

APPENDIX B

Decision Logic Map Assessment – 2 Dole Avenue, Reservoir

2 Dole Avenue is a 915m² site in northern Reservoir. The site is unusual in that it is triangular and has a wide frontage onto Dole Avenue. A single storey building has been constructed in the centre of the site. The existing building was purpose built by Council circa 1974 specifically for use as a kindergarten and maternal child health centre (MCH). The building has a floor area of approximately 240m². Internally there are multiple rooms including a 75m² kindergarten room, adjoining office, kitchenette, storage and infant toilets. The MCH comprises a single consulting room and designated waiting area. Externally, the landscaped areas provide for a rustic bushland setting with large expanses of soft fall mulch for kindergarten use.



Figure B.1 – 2016 Aerial Photograph of 2 Dole Avenue, Reservoir

Land Zoning and Planning Scheme Protections



Figure B.2 – Zoning -16-20 Dumbarton Street Reservoir

The site is located at the interface of a General Residential Zone 2 (GRZ2) and a Public Park & Recreation Zone (PPRZ). There are no overlays on the site.

Market Valuation

The City Valuer has estimated the 915m² site to have a value of \$700,000 as at May 2016.

Decision Logic Map Assessment

Q – Is the property required to support an existing Council service?

NO – the land is not required to support an existing Council service.

Q – Could the property be developed to meet Council's future service requirements?

NO – No documented strategic need exists for the provision of any new Council service from this location. It is anticipated that any need which may arise, such as for community group meeting space, can be accommodated at the new Keon Park Community Hub which is located directly opposite this site.

Q – Would Council consider disposal of the property?

POSSIBLY – Given that the site is no longer required for the original purpose and that no other service has a use for the building, it is likely that Council would consider disposal of the property.

PROVISIONAL HOLD POINT – DISPOSE

After undertaking a review of the property using the Decision Logic Map, it is clear that the land is no longer required for its original purpose nor is there any other strategically identified need for this site to be developed to support another Council service.

Risks

The risks associated with this property reside mainly in its current status as an unoccupied and unused building. Risk of vandalism and damage to the building and surrounds is managed through security contract.

RECOMMENDATION

The Council owned property at 2 Dole Avenue, Reservoir is no longer required for the purpose for which it was initially purchased: MCH/kindergarten. No other service has identified a strategic need for this facility's size, type or location and so it is being provisionally considered as surplus to Council's current requirements.

It is recommended that Council consider commencing a community consultation process to determine if it is worthwhile to start the statutory process to dispose of this property.