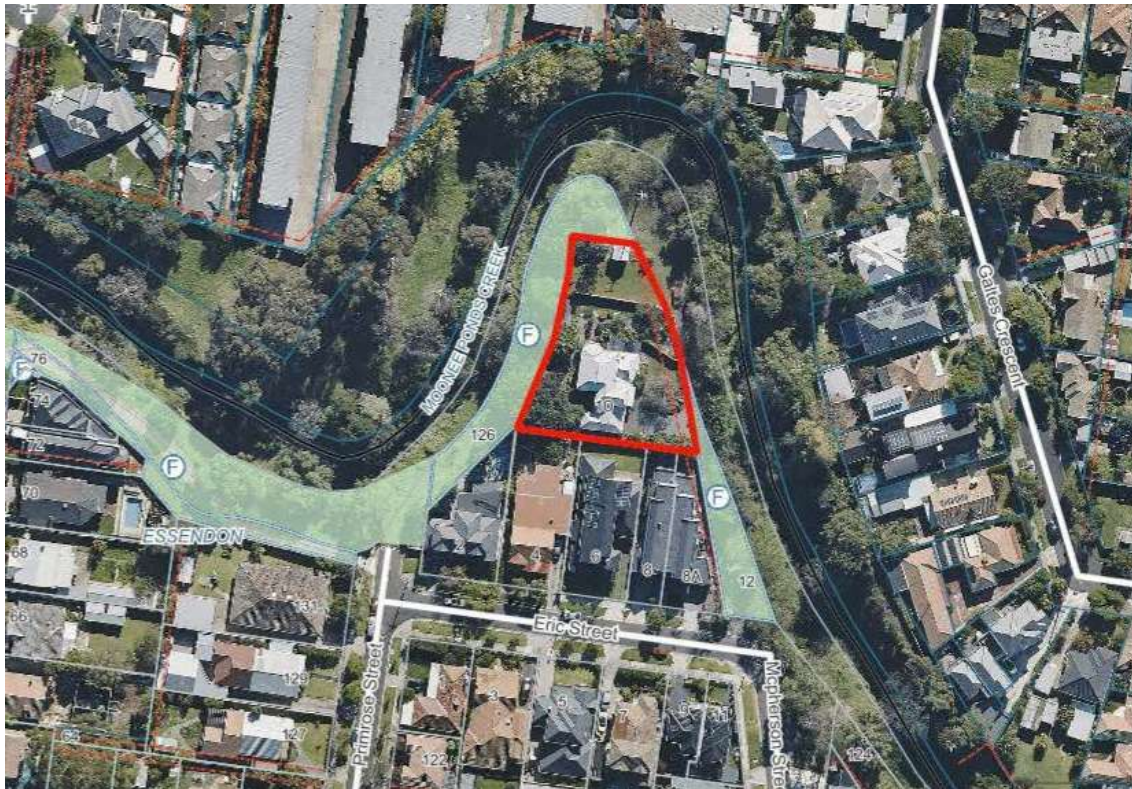


Community Consultation Report

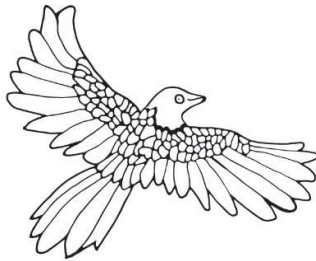
Property disposal – 10 Eric Street Essendon

July 2026



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Moonee Valley City Council respectfully acknowledges the Traditional Custodians of the land on which Moonee Valley is located – the Wurundjeri People of the Kulin Nation; and we pay respect to their Spirits, Ancestors, Elders and their Community Members past and present.

Council also extends this respect to other Aboriginal and Torres Strait Islander Peoples who call Moonee Valley home.

Artwork by Wurundjeri artist, Judy Nicholson

1 Introduction

Council owns 10 Eric Street, Essendon, VIC, 3040 under Certificate of Title Volume 10104 Folio 361. This property was purchased with the intention of exploring the opportunity to continue the shared path and linear park along Moonee Ponds Creek.

Further assessment of this property determined it is surplus to Council requirements, and that Council should commence the statutory process to dispose of the property, based on the findings below:

- Significant capital investment and intervention is required to convert the property to open space, with land purchases required further east of the property to integrate with existing active transport links.
- Construction of a boardwalk would be required, and this would reduce Moonee Valley City Council's tree canopy with potential adverse flooding impacts.
- Visibility, carparking and access constraints would require surveillance interventions to ensure the safety of users and local residents.
- There is no immediate community purpose for this property or strategic future value to justify it being retained by Council.
- The property has been vacant since July 2025.

At its meeting on 28 April 2026, Council resolved to commence the disposal process, in accordance with section 114 of the *Local Government Act 2020*, and to undertake community engagement before disposing the land.

2 Community engagement

Between 22 June and 19 July 2026, community members were invited to provide general feedback via email about Council's intention to dispose of 10 Eric Street. In particular, Council sought feedback about anything they may be unaware of, that could inform the decision-making process regarding the proposed disposal.

The valuation of the property and process for disposing of it, if endorsed by Council, were not within scope of this consultation.

Feedback received will be included in a report to Council to consider in relation to the disposal.

Participants were informed about the proposed property disposal and invitation to provide feedback via the project Your Say page (Appendix 6.1) and three social media posts near the start and end of the feedback period (Appendix 6.2).

3 Participation and reach

- Nine community members provided feedback about the proposed property disposal via email.
- 18 people commented on the proposed disposal via social media posts about the project.
- The online reach of the consultation included:
 - Your Say page engagement – 1,825 page views and 1,723 page visits, including 1,595 unique visitors to the page.
 - Facebook and LinkedIn reach – 11,331, including 3,257 clicks across three separate posts.

4 Findings

4.1 Email

As summarised below, feedback received from the nine email respondents regarding the proposed property sale included:

- A request for Council to proceed with its original intention to convert the property to open space, to enable the continuation of the Moonee Ponds Creek trail.
- A request to retain the property to expand green space along the Moonee Ponds Creek, and to lease or use the property as a community facility in the interim.
- Three requests for proceeds from the property sale to remain dedicated to active transport - instead of being returned to the Property Sales Reserve, with one respondent suggesting subdivision of the land to achieve this.
- Two proposed alternative uses of the property, including converting it to a neighbourhood house or using it for temporary rental accommodation for homeless people.
- A request for more detailed information about Council's assessment of the property and suggestion to develop the site for social housing for older, vulnerable residents.

- An expression of interest to buy 10 Eric Street, to avoid negative impacts of potential large-scale development of the site and preserve it as a green zone.

All email feedback is provided in full at Appendix 6.3.

4.2 Social media

Feedback received via 18 comments in response to Council's social media posts about the proposed property sale included:

- Four suggestions to make the space a [dog friendly] BBQ area or park/green space.
- An expression of concern about Council spending resident rates on a property without thorough assessment of the proposed path extension first.
- A query about a reduction in rates due to the proposed sale.
- A query about the impact of Melbourne Water's new flood map on the proposed property disposal.
- One resident critical of the property being purchased, but supportive of the sale and suggested the flood prone land could be used for a Telstra Tower.
- One resident generally supportive of the proposed sale.
- General comments between respondents.

5 Conclusion

Although only a small number of community members provided feedback regarding the proposed disposal of the property at 10 Eric Street Essendon, it is evident through considerable engagement with the Your Say page and broad social media reach that a large number of people were aware of the consultation.

The feedback received will inform Council's consideration of the proposed property disposal, which will be communicated to residents.

5.2 Social media posts

25 June 2026

Post	Facebook		Linkedin	
	Clicks	2,726	Clicks	162
	Comments	16	Comments	1
	Impressions	17,163	Impressions	3,221
	Link Clicks	1,135	Reach	2,253
	Reach	8,877	Reactions	4
	Reactions	16	Shares	0
	Shares	1		

16 July 2026

Post	Facebook	
	Clicks	369
	Comments	1
	Impressions	4,013
	Link Clicks	184
	Reach	2,454
	Reactions	4
	Shares	0

5.3 Email feedback

Respondent 1

I am very disappointed to hear of Council's proposal to dispose of 10 Eric Street, Essendon.

For more than 30 years I have regularly used the Moonee Ponds Creek Trail and have been waiting for the final missing link to be completed. I have always expected that this section would eventually be delivered with a boardwalk, similar to the one that already exists at the end of Montague Street in Moonee Ponds, providing a continuous off-road route along the creek.

While I acknowledge that construction of a boardwalk may require the removal of some trees, I believe this impact could be appropriately mitigated through substantial replacement planting at 10 Eric Street and along other sections of the creek. The environmental impact should be carefully weighed against the significant long-term benefits of completing this important piece of active transport infrastructure. Completing the final gap in the trail would create a continuous off-road walking and cycling route, improving safety by removing the need for users to navigate local streets, encouraging more people to walk and ride, promoting healthier lifestyles, and supporting Council's objectives to increase active transport and reduce car dependence.

Once this land is sold, the opportunity to complete the trail may be lost forever. Retaining the property preserves Council's ability to deliver this important community asset.

I respectfully ask Councillors to reconsider the proposed sale of 10 Eric Street and retain the land to enable the future completion of the Moonee Ponds Creek Trail. This would be a lasting investment in the health, safety and wellbeing of current and future generations.

[Name and phone number: REDACTED]

Respondent 2

Your Say 10 Eric Street

Please do not dispose of 10 Eric Street. Whilst it may not be useful for extending the Moonee Ponds Creek shared path, it is still very valuable space as part of the creek corridor. When the reimagining Moonee Ponds Creek gets to that section, as it is inside a curve, it will be most useful to expand the green space as has been done in Stage one of the creek rejuvenation.

If the building is considered too valuable to demolish in the short term, the rear portion of land should be kept for use as creek space. Do not sell the property; Please retain it and rent or lease the house until work can be done on the creek. Or use it as a community facility. Merri Bek Council are buying up creek side properties to expand the creek corridor; Please team up with them and keep this land in public ownership.

Regards [Name and phone number: REDACTED]

Respondent 3

Dear Moonee Valley City Council,

I am writing to provide formal feedback on the proposed disposal of 10 Eric Street, Essendon. I support the decision to dispose of the property, given that the cost to join the two sections of the Moonee Creek Trail via this property would be disproportionate to the likely benefit. However, I strongly oppose placing the sale proceeds into a general Property Sales Reserve.

The property was originally acquired to support active transport infrastructure. For that reason, the proceeds from its sale should remain dedicated to active transport, rather than being redirected into a general reserve. If the sale achieves the expected price of approximately \$2.7 million, this would represent a significant opportunity to accelerate pedestrian and shared path improvements across Moonee Valley.

This funding could substantially increase Council's FY26/27 allocation for "Pedestrian and Shared Path Improvements" and help deliver projects that would provide substantial community benefit. These could include closing missing links, improving crossings, upgrading shared paths, and creating safer connections to public transport, schools, shops, and community facilities.

Council has set a 2030 goal for more than half of community trips to be made by active or low-emissions public transport. Achieving this will require more than maintaining the existing network. It will require targeted investment in a safe, connected, and practical active transport network that can operate alongside the public transport and road networks.

To maintain transparency and honour the original purpose of the acquisition, I request that the proceeds from the sale be placed in a dedicated fund within the Capital Works Reserve. This fund should be clearly identified as being for active transport purposes, such as an "Active Transport Fund" or "Shared Path Improvements Fund."

Thank you for considering this feedback.

Regards [Name and suburb: REDACTED]

Respondent 4

Dear Moonee Valley City Council,

I am writing to formally submit feedback regarding the council's proposed sale of the property located at 10 Eric Street, Essendon.

Given this property was originally acquired with the strategic intention of exploring opportunities to extend the shared path and linear park network along the Moonee Ponds Creek corridor, it is vital the strategic intent behind the initial purchase is not lost.

To ensure transparency, community benefit, and continuity of council goals, I strongly urge that all funds generated from the sale of 10 Eric Street be strictly ring-fenced and earmarked for reinvestment into active transport infrastructure and local parks/urban greening initiatives.

Allowing these proceeds to be absorbed into general revenue in the Property Sale Reserve risks diluting Council's original intention of the purchase aligned with council plans and long-term strategic goals, e.g. MV2040, 50% of trips taken by public and active transport by 2040, canopy targets, etc. This ensures that Essendon and the broader Moonee Valley community receive lasting improvements in line with the city's strategies and commitments.

To guarantee transparency, I request that the proceeds be moved into a dedicated, audited Capital Works Reserve specifically named with the intention, such as "Active Transport" and "Investment/Connections/Missing Links" and "Linear Park Improvements" or "Parks and Greening". This will allow the community to trace exactly how the funds are drawn down for in subsequent annual budgets.

If the council proceeds with this sale, it must demonstrate a net-positive impact on the municipality's active transport and tree canopy targets. Moonee Valley City Council has clear strategic commitments to increasing public and active transport trips and improve parks and greening. The loss of potential linear parkland at 10 Eric Street requires an equivalent, high-quality intervention nearby such as accelerating the rollout of municipal-wide active transport corridors and urban cooling initiatives.

Because 10 Eric Street sits adjacent to the Moonee Ponds Creek corridor, any proceeds from this sale should be prioritised for resolving existing active transport bottlenecks, safety hazards, or missing path connections within the immediate Essendon/Strathmore vicinity. Selling a strategic land asset without an immediate plan to fix nearby active transport infrastructure deficits leaves the local community at a disadvantage.

Adding new links to existing active transport corridors with protected riding lanes and wider footpaths coupled with canopy coverage/urban cooling is sometimes called 'network scaling', taking a linear asset and making over time, incrementally, into a web or mesh. I would be supportive of this and note council's \$2.7M asking price goes a very long way with active transport investment.

Furthermore, the sales process itself should prioritise sustainable outcomes aligned with the strategic intentions of the purchase. I urge Council to incorporate strict sustainability and urban greening criteria into the sale conditions or development design guidelines for the site ensuring that whatever replaces it maximises deep-soil planting, protects local canopy, and adheres to best practice and environmental standards.

Thanks for your time in consideration of outcomes for the sale of 10 Eric St.

Regards, [Name and suburb: REDACTED]

Respondent 5

Regarding the sale of 10 Eric Street, I would like to know:

1. What is the alternative active transport improvement to Moonee Ponds Creek Trail after the sale of 10 Eric Street?
2. Why would this money be allocated to a general fund rather than an active transport fund if Eric Street was purchased to improve active transport?
3. Have the council considered subdividing the land to reduce the garden size and provide land for a path, while selling the home to bring it back into the general housing stock, and subsidising the other work to improve Moonee Ponds Creek Trail?

Kind regards, [Name and address: REDACTED]

Respondent 6

Hello,

I am writing in relation to the planned property disposal at 10 Eric St, Essendon.

The limited information provided to the community states that there is no immediate community purpose for this property or strategic future value to justify its retention.

I am wanting to understand whether the option of converting the property to a neighbourhood house was explored as part of this assessment. Currently the only neighbourhood houses in Moonee Valley are in the southern part of the municipality, leaving a large gap in the provision of programmed activities that support local community connection. This is in stark contrast to other municipalities such as Boroondara and Brimbank, who each have 11 services affiliated with Neighbourhood Houses Victoria serving a much greater proportion of their residents.

If continued ownership of this property would not help facilitate a long-term cycling link then I am comfortable with other potential neighbourhood house locations being explored.

Kind regards, [Name: REDACTED]

Respondent 7

We are currently in a housing crisis.

I would like to see this property utilised to assist homeless people with pets and/or children by offering them temporary accommodation for 6 months. There would need to be rental contracts drawn up to stipulate strict tenancy rules (behaviour of tenants, their pets and children with the tenant being responsible for cleaning up after their pets/children and any damage occurring as a result of the tenant, pet or child which would require utilisation of their bond for repairs will result in eviction in 14 days unless the lead tenant (someone like myself) is willing to accept payment of another bond by the tenant in question (if the damage was accidental and unlikely to occur

again), and therefore, a bond must be payable by all tenants (except the lead tenant), and a weekly or fortnightly rental payment agreement covering rent, utilities, internet access, plus stipulation of the fact that the tenant must vacate by a specific date and must be actively searching for long term accommodation and provide proof of same (and the need to vacate can only be extended IF there is an existing vacancy at that time (nobody on a waiting list), they still meet the tenancy criteria, they have abided by all tenancy rules and are deemed to be good tenants). I would be happy to be a lead tenant and could create a not for profit or charitable organisation to cover this venture so that eventually, we could seek donations to hopefully buy the property from council. But in the beginning, would need to rent it, hopefully at a subsidised rate. As lead tenant, I would be involved in tenant selection (along with council property team), and the potential exists to lease out 3 upstairs bedrooms and the studio to tenants (who are homeless and have pets and/or children).

This would generate a weekly or fortnightly income and the rental portion of 25% of income would go straight to council. Bonds paid would need to be held in trust. 50% of a paid bond can be retained to cover cleaning costs when a tenant vacates. This would be stipulated in the rental agreement. As lead tenant, I would be managing the property on a day to day basis and be the point of contact for the property team at council.

Bond and rent to be assessed on people's income and assets, and subject to re-appraisal every 3 months or sooner of a tenant starts or stops working. Tenants who stop working without a valid reason (retrenched, business closed, etc), such as not wanting to work, etc, will be in breach of their rental agreement and would need to vacate in 14 days. Tenants found to be in breach (i.e. not declaring all their employment income, etc), would also be in breach. Any breach means eviction in 14 days from the breach.

Anyone whose health declines so they start to or actually lose mobility, must move to another more suitable residence within 30 days, such as aged care or other similar organisation, as tenants MUST be physically independent due to the property constraints (bedrooms are upstairs), and the fact that this temporary housing is for people with pets and/or children, and if a tenant becomes immobile, nobody else at the property is able to take over caring for and being responsible for your pets and/or children...so tenants in that situation would need to make alternate arrangements.

Just an idea....as a not for profit or charity, hopefully I can fundraise to buy the property, but this will take time.

So leasing it is the only way it could move forward in the beginning.

[Name: REDACTED]

Respondent 8

Dear Council

This information provided by Council on the assessment of the property is not sufficiently detailed with which a community member can make an assessment. While broad claims are made about costs, flood risk and tree canopy impacts are noted, no evidence has been produced that option feasibility by suitably qualified Council officers or consultants was undertaken. If Council bought the property for a reason, leaving a high quality home vacant for a long period in doing so, it should demonstrate what due diligence it has undertaken and has not done so.

If Council does not wish to retain this unique landholding for community benefit as open or recreational space, then it can provide exceptional community benefit by partnering with a social housing provider to develop a small housing development which would be particularly suitable to older vulnerable residents, many of whom leave in poor quality rentals across from the property on Moreland Road.

[Name and suburb: REDACTED]

Respondent 9

Hi, I live at [address redacted] and have owned the property for 20 years. I am very interested to purchase 10 Eric Street, to ensure the large-scale multiple occupancy developers don't ruin the ecological and community benefits of this location. I am aware of the offers of large-scale development of this site, that would have impacted both the utilities, ecology and utilities servicing this location. Can I please discuss this disposal of this site asap, as I would like to purchase it from the council to ensure this stays as a green zone.

Thanks [Name: REDACTED]

Moonee Valley Language Line

العربية	Arabic	9932 1471	Ελληνικά	Greek	9932 1474	Español	Spanish	9932 1477
廣東話	Cantonese	9932 1472	Italiano	Italian	9932 1475	Türkçe	Turkish	9932 1478
Hrvatski	Croatian	9932 1473	Somali	Somali	9932 1476	Tiếng Việt	Vietnamese	9932 1479

All other languages 9932 1480

National Relay Service 13 36 77 or relayservice.com.au