

RESPONSES TO QUESTIONS TAKEN ON NOTICE

COUNCIL MEETING 2 SEPTEMBER 2025



Public Question Time

Question from Julien Vincent:

Does the Council possess any analysis indicating the sale of the car park and laneways adjacent to Coles Balaclava and likely development of that site into a mixed residential and commercial space would improve the economic conditions for businesses to operate financially sustainably along Carlisle and other nearby streets? If so, could that analysis be made public? Similarly, does Council have an alternative scenario analysis that considers the opportunity cost of selling the carpark and laneways to Coles, and considers whether selling or retaining this land better enables Council to achieve its goals for the area regarding supporting businesses to operate sustainably and achieving vibrancy and diversity of business along Carlisle and other nearby streets? Again, if this analysis exists can it be made public?

Response:

Council has not prepared a formal "with vs without sale" economic analysis of the site. However:

- An independent valuation would ensure any land transaction reflects equitable value.*
- The proposal to sell land to facilitate development is being progressed within the framework of the Carlisle Street Activity Centre Structure Plan and relevant planning controls which are aimed at supporting a sustainable, diverse, and vibrant retail environment, and consolidation of landholdings to enable large scale redevelopment including expanded supermarkets and housing.*
- The proposed section 173 Agreement secures objectives in any new development including a new mixed use development, including a new full-line supermarket, retention of public car parking in a new basement, new public open space, residential development (including affordable housing), public toilets, permeability (multiple entrances including from Carlisle Street), continued laneway access to the rear of the Carlisle Street shops to enable front and rear trading, and heritage retention. All measures are intended to support ongoing trader viability and facilitate a regeneration of the precinct.*
- Broader economic modelling or opportunity cost studies have not been commissioned, and therefore no such analysis is available to be made public. Economic impact studies are often considered as part of major development application; as yet, no application has been received.*

Question from Abigail Jabines:

Which conditions and concerns that were raised in the community are not under negotiation as part of Section 173, how are these being addressed?

Response:

The section 173 Agreement focuses on land use and development matters that can be legally secured on title (e.g. car parking, public access / laneways, open space, affordable housing, residential development, expanded supermarket, public amenities, heritage retention). Some community concerns raised during consultation, such as construction

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impacts, noise, and broader traffic management in the precinct, cannot legally be secured under a section 173 Agreement. These issues will be addressed through:

- *Future statutory planning processes (via the Development Facilitation Program);*
- *Council's local laws and traffic management powers; and*
- *Ongoing dialogue with Coles through a Memorandum of Understanding (MOU), which sets out commitments to engagement during the design process.*

Councillor Question Time

Question from Councillor Thomann:

Do we know when the Wellington Street Common Ground property will open?

Response:

Wellington Street Common Ground, known as Madden House, is nearing completion. The indicative timeline is:

<i>29 September</i>	<i>Keys handed to St Kilda Community Housing</i>
<i>Week of 6 October</i>	<i>Formal launch by Minister for Housing Harriet Shing</i>
	<i>An invitation to speak will be extended to the Mayor</i>
<i>Week of 13 October</i>	<i>Tenanting will commence</i>

Through Port Phillip Zero, Council is facilitating allocations to the property in collaboration with St Kilda Community Housing, Ngwala and Vincent Care. Madden House has been identified as a good housing outcome for approximately half of people currently on the By Name List. From this list, women, vulnerable individuals and First Nations people are being prioritised through the Initial Assessment and Planning (IAP) referral process.

Weekly allocation meetings are reviewing three to five candidates a week. Up to five people will be moving in at a time, to ensure they settle well before the next cohort arrive.

St Kilda Community Housing (SKCH) will coordinate tours for Councillors, neighbours and service providers once the property has been opened. SKCH is also speaking with partners such as Access Health for in-reach services to further support residents.

Note that there are ongoing negotiations between Homes Victoria and Vincent Care about finalising funding arrangements. These discussions may impact timelines noted above.

Question from Councillor Halliday:

Has a probity officer been engaged for the Carlisle Street proposed sale of land?

Response:

Council has obtained independent probity advice at key stages of the process to ensure transparency, fairness, and compliance with legislative and policy requirements. This

**Please note: Responses to any questions during Public Question Time and Councillor Question Time which were responded to during the meeting are included in the minutes of that meeting.*

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approach is consistent with the Local Government Act 2020 (Vic) and Council's own Property Policy, and the Victorian Government Best Practice Guidelines for the Sale, Exchange, and Transfer of Land (2009). While Council has not engaged a probity advisor on a continuous, full-time basis, advice has been sought at appropriate decision points and has informed Council's reports and recommendations.