



# Agenda

## Council Meeting

6.00pm, Tuesday 6 April 2021

MS Teams

## Council Meetings

Council Meetings are public forums where Councillors come together to meet as a Council and make decisions about important, strategic and other matters. The Mayor presides over all Council Meetings, and they are conducted in accordance with the City of Yarra Governance Rules 2020 and the Council Meetings Operations Policy.

Council meetings are decision-making forums and only Councillors have a formal role. However, Council is committed to transparent governance and to ensuring that any person whose rights will be directly affected by a decision of Council is entitled to communicate their views and have their interests considered before the decision is made.

There are two ways you can participate in the meeting.

## Public Question Time

Public Question Time is not included on the agenda for this meeting.

## Public submissions

Before each item is considered, the meeting chair will ask people in attendance if they wish to make submission. If you want to make a submission, simply raise your hand and the Mayor will invite you to come forward, take a seat at the microphone, state your name clearly for the record and:

- Speak for a maximum of five minutes;
- direct your submission to the Mayor;
- confine your submission to the subject under consideration;
- avoid repetition and restating previous submitters;
- refrain from asking questions or seeking comments from the Councillors or other submitters;
- if speaking on behalf of a group, explain the nature of the group and how you are able to speak on their behalf.

Once you have made your submission, please remain silent unless called upon by the Mayor to make further comment or to clarify any aspects.

Once all submissions have been received, the formal debate may commence. Once the debate has commenced, no further submissions, questions or comments from submitters can be received.

## Recording and Publication of Meetings

An audio recording is made of all public Council Meetings and then published on Council's website. By participating in proceedings (including during Public Question Time or in making a submission regarding an item before Council), you agree to this publication. You should be aware that any private information volunteered by you during your participation in a meeting is subject to recording and publication.

## Order of business

1. **Acknowledgement of Country**
2. **Attendance, apologies and requests for leave of absence**
3. **Declarations of conflict of interest**
4. **Notices of motion**

## 1. Acknowledgment of Country

*“Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra.*

*We acknowledge their creator spirit Bunjil, their ancestors and their Elders.*

*We acknowledge the strength and resilience of the Wurundjeri Woi Wurrung, who have never ceded sovereignty and retain their strong connections to family, clan and country despite the impacts of European invasion.*

*We also acknowledge the significant contributions made by other Aboriginal and Torres Strait Islander people to life in Yarra.*

*We pay our respects to Elders from all nations here today—and to their Elders past, present and future.”*

## 2. Attendance, apologies and requests for leave of absence

### Attendance

#### Councillors

- |                          |              |
|--------------------------|--------------|
| • Cr Gabrielle de Vietri | Mayor        |
| • Cr Claudia Nguyen      | Deputy Mayor |
| • Cr Edward Crossland    | Councillor   |
| • Cr Stephen Jolly       | Councillor   |
| • Cr Herschel Landes     | Councillor   |
| • Cr Anab Mohamud        | Councillor   |
| • Cr Bridgid O’Brien     | Councillor   |
| • Cr Amanda Stone        | Councillor   |
| • Cr Sophie Wade         | Councillor   |

#### Council officers

- |                     |  |
|---------------------|--|
| • Vijaya Vaidyanath | Chief Executive Officer                |
| • Ivan Gilbert      | Group Manager Chief Executive’s Office |
| • Lucas Gosling     | Director Community Wellbeing           |
| • Rhys Thomas       | Senior Governance Advisor              |
| • Mel Nikou         | Governance Officer                     |

## 3. Declarations of conflict of interest (Councillors and staff)

Any Councillor who has a conflict of interest in a matter being considered at this meeting is required to disclose that interest either by explaining the nature of the conflict of interest to those present or advising that they have disclosed the nature of the interest in writing to the Chief Executive Officer before the meeting commenced.

## 4. Notices of motion

| Item |   | Page | Rec. Page | Report Presenter |
|------|---|------|-----------|------------------|
| 4.1  | Notice of Rescission No. 1 of 2021 - Collingwood Town Hall Precinct Redevelopment Study | 5    | 6         | Cr Stephen Jolly |

## 4.1 Notice of Rescission No. 1 of 2021 - Collingwood Town Hall Precinct Redevelopment Study

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|                   |   |
|-------------------|---|
| <b>Reference</b>  | D21/30585                               |
| <b>Author</b>     | Rhys Thomas - Senior Governance Advisor |
| <b>Authoriser</b> | Group Manager Chief Executive's Office  |

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I, Councillor Stephen Jolly, hereby give notice that it is my intention to move the following motion at the next Council meeting:

*“That the resolution of Council made on 30 March 2021 stating:*

1. *That Council:*

- (a) *acknowledges the extensive work undertaken by officers to develop the feasibility study, and thanks the State Government for its support and the housing industry partners who have contributed to the feasibility study;*
- (b) *commits to the provision of public facilities for existing and future residents as part of a community hub and civic precinct;*
- (c) *supports the use of residential zoned land in the precinct (125-129 Vere Street) for the construction of 100% low-rise social housing for older women and women and families in need as a part of Victoria’s Big Build;*
- (d) *does not support Council land located in a central civic precinct being used for the development of private, market-rate dwellings within a large-scale housing development, as examined as part of the feasibility study.*
- (e) *notes that all options examined in the feasibility study for large-scale housing developments would entail unacceptable trade-offs, costs and risks to Council and the municipal community.*
- (f) *notes that the Collingwood Town Hall precinct is located:*
  - (i) *in an under-serviced area of the City of Yarra, at the junction of Collingwood and Abbotsford;*
  - (ii) *opposite one of the largest and most densely populated areas of public housing in the state; and*
  - (iii) *in an ideal place to assist and provide important local government services to Yarra’s most disadvantaged residents;*
- (g) *requests officers explore uses for the underutilised Council land at 152A Hoddle Street and 117-123 Vere St (“the site”) that will cater for the present and future service needs of Yarra’s rapidly growing population, including service gaps identified in Yarra’s Community Infrastructure Plan (2018), based on the key principles and guidelines outlined in Yarra’s Property Strategy (2018) and in consultation with the community and key organisations;*
- (h) *authorises officers to develop and implement a community consultation and engagement strategy to test community support and seek input into preferred outcomes for the development of a community hub on the site;*
- (i) *notes the preliminary work already provided to Council and the costs associated with the development of community facilities, and notes that officers will need to undertake additional feasibility work, which will require additional expert advice and resources that are currently not budgeted;*

- (j) *affirms its commitment to facilitating the provision of housing that meets the needs of people of all incomes in Yarra via strategies outlined in Yarra's Social and Affordable Housing Strategy including:*
  - (i) *working with developers for the inclusion of social and affordable housing via the Policy Guidance Note: Affordable Housing Outcomes;*
  - (ii) *advocating, as per Notice of Motion No. 20, to the state government to fast-track inclusionary zoning, to ensure a minimum amount of social and affordable housing is included in new developments; and*
  - (iii) *exploring other planning mechanisms that enable social and affordable housing contributions by developers as our city grows.*
- (k) *continues to encourage the State Government to invest in public and social housing on land that remains in state ownership in perpetuity, and recommits to working in partnership with the State to explore and deliver housing options to meet the needs of Yarra's diverse communities to this end, including the shaping of a public housing project at 147 - 161 Elizabeth Street, North Richmond.*
- (l) *seeks a further public report/s from officers on progress before the end of 2021, which should contain advice on:*
  - (i) *outcomes of the community consultation and engagement;*
  - (ii) *options and recommendations on the scale and deliverability of community infrastructure on the site incorporating the following services in a community hub:*
    - a. *improved library for the Collingwood-Abbotsford area;*
    - b. *an improved and modern Maternal and Child Health Centre;*
    - c. *multipurpose rooms that could be used as meeting rooms and/or events; and*
    - d. *other relevant community spaces which can be either utilised by Council operated services or licenced / leased for use by community or not for profit organisations;*
  - (iii) *possible funding options / sources for Council to consider; and*
  - (iv) *future opportunities for an ideas and/or design competition or for engagement with universities to help inform the future of the community facility;*
- (m) *authorises Council officers to release the full feasibility reports, a de-identified version of the Stakeholder Engagement Report as appropriate, and records of Council decisions on this matter including those made in Confidential Council meetings; and*
- (n) *writes to the Minister for Housing, the Hon Richard Wynne to advise him of the decision in relation to the site.*

*be rescinded."*

## RECOMMENDATION

That the resolution of Council made on 30 March 2021 stating:

1. That Council:
  - (a) acknowledges the extensive work undertaken by officers to develop the feasibility study, and thanks the State Government for its support and the housing industry partners who have contributed to the feasibility study;
  - (b) commits to the provision of public facilities for existing and future residents as part of a community hub and civic precinct;

- (c) supports the use of residential zoned land in the precinct (125-129 Vere Street) for the construction of 100% low-rise social housing for older women and women and families in need as a part of Victoria's Big Build;
- (d) does not support Council land located in a central civic precinct being used for the development of private, market-rate dwellings within a large-scale housing development, as examined as part of the feasibility study.
- (e) notes that all options examined in the feasibility study for large-scale housing developments would entail unacceptable trade-offs, costs and risks to Council and the municipal community.
- (f) notes that the Collingwood Town Hall precinct is located:
  - (i) in an under-serviced area of the City of Yarra, at the junction of Collingwood and Abbotsford;
  - (ii) opposite one of the largest and most densely populated areas of public housing in the state; and
  - (iii) in an ideal place to assist and provide important local government services to Yarra's most disadvantaged residents;
- (g) requests officers explore uses for the underutilised Council land at 152A Hoddle Street and 117-123 Vere St ("the site") that will cater for the present and future service needs of Yarra's rapidly growing population, including service gaps identified in Yarra's Community Infrastructure Plan (2018), based on the key principles and guidelines outlined in Yarra's Property Strategy (2018) and in consultation with the community and key organisations;
- (h) authorises officers to develop and implement a community consultation and engagement strategy to test community support and seek input into preferred outcomes for the development of a community hub on the site;
- (i) notes the preliminary work already provided to Council and the costs associated with the development of community facilities, and notes that officers will need to undertake additional feasibility work, which will require additional expert advice and resources that are currently not budgeted;
- (j) affirms its commitment to facilitating the provision of housing that meets the needs of people of all incomes in Yarra via strategies outlined in Yarra's Social and Affordable Housing Strategy including:
  - (i) working with developers for the inclusion of social and affordable housing via the Policy Guidance Note: Affordable Housing Outcomes;
  - (ii) advocating, as per Notice of Motion No. 20, to the state government to fast-track inclusionary zoning, to ensure a minimum amount of social and affordable housing is included in new developments; and
  - (iii) exploring other planning mechanisms that enable social and affordable housing contributions by developers as our city grows.
- (k) continues to encourage the State Government to invest in public and social housing on land that remains in state ownership in perpetuity, and recommits to working in partnership with the State to explore and deliver housing options to meet the needs of Yarra's diverse communities to this end, including the shaping of a public housing project at 147 - 161 Elizabeth Street, North Richmond.
- (l) seeks a further public report/s from officers on progress before the end of 2021, which should contain advice on:
  - (i) outcomes of the community consultation and engagement;
  - (ii) options and recommendations on the scale and deliverability of community infrastructure on the site incorporating the following services in a community hub:

- a. improved library for the Collingwood-Abbotsford area;
  - b. an improved and modern Maternal and Child Health Centre;
  - c. multipurpose rooms that could be used as meeting rooms and/or events;  
and
  - d. other relevant community spaces which can be either utilised by Council operated services or licenced / leased for use by community or not for profit organisations;
- (iii) possible funding options / sources for Council to consider; and
  - (iv) future opportunities for an ideas and/or design competition or for engagement with universities to help inform the future of the community facility;
- (m) authorises Council officers to release the full feasibility reports, a de-identified version of the Stakeholder Engagement Report as appropriate, and records of Council decisions on this matter including those made in Confidential Council meetings; and
  - (n) writes to the Minister for Housing, the Hon Richard Wynne to advise him of the decision in relation to the site.

be rescinded.