



SNOWY MONARO
REGIONAL COUNCIL

Late Report

PUBLIC EXHIBITION COPY

Ordinary Council Meeting
19 July 2018

**ORDINARY COUNCIL MEETING
TO BE HELD IN BERRIDALE COMMUNITY HALL, 2 FLORENCE STREET, BERRIDALE
NSW 2628**

**ON THURSDAY 19 JULY 2018
COMMENCING AT 5.00PM**

SUPPLEMENTARY AGENDA

10. CORPORATE BUSINESS - KEY THEME 1. COMMUNITY

10.1 Proposal for Future of Council Offices in Cooma

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10.1 PROPOSAL FOR FUTURE OF COUNCIL OFFICES IN COOMA

Record No:

Responsible Officer:	General Manager
Author:	Property Officer
Key Theme:	1. Community Outcomes
CSP Community Strategy:	3.1 Develop, maintain and promote safe spaces and facilities that are enabling, accessible and inclusive for all
Delivery Program Objectives:	3.1.1 Public and community spaces are regulated and managed to be safe and equitable for all abilities
Attachments:	1. Integrated Property, WHS, Public Liability and BCA-DDA Report <i>(Under Separate Cover)</i> - Confidential 2. Cooma Office Compliance Report - Summary of Recommendations <i>(Under Separate Cover)</i> - Confidential
Cost Centre	1510 – Property Management Services
Project	A Project has not been identified at this stage.

EXECUTIVE SUMMARY

In 2017, Snowy Monaro Regional Council completed the purchase of properties at 55, 57 and 59 Vale Street, Cooma which are adjacent to the Cooma library. The purpose of the purchase of these properties is to develop these for future Council administration use and addresses several Council resolutions and Question with Notice that can be found under the Civic Leadership section.

Council engaged RiskTech through Council's Insurer StateWide to undertake a series of building inspections to identify risk issues, non-compliance aspects and remedial actions required to bring buildings up to an acceptable risk standard from a WHS occupational perspective and also to current requirements of the Building Code of Australia (BCA) and Disability Discrimination Act (DDA).

The final report was received in April 2017. For the purpose of this report, the Council building at 81 Commissioner Street will only be discussed. It is evident from the report that significant non-compliances are present and requires an estimated \$1.2- 2M (including elevator shaft and elevator) to rectify these immediate compliance issues. Also attached is a summary of recommendations.

Accordingly, it is recommended that Council investigate construction of a new multi-storey head office complex to include accommodation of council offices and chambers, incorporating the library, a smart technology hub and long-term tenancies, and basement car parking and storage.

The purpose of this report is therefore to seek guidance on the next progression steps for the planning, design and estimates of the proposed new Snowy Monaro Regional Council head office complex to be situated on these sites.

The following officer's recommendation is submitted for Council's consideration.

OFFICER'S RECOMMENDATION

That Council

- A. Authorise the engagement of an architect to perform a detailed needs analysis and develop an initial concept design for a new multi-storey head office building to be situated on properties at 55, 57 and 59 Vale Street, Cooma in accord with Council's Procurement policy
- B. Allocate a budget of \$75,000 from other internal reserves to engage an architect and assess any additional budget requirements following the receipt of initial quotations from the service providers that may quote for this work
- C. Receive a report from the architect showing the initial concept design for a new multi-storey head office building

BACKGROUND

In 2017, Snowy Monaro Regional Council completed the purchase of properties at 55, 57 and 59 Vale Street, Cooma which are adjacent to the Cooma library. The purpose of the purchase of these properties is to develop these sites for future Council administration use.

Council engaged RiskTech through Council's Insurer StateWide to undertake a series of building inspections to identify risk issues, non-compliance aspects and remedial actions required to bring buildings up to and acceptable risk standard from a WHS occupational perspective and also to current requirements of the Building Code of Australia (BCA) and Disability Discrimination Act (DDA).

Final report was received in April 2017. For the purpose of this report, only Council building at 81 Commissioner Street will be discussed. It is evident from the report that significant non-compliances are present and require an estimated \$1.2-2M (including elevator shaft and elevator) to rectify these immediate compliance issues.

Site	Estimated Cost (\$'000) by Risk Category				
	Extreme	High	Medium	Low	Total
Commissioner Street Cooma	240.0	445.0	496.0	13.3	1,194.3

Accordingly, it is recommended that Council investigate construction of a new multi-storey head office complex to include accommodation of council offices and chambers, incorporating the library, a smart technology hub and long-term tenancies, and basement car parking and storage.

A project brief needs to be developed for the proposed building and the footprint may comprise of:

- council office accommodation (2 to 3 levels)
- council chambers, reception area, meeting rooms (Ground floor level)
- library, smart hub, co-work space (Ground floor level)
- meeting and emergency operations centre
- major tenant (2 to 3 levels)
- basement car parking (2 levels) and storage

It is proposed a section of the meeting rooms will be fitted out as the emergency operations centre (EOC) for use during declared events, while the rooms may also be used as break out rooms.

10.1 PROPOSAL FOR FUTURE OF COUNCIL OFFICES IN COOMA

It is envisaged that the head office complex will be a 5 green star rating and that a key principle will also be met by the tenancy requirement for a 4.5 star NABERS rating (National Australian Built Environment Rating System), and should equate to a Class A building to potentially attract government tenancies.

The new head office complex will be expected to have a reduced energy footprint, and improved water consumption performance. The tenancies and smart technology hub are expected to meet their own energy costs.

The concept design for the new head office complex and smart hub could also be, at street level, sympathetic to the heritage features of the precinct.

The new head office and smart hub construction aim:

- to guide activation and build a case to increase the number of workers and residents into Cooma
- to be the catalyst for redevelopment of Cooma to attract government and small business tenancies; then enable redevelopment of vacated council office sites into mixed use (commercial, residential) – i.e. workers and residents – to invigorate the retail and lifestyle precinct of Cooma

At this point in time, options have not been developed for the old Cooma council office building located at

QUADRUPLE BOTTOM LINE REPORTING

1. Social

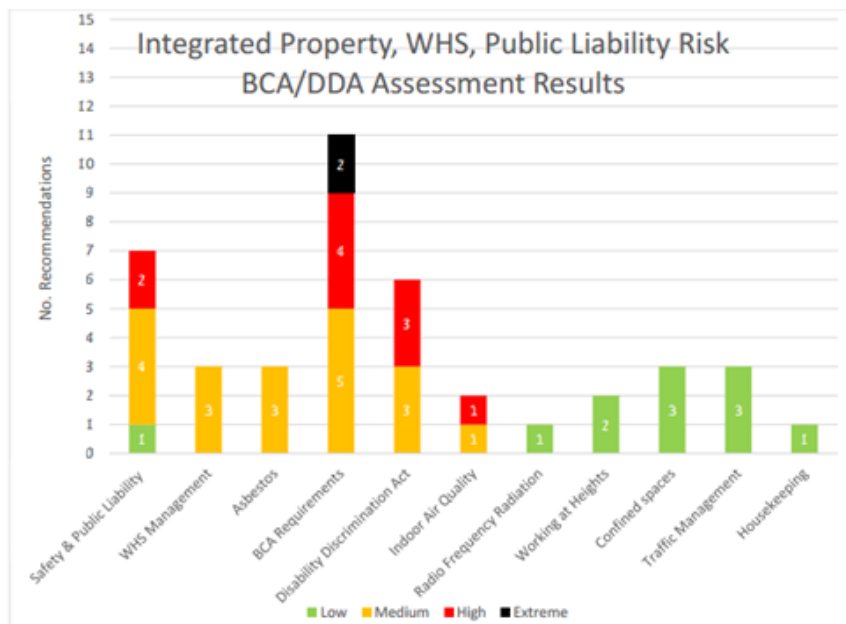


Figure 1 81 Commissioner Street, Cooma

Reporting Council’s progress towards achieving legislative health and safety requirements can provide the community with confidence that the systems and procedures being implemented ensure social responsibility, transparency and ethical decision making and that we are meeting our statutory obligations.

2. Environmental

This report has no detrimental impacts on the environment.

3. Economic

It is proposed that a budget of \$75,000 be earmarked from other internal reserves to engage an architect to perform a detailed needs analysis and develop an initial concept design for a new multi-storey head office building to be situated on properties at 55, 57 and 59 Vale Street, Cooma in accord with Council's Procurement policy.

4. Civic Leadership

Council is seeking to utilise its assets.

Council Resolution 27 Sept 2017
