

Relevant Information for Council

FILE: X116318.002 **DATE:** 23 June 2025

TO: Lord Mayor and Councillors

FROM: Kim Woodbury, Chief Operating Officer

THROUGH: Monica Barone PSM, Chief Executive Officer

SUBJECT: Information Relevant To Item 6.9 - Lease Approval - 22 O'Riordan St Alexandria

For Noting

This memo is for the information of the Lord Mayor and Councillors.

Purpose

To provide further information in relation to Option 2 - Temporary Event Venue.

Background

At the meeting of the Corporate, Finance, Properties and Tenders Committee on 16 June 2025, further information was requested in relation to Option 2 - Temporary Event Venue.

Following the Committee meeting on 16 June 2025, the City has sourced further details for alternative leasing proposals from 5 event operators and live music venue hirers.

Four operators/hirers have undertaken a site visit with City staff and have provided a proposal that is contained in Confidential Attachment B.

Attachment B also includes a comparison table and key considerations such as planning controls and the complexities associated with the surrounding residential area.

The property is located adjacent to the residential area of Beaconsfield, with 2 significant affordable housing developments scheduled to become operational during the lease period: St George, comprising 108 apartments and expected to be completed by the end of 2026, and City West Housing, comprising 260 apartments and due for completion from the end of 2027.

To consider any of the alternative options, 3 key areas would need to be resolved:

1. Determine the shortlist (one to 2) of Event Operators that should enter into due diligence for the temporary use of the site.
2. The number of event days must be negotiated in advance, to ensure the applicants have certainty in relation to the terms of the financial offer and long-term viability of the proposal.
3. As development approval is not required for events of minimal environmental impact, operating hours and nature of the operations on site must be clearly defined and agreed upon to provide certainty for both parties. The conduct of high impact events on site would require development consent to manage compliance with the Protection of the Environment (Operations) Act 1993 and/or the Environmental Planning and Assessment Act 1979.

The overall risk profile must be considered - there is a relatively low-risk path that aligns with the site's previous use, and a higher-risk option that shifts the site's purpose to stimulate new activity, which may require additional investment and community engagement to succeed.

Memo from Kim Woodbury, Chief Operating Officer

Prepared by: Neil Palagedara, Executive Manager Property Services

Attachments

Attachment A. Site Location and Property Details for 22 O'Riordan Street, Alexandria

Attachment B. Candidate Responses (Confidential)

Approved



MONICA BARONE PSM

Chief Executive Officer