



# Creative Neighbourhoods Partnerships and Pilots

## Tenancy for 12-16 Peel Street Collingwood

---

The City of Yarra is inviting Expression of Interest for a 2-year tenancy in 12-16 Peel Street Collingwood. Creative organisations and artist collectives are encouraged to apply, with the view the space will be used for the purposes of artist studios and/or as an administration centre of an arts organisation.

---

### Background

Yarra City Council is seeking Expressions of Interest from creative organisations or artist collectives for a two-year tenancy at a Council owned and managed building located at 12-16 Peel Street Collingwood as part of a pilot project to adapt an existing asset for the purposes of providing affordable creative spaces in the city.

The City of Yarra has received funding support from the State Government's Creative Neighbourhood Partnerships and Pilots program to investigate the efficacy of repurposing vacant heritage sites to deliver a secure, affordable creative workspace in an underutilised Council asset for low-income creative industry workers. This is a pilot project for two years.

In addition to directly providing an affordable space, the project will provide data and insight to inform other creative spaces initiatives, including:

- retaining the significance of the individually significant heritage place at 12-16 Peel Street, Collingwood through adaptive re-use.
- Testing an idea on a temporary basis and gather new data/knowledge for future projects/replication with other councils.
- Providing a model for other councils who wish to adapt neglected Council owned heritage places for community benefit.

This project fits in with Yarra City Council's Room to Create Program, which aims to keep the arts in Yarra by providing support for eligible artists or groups through its Room to Create Artist in Residence program.

The Room to Create Program encompasses a range of initiatives by the City of Yarra to help keep the arts in Yarra. As the City continues to change, presenting challenges to creatives, arts and cultural organisations, Council is providing support to keep Yarra a vibrant, creative centre for the arts through a number of Council-owned spaces, making it easier for creatives to have access to spaces.

### Site description and information

The vacant, former Congregational Church hall and caretaker's residence occupies a prominent corner site, addressing Peel Street to the south and is bound by Little Oxford Street to the west and Peel Street Reserve to the east and north. The property is bounded to the north by neighbouring three storey brick multiple residences. The reserve and the façade of the building are already aligned for creative use (mural and projections).

The site comprises a two-storey building within a park with a total approximate area of 1140m<sup>2</sup>. The property lease is only applicable to this building, with a total leasable area of 175m<sup>2</sup>.

The entrance is via a ramp at the rear of the building with all facilities located on the ground level. There are basic amenities, such as toilets, tea points and a small wet area.

The ground level consists of three divided spaces and the upper level consists of a single space accessible by stairs.

As part of the lease agreement, Council will retain access to the upper level from time to time, with the timing to be agreed to by mutual consent for the purposes related to the programming of the externally mounted projector for the art projection wall within the reserve. The projector will operate nightly and is managed by Council.

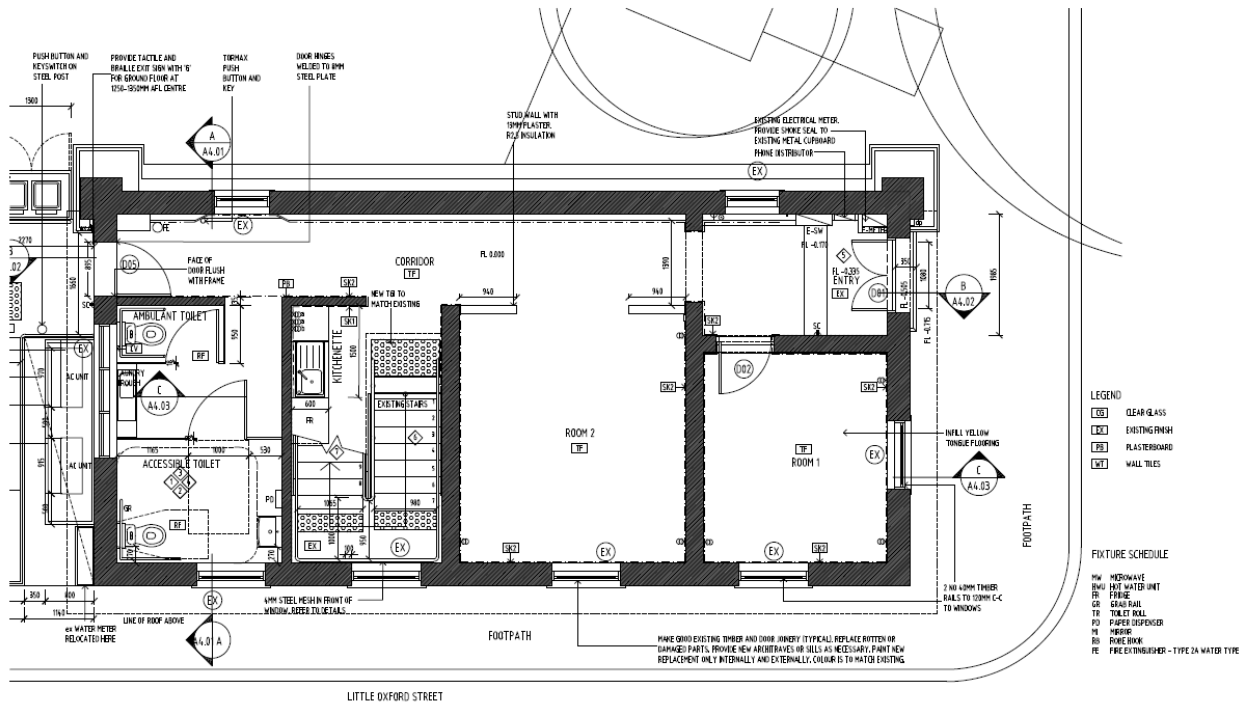
Given the pilot nature of this project, the space will be offered as is, in the best possible condition Council is able to make.

### Satellite view of 12-16 Peel Street, Collingwood

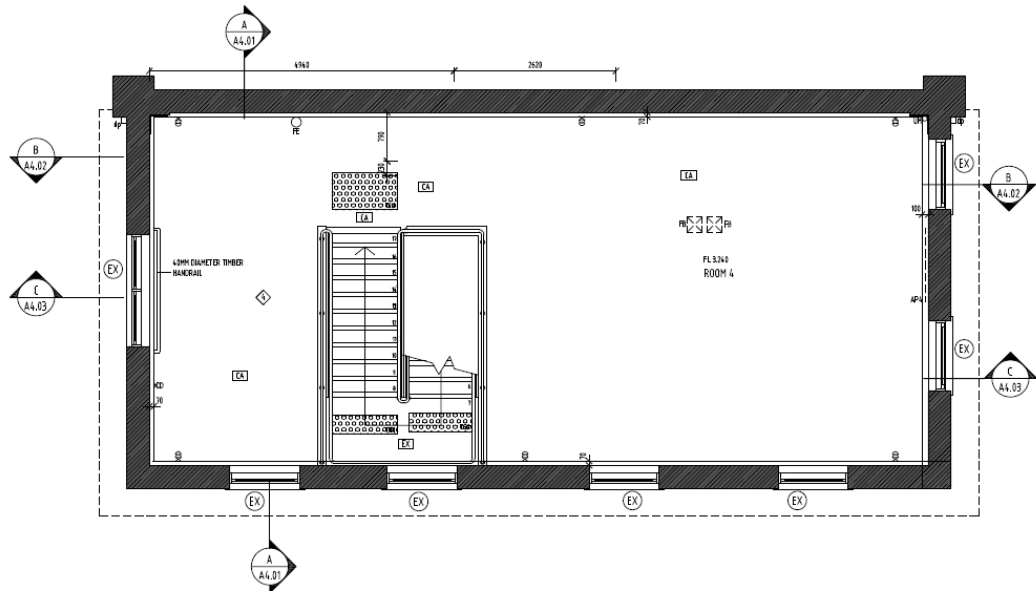


### Draft plans of 12-16 Peel Street, Collingwood. Subject to change

#### Ground Floor



## First Floor



All dimensions to be verified on site prior to construction and discrepancies to be clarified with architect.  
Do not scale drawings, refer to figured dimensions only.  
Architectural drawings are to be read in conjunction with specifications & other consultants documentation.  
RL 0.000 is the benchmark level taken from the floor level of the existing building.  
Dimensions are in mm, and RL's are in metres.  
This drawing is copyright.

WORKSHOP ARCHITECTURE

ACN 131 877 808

Level Two 481-495 King Street  
West Melbourne VIC 3003 Australia  
T +61 3 9328 8322  
mail@workshoparch.com.au  
www.workshoparch.com.au

FIRST FLOOR PLAN

FIT-OUT AT 12 PEEL ST, COLLINGWOOD

A 1.03

proprietor	CITY OF YARRA	scale	1:50 @ A3 SIZE	rev no	
job no	15219612	drawn by	ML / DR	date	22.09.21
file name	1_IFP1_1	issue			FOR BUILDING PERMIT

### Rental Consideration:

Council will offer the space at a significant subsidy of \$120 per square metre, or \$21,000 per annum, including outgoings, this represents an estimated 70% discount to similar properties in the precinct.

The commercial rates in the precinct that currently ranges from \$350 - \$450 psm.

The period is for a maximum of 2 years.

### Brief for creative organisations/artist collectives

We are seeking Expressions of Interests from creative organisations/artist collectives who can demonstrate:

- A clear vision about how this tenancy can contribute to creative practice and development for artists
- Tangible and perceived benefits to the Yarra community
- Organisational capacity

### Submission Guidelines

Proposals will be assessed on the following criteria:

1. Organisational/ Group purpose
  - a. Clearly articulated purpose of the organisation/group
  - b. Anticipated benefits of the tenancy to the organisation/group; why does this building excite you?
2. Benefits to the Yarra community
  - a. How will this tenancy contribute to artists and creative development? How many artists will be directly involved and how many artists will benefit from this tenancy?
  - b. What are the connections to Yarra?
  - c. How will this tenancy contribute to the broader Yarra community; what are some of the anticipated outcomes?

### 3. Capacity

- a. What resources and assets does the organisation/group have to undertake this work?
- b. What experience do the staff/members bring?

#### Eligibility

- An incorporated creative organisation or an artist collective.
- Council will not consider applications from individuals; independent artists are encouraged to form a collective and become incorporated for the purposes of the tenancy.

#### How to submit

Applications can be made online through Council's website, at [cityofyarra.smartygrants.com.au](http://cityofyarra.smartygrants.com.au)

Applicants are encouraged to include supporting documentation that would provide evidence against the selection criteria. This could include previous annual reports, portfolio of works, testimonials and support letters.

#### Timelines

Applications open **Friday 1 October 2021** and will remain open until **Sunday 24 October 2021**.

Applicants should expect to be notified of the outcome by **15 November 2021** for an Occupancy from January 2022.

#### Further information

For further information, contact Brona Keenan, Coordinator Arts and Culture on 03 9205 5212 or [brona.keenan@yarracity.vic.gov.au](mailto:brona.keenan@yarracity.vic.gov.au)