



## DIRECTOR CORPORATE SERVICES REPORT

8<sup>th</sup> March 2005

**DCS3 SMITHTOWN MEDICAL CENTRE  
FILE: LA12470 PJH**

### SUMMARY:

To advise Council of the current status regarding the lease of Council's building at Smithtown for a Medical Centre.



Council may recall that at its meeting of 10<sup>th</sup> August 2004 it considered a request to assist with upgrading of the former Smithtown Baby Health Centre so that it could be leased for a medical clinic. Council resolved as follows:-

*"That Council offer the building on a rent free basis for initially 2 years then reviewed, but Council not contribute any funding to the project and the applicant to be responsible for upgrading works.*

*That Council advise it will support the applicant in an application to the Federal Government for a grant under the Workforce Initiatives Program and that Council make representation to Luke Hartsuyker to support the project.*

*That Council offers support in the lodgement of any necessary development applications."*

It is pleasing to advise that Council's offer was accepted and following completion of a number of internal works the medical centre is proposing to open for business on 14<sup>th</sup> March 2005. A lease agreement has been signed for the initial two (2) year rent free period.

The lessee, Ms Kylie El-Sheikh is the owner of the Warracknabeal Medical Centre in Victoria and also the South West Rocks Medical Clinic. A doctor has been sourced for the Smithtown Medical Centre by Ms El-Sheikh and will service the Centre for up to 5 days per week depending on the demand.

Ms El-Sheikh has advised that she had made contact with the office of Luke Hartsuyker MP regarding the grant but her practice was deemed ineligible. Support has been offered by Council to help publicise the opening and tidying of the area in vicinity of the Centre prior to the opening.

## **REPORT IMPLICATIONS:**

- *Environmental*

*The proposed lease of the building presents no environmental implications. This building was previously used as a baby health clinic. The occupation will improve the visual amenity of the area through regular upkeep by the lessee.*

- *Social*

*The medical centre will provide a health and social benefit to the residents of the lower Macleay area, particularly Smithtown and Gladstone areas who will have ready access to a Doctor without the additional travel to Kempsey or South West Rocks for this service.*

- *Economic (Financial)*

*The opening of the Centre will provide employment for at least one (1) full time position in addition to the resident Doctor.*

*Council will not receive rental for the first two (2) years as agreed but can review the lease agreement after this initial term. Council will receive income from rates and water charges which are the responsibility of the lessee.*

- *Policy or Statutory*

*Nil*

- *Directors Review*

*The outcome is beneficial for our community and utilises a currently unused asset of Council.*

## **RECOMMENDATION:**

**That the information be noted.**

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**G B Snape**  
**DIRECTOR CORPORATE SERVICES**