

---

## 8.2 REQUEST FOR PUBLIC ADVERTISEMENT FOR INTENTION TO LEASE EARLY LEARNING CENTRE, NEWBRIDGE BOULEVARD, WALLAN EAST

**Author:** Sarah Fisher-Cooke - Partnerships Officer

**File No:** RFT132574

**Attachments:** 1. Location of Wallan East Family Children's Centre  
2. Floorplan of Wallan East Family and Children's Centre

---

### SUMMARY

This report provides information regarding the plans to lease the new relocatable Wallan East Family and Children's Centre (due for completion in October 2020), Newbridge Boulevard, in the Newbridge Estate, Wallan East to a not for profit organisation for the provision of sessional kindergarten. Council is required to undertake a public notice to inform the community regarding the intention to lease.

### RECOMMENDATION

**THAT** Council:

1. Authorise the giving of Public Notice under sections 190 and 82(A)2 of the *Local Government Act 1989* (s115 of the *Local Government Act 2020*) to advertise the intention to enter into a lease for the new premises at Newbridge Boulevard, in the Newbridge Estate, Wallan East a term of 4 years, being from 1 November 2020 until 1 November 2024,.
2. Seek and accept public submissions under s223 of the *Local Government Act 1989* in response to the Public Notice.
3. If submissions are received, they be heard at a future meeting of the Community Questions and Hearing Committee.

### BACKGROUND

A relocatable modular early learning facility is currently being manufactured in a factory and will be placed on site, adjacent to Our Lady of the Way primary school on Newbridge Boulevard in Wallan East and completed in October 2020. Attachment 1 shows the location of the Wallan East Family and Children's Centre.

This facility will include sessional kindergarten and maternal and child health services. The working title of the facility is the Wallan East Family and Children's Centre (the Centre).

The Centre will include three fit for purpose early education and care rooms (licensed capacity for 33 students per room), an office space, meeting room, two kitchens, foyer, toilet facilities and outside play areas with the purpose of providing three and four year old kindergarten programs and other activities to benefit the local community. Mitchell Shire Council will provide Maternal and Child Health Services in two designated rooms with a waiting area at the Centre. Attachment 2 shows the floor plan of the Wallan East Family and Children's Centre building.

---

REQUEST FOR PUBLIC ADVERTISEMENT FOR INTENTION TO LEASE EARLY LEARNING CENTRE, NEWBRIDGE BOULEVARD, WALLAN EAST (CONT.)

Maternal and Child Health will operate out of the Centre once it is completed and kindergarten sessions will begin in January 2021.

An Expression of Interest for a kindergarten provider has been advertised and closed on 25 May 2020. Four applications were received. Evaluation is underway to determine the most suitable applicant. Endorsement of the successful applicant will be sought at the July Council meeting. The successful applicant will be required to enter into a Lease with Mitchell Shire Council, with access to the Centre from November 2020.

### **ISSUES AND DISCUSSION**

The delivery of this crucial early years social infrastructure in Wallan East will enhance accessibility for this new growth community to participate in early years learning and access Maternal and Child Health support; resulting in improved liveability, social connectedness, health and well-being outcomes for Wallan East's babies, preschoolers and their families.

Given the need for an increase in kindergarten places now and into the future for the Wallan community, and the importance of ease of access to kindergarten for the growing population in Wallan East, it is proposed to offer a lease to the successful Expression of Interest applicant.

Under the *Local Government Act 1989* (the Act), s190, Council has responsibilities to be met prior to entering into a lease with the successful applicant.

An independent valuer has valued the lease at \$61,000 when kindergarten sessions are running in two kindergarten rooms (initially) and \$91,000 when increased capacity requires kindergarten running in three rooms. It is important to note that the valuation is based on the rental that could be achieved in an open market, not specifically for use as a sessional kindergarten. Full commercial rental at this rate would only be viable for long day care services. As the valuation of the premises is over \$50,000, Council must give public notice of the intention to enter into a lease for the premises for 1 year or more.

Public notice will need to be given of the intention to enter into a lease with the successful applicant. Public Notice will be advertised once the successful applicant has been determined and will state the name of the successful applicant. If requested, a public hearing would occur prior to the signing of the lease.

### **CONSULTATION**

Submissions would be invited and submitters able to be heard before a meeting of the Community Questions and Hearings Committee.

### **FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

To ensure early delivery of kindergarten for families in Wallan East, Council has proposed a staggered approach to rental income at a subsidised rate.

This aims to provide an opportunity for the successful applicant to establish themselves in the area and ensure necessary enrolments to safeguard ongoing funding for delivery of services.

REQUEST FOR PUBLIC ADVERTISEMENT FOR INTENTION TO LEASE EARLY LEARNING CENTRE, NEWBRIDGE BOULEVARD, WALLAN EAST (CONT.)

Council will receive rental income over a four-year term of 1 November 2020 to 1 November 2024 and the annual lease fee of Year 1 \$500, Year 2 \$6,000, Year 3 \$9,000 and Year 4 \$12,000.

The rental amount is based on a charge of \$1000 per month rental income. The first year of tenancy is based on a peppercorn rental amount to allow the successful applicant to establish their services in Wallan East with Year 2 discounted at 50%, Year 3 discounted at 25% and Year 4 full rental income.

### POLICY AND LEGISLATIVE IMPLICATIONS

The support for a kindergarten provider to establish their operations in Wallan under a lease for the four-year term 1 November 2020 to 1 November 2024 would be consistent with the following policies and strategies:

- The Mitchell Shire Council Plan 2017-2021
- Mitchell Shire Council Municipal Public Health and Wellbeing Plan 2017-2021
- Mitchell Shire Life Stages Strategy.

### RISK IMPLICATIONS

Risk Ranking is determined using [ROHS201-G1- Corporate Risk Matrix](#). Risk is identified as Low, Medium, High or Very High.

Risk	Risk Ranking	Proposed Treatments	Within Existing Resources?
New lease not issued – a successful applicant is not found and there is no provision of kindergarten in Wallan East.	Low	Agree to continue as planned with endorsement of proposed successful applicant at future Council meeting.	Yes
New lease not issued – building general internal condition deterioration while empty.	Medium	Agree to provide lease to successful applicant.	No – would need to engage cleaner.
New lease not issued – insurance excess greatly increased while building is vacant.	High	Agree to provide lease to successful applicant.	Yes

### SUSTAINABILITY IMPLICATIONS (SOCIAL AND ENVIRONMENTAL)

The kindergarten service to be offered by the successful applicant will be an important education service for the Wallan East community and, should a lease not be granted

---

REQUEST FOR PUBLIC ADVERTISEMENT FOR INTENTION TO LEASE EARLY LEARNING CENTRE,  
NEWBRIDGE BOULEVARD, WALLAN EAST (CONT.)

for provision of kindergarten, there will continue to be a variety of adverse implications, both for individuals and their families and the general community.

There are no known environmental sustainability implications.

### **CHARTER OF HUMAN RIGHTS IMPLICATIONS**

The rights protected in the *Charter of Human Rights and Responsibilities Act 2006* were considered in preparing this report and it's determined that the subject matter does not raise any human rights issues.

### **CHILDREN AND YOUNG PEOPLE IMPLICATIONS**

Kindergarten is an essential service for pre-school ages children in Mitchell Shire. Provision of a lease to the successful applicant will enable kindergarten access for families in the growing Wallan East community.

### **OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

### **CONCLUSION**

This report recommends that Council authorise giving Public Notice under sections 190 and 82(A)2 of the *Local Government Act 1989* to advertise the intention to enter into a lease for kindergarten provision at the new Wallan East Family and Children's Centre, Newbridge Boulevard, in the Newbridge Estate, Wallan East a term of 4 years, being from 1 November 2020 until 1 November 2024.

The kindergarten service is an essential service and will provide local and accessible kindergarten options for families in the growing Wallan East community.

REQUEST FOR PUBLIC ADVERTISEMENT FOR INTENTION TO LEASE EARLY LEARNING CENTRE,  
NEWBRIDGE BOULEVARD, WALLAN EAST (CONT.)

# **MITCHELL SHIRE COUNCIL**

## **Council Meeting Attachment**

### **ADVOCACY AND COMMUNITY SERVICES**

**22 JUNE 2020**

**8.2**

**REQUEST FOR PUBLIC ADVERTISEMENT  
FOR INTENTION TO LEASE EARLY LEARNING  
CENTRE, NEWBRIDGE BOULEVARD,  
WALLAN EAST**

**Attachment No: 1**

**Location of Wallan East Family Children's  
Centre**





# **MITCHELL SHIRE COUNCIL**

## **Council Meeting Attachment**

### **ADVOCACY AND COMMUNITY SERVICES**

**22 JUNE 2020**

**8.2**

**REQUEST FOR PUBLIC ADVERTISEMENT FOR  
INTENTION TO LEASE EARLY LEARNING  
CENTRE, NEWBRIDGE BOULEVARD, WALLAN  
EAST**

**Attachment No: 2**

**Floorplan of Wallan East Family and Children's  
Centre**



