



HUON VALLEY COUNCIL

FACT SHEET

Sale of Public Land – Cygnet Medical Centre

The aim of this document is to inform the community about the sale of public land process for a portion of the land at 14 George Street, Cygnet containing the Cygnet Medical Centre.

The Cygnet community is thriving with unique culture, art and heritage creating an ideal ambience that draws in residents and visitors to experience in the vibrant Cygnet lifestyle. The growth and interest in the Cygnet area is leading to the prosperity of local businesses that support the community. To prevent any interference by Council in the provision of services by local businesses, Council has resolved its intention to sell the Cygnet Medical Centre subject to securing a suitable medical services provider through an Expression of Interest process. After the EOI process is complete an Evaluation Report will be presented to Council for final decision on the sale of the Cygnet Medical Centre.

Below are the key facts surrounding the decision:

- The land and building area size of 2,050m² (see image on page 2) containing the medical centre will be subdivided from the rest of the land at 14 George Street, Cygnet so that future development opportunities for the Cygnet community can be explored for the land known as the “Old School Farm”.
- The medical centre at 14 George Street is currently owned by Council but is not operated by Council.
- The medical centre was developed in 2011 with funding from the Commonwealth of Australia and in accordance with that arrangement the medical services from that location must be provided until 2032.
- The Council will seek Expressions of Interest from medical services providers to purchase the medical centre and take over the obligations of the Council to continue the provision of medical services until 2032 or beyond.
- Any prospective purchaser must demonstrate a strong commitment to the Huon Valley community.

Process for Sale of Public Land

The portion of land containing the Medical Centre which may be sold as a result of the EOI process is public land and in accordance with Section 178 of the *Local Government Act 1993* the Council will follow the process required as outlined below.

- Notices will be provided in the Mercury on Friday 1 March 2019 and Friday 8 March 2019.
- A notice will be displayed in front of the Medical Centre.
- Objections may be lodged regarding the proposed sale of Public Land within 21 days from the first notice, by 22 March 2019.
- Council will consider any objection lodged and give notice of Council’s decision regarding any objection within 7 days of deciding whether or not to take action.
- An appeal may be lodged by a person who lodged an objection in accordance with section 178A of the *Local Government Act 1993* on the following ground only:
 - (3) *An appeal may only be made on the ground that the decision of the council is not in the public interest in that –*
 - (a) *the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or*
 - (b) *there is no similar facility available to the users of that facility.*
- Following completion of the EOI process and appeal process (if any) a final decision to sell the land will be sought from Council.



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The Council considers that sale of the portion of land containing the medical centre, subject to finding a suitable purchaser through EOI, is in the public interest on the basis that:

1. The community's use of and access to the facility would be secured to 2032 or beyond.
2. There are several other medical services providers in the Cygnet community that provide those services.
3. Council would not be competing with local businesses in the Cygnet community.
4. Council could refocus resources to further the development of the Cygnet community.

Process for Expressions of Interest

The medical centre will not be sold unless a suitable medical provider is found in the EOI process and that provider is accepted by the Commonwealth to provide medical services at 14 George Street until 2032 or beyond.

A Request for Expressions of Interest will be released and advertised from Friday, 1 March 2019.

The EOI process will be conducted in accordance with the Evaluation and Probity Plan (***annexed***) which includes the process being overseen by an independent Probity Advisor.

Further Information

Should you wish to obtain further information in relation to the process for sale of public land or EOI please contact Legal and Governance Services on (03) 6264 0300.

Please note that any information requested by prospective purchasers specifically in relation to the EOI process should be requested via the formal process outlined in the Request for EOI document.

Should you wish to lodge an objection to the sale of public land process it is recommended that you do so in writing clearly identifying that it is an objection pursuant to section 178 of the *Local Government Act 1993*. Any general requests for information regarding the sale of land process will not be treated as an objection unless they are clearly specified to be an objection.

It is encouraged that any person wishing to make an objection carefully considers the grounds of their objection with particular regard to the public interest test in section 178A of the *Local Government Act 1993*.



Approximate portion of public land intended to be subdivided and sold