

Ordinary Meeting of Council

SUPPLEMENTARY REPORT

**Wednesday 26 August 2020
4.00pm
Council Chambers
209 Comur Street, Yass**

Ordinary Meeting of Council

SUPPLEMENTARY REPORT

9. General Manager Reports

9.1A Design for Civic Precinct Project (Including Library and Work Hub) - 209 Comur Street, Yass - Supplementary Report	3
---	---

Chris Berry
GENERAL MANAGER

9.1A DESIGN FOR CIVIC PRECINCT PROJECT (INCLUDING LIBRARY AND WORK HUB) - 209 COMUR STREET, YASS - SUPPLEMENTARY REPORT

SUMMARY

To present a supplementary report on the draft project brief for the preparation of plans and documentation for the design of an civic precinct project (including library and work hub) at 209 Comur Street, Yass.

RECOMMENDATION

That:

1. *The preferred site of the development of a Civic Precinct (including library and work hub) be 209 Comur Street, Yass.*
2. *The project brief for the design of a civic precinct project (including library and work hub) at 209 Comur Street, Yass be endorsed.*
3. *A procurement process be undertaken to engage as suitably qualified and experienced consultant for the project.*

FINANCIAL IMPLICATIONS

Resources for the preparation of plans for priority infrastructure projects have been included in the 2020/21 Operational Plan.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Tablelands Regional Community Strategic Plan 2016-36*
- *Delivery Program 2017/18 – 2020/21*
- *Operational Plan 2020/21*

REPORT

Council held a series of workshops in relation to infrastructure priorities for the growing population of Yass Valley.

At a Councillor Workshop in June 2019 the Expressions of Interest for the redevelopment of the Civic Precinct at 209 Comur Street, Yass were received. This process was aimed at exploring potential opportunities for the redevelopment of the Council land around the Administration Building.

In August 2019 Council determined to abandon the Expression of Interest process and called for a further report on short and long term options to be explored for Councillor and staff accommodation.

In October 2019 a Councillor Workshop was held to consider Council's infrastructure needs for the next 15 years to align with its strategic objectives and forecasted growth.

A second workshop was held in December 2019 to:

- *Affirm the priorities identified in the first workshop*
- *Discuss Council's current land assets and their alignment to future community needs*
- *Determine an acceptable debt servicing appetite for new loans*

In February 2020 Council endorsed its infrastructure priorities of which a Civic Precinct was identified as a key priority project. In addition Council determined to provide funding in the 2020/21 budget for the preparation of plans to advance the project and to ensure a 'shovel ready' proposal to take advantage of any funding opportunity.

In considering the Civic Precinct project Council endorsed that it would include:

- New library (purpose built to reflect contemporary design and operation. NSW Government grants available to assist overall project cost through State Library program)
- Community meeting rooms and exhibition spaces
- eCommerce small business centre/work hub (a contemporary networked facility that can be used for Council administration and community meetings but flexible enough for use by businesses within Yass Valley that do not have access to modern facilities and equipment)
- Short term accommodation for Council contractors to reduce the cost of motel accommodation to Council acknowledging this need will be ongoing due to the geographic location of Yass
- Long term government tenants such as Service NSW to offset loan costs through a new income stream

In establishing a preferred location there was general consensus that the Civic Precinct remain in Yass, in a central location with adequate parking and options for expansion if necessary.

Council land assets were considered for their suitability for the Civic Precinct at the October 2019 workshop. Three key holdings were discussed i.e. former saleyards site, Goodradigbee Centre and existing Administration site. The former saleyards are not in a central location in Yass and the Goodradigbee site was considered to have limitations in terms of traffic and parking impacts. Council settled on the existing site in Comur Street as it allowed occupation of the current building during construction and utilised the existing landholdings assembled over several years for future redevelopment.

Other opportunities for a Civic Precinct (e.g. former Landmark building. Commercial Hotel site) had also been considered but their size limitations were not suitable for all the elements Council identified for the project.

STRATEGIC DIRECTION

Key Pillar	4. Our Infrastructure
CSP Strategy	IN4 - Maintain and update existing community facilities, and support the development of new community infrastructure as needed
Delivery Program Action	IN4.1 - Develop and maintain new and existing recreational and community assets to address our communities needs in a sustainable manner
Operational Plan Activity	IN4.1.4 - Manage Council's properties and buildings

ATTACHMENTS: Nil