

## 4.2 **DEMOLITION OF CARLSON RESERVE & PRINCESS STREET SCOUT HALLS** (KJ / CLoP:File No.)

Responsible Director: Ossie Martinz

### **EXECUTIVE SUMMARY**

#### ***PURPOSE***

The purpose of this report is to advise Council of the notification from Scouts that the scout halls at Carlson Reserve, Clayton North and Princess Street, Oakleigh (see Appendix 1) are no longer required for scouting purposes and that the lease has been surrendered by serving a 3 months' notice to vacate in accordance with the terms of the lease agreement.

#### ***KEY CONSIDERATIONS/ISSUES***

Scouts have surrendered the premises at Carlson Reserve, Clayton North and Princess Street, Oakleigh back to Council in accordance with the terms of the lease agreement. These buildings are in poor condition and should be demolished.

#### ***FINANCIAL IMPLICATIONS***

The demolition of the two halls is estimated to cost up to \$200,000. The works will include reinstatement of the land to the condition of the surrounding parkland.

If approved, the scheduling of these works can be commenced immediately with a works program of between 3-6 months. This includes provision of information to the community. The works can be funded as a variation to the 2019/20 Capital Works Program.

#### ***CONCLUSION/RECOMMENDATION***

It is recommended that the Scout Halls at Carlson Reserve, Clayton and Princess Street Oakleigh be demolished as a matter of priority and the works be funded as a variation to the 2019/20 Capital Works Program.

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### **RECOMMENDATION**

*That Council:*

- 1. Note the advice from the Scouts Association of Australia Victorian Branch (Scouts) that the Scout Hall at Carlson Reserve, Clayton North and the Scout Hall on Princess Street, Oakleigh (also known as 30-40 Haughton Road) are no longer required for purposes associated with Scouting activity;*
- 2. Note that Scouts have surrendered the premises at Carlson Reserve, Clayton North and Princess Street, Oakleigh back to Council in accordance with the terms of the lease agreement.*
- 3. Note that the demolition of the Scout Halls at Carlson Reserve, Clayton and Princess Street Oakleigh to commence as a matter of priority.*
- 4. Fund the demolition works as a variation to the 2019/20 Capital Works Program.*

### **INTRODUCTION**

The purpose of this report is to advise Council of the notification from Scouts that the scout halls at Carlson Reserve, Clayton North and Princess Street, Oakleigh (see Appendix 1) are no longer required for scouting purposes and that the lease has been surrendered by serving a 3 month's notice to vacate in accordance with the terms of the lease agreement.

The report also seeks Council approval to commence the demolition of the buildings due to their age and condition and return the land to open space.

### **BACKGROUND**

Council has held long standing lease agreements with Scouts for 15 premises located within the Council area, these buildings are located predominantly within Parks or Reserves. Many of these buildings were erected in the 1960-70's and are now in poor to fair condition. The lease agreements original expired in 2012 and now currently holding over on 3 monthly tenancy agreement.

Council officers have been in discussions with Scouts regarding entering into a new lease agreements for the remaining premises which includes

understanding their current and future requirements, the use of the premises and the responsibility of the maintenance and replacement works of these buildings considering their age and condition.

### ***DISCUSSION***

Through the discussions with Scouts, it was identified that two Scout Halls were no longer required for Scout purposes and the Scouts have now service notice to Council to surrender the premises back to Council. The buildings to be surrendered are located at:

- Carlson Reserve, 64-72 Clayton Rd, Clayton; and
- Princess Street, Oakleigh (also known as 38-40 Haughton Rd Oakleigh).

In addition to the discussions with Scouts and concurrently, Council has also been undertaking a comprehensive review of the condition of all Council's buildings to develop the asset management plan for buildings which will include a schedule of proactive and major maintenance works as well as major replacement works. This condition assessment was also undertaken on the Scouts buildings.

This review highlighted that both buildings are in poor condition and approaching the end of their useful life. Significant budget would be required to facilitate the replacement works to bring the buildings to a modern satisfactory condition that would also comply with relevant legislation and the Building Code of Australia. Therefore it is recommended that both buildings be demolished.

### ***POLICY IMPLICATIONS***

This report has no policy implications.

### ***CONSULTATION***

In the preparation of this report, relevant internal stakeholders were consulted in the decision to demolish these buildings and return the land back to open space.

### ***SOCIAL IMPLICATIONS***

The proposal to demolish the two unused scout halls will allow Council to return the land occupied by these buildings to open space which will improve amenity and public safety in these locations. Removing these buildings also will remove the risk of squatters or vandals accessing the used buildings.

### ***HUMAN RIGHTS CONSIDERATIONS***

This report has no impact on human rights.

***CONSULTATION***

In the preparation of this report, relevant internal stakeholders were consulted in the decision to demolish these buildings and return the land back to open space.

***FINANCIAL IMPLICATIONS***

The demolition of the two halls is estimated to cost up to \$200,000. The works will include reinstatement of the land to the condition of the surrounding parkland.

If approved, the scheduling of these works can be commenced immediately with a works program of between 3-6 months. This includes provision of information to the community. The works can be funded as a variation to the 2019/20 Capital Works Program.

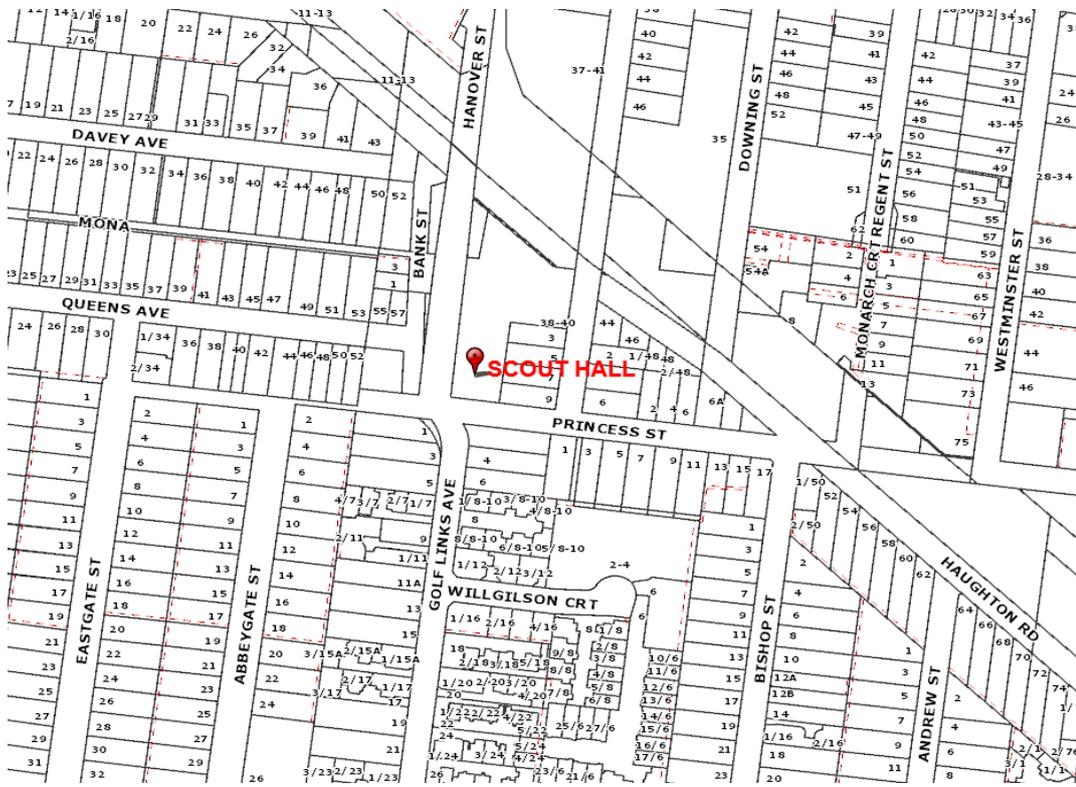
***CONCLUSION***

Officers consider that the surrender of two Scout Halls by Scouts Victoria is reflective of the future need for the buildings for Scout purposes and the current condition of the buildings.

It is recommended that the Scout Halls at Carlson Reserve, Clayton and Princess Street Oakleigh be demolished as a matter of priority and the works be funded as a variation to the 2019/20 Capital Works Program.

Appendix 1

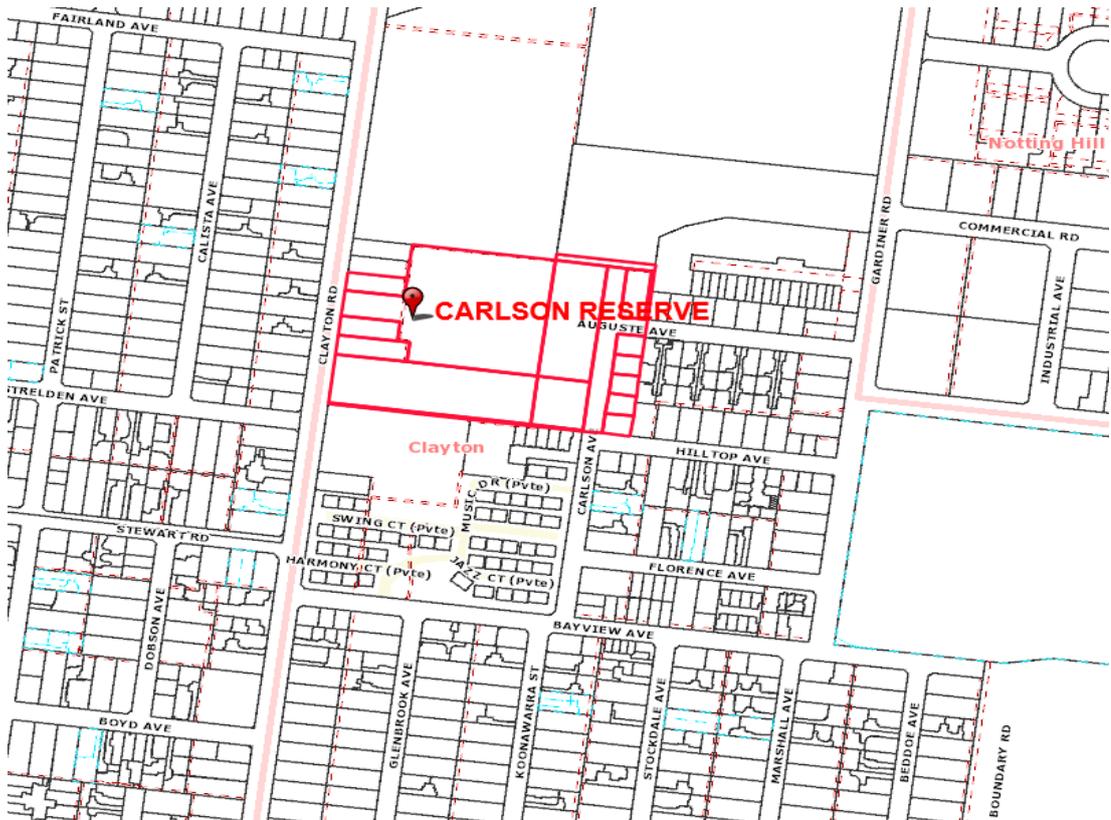
LOCATION PLAN: Scout Hall – Princess Street Oakleigh



AERIAL PHOTO: Scout Hall – Princess St Oakleigh



**LOCATION PLAN: Carlson Reserve – Clayton Road Clayton**



**AERIAL PHOTO: Carlson Reserve – Clayton Road Clayton**

