Agenda Item Submission

Submission

Agenda Section

Chief Executive Officer's Report

Agenda Item Subject *

Restoration of Old Police Building.

Council / Committee Name *

Ordinary Meeting

Requested Meeting Session *

Wednesday 16th September 2026

Date Requested *

28-Aug-26

Date item was requested

Item Reference Number

OM2026/09-002

Classification *

☐ Information ☑ **Action** ☐ Note ☐ Confidential

Details

Recommendation *

That council receive and note the report and that Ms Deemal-Hall be advised that Council plans to develop the land in question for community housing and is not prepared at this time to consider any conflicting uses of the existing buildings.

Background/Summary

Ms Gwen Deemal-Hall has submitted a request to Council to develop the old police Station to be used as a Community Research and history site. She has suggested that the university of Melbourne Architecture programme will be involved to develop designs and restore the building. She believes it is a culturally significant building and worthy of saving.

Council has recently undertaken a community survey to assess the community sentiment around this building. Council officers believe this is a site that could be further developed for Community housing and the purpose of the survey was to assess the community attachment to the building. The results of that survey indicate little interest with one comment suggesting that part of the building could be preserved to acknowledge the past and its use but demolish the rest of the building.

Council officers believe the building is too deteriorated to preserve and currently constitutes a risk to the community because it is unsound through the infestation of white ants and vermin.

Ms Deemal-Hall has indicated her interest in the building but at this time has not confirmed any input by the University or any investors. I have indicated that it is not on Council's priority list and that we see community housing as a higher priority.

I have advised Ms Deemal Hall that should Council be supportive of her proposal she will be required to submit the following information as a subsequent development application to Council:-

Information such as;

- The planning and timing of the design and restoration works (There would be significant replacement required and I question its historical content on that basis.)
- Estimated capital and ongoing operational costs.

- Who would underwrite the cost of the restoration and who would oversee the project
- The level of community consultation and historical research to be undertaken to confirm it as an authentic museum
- The basis of assessment for likely demand for such a facility
- The Capacity of any organization to enter into a lease of the premises over the anticipated period.
- Preparation of working drawings and plans indicating works to be undertaken and the provision of parking and toilets etc.

Also Council would need to consider the terms of the tenure ie lease and what that would entail in relation to the development

Budget and Resource Considerations

Council has not allocated any funding , grants or revenue, to this project in the current budget.

Based on the Expression of Interest, I would see this as a private investment and Council would need a guarantee that funding is available from grants or other sources to complete the restoration. If this is not in place, it will fall back to council to complete the restoration on a building that may not be supported by Council. It would also take funds that Council may prefer to be aligned to a project that has greater priority for Council.

Council would need to assess its responsibility for looking after the asset should the lease be cancelled.

Action Options

1. Council can advise Ms Deemal-Hall that the restoration of the old Police Station is not Council's priority and intends to remove the building to make land available for Community housing.
2. Council can request additional information that will confirm the involvement of professional Organisations such as architects, University of Melbourne, and funding sources that will support the restoration and the operating expenses of the proposed research centre.
3. Council advise Ms Deemal -Hall that it is not prepared to consider any proposals at this time until the Town Planning review is undertaken and future use of the land can be determined in line with Community needs.
4. Council can request that a formal application with supporting information and drawn building plans be submitted for approval.

Appointments and Meetings

Date	Description

Link to Operational Plan

2-5 Community Master Planning

Consultation

Ms Gwen Deemal-Hall

Kieran Eustice - Mgr Building Capital Development

Risk Assessment

(●) **Low** ( ) Medium ( ) High

Attach Supporting Agenda Materials

doc00718620260828113137.pdf 1.18MB

Reference Document

( ) Yes (●) **Not Applicable**

Report Prepared by *

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Decision

(•) **Approve** ( ) Reject

Signature	**Full Name**	**Date**
	Lew Rojahn	02-Sep-26

Comments, Questions and Rejections Notes

A full history of this Submissions journey can be found in the Action History Tab contained in the pane on the right

Commentors Name *	Choose Type of Comment *	Enter your Comment, Question or Reason For Rejection Note here *

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