

ORDINARY MEETING OF COUNCIL 6 NOVEMBER 2019



11.1 THE VINEYARD - REDEVELOPMENT PROPOSAL AND NEW LEASE COMMUNITY CONSULTATION RESULTS

EXECUTIVE MEMBER: JOANNE MCNEILL, ACTING GENERAL MANAGER, CUSTOMER AND CORPORATE SERVICES

PREPARED BY: KIMBERLEY HARRISON, PROJECT OFFICER

1. PURPOSE

- 1.1 To present the results of the community engagement activities undertaken relating to The Vineyard PTY Ltd.'s (TVPL) redevelopment proposal and proposed key lease terms.

2. EXECUTIVE SUMMARY

- 2.1 The Vineyard Restaurant is situated on Crown Land located at 71A Acland St, St Kilda for which Council is Committee of Management.
- 2.2 Council, on 12 July 2010 resolved to enter into private treaty negotiations with TVPL. A lease was finalised and executed in July 2011, but officially commenced on 8 December 2011. The current lease between Council and TVPL requires the tenant to complete "substantial building works" of no less than \$1Million within certain timeframes articulated in the lease.
- 2.3 While negotiating the lease terms in 2011, the tenant nominated a Preferred Scheme for redevelopment to address the substantial building works required as part of the lease conditions. In 2014, the preferred scheme, and an alternate fall back scheme, were found to be non-viable due to restrictions created by a large Melbourne Water drain running underneath part of the proposed redevelopment area.
- 2.4 Since 2014, Council has been working with TVPL to resolve the approach to the redevelopment of the site, as required under the current lease, to respond to the site constraints. After significant negotiation with TVPL, the redevelopment approach for the site has been in principle agreed.
- 2.5 A new 15-year lease with TVPL is proposed, to facilitate the redevelopment as the proposed new building extends beyond the current lease boundary, and to accommodate the significant delays experienced to the time frames set out in the current lease for the development of the site.
- 2.6 Prior to providing Landlord (Council) approval for TVPL to submit a development application or proceeding with the legislative process to secure a new lease, community consultation was undertaken by Council.
- 2.7 The purpose of the consultation was to create an opportunity for the community to provide feedback on the redevelopment plan and proposed lease terms to inform Council's decision making as Landlord prior to formal planning or leasing processes were commenced.
- 2.8 The consultation was designed to provide Council and the tenant with an understanding of the community response to the proposed redevelopment and new lease terms, allowing both parties to address any issues and mitigate risks of



significant contention during the public notification process required during both the statutory planning phase and the new lease process.

- 2.9 Engagement activities ran for four weeks commencing August 12, 2019 concluding on September 10, 2019 and comprised postcard letter box drops, social media posts, a Have Your Say survey, and community and key stakeholder drop-in information sessions.
- 2.10 An initial Facebook post containing images of the proposed designs and a link to the Have Your Say survey reached 16,146 people, receiving 224 reactions and 219 comments.
- 2.11 An online Have Your Say survey was conducted asking participants to rate their satisfaction to the proposed designs and new lease terms. The survey received 420 responses, with most respondents being Port Phillip residents between the ages of 35 and 49.
 - Of the responses received on the design, opinion was divided with 125 respondents reporting that they were very unsatisfied and 113 respondents reporting that they were very satisfied.
 - Of the responses received on the key lease terms 125 were neutral, 89 very satisfied, and 77 very unsatisfied.
- 2.12 Two drop-in sessions were held on 27 August 2019, the first in the afternoon for key stakeholders and local business owners who were personally invited to attend, the second was held in the evening for community members to attend.
- 2.13 The drop-in sessions were designed as an opportunity for the community and key stakeholders to learn more about the proposed design and key lease terms, as well as share their concerns and questions with Council.
- 2.14 Comments received across all engagement platforms regarding the key lease terms mostly consisted of questioning why the lease term was not 21 years as with other tenants.
- 2.15 Whilst most people understood and agreed that the building needs significant building and compliance upgrades, the proposed design, particularly the increase in the footprint of the site, evoked more comments across all engagement platforms.
- 2.16 Many of the comments received from those who appeared satisfied with the proposed design centred around the following:
 - Agreeing with the size increase, noting the need for a bigger venue to meet increasing demand.
 - Incorporating a rooftop/balcony area is keeping with Melbourne trends and would improve visibility of the surrounding area, particularly the carpark, therefore increasing safety in the area.
- 2.17 Those who appeared unsatisfied with the proposed designs were noticeably more vocal in the length of comments received. Majority of the comments centred around the design itself not retaining any character of the building or St Kilda itself, and the encroachment into O'Donnell Gardens.
- 2.18 The comments received can be grouped into the following themes:
 - Design – Retention of character.



- Footprint – The size of the proposed development and its impact on O'Donnell Gardens.
- Capacity – What the increase in capacity will be.
- Noise – How noise will be managed.
- Maintenance – Concern over the tenant adequately maintaining the public toilets incorporated into the proposed designs.
- Public Benefit – What the predicted public benefit is and how they will know it has been actioned.

- 2.19 Throughout the consultation it became clear that the Vineyard is sentimentally viewed by some as a cultural institution and a symbolic reminder of the 'original' character of St Kilda.
- 2.20 Stakeholders and interested community members have been informed of the presentation of this report and have been invited to attend Council to speak to the findings and further voice any comments or concerns.
- 2.21 Council Officers will review the community engagement findings, and any additional comments received from the public upon presentation of this report with Councillors prior to making a recommendation and requesting a decision from Council about next steps.

3. RECOMMENDATION

That Council:

- 3.1 Notes the findings of the community engagement activities undertaken in relation to the proposed redevelopment and new lease of The Vineyard.
- 3.2 Note the proposed approach to consider the findings, and any additional commentary received upon presentation of this report, with TVPL and Councillors, prior to proceeding to a formal decision.

4. KEY POINTS/ISSUES

- 4.1 The Vineyard Restaurant is situated on Crown Land located at 71A Acland St, St Kilda for which Council is Committee of Management.
- 4.2 The Vineyard has been located on this property since 1999 under various arrangements:
 - 1999 to 2005: various consecutive license agreements to operate the venue on this land
 - 2005 to 2011: 5-year lease with an extension of 1 year
 - 2011 to present: 15-year lease commencing 29 July 2011.

The Current Lease

- 4.3 Council, on 12 July 2010 resolved to enter private treaty negotiations with TVPL. DSE (now DELWP) supported the private treaty negotiations and a decision to enter a new lease was confirmed by Council on 13 December 2010. A lease was executed in July 2011, but officially commenced on 8 December 2011.



- 4.4 The current lease between Council and TVPL requires the tenant to complete “substantial building works” of no less than \$1Million within certain timeframes articulated in the lease.
- 4.5 Council agreed to a contribution of 50% of the amount of the building works exceeding \$1Million to a maximum of \$600,000.
- 4.6 The lease included key milestone requirements to be met for the redevelopment. These were:
- Tenant is required to consult with the Landlord (CoPP) regarding its development plans and obtain the Landlord’s consent for the plans prior to applying for necessary approvals.
 - Tenant to obtain planning approval for the Alternative Scheme by 7 December 2014.
 - Tenant to complete the tenant works by 7 December 2017.
 - If the tenant does not meet these timeframes, the Council can elect to extend the deadline, or, alternatively, terminate the lease.

The Preferred Development Scheme (2011)

- 4.7 While negotiating the lease terms in 2011, the tenant nominated a Preferred Scheme for the redevelopment. Council in principle approved an indicative concept design for the Preferred Scheme (2011). This scheme proposed a minor occupation of the O’Donnell Gardens within the lease boundary (see Attachment 1). It also proposed the retention but relocation of the public toilet. This scheme was included in the lease as a preliminary concept showing the proposed extent of upgrade works subject to review and approval by CoPP, as the Landlord.
- 4.8 The Preferred Scheme (2011) was found to be unviable in 2014 due to a large Melbourne Water drain running underneath the proposed redevelopment area adjacent to the South-East face on Shakespeare Grove. The drain cannot be built over with any permanent structures.
- 4.9 A ‘fall back’ scheme was also included in the lease as the basis for further development for submission for landlord approval. Neither the Preferred Scheme or the ‘fall back’ schemes were possible once the site constraints were identified.

The Alternative Development Scheme (2014)

- 4.10 Since 2014, when the Preferred Scheme (2011) and ‘fall back’ scheme were found to be unviable, Council has been working with TVPL to resolve the approach to the redevelopment of the site, as required under the current lease, to respond to the site constraints.
- 4.11 There has been an elongated process for agreeing on a revised concept for the redevelopment with numerous requests for extensions of time from the Vineyard. Through this process, Officers have acted reasonably in responding to requests to extend the redevelopment timeframes in the lease to facilitate resolution of issues raised.
- 4.12 In each iteration of the Alternative Scheme, the proposal has extended beyond the current boundary of the lease. Council is not obligated to consider any proposal which goes beyond the current parameters of the lease.



- 4.13 However, in discussions with the tenant following Councillor feedback, Council Officers provided feedback to TVPL that if an extension of the lease boundary was required to accommodate additional building footprint originally planned over the drain, then in order to minimise the impact on the public realm, the tenant should investigate extension south west into the hard space along Shakespeare Grove, rather than into O'Donnell Gardens.
- 4.14 In addition, it was also made clear that any extension of built form or lease area into the public space is high risk from a landlord and planning perspective and is subject to an assessment of the benefits it provides in the context of the overall proposal.
- 4.15 It is important to note at this stage that an extension beyond the lease boundary triggers the requirement for a new lease, and is contingent upon DELWP approval.
- 4.16 After significant negotiation with TVPL and several briefings with Councillors, the redevelopment approach for the site has been in principle agreed (Attachment 2). However, landlord approval for TVPL to submit a development application is pending community consultation on both the lease terms and the redevelopment concept.
- 4.17 Council decided to undertake community consultation prior to providing Landlord approval for TVPL to submit a planning permit application, or beginning formal consultation on the intention to enter into a new 15-year lease, due to the significance of the Vineyard to the community and the scale of the redevelopment.

New 15 Year Lease

- 4.18 A new lease with TVPL is required to facilitate the redevelopment as the proposed new building extends beyond the current lease boundary, and to accommodate the significant delays experienced to the time frames set out in the current lease for the development of the site.
- 4.19 The approach taken to the development of the new lease is to align the new lease to the existing lease terms, with the exception of the time frames for development and the establishment of a new lease boundary. The offer of a new lease with the same terms is an acknowledgement that there have been significant and unforeseen challenges with the redevelopment of the site to the timeline agreed in the lease and within the agreed lease boundary. This has resulted in a significant loss of time available for TVPL to undertake the redevelopment and amortize their investment before the end of lease.
- 4.20 A term of 15 years for the new lease matches the existing lease term and has been consistently offered by Council since 2014 when the need for a new lease was identified to support the significantly delayed and alternative redevelopment of the site. TVPL have consistently requested a longer term of 21 years since 2014.
- 4.21 The value of the redevelopment concept proposed by TVPL and accepted by Council in the existing lease, that could not be developed due to the location of the drain, is \$2.2M, inclusive of GST. The value of the redevelopment concept now proposed by TVPL has been estimated as \$2.1M. There are no substantive differences between the previous and current circumstances that would justify either a change in length of term or level of Council investment.
- 4.22 With the possible 15 years proposed for the new lease, the past eight years of occupancy under the current lease, a possible 2 years for time taken under the current lease to achieve planning approval, TVPL will have had possession of the site for up to 25 years without being required to participate in a competitive process. This is



considered adequate time to receive an appropriate commercial return for investment. Furthermore, this is in addition to the 12 years TVPL has occupied the site from 1999 to the commencement of the current lease.

Community Engagement Approach

- 4.23 To create awareness and seek feedback prior to Council providing landlord approval to progress to the statutory planning process for the proposed redevelopment, and beginning the legislative process to notify the public of its intention to enter into a new lease, a community engagement approach was developed.
- 4.24 While further engagement will be required as part of the Development Application process, these early engagements allow Council and the tenant to understand the community response to the proposed redevelopment and new lease terms. This will afford both parties an opportunity to address any issues, either through the lease or design amendments, to mitigate risks of significant contention during the public notification process required during both the statutory planning phase and the new lease process.
- 4.25 Community and stakeholder engagement activities commenced on August 12th and ran for four weeks, concluding on September 10th.
- 4.26 The community and key stakeholders were invited to complete a Have Your Say survey and to attend a drop-in information session.
- 4.27 Notices for the community to participate in the Have Your Say survey were released via social media platforms, Facebook and Twitter, linking them to the COPP website where the community drop-in information session was also advertised. Both the drop-in information session for the community and the Have Your Say survey was also advertised via a postcard drop to addresses in the immediate area. Letters were mailed to specific key stakeholders inviting them to the separate key stakeholder drop-in session.

Facebook/Twitter

- 4.28 A Facebook post containing images of the proposed designs and a link to the Have Your Say survey was posted on Council's Facebook page on 16 August 2019.
- 4.29 As of 25 September 2019, the post had reached 16,146 people, garnering 224 reactions with 219 comments received. The post was also shared 35 times.
- 4.30 Of the comments received, majority were neutral (65%) and mostly involved respondents tagging other people. A further 25% of comments portrayed respondents to be dissatisfied by the proposed redevelopment, with only 10% implying they liked the proposed changes.
- 4.31 Most of the positive comments were short in length, with majority of these stating the designs were 'cool', 'awesome', 'look good', and 'amazing'. Additional positive comments included:
 - The building will breathe life back into The Vineyard and the surrounding areas.
 - St Kilda needs more rooftop areas.
 - It is about time something was done – it is in desperate need of a refurbishment.
- 4.32 The negative comments received were generally longer in length with respondents appearing eager to voice their concerns.



4.33 The most common concern seemed to be centred around the design being boring, sterile, and characterless that will lead to the ‘gentrification’ of The Vineyard and St Kilda in general. Other common concerns centred around:

- No inclusion of solar panels/ sustainability initiatives
- Why Council expects the tenant to invest in a Council asset.
- The proposed encroachment into O’Donnell Gardens.

4.34 While many of the comments appeared to be against the proposed redevelopment, many of the respondents also conceded the building is in need of some upgrades, however believe these could be completed without losing the look and feel of the current building.

Online Survey

4.35 An online survey was undertaken through “Have Your Say” to gauge an understanding of the level of support or opposition to the proposed redevelopment and key lease terms, and to allow the community to provide detailed feedback for consideration.

4.36 The survey was publicly advertised on Council’s Have Your Say website, through Facebook and Twitter notifications, and on postcards delivered to residents and businesses in an identified area surrounding The Vineyard’s physical location, with the aim of obtaining broad community feedback.

4.37 The survey content contained background information regarding the motivation for development, including key aspects of the lease negotiation process, along with interactive copies of the proposed new floorplan, allowing users to click on different areas of the plan to reveal additional information.

4.38 The survey was open to responses between 14 August and 10 September 2019.

4.39 The survey received 420 responses. The largest number of respondents were Port Phillip residents between the ages of 35 and 49.

4.40 Table 1 below summarises the multiple-choice results from the survey:

Table 1 – HYS Survey Multiple Choice Results

Question	Very Satisfied	Satisfied	Neutral	Unsatisfied	Very Unsatisfied
What do you think of the proposed look and feel of the redevelopment design?	113 (27%)	63 (15%)	61 (15%)	52 (13%)	125 (30%)
How satisfied are you with the proposed lease terms?	89 (22%)	85 (21%)	126 (31%)	28 (7%)	77 (19%)

4.41 Views on the look and feel of the redesign were divided with 177 (43%) respondents either dissatisfied (13%), or very dissatisfied (30%). Similarly, 177 (42%) respondents were either satisfied (15%) or very satisfied (27%).

4.42 While there was a large percentage of neutral responses (31%), there was greater satisfaction than dissatisfaction with the key lease terms. Overall 105 (26%) of respondents reported being either dissatisfied (7%) or very dissatisfied (19%) with the



key lease terms compared to 174 (43%) of respondents who reported being either satisfied (21%) or very satisfied (22%).

- 4.43 The survey also included free-text fields for respondents to provide feedback on the scale and size of the proposed redevelopment, and any other comments on their experience with The Vineyard, the proposed designs and the proposed lease terms.
- 4.44 The free-text field feedback generally followed the same pattern as the comments received on Council’s Facebook post, with the longer comments coming from those who appear to be dissatisfied with the proposals.
- 4.45 Similar to the Facebook comments received, the most consistent survey responses included:
- The proposed design feels generic and lacks the cultural atmosphere of the current premises.
 - The proposed design would change the character and demographic of the immediate area.
 - The proposed footprint is too large and should not encroach on public land.
- 4.46 Table 3 below outlines a summary of the survey response comments from those for/against/neutral to the proposed design and lease terms.

Table 3 – Summary of HYS survey responses

Sentiment	Design Responses	Lease Term Responses	Other Comments
Against/Critical	<ul style="list-style-type: none"> • Design feels bland, removes character of the current building. • Expansion will change the character and demographic of the area. • Design should pay more attention to live music facilities. • Size is too large. • Public space/Gardens should not be given to private operators. 	<ul style="list-style-type: none"> • Lease should be 21 years instead of 15 in line with other tenants. • Council should not bill tenant for the development as it will remain a Council asset. • Council should bill tenants the cost of the entire development as they stand to benefit the most. • Lease should have gone to a public tender. 	<ul style="list-style-type: none"> • The restaurant is a source of anti-social behaviour and should not be supported. • St Kilda already has enough licensed venues. • Council development strategy should focus on diversity of venues, not consolidation. • Tenants will not look after public spaces (public toilets). • The community benefit of the proposed redevelopment is undefined or ambiguous.
Neutral	<ul style="list-style-type: none"> • Space could be even larger – up to 3 storeys. 	<ul style="list-style-type: none"> • Council should have used professional lease negotiators. • Council should charge the tenants less. 	<ul style="list-style-type: none"> • Council should not interfere with the venue.



	<ul style="list-style-type: none"> • Should include solar panels and more plants. 		
For/Supportive	<ul style="list-style-type: none"> • The building is in need of repair. • The rooftop area is a big improvement. • The design is modern and inviting. 	<ul style="list-style-type: none"> • Happy that the asset will remain on Crown land. 	<ul style="list-style-type: none"> • A new influx and crowds on the balcony level would have a positive effect on reducing anti-social behaviour.

Drop-In Information Sessions

- 4.47 Two drop-in information sessions were hosted in the St Kilda Town Hall Council Chamber on Tuesday 27 August 2019.
- 4.48 The first session took place at 3.30pm – 5pm, and was provided for key stakeholders and local businesses near the vicinity of The Vineyard. Key stakeholders invited included DELWP, Luna Park, Shakespeare Grove businesses, Veg Out Community Garden, Palais Theatre, Victoria Police, MFB, Ambulance Victoria, and Council’s Indigenous Policy Officer on behalf of indigenous leaders. These stakeholders were specifically invited to attend via an addressed letter and follow up phone call.
- 4.49 Of the 23 key stakeholders three attended the session. These included representatives from Palais Theatre, Victoria Police and St Kilda RSL.
- 4.50 A second drop in information session was then held from 5.30pm - 7.30pm for members of the community. Community members were invited to attend via social media platforms Facebook and Twitter, the Have Your Say survey website, and a postcard drop to addresses in an identified area surrounding The Vineyard’s physical location.
- 4.51 Approximately 20 community members attended the session, with six Council officers, and the architect responsible for developing the designs on behalf of TVPL in attendance to answer any questions raised.
- 4.52 The drop-in sessions were designed as an opportunity for the community and key stakeholders to learn more about the proposed design and key lease terms, as well as share their concerns and questions with Council. Council officers, consultants and The Vineyard’s architect were in attendance at both sessions.
- 4.53 As part of the sessions, floor plans and concept artwork of the designs were displayed in large format in several locations throughout the room. At each of these locations attendees had the opportunity to participate and give feedback in different, interactive ways, including:
 - A representative from Idle Architecture, the firm responsible for the proposed design, available to answer questions relating directly to the proposed design.
 - A “dot-mocracy” process, enabling attendees to highlight areas of the design they did and did not like.
 - Opportunities to record more detailed information on areas of like/dislike relating to the designs.
 - A large touchscreen display of the floorplans.



- iPads with the Have Your Say survey loaded for attendees to provide their feedback following the information they had received during the drop-in session.
 - Distribution of frequently asked question sheets.
- 4.54 The drop-in sessions provided valuable insight into stakeholders and the community's priorities and concerns and the attendees were generally highly engaged and interested in the redevelopment and the approvals process.
- 4.55 Like the survey results and Facebook comments, the main feedback received centred around the proposed redesign, particularly the increased footprint of the site. Key themes included:
- Design: The size and scale of the proposed design, and the importance of retaining the front façade of the building to maintain its character.
 - Footprint: The size of the proposed design and its impact on the use of O'Donnell gardens and the character of the surrounding area.
 - Capacity: The increase in capacity the proposed design will bring and any changes in licencing that may result from the proposed redevelopment.
 - Noise: Concerns around how noise will be managed, particularly from the open-air section of the second storey, whilst continuing to operate as a live music venue.
 - Maintenance: There was overall support for the general maintenance (renewal) work required to bring the building up to the required standards, however there was some concern whether the tenant would reliably maintain the public areas, particularly the public toilets that have been incorporated into the proposed designs.
 - Public Benefit: Attendees requested a breakdown of the predicted public benefit of the proposed design and verification that these had been actioned.
- 4.56 All forms of consultation identified that The Vineyard is viewed by many sentimentally as a cultural institution and a symbolic reminder of the 'original' character of St Kilda.
- 4.57 For a full overview of the engagement activities and responses please refer to Attachment 3.

5. CONSULTATION AND STAKEHOLDERS

- 5.1 Details of the engagement activities undertaken and the stakeholders involved have been outlined in the body of the report above.
- 5.2 Stakeholders who advised they wished to receive updates on this project have been advised of this report and have been invited to attend this Council meeting to further voice their opinions on the proposed redevelopment.
- 5.3 The initial findings, and any subsequent comments received upon presentation of this report, will be reviewed with TVPL and Councillors in the coming month.

6. LEGAL AND RISK IMPLICATIONS

- 6.1 Consulting with the community on the proposed concept design will allow Council to identify key areas of concern, minimising the risk of further contention during the



statutory public notification process required during both the statutory planning phase and the new lease process.

7. FINANCIAL IMPACT

- 7.1 The proposed redevelopment largely puts Council on an even footing with the current lease. However, there is some loss of carparking revenue associated with the taking over of several carparks to support the redevelopment.
- 7.2 Further, the redevelopment proposal and lease will require officer time and legal advice. This can be accommodated within existing budgets unless there is a major change in direction.

8. ENVIRONMENTAL IMPACT

- 8.1 Some of the engagement feedback noted the lack of sustainability initiatives included in the design proposal.
- 8.2 TVPL will be requested to pursue sustainability initiatives proposed for the redevelopment, such as the water tank and solar panels on the roof, throughout the detailed design and planning process.
- 8.3 The statutory review process will also address other environmental requirements.

9. COMMUNITY IMPACT

- 9.1 The community engagement highlighted that The Vineyard is considered by many to be an iconic venue in terms of its contribution to the St Kilda live music scene and general social landscape. The operations post-redevelopment will continue to support live music and the service of food and beverage.
- 9.2 There have been mixed reactions regarding the proposed redevelopment and whether this will take away the perceived character of the venue.
- 9.3 While there are no heritage controls on this site, the proposed redevelopment is intended to retain the current Vineyard facade, which is so familiar to many in our local community and broader Melbourne.
- 9.4 The proposed redevelopment is intended to make the building fit for purpose and accessible, and to provide a much-needed condition upgrade, while also providing a modern venue that meets current and future demand, creating a legacy asset for the community beyond the term of the proposed new lease.
- 9.5 The proposed design aims to provide:
 - A more comfortable venue for its clientele with improved facilities,
 - An improved council asset adding value to the community's asset portfolio,
 - A more compliant venue,
 - A better return and more structurally robust building for the landlord
 - A better interface to the gardens and the street at large



- 9.6 Community members have been able to provide input into various elements of proposed redevelopment, and participate in broad and targeted consultation activities.
- 9.7 It is anticipated that the redevelopment will assist in a reduction of anti-social behaviour in the area, due to the increased passive surveillance over the park and carparks, provided from the second story of the building and the interaction of the space into O'Donnell gardens.
- 9.8 There are anticipated economic benefits for the tenant derived from the expanded operation.
- 9.9 Although minor in impact, increased employment opportunities will result from the construction and the expanded Vineyard operation.

10. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

- 10.1 The proposal aligns to Strategic Direction 1 – We embrace difference and people belong in the Council Plan 2017 – 2017 through supporting;
 - 10.1.1 A safe and active community with strong social connections.

11. IMPLEMENTATION STRATEGY

11.1 TIMELINE

- 11.1.1 November 2019 - Inform Council of the findings of the community engagement process and allow the community to communicate any final thoughts, queries and concerns.
- 11.1.2 November 2019 – January 2020 – Review community feedback with TVPL and Councillors and discuss any proposed adjustments.
- 11.1.3 February 2020 - Council decision on whether to approve TVPL to commence to the statutory planning process or request modifications to the redevelopment concept, and decision regarding whether to proceed with the formal leasing process as proposed.

11.2 COMMUNICATION

- 11.2.1 As part of the community engagement process, interested parties provided their contact details to receive updates on the process. Community notifications will be sent to those who requested updates at each milestone.
- 11.2.2 Council Officers will meet with TVPL to discuss the findings of the community engagement activities and any final communications received following the presentation of this report.
- 11.2.3 Council will follow the legislative process by notifying the public of its intention to enter into a new lease.

12. OFFICER DIRECT OR INDIRECT INTEREST

- 12.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.

ORDINARY MEETING OF COUNCIL – 06 NOVEMBER 2019



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ATTACHMENTS

- 1. Attachment 1. Vineyard Redevelopment Proposal Iterations 30 03 17**
- 2. Attachment 2. In Principle agreed Redevelopment Approach**
- 3. Attachment 3. CoPP_Engagement Report_Vineyard Restaurant_FINAL**