

## ADMINISTRATOR'S MINUTE

4 September 2017

Minute Number: 33

### **Proposed lease of 25 Cook Street, Mortdale to Mortdale Men's Shed**

Mortdale Men's Shed (the Shed) has been providing a valuable contribution to the Georges River community at its Riverwood premises that it has occupied since 2012. Following a decision by the NSW State Government to redevelop the Riverwood estate, the Shed has been forced to look for alternate accommodation to continue providing this community service.

Council has been approached on several occasions during the past year by the Shed in search of possible accommodation at a Council-owned property. Until recently there were no suitable properties available within Council's portfolio which could be considered for lease and occupation by the Shed.

In April 2017 Georges River Council successfully acquired 25 Cook Street, Mortdale with a view to demolishing the premises sometime into the future to enable expansion of the adjoining public car park. The expansion will be complete when Council acquires the remaining dwelling at 23 Cook Street, Mortdale and the State Government allocated funds to construct a commuter car park on the site.

Until that time, Council has identified that the property at 25 Cook Street would satisfy the needs of the soon to be displaced Mortdale Men's Shed.

Notice to vacate has previously been issued to the tenants at 25 Cook Street and the property is expected to be available from 4 October 2017.

The Shed has committed to lodge a DA (if necessary) in respect of the use of the land for community purposes. The Shed has also committed to reasonable capital investment into the property (repairs and maintenance works) to facilitate the effective use of the property by the group.

It is considered that an appropriate lease for the premises under the above circumstances would be 5 years (an initial 3 years with a further 2 year option) with an appropriate demolition clause to protect Council's interests over the site should circumstances change in the coming years and the site is required.

Whilst the property has the potential to yield approximately \$35,000 per annum if rented for residential purposes, Council's draft Community Leasing Policy allows for this amount to be reduced in recognition of significant contributions made by Georges River community groups such as the Men's Shed.

Pursuant to the criteria in the draft Community Leasing Policy, the Mortdale Men's Shed would be required to pay the minimum rent for a community group of \$479 per annum plus GST (minimum applicable Crown Land fee).

Member for Oatley, Parliamentary Secretary for Transport & Infrastructure, Mark Coure MP is supportive of the proposal to create the Men's Shed at the location for this short period.

**MOTION:**

1. That the Mortdale Men's Shed be granted a lease for a 5 year term (3 years plus 2 year option) for a nominal rental fee of \$479 per annum (plus GST) for the premises located at 25 Cook Street, Mortdale.

John Rayner PSM  
**Administrator**