

27 February 2024

To Owner/Resident

NOTICE OF PROPOSED LEASE

Banyule City Council (**Council**) acting under section 115 of the *Local Government Act 2020*, gives notice of its proposal to enter into an Agreement for Lease (**AFL**) and Lease with Ivanhoe Grammar School (**IGS**) in respect of the land and buildings located at 18-28 Irvine Road, Ivanhoe, being the land comprised in certificates of title volume 5883 folio 571 and volume 7926 folio 113 known as Chelsworth Park Ivanhoe (**Land**).

The key terms and conditions of the proposed AFL and Lease are as follows:

- Condition precedent: the Lease is conditional on IGS obtaining a planning permit for its proposed redevelopment of the pavilions on the Land at estimated cost of \$14 million.
- Tenure: 30 years plus 2 x 5-year options (total 40 years) commencing on the day following IGS obtaining a planning permit for its proposed redevelopment of the pavilions on the Land.
- Rental: \$12,000 per year (plus annual increase of 4%)
- Repairs and maintenance remain the responsibility of IGS, currently \$400,000 pa.
- In consideration of the significant capital expenditure proposed by IGS and the payment of increased annual rental, various minor financial obligations on IGS in the existing lease will be removed.
- The reference to the role, purpose, and membership of Chelsworth Park Reference Group will be deleted from the lease and the Group will be established as an advisory committee to Council.
- Public access to Chelsworth Park (other than the new pavilions to be constructed by IGS) must be maintained at all times during the Term and Further Terms and IGS is not permitted to erect any fences or other obstructions on or around Chelsworth Park to prevent such public access.

Further information on the proposal to enter into an AFL and draft Lease can be viewed on Council's website <https://shaping.banyule.vic.gov.au/ChelsworthPark>

A person may make a written submission on the proposed Lease.

Any person proposing to make a submission in accordance with Council's Community Engagement Policy under section 55 of the Act and the Property Services Community Engagement Plan must do so within 28 days of the publication of this Notice.

All submissions will be considered in accordance with Council's Community Engagement Policy, procedures and plans.

Written submissions to Council quoting (**Ref: F2013/1243**) must be received by **5pm on Wednesday 27 March 2024**. Submissions can be made online at <https://www.banyule.vic.gov.au/Direct-use/Respond-to-a-public-notice>

You can also write to Council addressing your submission to the Chief Executive Officer, Banyule City Council and delivered to any of the following locations:

- Council Offices, Level 3, 1 Flintoff Street, Greensborough
- Ivanhoe Library & Cultural Hub, Ground Floor, 275 Upper Heidelberg Road, Ivanhoe

Submissions may also be posted to PO Box 94 Greensborough 3088.

Any person requesting to be heard in support of his or her submission is entitled to be heard before Council or be represented by a person acting on his or her behalf.

Submissions will be considered at the Ordinary Meeting of Council on **Monday 29 April 2024** beginning at 7pm at the Council Chambers, Ivanhoe Library & Cultural Hub, 275 Upper Heidelberg Road, Ivanhoe. Council will consider the proposed AFL and Lease at its meeting on **Monday 20 May 2024**. If no submissions are received, Council may consider whether or not to proceed with negotiating an AFL and Lease with IGS at its ordinary meeting on **Monday 29 April 2024**.

Any person making a written submission is advised that all submissions and personal information in the submission will be handled by Council in accordance with the provisions of the *Privacy and Data Protection Act 2014*.

For further information, contact Gary Mills, Senior Property & Projects Officer on 9457 9807 or Daniel Fantin Coordinator Strategic Properties and Projects on 8673 4393.

