

# Capital Works Program 2019–20

Third Quarter Report



Above: Altona Meadows Community Park public toilets





Above: Stevedore Street, Williamstown – Beautification works



Above: Fresno Street, Altona – Carpark and footpath works

# 1. INTRODUCTION

This quarterly report is for the period of 1 January to 31 March 2020 and reports on the delivery of the Hobsons Bay City Council 2019-20 Capital Works Program.

The purpose of the report is to provide Council with a progress update for the third quarter 2019-20 Capital Works Program. This report provides a summary of activity during the period January to March 2020, including expenditure, major achievements and project challenges. The information contained within this report is made available for the community on Council's website.

Previous quarterly reports can be accessed at  
**[www.hobsonsbay.vic.gov.au/currentprojects](http://www.hobsonsbay.vic.gov.au/currentprojects)**

## 2. 2019–20 CAPITAL WORKS

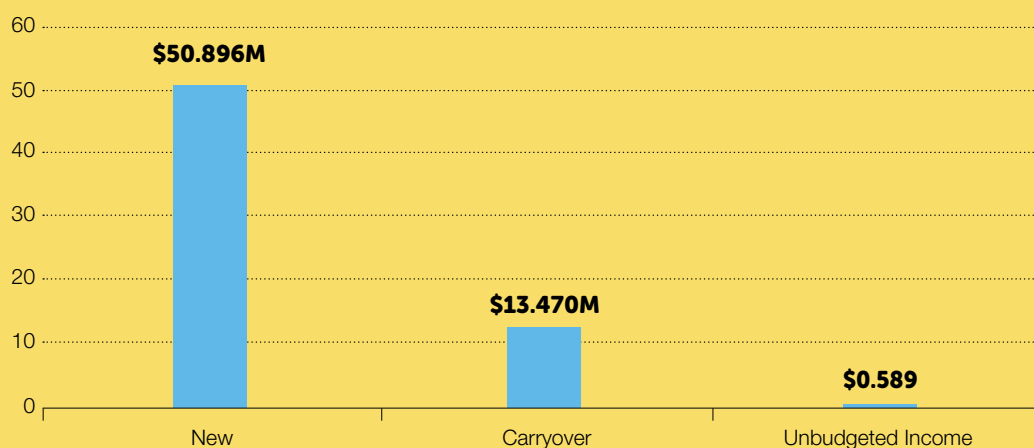
### Program Overview

On 25 June 2019, Council adopted the 2019-20 Capital Works Program, an investment of \$60.135 million. This included \$50.896 million of current year new works and \$9.239 million associated with works carried over from the previous year, as reported in March 2019.

In August 2019, the budget associated with carryover works was revised from \$9.239 million to \$13.47 million. As at 31 March 2020, \$36.619 million of the capital budget has been spent. This represents 57 per cent expenditure against the \$64.366 million of the Capital Works Program budget. Additionally, \$19 million or 29 per cent of the Capital Works Program budget is currently committed.

Unbudgeted income of \$0.589 million was received, and therefore, the total 2019-20 Capital Works Program Budget is \$64.955 million, as shown in the graph below.

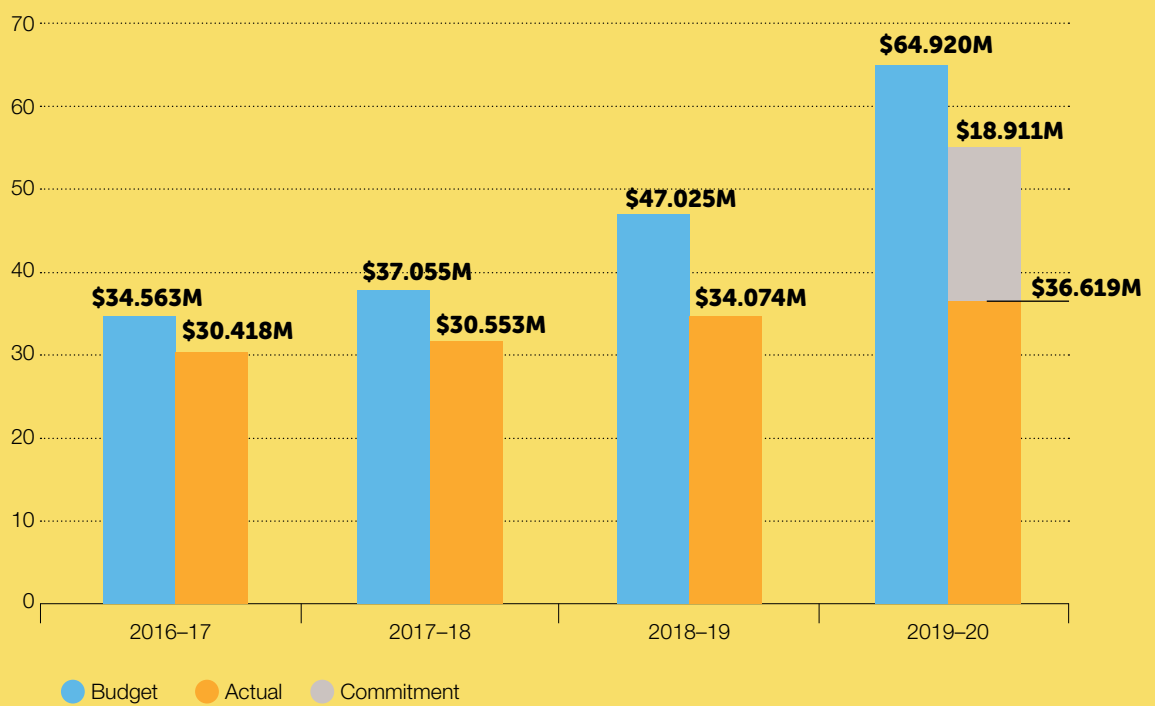
FY2019-20 Capital Works Program Budget \$64.955 million  
= New + Carryover + Unbudgeted Income





The following graph shows the budget versus the amount that was spent for the four financial years from 2016-17 to 2019-20.

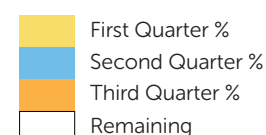
Capital Works Program Budget vs Actual  
FY1617 to FY1920



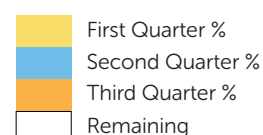
# 3. CAPITAL PROGRAM EXPENDITURE

As of 31 March 2020

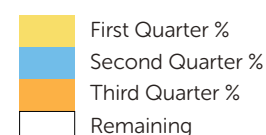
	Total new forecast 000s	Total spent 000s	Percentage expended every quarter at end of Q3 for FY2019–20	Status
<b>Bridges</b>				
Bridge Renewal Program	292	252	31% 55%	Implementation
<b>Buildings</b>				
Altona Sports Centre Extension	2,688	1,917	15% 23% 33%	Implementation
Bayside College Paisley Sports Campus Redevelopment	3,325	1,668	1% 29% 40%	Implementation
Bayside College Williamstown Campus Sports Redevelopment	3,280	1,592	18% 30%	Implementation
Building Renewal Program	10,032	4,495	5% 15% 25%	Implementation
Dennis Reserve - Master Plan Implementation	1,300	54	1% 2% 2%	Plan & Design
Digman Reserve Master Plan Implementation	2,485	1,484	3% 19% 38%	Implementation
Early years Altona/Seaholme	25	15	1% 60%	Complete
Greenhouse Strategy Program	184	113	29% 8% 25%	Implementation
JT Gray Reserve New Pavilion	150	46	9% 18% 4%	Plan & Design
Newport Community Hub	191	177	1% 70% 22%	Complete
Pavilions Minor Works	4	4	100%	Complete
Public Toilet Program New	467	21	2% 2%	Plan & Design
Public Toilets Renewals/Upgrade	204	204	17% 83%	Complete
Williamstown Mechanics Institute	254	252	68% 20% 11%	Complete
<b>Car Park</b>				
Car Park - Various	494	478	73% 23% 1%	Complete
Car Park Renewal Program	305	274	1% 2% 86%	Implementation
<b>Cultural</b>				
Cultural Assets Renewal	65	6	9%	Plan & Design
<b>Drainage</b>				
Drainage New and Upgrade Program	2,720	507	1% 8% 9%	Implementation
Drainage Renewal Program	1,472	276	1% 18%	Implementation
Pit Upgrade Program (industrial and main roads)	80	79	99%	Complete
<b>Foreshore</b>				
Foreshore Remedial Program	4,345	4,249	10% 65% 23%	Implementation
Foreshore Renewal Program	720	44	1% 5%	Plan & Design
<b>Heritage</b>				
Heritage Interpretation Signage	68	23	7% 12% 15%	Implementation
<b>I.T.</b>				
Buildings	500	251	50%	Implementation
IT Strategy Implementation	781	368	8% 27% 13%	Implementation



	Total new forecast 000s	Total spent 000s	Percentage expended every quarter as at end of Q3 for FY2019–20	Status
<b>Lighting</b>				
Park Lighting Upgrade	86	23	2% 21% 3%	Implementation
Street Lighting	256	123	2% 14% 33%	Implementation
<b>Open Spaces</b>				
Altona Meadows - Community Park	167	167	1% 55% 33%	Completed
Better Places - City image and place making program	901	153	5% 11%	Plan & Design
Biodiversity Strategy	221	84	17% 21%	Implementation
Community Parks Upgrade	831	391	3% 12% 32%	Implementation
Epsom Street - Curlew Park	1,743	1,733	34% 42% 23%	Completed
Fencing Renewal Program	50	19	27% 11%	Implementation
Irrigation Upgrades	225	5	1% 2%	Plan & Design
Open Space Enhancement and Access Package - Croft Reserve Master	220	95	18% 19% 6%	Implementation
Open Space Enhancement and Access Package - Donald McLean Reserve	2,600	1,793	2% 11% 56%	Implementation
Open Space Enhancement and Access Project - Brooklyn	1,071	296	12% 15%	Implementation
Open Space Renewal	903	598	7% 49% 3%	Implementation
Open Space Upgrades	1,336	755	32% 4% 21%	Implementation
Playground Renewal	653	220	4% 11% 19%	Implementation
Playground Upgrades	98	37	26% 3% 9%	Implementation
Stevedore Street Beautification Program	547	293	22% 31%	Implementation
Truganina Explosives Reserve Masterplan	90	10	11%	Implementation
Williamstown Botanic Gardens Master Plan Implementation	590	502	43% 21% 21%	Implementation
<b>Recreation</b>				
Coastal Management Plan - Development	60	10	17%	Plan & Design
Cricket Practice Nets Renewal Program	25	1	2%	Plan & Design
HD Graham Reserve Sport Facility Development	150	38	25%	Plan & Design
Pavilions Minor Works	28	6	21%	Plan & Design
Recreational, leisure and community facilities	324	55	7% 10%	Plan & Design
Sports Ground Floodlighting	808	382	14% 16% 17%	Implementation
Sporting Ground Redevelopments - planning various site	38	38	83% 9% 8%	Completed
Tennis Needs - Assessment	102	82	48% 15%	Implementation
Sporting Grounds - Williamstown Cricket	70	6	8%	Plan & Design



	Total New Forecast 000s	Total Spent 000s	Percentage expended every quarter as at end of Q3 for FY2019–20	Status
<b>Roads</b>				
Road Rehabilitation Altona Road	104	27	3% 3% 20%	Implementation
Road Rehabilitation Hudsons Road	101	49	49%	Plan & Design
Road Rehabilitation Merton Street	343	298	61% 25%	Implementation
Road Rehabilitation Program - various sites	2,554	1,287	6% 34% 10%	Implementation
Road Rehabilitation Program - Minor Works	614	614	28% 35% 37%	Completed
Road Resurfacing Program	1,228	1,075	21% 67%	Implementation
Vibrant Villages Program	197	70	10% 17% 8%	Plan & Design
<b>Signage</b>				
Wayfinder Signage	95	76	3% 77%	Completed
<b>Traffic</b>				
Safe Travel to Schools Program	162	36	20% 1%	Implementation
Street Lighting Investigation and Improvement	50	41	37% 45%	Implementation
Traffic Calming Devices Renewal Program	25	25	100%	Completed
Traffic/Road Safety/Pedestrian Safety Program	1,082	459	21% 10% 12%	Implementation
Vulnerable Road User Road Safety Program	230	84	3% 19% 16%	Implementation
<b>Trees</b>				
Elm Tree Management	55	29	52%	Implementation
Tree Planting Program	310	235	31% 23% 22%	Implementation
<b>Vehicle</b>				
Vehicle Plant Replacement Program	1,050	964	8% 45% 38%	Implementation
<b>Waste</b>				
Waste Management Program	2,369	2,369	37% 63%	Completed
<b>Pathways</b>				
Footpath New Program	348	317	1% 63% 27%	Implementation
Footpath Renewal Program (Road reserve and parks)	298	296	12% 87%	Completed
Footpath Renewals - Various	77	77	70% 14% 16%	Completed
Footpaths and cycleway - Various	249	24	4% 6%	Implementation
Kororoit Creek Development	551	303	2% 27% 26%	Implementation
Shared Trail Upgrade - Various	461	157	4% 3% 27%	Implementation
Shared Trails Design and Investigation	62	10	1% 8% 7%	Plan & Design
Skeleton Creek Shared Trails Upgrade	1,165	301	8% 16% 2%	Implementation
<b>Libraries</b>				
Library Collections	900	558	26% 21% 15%	Implementation
Library Furniture/Fitout	70			Plan & Design
Library IT Equipment Upgrade	228	41	13% 5%	Implementation
Library Management System Upgrade	210			Plan & Design
Library Signage	30			Plan & Design
<b>Sustainability</b>				
Greenhouse Strategy Program	225	31	14%	Plan & Design
<b>Grand Total</b>	<b>66,063</b>	<b>36,618</b>		





## 4. KEY PROJECT HIGHLIGHTS/ACHIEVEMENTS

### Cherry Lake Ward

#### Open Space Enhancement Brooklyn Reserve, D.N. Duane Reserve and Rowan Avenue Reserve

The Victorian Government has partnered with Hobsons Bay City Council to deliver a package of improvements to the sporting facilities and recreational spaces in areas near the West Gate Tunnel Project. The enhancement works at Brooklyn, Rowan Avenue and D N Duane Reserves include the installation of new play equipment, new walkways and a new public toilet at Brooklyn Reserve. The construction and installation of equipment is progressing well and it is anticipated that the works will be completed by the end of May 2020.

Lighting for the two links between Cypress Avenue and the Federation Trail are complete.



Above: Rowan Avenue Reserve, Brooklyn



Above: Bollard Lights, Brooklyn

#### Altona Tennis Club car park and Cherry Lake shared path connection

Works are complete on the upgrade of the Altona Tennis Club car park on Fresno Street which also included a much needed footpath connection between Fresno Street, and Cherry Lake Shared Path. The car park features 34 parking spaces, including one disabled parking bay.



Above: Fresno Street, Altona - New footpath connection and new car park - before and after photos

## Cherry Lake Ward

### Paisley Park Soccer Complex - family friendly upgrades

Works to the Paisley Park Soccer Complex are nearing completion. The works include family friendly upgrades to amenities and umpire facilities, upgrades to the public amenities and the addition of a fifth change room area as well as ESD initiatives. Works will be completed by April 2020.



Above: Paisley Park Soccer Complex - family friendly upgrades

## Strand Ward

### Fearon Reserve Lacrosse Pavilion

The upgrade works to Fearon Reserve Lacrosse Pavilion included the construction of a new umpire's change room and compliant DDA change room, replacement of the veranda, weatherboards, social room floor boards, and painting throughout. The works also comprised the installation of floor insulation and "smart glass" windows, and the painting of the roof with a "cool roof" product to improve the energy efficiency of the pavilion. The project was completed in February 2020.



Above: New social room sub floor, floorboards, lighting.



Above: Before photo of Fearon Reserve Lacrosse Pavilion (15 September, 2019)



Above: Fearon Lacrosse Pavilion once completed (28 February 2020)

### Douglas Parade and Ferguson Street, Williamstown – Beautification Works

Works are complete on a series of beautification works along Douglas Parade and Ferguson Street, Williamstown. The works have tidied up the streetscape and helped improve the amenity of the area, which included new asphalt footpaths, replacement of existing streets trees with a more appropriate species, porous paving around trees, replacement of ground markers to assist people with sight difficulties and construction of bluestone borders around trees.



Above: Prior to new footpath works on Douglas Parade, Williamstown



Above: New footpath works on Ferguson Street, Williamstown



Above: New footpath works, bluestone and porous paving on Douglas Parade, Williamstown.

## Strand Ward

### Bayside College Paisley Pavilion, Sportsground and Floodlighting

The works at Bayside College Paisley comprise of a new pavilion, two sporting grounds and floodlighting. The new rugby, cricket and AFL fields at Bayside Paisley are nearing completion with all of the subgrade works completed and the remainder of the turf currently being installed. One of the rugby fields is already complete with the remainder of the turf to be installed by April 2020. A 150,000l in-ground tank to catch and reuse subsurface irrigation water has also been installed.

The new sports pavilion is on track for completion by May 2020. It is nearing lock up stage with the windows installed, roof in place and external cladding well under way.

A visit for 40 VCAL teachers and students studying carpentry at Bayside Paisley also organised with the builder. This provided the students an opportunity to understand the building process and see firsthand works in construction.



Above: Final turf installation in progress at Bayside Paisley Field (25 Mar 2020)



Above: One completed rugby field at Bayside Paisley



Above: A photo taken in mid-February, showing the in-ground tank for water capture and reuse, with the field and pavilion in the background.



Above: Bayside Paisley Pavilion as of 24 March 2020



## Wetlands Ward

### Altona Meadows Community Garden public toilet

A new public toilet was completed and opened to public in December 2019 at Altona Meadows Community Park.

The toilet features two accessible cubicles with baby change tables and automated door access which allows the toilet door to be locked automatically overnight.



Above: Altona Meadows Community Garden public toilet

## Wetlands Ward

### Homestead Run Open Space and Parks Upgrade

The Homestead Run and Barry Jones Reserve floodlighting upgrade and installation of fitness station were completed in September 2019. The floodlighting upgrade included 12 new light poles at Homestead Run Reserve, five light poles to Barry Jones Reserve, new bollard lighting to the community centre carpark at Homestead Run Reserve. Two new fitness stations were also installed at Homestead Run Reserve.



Above: Homestead Run and Barry Jones Reserve floodlighting upgrade



Above: Homestead Run Reserve fitness stations

## 5. KEY PROJECT CHALLENGES

### Altona Green – New Floodlighting

Two new floodlight poles will be installed at Altona Green on the eastern side of the oval. As part of ongoing energy efficiency initiatives these poles will have included LED light fittings.

Due to the Coronavirus pandemic, the contractor has advised of a delay with the delivery of the light poles from China. At this point the poles are expected to arrive in Australia in late April 2020. The structural footings and majority of the electrical works have been completed in readiness for the delivery of the poles.



Above: Altona Green light pole footings



### **Millers Road Outfall Works – Seves Street Flood Mitigation Works**

Challenges during the installation of drainage in Seves Street, Altona included the working around high tides, the sand, rock and clay excavations and protecting existing trees.

Hammering out and removal of existing rock and sand, together with high tide has caused both pavement and kerb and channel disturbance. As a result kerb and channel, will be replaced on both sides of Seves Street. These works were budgeted for in the design stage and included as a provisional item for these works.

Seves Street resurfacing works are included as part of this project and are planned for completion by May 2020.



Above: Millers Rd Outfall Works – Seves Street Flood Mitigation Works



## 6. MAJOR PROJECTS UPDATE

### **New Pavilion works at Donald McLean Reserve, Spotswood, JT Gray Reserve, Williamstown and WLJ Crofts Reserve, Altona North**

Concept designs have been established for each of the three new pavilions to be constructed at Donald McLean Reserve in Spotswood, JT Gray Reserve in Williamstown and WLJ Crofts Reserve in Altona North. These concepts have been developed following engagement with the sporting clubs and design workshops with the design and construction contractor. Tennant clubs have recently commenced cleaning up and decanting will continue through April 2020 in preparation for demolition works. Construction of the new W H Couch Pavilion at Donald McLean Reserve to commence in June 2020, followed by the Crofts Reserve Pavilion then the J T Gray Reserve Pavilion.

### **Sportsground Redevelopment, Donald McLean Reserve, Spotswood**

Works are substantially complete with the exception of the erection of eight new goal posts and two coaches boxes, which will be installed over the coming weeks.

Grass has been established on the east oval and maintenance works including rolling, fertilising and mowing are being carried out until the end of May.

Fencing around the new water tank is also complete. Both ovals will receive lighting upgrades from February 2020.



Above: East Oval Donald McLean Reserve



Above: Fencing Around water tank Donald McLean Reserve

The installation of new sportsground floodlighting at Donald McLean Reserve is progressing with all pad footings for the seven light poles across both ovals in place. Ground boring for the power cables on the East Oval is scheduled for late April. The light poles have arrived on site, however the light fittings are delayed due to the current COVID-19 implications on supplies.



Above: Pad footing Donald McLean Reserve



Above: Light poles Donald McLean Reserve

## FY2019-20 Capital Works Program Carryover from FY2018-19 – Status summary report as at 31 March 2020

<b>Project</b>	<b>Carryover \$</b>	<b>Status as at end of 3rd Quarter (31 March 2020)</b>
JT Gray Reserve new pavilion	2,600,000	Engagement with the tenant clubs has been undertaken to achieve the completion of the J T Gray Pavilion concept plan. Design development progressed in preparation for demolition to be undertaken in early June followed by construction commencement.
Altona Civic Centre, Customer Service and Community Meeting Space	1,250,000	Works are progressing as planned. Components of the works program have been brought forward as a result of the reduced number of staff working within the Altona Civic Centre due to the COVID-19 working from home requirements.
Bayside College Paisley Sports Campus Redevelopment - sports ground and floodlighting	835,000	Project complete.
Shared Trails Kororoit Creek (Stage 3 and Stages 4 and 5 design only)	640,000	<p>Shared Trails Kororoit Creek (Stage 3 ) – Tender for the viewing platform was closed on 20 March and no submissions were received. Retendering of works is in progress.</p> <p>Shared Trails Kororoit Creek (Stage 4 and 5) – Design submitted to Melbourne Water for approval in order to go ahead with detailed design, which is to be completed by end of June 2020.</p>
Bent Street Altona - vehicle maintenance ramp	600,000	Project complete.
Foreshore Renewal Program Seaholme PA Burns Reserve	600,000	Project complete.
Skeleton Creek Shared Trails Upgrade (Point Cook Road to St Anthony's Court Seabrook)	450,000	Construction under way with planned completion by April 2020.
Armstrong Reserve Stage 1	430,000	Construction work commenced in early March 2020 and is expected to be completed by June 2020.
Fearon Reserve Lacrosse Building	430,000	Project complete.

<b>Project</b>	<b>Carryover \$</b>	<b>Status as at end of 3rd Quarter (31 March 2020)</b>
Altona Golf Course - Box Lacrosse	400,000	Project complete.
Millers Road Altona - Pedestrian Ramp	400,000	Project complete.
Altona Meadows Community Garden and Park	305,000	Project complete.
Drainage New and Upgrade - Plan and Design and Investigation - Various Sites	300,000	Project complete.
Newport Community Hub	275,000	Power upgrade completed. The acoustic works for the music room are in detailed design phase and is planned for completion by June 2020.
Nelson Place Street Lighting	250,000	Lighting design and engagement is under way and waiting for approval from Jemina. Expected completion by end of June 2020
Edwards Reserve	230,000	The tender for construction works for the play space upgrades is in progress. Works planned for completion by end of June 2020.
Parramatta Street, Williamstown	220,000	Project complete.
Douglas Parade Crossing	200,000	Street lighting works to commence in April 2020. Procurement is underway for crossing works with construction to start after lighting works are completed.
Esplanade Williamstown - Pedestrian Improvements	200,000	Project complete.
Hudsons Road, Spotswood	200,000	All investigative works were completed in February 2020. Detailed design is now under way.
Langshaw Reserve	200,000	Project complete.
Williamstown Activity Centre	190,000	Preliminary investigations for service connections are under way and awaiting for the agreement of land acquisition from Parks Victoria for demolition and rebuild of Burgoyne Reserve Public Toilet.
Energy Efficiency Program	190,000	Design is continuing for construction to commence in May 2020.
JK Grant Reserve	180,000	Project complete.
Shared Trails Point Cook Rd (Shane Avenue to Catherine Road)	180,000	Procurement in progress for works to begin in June 2020 for a completion by late June 2020.
Paine Street Laneway	170,000	Three submissions have been presented to a Ward Councillor Briefing on 17 March. Design contract to be awarded in April 2020.



<b>Project</b>	<b>Carryover \$</b>	<b>Status as at end of 3rd Quarter (31 March 2020)</b>
Stevedore Street Beautification Works	160,000	All works to be completed by April 2020.
Epsom Street Project (Laverton)	150,000	Project complete.
Craig Street Reserve	140,000	Project complete.
Williamstown Botanic Gardens Master Plan implementation	140,000	Project complete.
38 to 138 Osborne Street, Williamstown Kerb and Channel Realignment	100,000	Project complete.
Millers Road Outfall Works (services alteration)	100,000	Works commenced in February with all drainage in Seves Street between the Esplanade and Queen Street are completed. Works from Queen to Blyth and then to Railway Street South is now under way.
ICT Strategy and Infrastructure	100,000	Works have commenced and are scheduled for completion in June 2020.
Library Management System upgrade	100,000	Project commenced in March. Data has been migrated to populate the test database. Profiling workshops to commence in April 2020. Training to be completed in May and the system is expected to go live on 25 June 2020.
Municipal Wayfinding Signage	90,000	Project complete.
113 Hannah Street, Williamstown - rear laneway re-sheet for surface drain	70,000	Project complete.
Altona Road - Road Bridge	70,000	Project complete.
Altona Boat Ramp Foot Bridge	60,000	Project complete.
Homestead Run	60,000	Project complete.
Williamstown Life Saving Club -Feasibility Study and Design	60,000	Project complete.
Rennie Street, Williamstown (Stevedore Street to John Street)	60,000	Concept design completed.
Fleet Management - Behavioural Analysis	45,000	No longer required as the objectives of the project have been achieved via a different approach.
Sargood Street (opposite RSL) - Asphalt Resurfacing of Carpark	40,000	Project complete.
<b>Total</b>	<b>13,470,000</b>	

## FY2019–20 Capital Works Program Community Submissions

### Project Status as at 31 March 2020.

<b>Project</b>	<b>FY2019–20 Budget</b>	<b>Status</b>
Champion Road Newport - pedestrian way/bike path - creating an 'interconnected' Hobsons Bay	400,000	The shared path design is combined with road reconstruction of Champions Road, The design will be completed by July 2020.
A pedestrian crossing on Douglas Parade between Wilkins Street and Yarra Street	200,000	Design complete. Quotations in progress, works are scheduled to complete by June 2020.
Pedestrian crossings in Pier Street, Altona	155,000	Concept design is complete. Will be engaging with the traders in the next month.
Traffic management, corner Maidstone Street and Esplanade	150,000	The traffic treatments will commence after the completion of the Seawall works which is planned for completion by June 2020.
Esplanade/Apex Park interface	130,000	Apex Park Seawall works have been awarded and the works will commence on site with in mid April 2020.
Hosken Reserve development	70,000	Works scheduled to be completed on site by end of June 2020.
Altona North Bowling Club revamp/capital upgrade	60,000	Design complete.
Frazer Reserve parks upgrade	40,000	Concept design is being finalised. Procurement of materials and construction works to commence in April 2020.

<b>Project</b>	<b>FY2019–20 Budget</b>	<b>Status</b>
Altona Life Saving Club tower upgrade	20,000	Project completed.
Newport Baseball Club – replacement of back netting (KC White Reserve)	225,000	Construction contract has been awarded and planned for completion by June 2020.
Homestead Run - neighbourhood status park	150,000	Tender is under way. Construction works planned for completion by end of June 2020.
Doug Grant Reserve new safety fence	140,000	Fencing works along the Doug Grant Queen Street boundary began in April. Fencing works along the Doug Grant foreshore will follow these works and are expected to begin in early May 2020.
Shared path bike maintenance stations (three sites)	75,000	Bicycle maintenance stations have been ordered and locations are being finalised. Installation in Altona and Williamstown are expected to be completed in May with the station along the Skeleton Creek Trail to be completed early next financial year.
Wetland Centre feasibility study	50,000	Feasibility study development is half way complete with a number of joint collaboration sessions held on the matter. The feasibility study is being delivered by the Hobsons Bay Wetlands Committee, with support from Council Officers.
Fencing renewal at Langshaws Reserve	40,000	Fencing works at Langshaws Reserve are expected to be completed by April 2020. Works will include fencing to all four sides of the reserve.
Williamstown Baseball Club – batting cage (Greenwich Reserve) – design	20,000	Planning permit received from DELWP. The club has invoiced Council \$20,000 to fund preliminary works onsite and are finalising a building permit and the works program. The project is expected to commence in April and be completed by June 2020.
Altona Community Gardens	10,000	Project completed.
<b>Total</b>	<b>1,935,000</b>	

## HOBSONS BAY CITY COUNCIL

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