

Relevant Information for Council

FILE: X110057 **DATE:** 25 July 2024

TO: Lord Mayor and Councillors

FROM: Kim Woodbury, Chief Operating Officer

THROUGH: Monica Barone PSM, Chief Executive Officer

SUBJECT: Information Relevant To Item 7.3 - Affordable Housing Expression of Interest – City Owned Property – 49 Cope Street, Redfern

Alternative Recommendation

It is resolved that:

- (A) Council note the proposals for the City owned property at 49 Cope Street, Redfern (also known as 98-106 Renwick Street, Redfern) to meet the objectives within the City's Community Strategic Plan for affordable and diverse housing and the City's Reconciliation Action Plan for Closing the Gap;
- (B) Council note 49 Cope Street, Redfern (also known as 98-106 Renwick Street, Redfern) is to be subdivided into two separate torrens title lots as follows:
 - (i) Future Lot A of approximately 240 square metres, subject to survey, and
 - (ii) Future Lot B of approximately 1,925 square metres, subject to survey;
- (C) Council ~~in principle support~~ **endorse** the transfer for \$1 of Future Lot A to Wyanga Aboriginal Aged Care Program Incorporated INC3437869 to be consolidated with their owner-occupied property at 35 Cope Street, Redfern;
- (D) Council endorse conducting an Expression of Interest, as detailed in the subject report for entry into a heads of agreement, development deed and land transfer arrangement over Future Lot B to identify suitable entities to deliver a minimum 50-person not for profit residential aged care facility and a below ground 55 space commercial public carpark;
- (E) Council support in principle the proposed transfer of Future Lot B at \$1 and the proposed acquisition by the City of the stratum lot containing the below ground 55 space commercial public carpark at \$1, **noting that any proposed transfer will be the subject of a future report to Council;**

- (F) authority be delegated to the Chief Executive Officer to administer the Expression of Interest process in accordance with the principles set out in the subject report; and
- (G) Council note that a further report will be brought to Council following evaluation of the Expression of Interest against the criteria as detailed in the subject report for endorsement of the final outcome.

Additions shown in ***bold italics***, deletions shown in ~~striketrough~~.

Purpose

To provide an Alternative Recommendation and responses to requests for further information.

Background

At the meeting of the Corporate, Finance, Properties and Tenders Committee on 22 July 2024, further information was sought on the timing of the transfer of Future Lot A to Wyanga Aboriginal Aged Care Program Incorporated INC3437869 and on the prioritisation of Aboriginal community-controlled providers as part of the Expression of Interest (EOI) process.

The Alternative Recommendation addresses the timing. It also clarifies that the transfer of Lot B will not occur without a further report to Council, as required under the Local Government Act 1993.

The eligibility criteria clearly prioritise Aboriginal Controlled Community Organisation/s or Aboriginal providers.

Applicants may be single entities or groups (i.e. partnerships of multiple organisations) capable of planning, designing, constructing, and operating a minimum 50-place aged care facility. The focus is on delivering employment outcomes for the local Aboriginal and Torres Strait Islander community, specifically in the planning, design, construction, operations, and management of the facility and its services. Additionally, applicants must demonstrate a commitment to engaging and working meaningfully with the local community.

The outcomes of the EOI may identify suitable entities and may lead to a further Stage 2 detailed request for proposals. The City is proposing to transfer a substantial asset in exchange for the delivery of the EOI outcomes. Ensuring that entities have the maturity to deliver throughout the project's lifecycle is crucial for the City to achieve its strategic objectives and maintain effective governance in managing public land.

Memo from Kim Woodbury, Chief Operating Officer

Prepared by: Nicholas Male-Perkins, Commercial Manager

Approved

P.M. Barone

MONICA BARONE PSM

Chief Executive Officer