

COUNCIL RESOLUTION 15 JANUARY 2019

14.8. Building Vacancy – 9 Penola Road Report No. AR18/53845

COUNCIL RESOLUTION
(a) That Council Report No. AR18/53845 titled ' <i>Building Vacancy – 9 Penola Road</i> ' as attached be noted.
(b) that Council seek expression of interest from Not for Profit Community Groups for the vacant property at 9 Penola Road.

Moved: Cr Bruins

Seconded: Cr Jenner

Carried

REPORT TITLE

Building Vacancy – 9 Penola Road

COMMITTEE	Council
MEETING DATE:	15 January 2019
REPORT NO.	AR18/53845
RM8 REFERENCE	AF11/1472
AUTHOR	Michael McCarthy
SUMMARY	This report presents a building vacancy at 9 Penola Road and seeks direction for future occupation/use of this site.
COMMUNITY PLAN REFERENCE	Goal 3: Our Diverse Economy

REPORT RECOMMENDATION

- (a) That Council Report No. AR18/53845 titled '*Building Vacancy – 9 Penola Road*' as attached be noted.
- (b) That the vacant property at 9 Penola Road _____ (to be determined at the meeting)



Background

The South East Community Legal Service has been a longstanding tenant of a Council owned building located at 9 Penola Road since 1 July 2000 for office administration purposes.

Following a 2017 announcement a withdrawal of state government funding the legal service has been in the process of winding-up operations with the 9 Penola Road site being handed back to Council on Monday 3 December 2018.

The handover of the site included the transfer of various office equipment with a remaining useful life which might be utilised by a future occupier or for other purposes determined by Council. These are in the process of being itemised for inclusion in Council asset records.

Discussion

With 9 Penola Road now vacant and in the control of Council it is timely to consider the future use and purpose of this building as part of Councils property holdings.

The site has been utilised for office administration for many years and is located in the City Centre Zone. The accommodation provides a centrally located and modern office comprising a large reception area, 6 separate offices, a large central multi-use area, unisex bathroom, renovated kitchenette, strong room, storage area and integrated phone and network facilities.

The improvements remain well equipped for continued use as office accommodation, whether for operational use by Council, for occupation by a commercial, semi-commercial or a community tenant that could use the space to its full potential, or for potential sale.

Council has been approached by the Stand Like Stone Foundation expressing interest in occupying the site, noting that the overall facilities exceed their own administrative needs, but could be used to co-house other community not-for-profit groups or projects under a head tenancy. Stand Like Stone have indicated that a more detailed submission is to be presented for consideration by Council but had not been received at the time of writing.

Council may wish to consider whether it wishes to explore commercial (i.e. market rental/sale) options for this site by engaging a commercial property agent for this purpose (noting that the land is excluded from classification as community land giving Council unfettered discretion to lease or sell), or to further explore community occupation.

Conclusion

This report has been provided to notify the Council of the current building vacancy and to seek direction for its further use or disposal.

The Administration has no recommended course of action with this matter other than noting that the building appears to be well suited to an office type use and that Council has no immediate operational need for this building for this purpose.



Members may wish to further explore the options for this building at a Member's Workshop before providing further direction on a particular course of action.

Attachments

Nil Choose an item. (RM8 Reference.): Name of Attachment

Michael McCARTHY
MANAGER EXECUTIVE ADMINISTRATION

Mark McSHANE
CHIEF EXECUTIVE OFFICER

21 December 2018
MMcC

