitoring Group (COAG Health Council). Priority Population 4 - People with additional and/or specialised health care needs. Health Mouths Healthy Lives Australia's National Oral Health Plan 2015 - 2024. Adelaide: South Australian Dental Service, COAG Health Council (Australian Government); 2015. p. 63-8. Available from: <http://www.coaghealthcouncil.gov.au/Publications/Reports>*

Abuse, Neglect and Exploitation of People with Disability. In particular, concern has been raised regarding the oral health of people living with disability.<sup>4</sup> The consequences of neglecting oral health are serious. These include pain, infection and loss of teeth, leading to functional difficulties with diet, speech and behaviour, as well as severe systemic health issues.

The City of Vincent's Access and Equity Policy (Policy 3.10.2)<sup>5</sup> "provides the mechanism to ensure that the needs of different groups are recognised and addressed". Items in sections 1. *Physical Inclusion* and 2. *Community Inclusion and Participation* include (emphases underlined):

Encourages and supports local area needs based planning with reflected community needs and priorities.

Advocates for the inclusion of social justice principles into its strategic plan and all other planning and development processes and activities.

Implements strategies to ensure access into buildings, services and facilities is available to all members of the community.

Supports maintaining a diverse community and supports the concept that our community is derived of people of all abilities, from a variety of backgrounds.

Endeavour to offer services that are designed and delivered in ways which meet a range of needs and therefore enable all members of the community to participate.

Significant oral health inequity is faced by people living with special needs, often due to difficulty accessing appropriate services. Due to the building design requirements of a specialised dental clinic, should an alternative clinic be required, this will necessitate considerable time and resources to secure. As such, I implore the City of Vincent Council, in line with your policies and values, to re-consider the termination of the Special Needs Dentistry Clinic's lease on 30 June 2021.

Yours sincerely,



Dr Jee-Yun Leung

BDS (Hons), MSc (Special Care Dentistry), DSCD (RCS Eng)

Candidate for Doctor of Clinical Dentistry (Special Needs Dentistry)

Former Dentist, Special Needs Dental Clinic North Perth

<sup>4</sup> Despott N, Punshon K, Zylan R. Royal Commission into Violence, Abuse, Neglect and Exploitation of People with Disability. Joint submission from: Disability and Oral Health Collaboration (DOHC), The University of Melbourne, Deakin University, Australian Society of Special Care in Dentistry (ASSCID), Your Dental Health (YDH) project team, Australasian Academy of Paediatric Dentistry (AAPD), Australian and New Zealand Academy of Special Needs Dentistry (ANZASND). Melbourne: DOHC, YDH, AAPD, ANZASND; 2019. Available from: <https://aapd.org.au/wp-content/uploads/2021/01/Royal-Commission-Oral-Health-Disability-YDH-ASSCID-DOHC-20200210.pdf>

<sup>5</sup> <https://www.vincent.wa.gov.au/council/governance/policies.aspx>

13 April 2021

Hi Meluka,

Thank you for your email regarding the Haynes Street transition plan and Sydney street parking.

I just have a few questions / suggestions regarding the possible cancellation of our lease to 25 Sydney street prior to the cancellation of our lease on 15 Haynes Street,

1. What is the council's plan for the dentist centre staff parking going forward, mainly if the lease on their premises is extended beyond the lease of the 9 bays they currently have in Sydney Street, will their staff commence parking out the front on Haynes street?
2. Can the City of Vincent change the parking along Haynes ( in front of Kidz Galore and the dentist centre ) to - 15 minutes only to ensure no staff from Kidz Galore or the dentist centre park on Haynes street all day.

This would only be required on the services side of the road and therefor would not affect residents in the street, also remembering it would only be required from Monday to Friday.

3. Priority for parking on Haynes street must continue to be for our parents with young children and for the clients of the dentist.
4. Could the City of Vincent alter the bays on Eton street to Kidz Galore staff parking bays? (Keeping in mind Kidz Galore contributed \$45k to creating this parking area.)

Thank you for your consideration regarding these matters, Kidz Galore would also like in writing with the removal of our lease to the Sydney Street car park the City of Vincent will not reverse their decision at any point to enforce Kidz Galore to provide more bays on site or reduce the Child care centres occupancy if parking becomes an issue with the removal of the Sydney street car park going forward.

Kind regards,

Sue Turner  
Director

Mob: 0411 691 505

North Perth • Kyilla • City West • Nedlands

[kidzgalore.com.au](http://kidzgalore.com.au)



## Placeholder for Attachment H

Extension of Lease - North Perth Special Needs  
(Shalom Coleman) Dental Clinic, 31 Sydney Street,  
North Perth and Advertising of Sale of 25 Sydney  
Street, North Perth

Market valuation for 25 Sydney Street, North Perth



## Placeholder for Attachment I

Extension of Lease - North Perth Special Needs  
(Shalom Coleman) Dental Clinic, 31 Sydney Street,  
North Perth and Advertising of Sale of 25 Sydney  
Street, North Perth

Plan of parking restrictions (TO BE PROVIDED)