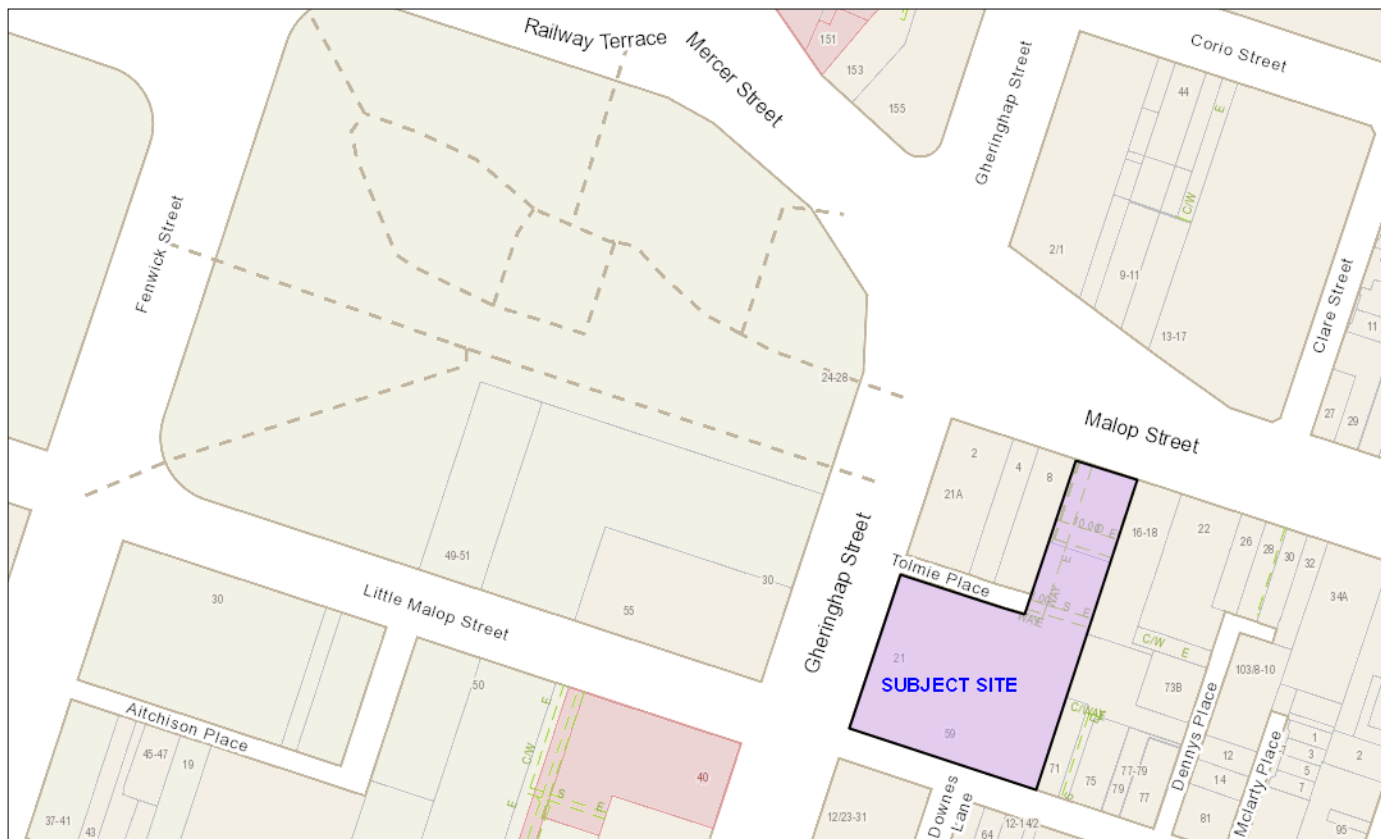


## 21 Gheringhap Street, Geelong

- The land at 21 Gheringhap Street, Geelong contains the Civic Carpark, with 503 commercial car parks and 4 retail shops.
- The land measures approximately 4062.7m<sup>2</sup> and is zoned Activity Centre 1 Zone (ACZ1).
- The retail shops front Little Malop Street and are leased commercially. This retail activity contributes to the vibrancy of Little Malop Street and compliments the civic and cultural precinct.
- The building was constructed in the mid-1970s, with land acquisition and development works of \$2,602,977 including an estimated contribution of \$944,530 from a Special Rate which was levied on surrounding traders over 20 years.
- The structural integrity of the building has been examined in the GHD Report 'Civic Centre Car Park – Condition Assessment Materials Investigation' dated November 2018. This suggests that the current building improvements have approximately 10-15 years remaining life before significant investment would be required to renew it.
- It is intended that a condition of any potential sale would ensure that the current use for commercial car parking and car park numbers to be retained for a minimum of 10 years, which would align with the practical remaining life of the building.
- While the sale of the building would reduce the commercial income from parking fees and retail leases, the City will receive the capital income from the land sale and not have the burden of renewing the building in 10 years.

### Locality Plans – 21 Gheringhap Street, Geelong





Street View – 21 Gheringhap Street Geelong

