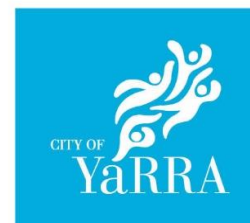


In reply please quote: D21/112538
Our reference: F15/15464
Contact: Bruce Phillips 9205 5300



10 September 2021

The Hon. Richard Wynne
Minister for Planning
Level 16, 8 Nicholson Street,
East Melbourne, VIC 3002

By email: Richard.wynne@parliament.vic.gov.au

Dear Minister,

**Office of the Mayor
and Councillors**

Yarra City Council
ABN 98 394 086 520

PO Box 168
Richmond VIC 3121

T 03 9205 5055

mayor@yarracity.vic.gov.au
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Multi-purpose Sports Stadium Gasworks site 433 Smith Street Fitzroy North

At its confidential meeting of 24 August 2021, the Council resolved to contribute \$5 million to the development of a multi-purpose court indoor sports stadium with an 1,000m² indoor roof top gym on the Gasworks site at 433 Smith Street Fitzroy North.

In coming to this decision the Council recognised:

- the overall community benefit of the new school to the local community and of the multi-purpose indoor courts to both the local community and the broader community;
- the very substantial number of dwellings (over 1,000 and hence some 2,500 residents), and also commercial and retail space, on the larger 433 Smith Street, Fitzroy North redevelopment site; and also,
- the anticipated significant further residential developments within a 15 minute walk to these multi purpose courts and gymnasium.

The Council also noted:

- the significant changes to the proposal over time, including:
 - (a) to the original proposal, under which the stadium would be fully funded by the State Government;
 - (b) the request for a \$5 million contribution made after Council agreed to changes in the Planning Scheme in 2018; and
 - (c) more recently, the reduction in access to the six courts and reduction in 107 car parking spaces, and
- the changes to the proposal by the State Government, particularly that no specific off street carparking is being provided for the stadium and that two of the six multi-purpose courts would be occupied by the school during school hours, but available after school hours as part of the overall facility.

.../2

The Council further resolved to write to you:

- stating that the adequate off street carparking for the multi purpose courts / stadium / gym needs to be provided on the broader 433 Smith Street (former gasworks site) redevelopment, and
- expressing concern regarding the possible proposal by Development Victoria for the reallocation of the Alexandra Parade central median for car parking, due to loss of green space and impact on established trees.

In the context of the above, Council did resolve to make a contribution of \$5 Million towards the construction of a sports stadium (multi-purpose indoor courts) at this site, subject to reaching satisfactory agreement on:

- (a) an appropriate payment schedule to provide maximum benefits and outcomes for the Council;
- (b) the construction of a minimum of 1,000m² space for a gymnasium (fitted out) above the sports courts;
- (c) the agreed management arrangements to Council of both the stadium and gymnasium;
- (d) the length of tenure to Council of both the management of the stadium and gym for 20 years, and
- (e) the inclusion of the responsibility of the State Government for major capital works / upgrades to the stadium building and gymnasium structure.

The CEO will now liaise with the Department of Education, Department of Transport and Sport and Recreation and Development Victoria to arrange the paperwork for these arrangements in a formal and binding agreement to the satisfaction of the Yarra City Council.

Further, the Council did resolve on some other matters regarding the redevelopment of the site (sustainable transport and amenity aspects) which I will write to you separately.

If you require any further information please contact the CEO (Vijaya Vaidyanath) on Vijaya.Vaidyanath@yarracity.vic.gov.au

Yours sincerely



Gabrielle de Vietri

MAYOR