

Expression of Interest for Lease of 12-16 Peel Street, Collingwood Form Preview

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The Opportunity

Council invites Expressions of Interest from not-for-profits and incorporated community organisations or creative organisations interested in leasing 12-16 Peel Street, Collingwood, to activate the space and support the delivery of vital services for the local community.

Set in the heart of Collingwood, 12-16 Peel Street offers a rare chance to lease space in one of Melbourne's most creative and community-minded neighbourhoods. Surrounded by independent shops, shared studios, cafés and cultural spaces, the property sits within a well-established inner-city network of artists, makers and social organisations.

The space itself is flexible and practical, suited to a range of creative and community uses such as studios, workshops, arts organisations, social enterprises or grassroots initiatives. Its open layout allows occupiers to make the space their own - supporting collaboration, experimentation and public engagement.

Just around the corner from Smith Street, the location is easy to access, well serviced by public transport and closely connected to the CBD and inner-north. With galleries, performance spaces, community hubs and local venues nearby, this is a place to plug into an active and supportive creative ecosystem.

12-16 Peel Street offers more than just a space, it's an opportunity to be part of a neighbourhood known for culture, inclusivity and collective energy, and to contribute meaningfully to Yarra's creative and community life.

The Site

The building situated within Peel Street Park is approximately 131sqm and offers a spacious and bright upstairs open-plan area, two private studios, kitchenette, toilets, air conditioning, accessible ramp entry, projector, and on-street parking.

Offered in current condition; any tenant-funded upgrades require Council approval and are subject to a Heritage Overlay.

The exterior features a significant public artwork by Wurundjeri artist Ky-ya Nicholson-Ward, reflecting Aboriginal identity, local cultural significance, and social justice themes. Find out more at [Aboriginal Lives Matter mural by Ky-ya Nicholson Ward | Event, Yarra City](#)

Eligibility

This Expression of Interest is open to all Not-for-Profits and incorporated community organisations and creative organisations operating and delivering or intending to operate and deliver services within the City of Yarra. Applicants must submit a response addressing all evaluation criteria and requirements under this Expression of Interest.

Evaluation Criteria

All submissions will be assessed on the following criteria based on a 100% scale. Each criterion will be evaluated based on how each applicant responds to the questions and supporting documents submitted in the application form.

Key Points Criteria

Weighting

Service to Community

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The Applicant demonstrates delivery of one or more services that address a current service gap

25%

Community Impact

The Applicant demonstrates delivery of one or more services that directly benefit residents of Yarra, and/or community members that are under-represented, marginalised, or at risk

25%

Utilisation and Activation of Site

The Applicant demonstrates the capacity to fully utilise and activate the site, or is willing to enter into co-tenancy and/or sub-tenancy arrangements where appropriate to support consistent use of the premises

15%

Financial Capacity

The Applicant demonstrates financial capacity to pay the proposed rent

The Applicant demonstrates capacity to meet the financial obligations of operating from the site

10%

15%

Alignment to Council's Objectives

The Applicant demonstrates alignment with Council's objectives, including the Council Plan and any other relevant Policy or Strategy

10%

How to Apply

If you are interested in leasing 12-16 Peel Street Collingwood, please complete the following application and submit by the closing date.

Please ensure you have read the detailed [Expression of Interest Information Document](#) prior to commencing this application.

Timeline

Process

Date

EOI Opens:

Monday 18 May 2026 (09:00am)

Site Visit (*by appointment only*):

20 May 2026 between 10:00am and 3:00pm 27 May 2026 between 10:00am and 1:00pm

EOI Closes:

Monday 15 June 2026 (05:00pm)

Applicants shortlisted and interviews or if required, issue of a request for further information:

15-26 June 2026

Applicants are notified of the outcome pending delegate approval:

No later than 3 July 2026

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Outcome Confirmed:

Mid July 2026

Lease execution:

Early August 2026

Handover and Site Occupation:

Early September 2026

Questions?

For further information regarding this EOI process or to arrange a Site inspection please contact:

Georgia Kinna

Property Officer

yarrapropertyservices@yarracity.vic.gov.au

Applicant Information

* indicates a required field

Organisation Information

Organisation *

Organisation Name

Applicant ABN *

The ABN provided will be used to look up the following information. Click Lookup above to check that you have entered the ABN correctly.

Information from the Australian Business Register	
ABN	
Entity name	
ABN status	
Entity type	
Goods & Services Tax (GST)	
DGR Endorsed	
ATO Charity Type	More information
ACNC Registration	
Tax Concessions	
Main business location	

Must be an ABN.

Registered Address *

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Address

Address Line 1, Suburb/Town, State/Province, Postcode, and Country are required.

Organisation Phone Number *

Must be an Australian phone number.

Organisation Website

Must be a URL.

Contact Details

Applicant Contact *

First Name

Last Name

Position

Contact Phone Number *

Must be an Australian phone number.

Contact Email *

Must be an email address.

Referees

Please provide a minimum of 2 (two) referees

Referee 1 *

Individual

Organisation

Organisation Name

First Name

Last Name

Referee 1 Phone Number *

Must be an Australian phone number.

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Referee 1 Email *

Must be an email address.

Referee 2 *

Individual Organisation

Organisation Name

First Name

Last Name

Referee 2 Phone Number *

Must be an Australian phone number.

Referee 2 Email *

Must be an email address.

Referee 3

Individual Organisation

Organisation Name

First Name

Last Name

Referee 3 Phone Number

Must be an Australian phone number.

Referee 3 Email

Must be an email address.

Statement of Conflict

Will entering into an Agreement as a result of this EOI give rise to any real, potential or perceived conflicts of interest (including any relevant relationships) which require the Applicant's disclosure? *

If 'Yes' to the above provide the Applicant must disclose the conflict and strategy to manage it.

Response to Evaluation Criteria

* indicates a required field

Your proposal must address the following evaluation criteria:

What are the services your organisation proposes to deliver from the site? *

Who are the user groups of the services? *

How will the site be used, activated, and made accessible to the community? *

What is the total annual rent you are proposing? *

How will you contribute to the outgoings and day to day management of the site? *

How does your organisation align with Council's objectives and policies? *

Criteria Not Met

If the Applicant does not meet any requirements of this Expression of Interest, please provide details below.

Reason for Eligibility Requirement non-conformity

Supporting Documents

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* indicates a required field

You are now invited to **upload any supporting documents** that help demonstrate or substantiate your application. Supporting attachments may include:

- **Organisational information** Documents that provide background on your organisation, such as registration details, constitution, or governance and management structure.
- **Service delivery and community impact evidence** Materials that support your description of services and outcomes, such as program descriptions, needs analysis, evaluation reports, or letters of support.
- **Proposed use and activation of the site** Documents that support how you plan to use the premises, such as usage schedules, activation plans, or co-tenancy proposals.
- **Financial information** Documentation that supports your financial capacity, such as financial statements, budgets, cash flow forecasts, or a business plan.
- **Alignment with Council priorities** Statements or policies that support how your organisation and activities align with Council plans, strategies, and objectives.

Attach Support Material *

Attach a file:

Attach as many files as required

Before Submitting Your Application

* indicates a required field

Applicants Declaration

The Applicant declares that:

1. Other than any disclosure made in Criteria Non-Compliance, there are no areas of non-compliance in respect of the Applicant's response.
2. Other than any disclosure made in Conflict of Interest the Applicant does not have a conflict of interest or a potential conflict of interest in respect of the Applicant's response.
3. They have read, understood, and comply with the terms of the proposed lease agreement

Please confirm you agree with the above declaration *

- I agree and wish to proceed with submission of my application

Before you submit

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Please review your application carefully before submitting it. Once an application is submitted it cannot be changed.

Applications are not submitted until you hit the submit button on the final page of the application form.

If you have missed a required field or, you will not be able to submit your application. Any questions preventing you from submitting will be highlighted in red on the "Review and Submit" page of the application form.

If you do not receive a confirmation email, your application has not been received. Please check that all the required questions have been answered before attempting to submit again.

Once your application is submitted, you can return to <http://cityofyarra.smartygrants.com.au/> at any time to view or download it. A PDF version will also be emailed to you upon successful submission.