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# MINUTES OF THE SPECIAL COUNCIL MEETING

Virtual meeting held at 7.15pm, Wednesday 25 January  
2023

Released to the public on 1 February 2023

**LIVE STREAMING OF THE COUNCIL MEETING WAS MADE AVAILABLE ON  
COUNCIL'S INTERNET SITE.**



## **ACKNOWLEDGEMENT OF TRADITIONAL OWNERS AND ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITIES IN DAREBIN**

Darebin City Council acknowledges the Wurundjeri Woi-Wurrung people as the Traditional Owners and custodians of the land we now call Darebin and pays respect to their Elders, past, present and emerging.

Council pays respect to all other Aboriginal and Torres Strait Islander communities in Darebin.

Council recognises, and pays tribute to, the diverse culture, resilience and heritage of Aboriginal and Torres Strait Islander people.

We acknowledge the leadership of Aboriginal and Torres Strait Islander communities and the right to self-determination in the spirit of mutual understanding and respect.



### English

These are the Minutes for the Council Meeting. For assistance with any of the items in the minutes, please telephone 8470 8888.

### Arabic

هذه هي محاضر اجتماع المجلس. للحصول على المساعدة في أي من البنود في المحاضر، يرجى الاتصال بالهاتف 8470 8888.

### Chinese

这些是市议会会议纪要。如需协助了解任何纪要项目，请致电8470 8888。

### Greek

Αυτά είναι τα Πρακτικά της συνεδρίασης του Δημοτικού Συμβουλίου. Για βοήθεια με οποιαδήποτε θέματα στα πρακτικά, παρακαλείστε να καλέσετε το 8470 8888.

### Hindi

ये काउंसिल की बैठक का सारांश है। सारांश के किसी भी आइटम में सहायता के लिए, कृपया 8470 8888 पर टेलीफोन करें।

### Italian

Questo è il verbale della riunione del Comune. Per assistenza con qualsiasi punto del verbale, si prega di chiamare il numero 8470 8888.

### Macedonian

Ова е Записникот од состанокот на Општинскиот одбор. За помош во врска со која и да било точка од записникот, ве молиме телефонирајте на 8470 8888.

### Nepali

यी परिषद्को बैठकका माइन्युटहरू हुन्। माइन्युटका कुनै पनि वस्तुसम्बन्धी सहायताका लागि कृपया 8470 8888 मा कल गर्नुहोस्।

### Punjabi

ਇਹ ਕੌਂਸਲ ਦੀ ਮੀਟਿੰਗ ਵਾਸਤੇ ਸੰਖੇਪ ਸਾਰਾਂਸ਼ ਹੈ। ਸੰਖੇਪ ਸਾਰਾਂਸ਼ ਵਿਚਲੀਆਂ ਕਿਸੇ ਵੀ ਆਈਟਮਾਂ ਸੰਬੰਧੀ ਸਹਾਇਤਾ ਵਾਸਤੇ, ਕਿਰਪਾ ਕਰਕੇ 8470 8888 ਨੂੰ ਟੈਲੀਫੋਨ ਕਰੋ।

### Somali

Kuwaani waa qodobadii lagaga wada hadlay Fadhiga Golaha. Caawimada mid kasta oo ka mid ah qodobada laga wada hadlay, fadlan la xiriiir 8470 8888.

### Spanish

Estas son las Actas de la Reunión del Concejo. Para recibir ayuda acerca de algún tema de las actas, llame al teléfono 8470 8888.

### Urdu

یہ کاؤنسل کی میٹنگ کی روداد کے نقاط ہیں۔ روداد کے کسی بھی حصے کے بارے میں مدد کے لیے براہ مہربانی 8470 8888 پر فون کریں۔

### Vietnamese

Đây là những Biên bản Họp Hội đồng Thành phố. Muốn có người trợ giúp mình về bất kỳ mục nào trong biên bản họp, xin quý vị gọi điện thoại số 8470 8888.

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**MINUTES OF THE SPECIAL COUNCIL MEETING OF  
DAREBIN CITY COUNCIL HELD VIRTUALLY ON WEDNESDAY  
25 JANUARY 2023**

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**THE MEETING OPENED AT 7.18PM**

**1. PRESENT**

***Councillors***

Cr. Julie Williams (Mayor) (Chairperson)  
Cr. Susanne Newton (Deputy Mayor)  
Cr. Gaetano Greco  
Cr. Lina Messina  
Cr. Tim Laurence  
Cr. Tom Hannan  
Cr. Trent McCarthy  
Cr. Susan Rennie

***Council Officers***

Peter Smith - Chief Executive Officer  
Jodie Watson - General Manager Governance and Engagement  
Sam Hewett - General Manager Operations and Capital  
Kylie Bennetts - General Manager Community  
Rachel Ollivier - General Manager City Sustainability and Strategy  
Chris Ryan – Manager Property and Assets  
Jacinta Stevens - Manager Corporate Governance  
Georgina Steele - Senior Governance Services Officer  
Michelle Martin – Governance Services Officer  
David Lee – IT Support Officer

John Watson – Municipal Monitor

**2. APOLOGIES**

Cr. Emily Dimitriadis

**3. DISCLOSURES OF CONFLICTS OF INTEREST**

Cr. Trent McCarthy disclosed a conflict of interest in Item 5.1 Notification of end of Lease at 2 Wingrove Street, Alphington by Darebin Enterprise Centre Ltd and consideration of future use of the property, due to commencing employment at Melbourne Innovation Centre (MIC).

Cr. Lina Messina, declared that she does not have a conflict. She was previously a director at MIC however she does not have a conflict to declare since handing in her resignation.

**PROCEDURAL MOTION**

**Council Resolution**

**MINUTE NO. 23-007**

**MOVED:** Cr. L Messina  
**SECONDED:** Cr. T Laurence

**That** the meeting be adjourned and recommence at 8.00pm to allow for the completion of the previous confidential meeting.

**For:** Cr's. Laurence, Greco, Rennie, Messina, Williams (5)

**Against:** Cr's Newton and Hannan (2)

**CARRIED**

7.24pm - The meeting was adjourned.

8.02pm – The meeting resumed at 8.02pm.

## 4. CONSIDERATION OF REPORTS

### 4.1 NOTIFICATION OF END OF LEASE AT 2 WINGROVE STREET, ALPHINGTON BY DAREBIN ENTERPRISE CENTRE LTD AND CONSIDERATION OF FUTURE USE OF THE PROPERTY

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#### EXECUTIVE SUMMARY

The lease between the Council and the Darebin Enterprise Centre Ltd at 2 Wingrove Street, Alphington is due to expire on 18 May 2023.

On 17 January 2023, the CEO of Darebin Enterprise Centre Ltd (DECL - trading as Melbourne Innovation Centre) formally notified the Council that it will not seek to renew its lease for a further term and will be vacating the site. This letter highlighted the achievements of this highly valued 25-year old partnership with Council at this property but advised that this decision was made due to a lack of capital investment from state and federal governments to improve infrastructure at the site together with a need to provide sufficient notice to its Licensees.

A Special Council meeting has been called for consideration of this matter as a number of the current Licensees have expressed interest, either directly or through DECL, to continue occupation at the site by entering into a direct agreement with Council from 19 May 2023. In light of the timeframe, this matter could not wait until consideration by Council at its ordinary meeting scheduled for 27 February.

The short to mid-term use of the site will be important to establish, in the absence of a long-term master plan for the site (other than that established by MIC). An open and transparent EOI process will be advertised for all or part of the property at 2 Wingrove St, Alphington, based on the following principles:

- a. Use aligned to zoning of the land, being *Public Use Zone 6 – Local Government*;
- b. Use of buildings and/or land that are fit for purpose for short to mid-term use, with consideration to any site remediation by Council, will be considered for interest;
- c. Use that delivers community outcomes directly by supporting start up enterprises within the Darebin community or toward Council strategies;
- d. Use that delivers community outcomes aligned to the Council Plan Strategic priorities;
- e. Use that generates indirect community outcomes to fund future planning or improvements on the property;
- f. Use that is consistent with the environmental history of the site, as a former tip, and enables appropriate monitoring to be undertaken.

Council intends to commence work to take this matter to the Property Assessment Committee for direction to seek expressions of interest for occupancy at this site. As part of this process, Council will review the zoning restrictions, environmental issue and evaluate building/site risk.

**Officer Recommendation****That Council:**

- (1) Note that the CEO of Darebin Enterprise Centre Ltd, trading as Melbourne Innovation Centre, formally notified Council on 17 January 2022 that the Board had resolved to not seek a renewal of their lease for 2 Wingrove Street, Alphington and intend to vacate the premises at the end of the current lease on 18 May 2023 (**Appendix A**).
- (2) Note that the Darebin Enterprise Centre Ltd (trading as Melbourne Innovation Centre) has held a lease for 2 Wingrove Street Alphington since its establishment in 1998 (check) to fulfil Council's objectives relating to an incubation site for start-up business, offering short term use for 3 years to start up enterprises and incubation support.
- (3) Note that Council made a resolution in 2015 to provide the land and contribute up to \$5.5million to fund the development of a multi storey building if external funding was secured by Darebin Enterprise Centre Ltd, however State or Federal level funding for this development had not been secured.
- (4) Note that Council does not have a master plan for the long term use of this property and, in light of the end of the lease, that work will commence to develop a Master Plan for 2 Wingrove Street Alphington to determine the long-term future of the property with consideration to the 2041 Darebin Community Vision.
- (5) Delegate authority to the CEO to determine the best short to mid-term use of 2 Wingrove St Alphington, and to advertise for expressions of interest for all or part of the property based on the following principles:
  - a. Use aligned to zoning of the land, being *Public Use Zone 6 – Local Government*;
  - b. Use of buildings and/or land that are fit for purpose for short to mid-term use, with consideration to any site remediation by Council, will be considered for interest;
  - c. Use that delivers community outcomes directly by supporting start up enterprises within the Darebin community or toward Council strategies;
  - d. Use that delivers community outcomes aligned to the Council Plan Strategic priorities;
  - e. Use that generates indirect community outcomes to fund future planning or improvements on the property;
  - f. Use that is consistent with the environmental history of the site, as a former tip, and enables appropriate monitoring to be undertaken.
- (6) Note that a further report on the progress of the short to mid-term use of 2 Wingrove St, Alphington will be provided to Council on or before May 2023 subject to the progress of the EOI process.
- (7) Note that the economic and community impact of the lease at 2 Wingrove St Alphington from 1998 to 2023 will be reported to Council in 2023, following the submission of the Annual Report to Council from Darebin Enterprise Centre Ltd (trading as Melbourne Innovation Centre).
- (8) Note that 2 Wingrove St Alphington has been identified as a potential site for the installation of a community battery within Darebin, and provision will be made for land of approximately 40 to 60m<sup>2</sup> to be removed from the EOI for this property to support installation and community benefit should the grant funding be approved for a community battery.

**Council Resolution****MINUTE NO. 23-008**

**MOVED:** Cr. S Newton  
**SECONDED:** Cr. T Laurence

**That Council:**

- (1) Note that the CEO of Darebin Enterprise Centre Ltd, trading as Melbourne Innovation Centre, formally notified Council on 17 January 2022 that the Board had resolved to not seek a renewal of their lease for 2 Wingrove Street, Alphington and intend to vacate the premises at the end of the current lease on 18 May 2023 (**Appendix A**).
- (2) Note that the Darebin Enterprise Centre Ltd (trading as Melbourne Innovation Centre) has held a lease for 2 Wingrove Street Alphington since its establishment in 1998 (check) to fulfil Council's objectives relating to an incubation site for start-up business, offering short term use for 3 years to start up enterprises and incubation support.
- (3) Note that Council made a resolution in 2015 to provide the land and contribute up to \$5.5million to fund the development of a multi storey building if external funding was secured by Darebin Enterprise Centre Ltd, however State or Federal level funding for this development had not been secured.
- (4) Note that Council does not have a master plan for the long term use of this property and, in light of the end of the lease, that work will commence to develop a Master Plan for 2 Wingrove Street Alphington to determine the long-term future of the property with consideration to the 2041 Darebin Community Vision.
- (5) Delegate authority to the CEO to determine the best short to mid-term use of 2 Wingrove St Alphington, and to advertise for expressions of interest for all or part of the property based on the following principles:
  - a. Use aligned to zoning of the land, being *Public Use Zone 6 – Local Government*;
  - b. Use of buildings and/or land that are fit for purpose for short to mid-term use, with consideration to any site remediation by Council, will be considered for interest;
  - c. Use that delivers community outcomes directly by supporting start up enterprises within the Darebin community or toward Council strategies;
  - d. Use that delivers community outcomes aligned to the Council Plan Strategic priorities;
  - e. Use that generates indirect community outcomes to fund future planning or improvements on the property;
  - f. Use that is consistent with the environmental history of the site, as a former tip, and enables appropriate monitoring to be undertaken.
- (6) Note that a further report on the progress of the short to mid-term use of 2 Wingrove St, Alphington will be provided to Council on or before May 2023 subject to the progress of the EOI process.
- (7) Note that the economic and community impact of the lease at 2 Wingrove St Alphington from 1998 to 2023 will be reported to Council in 2023, following the submission of the Annual Report to Council from Darebin Enterprise Centre Ltd (trading as Melbourne Innovation Centre).

- (8) Note that 2 Wingrove St Alphington has been identified as a potential site for the installation of a community battery within Darebin, and provision will be made for land of approximately 40 to 60m<sup>2</sup> to be removed from the EOI for this property to support installation and community benefit should the grant funding be approved for a community battery.

**CARRIED UNANIMOUSLY**

## **5. CLOSE OF MEETING**

The meeting closed at 8.10pm.

**CITY OF  
DAREBIN**

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