



1 July 2021

Dear Vincent Community Member,

BANKS RESERVE – PAVILION DEMOLITION AND PLANS FOR THE PLAZA

On 1 May we held a Q&A session with local community members to discuss future plans for Banks Reserve and concerns raised by community members over the scheduled demolition of the Banks Reserve Pavilion.

Prior to the meeting, the City of Vincent had planned to start works in June, to replace the Banks Reserve Pavilion with green open space in preparation for a community plaza to connect to the river front. The removal of the pavilion was included in the Banks Reserve Master Plan, which was consulted on during late 2018, early 2019 and endorsed by Council in March 2019.

I would like to thank you for coming to this meeting and for expressing your views, experiences of using the pavilion and your desire for a community meeting place to remain at Banks Reserve.

Your feedback is important and we understand the passion felt for retention of the pavilion and for a community hub at Banks Reserve.

As a result of this meeting, the demolition of the pavilion was halted to further investigate options for maintaining an indoor community building.

Council Members and I requested the following options be considered:

1. Full retention of the Banks Reserve Pavilion –long term or short term

When City of Vincent makes changes to the structure of a public building, we are required to bring it up to code (Building Code of Australia and the various Australian Standards) inclusive of meeting disability access, toilets, kitchens, electrical, fire egress and asbestos removal, as well as meeting the community's expectations in respect to modern amenity and aesthetics.

As the pavilion is located in a riverbank flood zone, the likelihood of having a Development or Building Application approved for major improvements or changes is low.

We then considered retention of the pavilion, in its current state, until such time as the plaza concept was developed and implemented. The building would not have air conditioning and the asbestos in the roof lining would remain in situ. Over a 4 year period, the lifecycle cost would be an estimated \$210,000.

The previous community use of the pavilion (not including private use by the Montessori school) was 8 per cent. The estimated annual operational costs are \$25,000 (cleaning and repairs), not including waste collection, insurance or utility charges.

2. Partial retention of the Banks Reserve Pavilion (Northern section)

Partial retention of the hall structure was also considered. This would involve demolition of the U-shaped toilets and storage areas and construction of one universally accessible toilet and kitchenette within the northern hall footprint. A fence around the building for security and a number of other compliance upgrades changes would also be required.

The estimated cost of retaining the hall, partially demolishing the remaining structure, and making good is approximately \$195,000. This would be a temporary solution, as the building would require ongoing upgrades and still contain asbestos.

3. Inclusion of an indoor meeting place within the Plaza

The Banks Reserve Master Plan includes a high level concept for the Plaza area, which is subject to further detailed design.

Council Members requested this work includes consideration of an indoor meeting space, which can be closed when weather is inclement and otherwise opened up to the Plaza for indoor/outdoor community gatherings, hire and recreational use. This would be integrated into the plaza design, away from the flood zone and would achieve the Master Plan vision of opening up the parkland to the riverfront whilst offering a contemporary meeting place for the community.

Future Plans

Based on the issues of location, historical under-utilisation of the facility, dated infrastructure and significant maintenance and 'make good' costs for full or partial retention in the long and short term, Council Members did not seek to rescinded the decision made in 2019 to remove the pavilion.

Instead, we believe the best option is to explore an indoor/outdoor meeting place within the plaza design, in further consultation with the community.

Given the significance of Banks Reserve, we will work through a process of consent under the Aboriginal Heritage Act before a plaza is created. The area is being converted to open space and lawn while consent is sought and budget is secured. You can view the Banks Reserve Master Plan here <https://imagine.vincent.wa.gov.au/banks-reserve-master-plan>

The upcoming works at Banks Reserve do closely align with the City's draft Asset Management and Sustainability Strategy (AMSS), which addresses the City's need to deal with ageing and underused buildings in a way that is sustainable, affordable and fit for purpose. The draft AMSS can be viewed at imagine.vincent.wa.gov.au

We understand that many residents remain committed to retaining the old pavilion and will be disappointed. I assure you this hasn't been an easy decision to make. We and have taken time to consider the options carefully, weighing up all factors and seeking solutions for the long term.

We will be consulting further on the plaza and are looking to see how we can include many ideas you raised at the Q&A session.

Please email mail@vincent.wa.gov.au or call 9273 6000 for further information.

Yours sincerely,



Emma Cole
MAYOR