



the place  
to live

# AGENDA

## Hearing of Submissions Committee Meeting

Darebin Council Chamber  
350 High Street Preston  
Monday, 12 May 2025 at 7:30 PM.

This meeting will be a scheduled hybrid meeting, at which both councillors and members of the public may participate either in person or virtually.

This meeting will also be livestreamed and may be accessed from Council's website [www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)

Persons wishing to observe the meeting in person are required to register by 12pm on the day of the meeting.

---

# Table of Contents

---

Item Number	Page Number
1. MEMBERSHIP .....	1
2. APOLOGIES.....	1
3. DISCLOSURES OF CONFLICTS OF INTEREST .....	1
4. CONFIRMATION OF THE MINUTES OF THE PREVIOUS HEARING OF SUBMISSIONS COMMITTEE MEETING .....	1
5. CONSIDERATION OF REPORTS .....	2
5.1 25 EDWARDES STREET RESERVOIR (FORMER POLICE STATION) - PROPOSAL TO LEASE .....	2
6. CLOSE OF MEETING.....	8

---

---

# Agenda

---

## 1. MEMBERSHIP

Cr. Kristine Olaris OAM (Mayor)  
Cr. Emily Dimitriadis (Deputy Mayor)  
Cr. Matt Arturi  
Cr. Connie Boglis OAM  
Cr. Ruth Jelley  
Cr. Julie O'Brien  
Cr. Alexandra Sangster  
Cr. Vasilios Tsalkos

## 2. APOLOGIES

## 3. DISCLOSURES OF CONFLICTS OF INTEREST

## 4. CONFIRMATION OF THE MINUTES OF THE PREVIOUS HEARING OF SUBMISSIONS COMMITTEE MEETING

<b>Recommendation</b>
-----------------------

**That** the Minutes of the Hearing of Submissions Committee Meeting held on 9 December 2024 be confirmed as a correct record of business transacted.

## 5. CONSIDERATION OF REPORTS

### 5.1 25 EDWARDES STREET RESERVOIR (FORMER POLICE STATION) - PROPOSAL TO LEASE

**Author:** Team Leader Leasing and Licensing

**Reviewed By:** General Manager Infrastructure, Operations & Finance

---

#### EXECUTIVE SUMMARY

This report seeks the Hearing of Submissions Committee's consideration of the submissions made on the proposed lease of 25 Edwardes Street, Reservoir, to Hands-on-Health Australia.

At its meeting on 24 March 2024, Council resolved to commence the statutory procedures under section 115 of the *Local Government Act 2020*, namely undertaking a community engagement process, for its proposal to lease the Council-owned property.

Public notice was given of Council's intention to lease the property on its website, social media, and via a letter drop to nearby properties, and Council invited submissions via its online YourSay page, as well as by email and post.

The engagement period ran from Wednesday 2 April to Wednesday 23 April 2025.

It is noted that the role of the Hearing of Submissions Committee is only to hear and receive submissions.

Following the Hearing of Submissions Committee meeting, a further report in relation to endorsement of the proposed lease will be provided to Council on 26 May 2025.

<b>Officer Recommendation</b>
-------------------------------

**That Council:**

- (1) Receives the written and verbal submissions.
  - (2) Thanks all submitters and presenters for addressing the Committee in support of their written responses.
  - (3) Receives a report at the 26 May 2025 Council Meeting as part of Council's deliberations in considering the proposed lease of 25 Edwardes Street, Reservoir, to Hands-on-Health Australia.
- 

#### BACKGROUND / KEY INFORMATION

The relevant Property is the Council-owned land and building located at 25 Edwardes Street, Reservoir. The site was used as a police station by the Victoria Police for an extended period, until they formally vacated the property in 2021, following which the building has sat vacant.

Seeking to activate the building, Council Officers undertook an Expression of Interest ('EOI') process, inviting applications from interested parties for the period from Monday 10 July 2023 to Friday 18 August 2023. Two applications were received, with one applicant withdrawing from the process after applying.

The Evaluation Panel proceeded with the evaluation process for the remaining applicant, Hands-on-Health Australia ('HoHA'), to ensure the integrity of the process was maintained. Follow-up interviews were undertaken to ensure the application was viable and for the Evaluation Panel to fully understand the application before scoring against the set criteria.

Following the EOI Process, based on the Evaluation Panel's scores, HoHA was considered the successful applicant and a recommendation was put to Council at its meeting on 24 March 2025 to undertake community engagement for the proposed lease, in line with Council's requirements under the *Local Government Act 2020*.

### **Community engagement and submissions**

The community engagement process was undertaken in line with the principles set out in Council's Community Engagement Policy.

The engagement period ran for a period of 3 weeks, during which time methods of outreach undertaken included:

- Notice published on the 'Public Notices' section of Council's website
- Information and FAQ available on Council's 'YourSay' page
- Posts on Council's social media platforms
- Letter drop to residents and businesses within a 100m radius of the property (including translated summaries in 12 languages)
- Posters at Reservoir Community and Learning Centre, as well as notice boards at nearby supermarkets

A total of 12 valid submissions were received ('**Submissions**') made up of 11 submissions received on the YourSay page (attached as **Confidential Appendix A**) and one submission received by email (attached as **Confidential Appendix B**).

Where submitters have elected not to make their Submission public, personal identifying features have been redacted to protect privacy.

This total does not include two submissions which have been excluded:

- One submission which was deemed invalid as it did not relate to the subject of the community engagement
- One submission which the submitter noted was a question rather than a submission (this submitter was contacted with the answer to their question)

Three of the 12 submitters have requested to speak to their submission.

### **Previous Council Resolution**

At its meeting held on 24 March 2025, Council resolved:

***'That Council:***

- (1) *Notes that an Expression of Interest ('EOI') campaign to lease 25 Edwardes Street, Reservoir ('the Property') was open for submissions from 10 July 2023 to 18 August 2023.*

- (2) *Notes that Council received two submissions in response to the EOI with one submission being withdrawn by one of the parties during the evaluation process.*
- (3) *Endorses the proposal to enter a new lease arrangement with the preferred applicant (Hands on Health) for the purposes of consulting with community.*
- (4) *Endorses a community engagement program in accordance with Section 115 of the Local Government Act 2020 of Council's intention to enter into a lease to the Applicant incorporating the below key terms:*
  - (a) *Initial Term – 5 years*
  - (b) *Further Terms – 2 further terms of 5 years subject to the Applicant meeting set conditions*
  - (c) *Rent - \$104.00 per annum plus GST*
- (5) *Notes that any submissions made will be heard by Council's Hearing of Submissions Committee at a meeting to be held in the Council Chamber on Monday 12 May 2025 at 7.30pm.*
- (6) *Receives a further report following the Hearing of Submissions, to enable Council to make a decision on endorsing the lease, having consideration to any submissions heard.'*

At its meeting held on 26 September 2022, Council resolved:

***'That Council:***

1. *Note that the demolition and reinstatement works have not been finalised and that Victoria Police are currently obtaining updated cost estimates for the demolition of the rear portion of the Police Station that was constructed by Victoria Police*
2. *Rescind the decision on 22 February 2021 to instruct Victoria Police to demolish their section of the building at the rear of 25 Edwardes Street Reservoir including the removal of the internal ramp and reinstatement of the rear wall as per the provisions in the ground lease between Darebin City Council and Victoria Police, unless a different outcome was negotiated before 15 March 2021.*
3. *Authorise the Chief Executive Officer to consider the cost estimates provided by Victoria Police and determine whether the demolition and reinstatement works will be undertaken to support future use of the facility.*
4. *Authorise Council Officers to undertake an Expression of Interest campaign to determine the highest and best community use of the facility and whether the demolition works will be required.*
5. *Note that Victoria Police have indicated willingness to financially remediate Council for the projected demolition costs should Council not wish to have the works undertaken.*
6. *Authorise the CEO to preserve any funds received from Victoria Police as compensation for the projected demolition costs (should the CEO determine the demolition works not be undertaken) for the future use of the site.*
7. *Notes that a strategic approach to determine the long term future of 25 Edwardes Street and the Former Reservoir Library site is to be considered for inclusion as actions in the new 2021-2024 Council Plan;*
8. *Receives a further report on the future use of 25 Edwardes Street Reservoir at a future Council meeting once Council officers have undertaken an Expression of Interest campaign.'*

At its meeting held on 22 February 2021, Council resolved:

***‘That Council:***

1. *Authorises the Chief Executive Officer, under delegation, to instruct Victoria Police to demolish their section of the building at the rear of 25 Edwardes Street Reservoir including the removal of the internal ramp and reinstatement of the rear wall as per the provisions in the ground lease between Darebin City Council and Victoria Police, unless a different outcome can be negotiated before 15 March 2021;*
2. *Notes that a strategic approach to determine the long term future of 25 Edwardes Street and the Former Reservoir Library site is to be considered for inclusion as actions in the new 2021-2024 Council Plan;*
3. *Refer the property of 25 Edwardes Street Reservoir to the Revitalise Reservoir board for consideration of state government investment;*
4. *Receives a further report on the future use of 25 Edwardes Street Reservoir and the former Reservoir Library at the Council meeting in July 2021.*

## **ALIGNMENT TO 2041 DAREBIN COMMUNITY VISION**

Strategic Direction 2: Prosperous, Liveable and Flourishing

## **ALIGNMENT TO 2021-25 COUNCIL PLAN**

Strategic Direction 4 Responsible, Transparent and Responsive

## **ALIGNMENT TO COUNCIL PLAN STRATEGIC OBJECTIVES**

- 1.2 We will help to build an inclusive and empowered community, where social cohesion and community harmony are fostered
- 2.9 We will focus on our economic assets and recovery to ensure Darebin is a great place to do business
- 4.1 We will ensure balanced and responsible financial decision making that meets the needs of our community now and into the future
- 4.2 We will ensure our assets are optimised for the benefit of our community

## **DISCUSSION**

The purpose of the Hearing of Submissions is for receiving submissions only, rather than discussion.

Analysis of the feedback received through the Submissions, as well as options available to Council in relation to the proposed lease, will be included in the future report to Council rather than in this report.

For the purposes of good governance and ensuring that decisions reflect the best interests of the community, Council should ensure that it takes into account any feedback received through the Submissions in making any decision on the proposed lease.

## CONSIDERATION OF LOCAL GOVERNMENT ACT (2020) PRINCIPLES

### Financial Management

Analysis of the financial implications in relation to any decision on the proposed lease will be outlined in a future report to Council.

### Community Engagement

The proposed lease term totals 15 years, being an initial term of 5 years with two further conditional terms of 5 years.

Where the lease term proposed by Council is greater than 10 years, under section 115 of the *Local Government Act 2020*, Council is required to undertake community engagement in line with its community engagement policy.

Officers have undertaken the required process in line with the principles of Council's Community Engagement Policy, by:

- providing the minimum period for the engagement process
- ensuring information is made accessible through translation services and various forms of communication (paper and online)
- providing different methods for community members to share their submissions

## COUNCIL POLICY CONSIDERATIONS

As this report relates only to the Hearing of Submissions, Council policy as it relates to the proposed lease, including:

- Environmental Sustainability Considerations (including Climate Emergency)
- Equity, Inclusion, Wellbeing and Human Rights Considerations
- Economic Development and Cultural Considerations
- Operational Impacts
- Legal and Risk Implications

A report will be presented at the future Council meeting as these considerations do not impact the Hearing of Submissions.

## IMPLEMENTATION ACTIONS

Council to receive a report concerning the proposal to lease 25 Edwardes Street Reservoir to Hands-on-Health Australia at a future meeting.

## RELATED DOCUMENTS

Nil

### Attachments

- YourSay Submissions (**Appendix A**) Confidential - enclosed under separate cover
- Email Submission (**Appendix B**) Confidential - enclosed under separate cover



**DISCLOSURE OF INTEREST**

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of interest in a matter to which the advice relates.

The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

## **6. CLOSE OF MEETING**