



Council Meeting Agenda

Tuesday 9 August 2022
Commencing at 7.00 PM

Council Chamber
Hobsons Bay Civic Centre
115 Civic Parade, Altona

HOBSONS
BAY CITY
COUNCIL



OUR MISSION

We will listen, engage and work with our community to plan, deliver and advocate for Hobsons Bay to secure a happy, healthy, fair and sustainable future for all.

OUR VALUES

Respectful

Community driven and focused

Trusted and reliable

Efficient and responsible

Bold and innovative

Accountable and transparent

Recognised

Council acknowledges the Bunurong People of the Kulin Nation as the Traditional Owners of these municipal lands and waterways, and pay our respects to Elders past and present.

Chairperson:

Cr Peter Hemphill (Mayor)

Strand Ward

Councillors:

Cr Diana Grima (Deputy Mayor)

Wetlands Ward

Cr Tony Briffa JP

Cherry Lake Ward

Cr Daria Kellander

Cherry Lake Ward

Cr Jonathon Marsden

Strand Ward

Cr Pamela Sutton-Legaud

Strand Ward

Cr Matt Tyler

Wetlands Ward

Aaron van Egmond
Chief Executive Officer
Hobsons Bay City Council

TABLE OF CONTENTS

1 Council Welcome and Acknowledgement	5
2 Apologies	5
3 Disclosure of Interest	5
4 Confirmation of Minutes	5
4.1 Confirmation of Minutes	5
5 Councillor Questions	5
6 Public Question Time	5
7 Petitions and Joint Letters	5
7.1 Petitions and Joint Letters Received	5
7.2 Responses to Petitions and Joint Letters	6
7.2.1 Response to Petition - Objection to Social Housing at Curlew Community Park, Laverton.....	6
7.2.2 Response to Petition - Removal of Lagunaria Patersonia Trees in Twyford Street, Williamstown.....	12
8 Business	18
8.1 Office of the Chief Executive	18
8.1.1 Chief Executive Officer's Report on Operations	18
8.2 Corporate Services	20
8.2.1 Mayoral Focus Program Update	20
8.2.2 Audit and Risk Committee - Amendment to the Charter and Appointment of the Chair	28
8.3 Sustainable Communities	31
8.3.1 Epsom Street Affordable Housing Project Funding Application.....	31
8.4 Infrastructure and City Services	39
8.4.1 Draft McCormack Park Master Plan	39
8.4.2 Western Aquatic and Early Years Centre - Preliminary Concept Plan	44
8.4.3 Contract 2022.02 Altona North Childcare Centre Expansion and Renewal Works.....	49
8.4.4 Contract 2022.09 Williamstown Swimming and Life Saving Club Redevelopment - Consultancy.....	52
9 Delegate Reports	55
10 Notices of Motion	61
10.1 Notice of Motion No. 1238 - Acknowledgement - Sharon Walsh.....	61
10.2 Notice of Motion No. 1239 - Kerbside Charging	62

11 Urgent Business	63
12 Supplementary Public Question Time	63
13 Close of Meeting	63

1 Council Welcome and Acknowledgement

The Chairperson will welcome members of the gallery and acknowledge that Council is gathered on the traditional land of the Bunurong People of the Kulin Nation and offers its respect to elders past, present and emerging.

2 Apologies

The Chairperson will call for apologies received from Councillors who are unable to attend this meeting.

3 Disclosure of Interest

In accordance with sections 127 and 128 of the *Local Government Act 2020* Councillors are required to disclose a general or material conflict of interest. A conflict of interest must be disclosed in accordance with rule 15.3 of the Hobsons Bay Governance Rules.

Disclosure must occur immediately before the matter is considered or discussed.

4 Confirmation of Minutes

4.1 Confirmation of Minutes

Confirmation of the minutes of the Council Meeting of Hobsons Bay City Council held on 12 July 2022 (copy previously circulated).

5 Councillor Questions

6 Public Question Time

Public Question Time provides an opportunity for the public to ask questions related to items on the agenda of the Council Meeting or any other matter within Council's responsibility. Questions must be put in writing and received by 12pm on the day before the Council Meeting.

7 Petitions and Joint Letters

7.1 Petitions and Joint Letters Received

No petitions or joint letters were received at the time of printing the Council Meeting agenda.

7.2 Responses to Petitions and Joint Letters

7.2.1 Response to Petition - Objection to Social Housing at Curlew Community Park, Laverton

Directorate:	Sustainable Communities
Responsible Officer:	Manager Strategy, Economy and Sustainability
Reviewer:	Director Sustainable Communities
Attachments:	Nil

Purpose

To respond to the petition objecting to the proposed affordable housing development and loss of open space at Curlew Community Park in Epsom Street, Laverton.

Recommendation

That Council:

- 1. Notes previous planning, consultation and development of the Epsom Street site, which has sought community feedback on open space needs and proposed affordable housing.**
- 2. Notes that further community consultation will be undertaken to inform future stages of the Epsom Street Affordable Housing Project, if successful in obtaining Victorian Government funding for the development.**
- 3. Writes to the lead petitioner advising of the outcome.**

Summary

The issues raised in the petition have been addressed through previous consultation, open space planning, and the planning and provision of recreational facilities in the local area. However, it is recognised that some residents have ongoing concerns, and there will be further community consultation on the draft design of the proposed affordable housing development if the project advances to the next stages by receiving Victorian Government funding.

Background

In 2014, Council purchased the former Laverton Primary School site at 7-43 Epsom Street, Laverton for the purpose of creating open space and exploring the feasibility of providing affordable housing on the site. Council subsequently purchased a single residential lot at 45 Epsom Street to enable a more holistic design for the overall development.

A master plan for the site was developed with community input which nominated the central portion of the site for open space and allocated the northern and southern sections of the site for housing. In December 2019, the first stage of the project (Curlew Community Park) was delivered as the open space component of the master plan.

With the formation of the Hobson Bay Housing Trust and the potential for Victorian Government funding, Council has continued work to realise the affordable housing component of the master plan. In March 2022, Council sought feedback through a community consultation process on the Draft Epsom Street Affordable Housing Design Guidelines. The guidelines have subsequently been revised in response to community feedback on a range of elements, including height, density, car parking, vehicle access, and delineation between the private (housing) and public (park) realms.

At the Council Meeting on 10 May 2022, Council formally received a petition stating the following:

“We, the undersign[ed], residents of Hobsons Bay object to the planned construction of social housing at the ends of Curlew Park, Laverton. We believe it should remain open land and integrated with the park. The land behind the new fire station should be used for sports such as tennis courts.”

The petition was signed by 32 people of whom 25 identified as Laverton residents, six were from other suburbs of Hobsons Bay, and one lived outside of the municipality. Council officers have followed up with the lead petitioner to further understand the concerns raised. The lead petitioner confirmed a key concern was the protection of open space at Curlew Community Park which is a much loved and highly utilised community asset.

Discussion

Previous consultation

Since Council’s purchase of the site in 2014, both open space and affordable housing have been the subject of several consultation programs. In 2015 and 2016, a Masterplan Context Plan Development process was undertaken, including community consultation workshops.

In 2018, Council undertook a further master plan process to develop the elements of open space and affordable housing, which also involved community consultation. During this phase, a master plan was created which established a community park at the centre of the site and parcels designated for future affordable housing to the north and south of the community park.

In 2020, further community consultation occurred to inform the development of the Better Places Laverton Place Guide which identified a range of potential projects and initiatives, including the delivery of affordable housing on the Council-owned site at Epsom Street.

Open space planning

Council’s Open Space Strategy 2018-28 identifies the Laverton area as having good overall coverage of open space, with just 4.4 per cent of residents living outside a walkable catchment to open space. In total, 7.8 per cent of the Laverton precinct is accessible open space, which is in line with the Hobsons Bay average (7.9 per cent) and above the average for metropolitan Melbourne (6.6 per cent). However, open space per capita is forecast to decrease from 25.9 square metres in 2016 to 17.3 square metres by 2036 due to population growth.

During the master planning stage, the space allocated to open space was carefully considered and evaluated against the size of other precedent parks to ensure that the community park was of an appropriate size. At 9,152 square metres, the park is classified

as a “local park” under Council’s Open Space Strategy, being between 2,000 and 10,000 square metres.

Recreational facilities

The petition suggests that the land behind the new fire station should be used for sports such as tennis courts. This land directly east of the fire station is owned by Fire Services Victoria so its future use is not a decision for Council. However, Council is able to advocate to the Victorian Government and Fire Services Victoria regarding the potential future uses of this land.

More broadly, the Hobsons Bay Tennis Needs Assessment (adopted in 2018) reviewed the provision and condition of tennis facilities across the municipality. It found that continual growth of the Laverton Park Tennis Club (located about one kilometre from the site) would require additional courts in the medium to long term, and any additional courts would be provided at the club’s existing location. There was also a recommendation that no new public access courts are required in Hobsons Bay and that tennis participation across the western suburbs is being met by the current facilities.

Additionally, Curlew Community Park already incorporates various recreational facilities and opportunities for sporting activity. The park includes two outdoor exercise equipment stations; a “pump track” for scooters, bicycles and skateboards; a table tennis table; and a half-court area with basketball and netball goals.

Recent and future consultation

In March 2022 Council undertook further consultation with the local community on Draft Design Guidelines that would inform any future development on the site. Council extensively promoted the consultation process and offered a range of opportunities to provide feedback, including an online survey, focus group, and community drop-in sessions (with two held on site at Curlew Community Park).

Feedback indicated that most participants supported the proposed high-quality and modern design that would be facilitated through the draft guidelines. However, participants did raise some concerns (such as car parking, height and density). The amount of open space was also raised by a small number of participants.

The Design Guidelines have been revised in response to community feedback, with changes made to height and density of the development, delineation between private and public realm, car parking, vehicle access and safety/crime prevention.

As outlined in a related report to the 9 August 2022 Council Meeting (Item 8.3.1 Epsom Street Affordable Housing Project Funding Application), Council will consider providing in-principle approval for the Hobsons Bay Affordable Housing Trust to enable submission for Victorian Government funding to deliver the proposed Epsom Street Affordable Housing Project. Subject to the receipt of funding, a further round of consultation will be undertaken on the draft design of the proposed affordable housing development. Council would work closely with Housing Choices Australia (as the Trustee of the Hobsons Bay Affordable Housing Trust) to deliver this round of consultation. The outcomes of this process would be incorporated into the final design, which would subsequently be considered by the Victorian Government, with the Minister for Energy, Environment and Climate Change required to take account of community feedback in determining the application.

Strategic Alignment

This report specifically addresses priorities from the following strategic documents:

Hobsons Bay 2030 Community Vision

Priority 2: Community wellbeing and inter-connection

This priority highlights Council's role in actively listening to the community's views and advocating on key issues such as the need for social and affordable housing.

Council Plan 2021-25

Objective 1: Healthy, equitable and thriving communities

Strategy 1.1: Celebrate the diversity of our community and provide equitable opportunities for all

Priority c) Deliver more social and affordable housing

Other Council strategy

This report considers and draws on several other Council strategies, including the Open Space Strategy 2018-28, Better Places Laverton Place Guide (September 2020), Hobsons Bay Tennis Needs Assessment (2018) and A Fair Hobson Bay for All 2019-23, which includes a strategy to "work in partnership to understand homelessness within Hobsons Bay and increase the amount of affordable housing".

Policies and Related Council Documents

Council's Affordable Housing Policy Statement 2016 has been considered in the development of this report. The Policy Statement provides the basis for the development of the Hobson Bay Affordable Housing Trust, which will play a key role in any future affordable housing development at the Epsom Street site. Any future planning approval will also be subject to the requirements of the Hobsons Bay Planning Scheme.

Legal/Statutory Obligations and Risk

Legal advice will be sought on relevant matters in respect to any future affordable housing development on the site.

Financial and Resource Implications

The proposed affordable housing development would be delivered with funding from the Victorian Government, subject to the Hobsons Bay Affordable Housing Trust being successful in a future application for funding.

Environmental, Social and Economic Impacts

Curlew Community Park will remain as public open space and continue to be a valued asset to the local community. The master planning of the former primary school site designated the majority of the site as public open space, which has been delivered as a well-designed and environmentally sustainable community park.

The Epsom Street Affordable Housing Design Guidelines include principles to ensure the proposed affordable housing development will be built to high environmentally sustainable design standards. The proposed project will also increase housing density near public transport, support services and retail, which is consistent with high-level land use planning objectives.

The project would deliver social benefits by providing affordable housing for lower income households with a connection to Hobsons Bay. The provision of affordable housing enables future residents to live in safe and secure housing which provides enhanced capacity to pursue employment and educational opportunities, leading to improved social and economic outcomes.

The housing development's construction would create jobs and increase the population and demand for local goods and services in Laverton, creating a more vibrant community as per the objectives of the Better Places Laverton Place Guide.

Consultation and Communication

Consultation with lead petitioner

In May 2022, Council officers acknowledged receipt of the petition to the lead petitioner. A follow-up email confirmed the petition would be tabled at a Council meeting, with a link provided to access the livestream footage.

A discussion was subsequently held with the lead petitioner on 23 June 2022 to further understand the issues raised in the petition. Council officers clarified that the land behind the fire station was not owned by Council.

The lead petitioner also noted concerns regarding the usability of the park and the size of the open space. Other options were suggested including that Council purchase the land behind the fire station for affordable housing or develop only the northern parcel of land. Council officers informed the lead petitioner that the feedback would be considered and that there will be future opportunities to provide feedback on the project.

Consultation with other parties

Consultation on the Epsom Street Draft Design Guidelines was undertaken in early 2022. The purpose of the engagement was to inform the community about the design guidelines and design standards proposed for the project and to seek community feedback, as well as build the community's understanding of the Epsom Street housing project.

Council extensively promoted the engagement via a range of channels, including a letterbox drop to 700 neighbouring dwellings and streets, written materials available online and at events, posters displayed in public places and promotion on all of Council's social media accounts. Feedback was sought via an online survey, several community information drop-in sessions, a focus group, phone calls and emails.

Council's Participate Hobsons Bay webpage subsequently received over 900 site views during the engagement period. Council received 44 online survey submissions, with most survey participants living in Laverton (31 respondents). About 50 people participated in the drop-in events. Council also received 14 emails and four phone calls providing feedback during the engagement period. A focus group was also held with residents who nominated to participate, with most attendees being neighbours of the proposed development.

Declaration of Conflict of Interest

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council, to disclose any direct or indirect interest in a matter to which the advice relates.

Council officers involved in the preparation of this report have no conflict of interest in this matter.

7.2.2 Response to Petition - Removal of *Lagunaria Patersonia* Trees in Twyford Street, Williamstown

Directorate:	Infrastructure and City Services
Responsible Officer:	Manager City Services
Reviewer:	Director Infrastructure and City Services
Attachments:	Nil

Purpose

To address a petition regarding the removal of *Lagunaria patersonia* trees in Twyford Street, Williamstown.

Recommendation

That Council:

- 1. Implements the *Lagunaria patersonia* replacement program in Twyford Street, Williamstown with a revised focus on only replacing individual trees that are directly affecting residents.**
- 2. Writes to the lead petitioner advising of the outcome.**

Summary

Council received a petition of 79 signatories from Hobsons Bay residents, including 10 signatories from residents in Twyford Street, Williamstown, which was tabled at the Council Meeting held on 28 June 2022. The petitioners request that Council reverse the decision to remove the *lagunaria* trees from Twyford Street.

Further to this petition, Council has received nominations and written submissions from residents of 21 properties in Twyford Street who are in support of the program and six properties in Twyford Street who have voiced concerns regarding the program.

In response, Council proposes to amend the replacement program to solely replace *lagunaria* where they are directly affecting properties. This revised approach will only replace *lagunaria* that have been nominated by the community and will reduce the number of scheduled *lagunaria* replacements in Twyford Street from 27 to 16. Further requests for the replacement of *lagunaria* where they are causing harm to residents will be accommodated on a case-by-case basis in ensuing years, in accordance with Action 2.5 of the Hobsons Bay Urban Forest Strategy 2020.

Background

The petition reads as follows:

“We, the undersigned, petition Hobsons Bay City Council to immediately reverse its proposal to remove the valuable *Lagunaria* street tree canopy in Williamstown.”

The lagunaria replacement program comprises Action 2.5 of the Hobsons Bay Urban Forest Strategy 2020.

Lagunaria is now regarded as an unsuitable street tree in many parts of Australia, including Hobsons Bay.

Despite the species having many beneficial attributes, the release of fine hairs from the tree's seed capsules can provide extensive discomfort to residents living near them, earning them the nickname of "itchy bomb trees". These hairs can cause respiratory and skin irritations. The species also provides significant management issues when located underneath powerlines, as it produces vigorous regrowth following pruning activities and therefore often requires extensive pruning.

During an eight-week community consultation period from October to November 2021, Council received nominations for the replacement of 17 lagunaria in Twyford Street. Given that this formed the majority of this tree species within the street, the entire Twyford Street lagunaria population was selected for replacement.

This year marked the initial year of the lagunaria replacement program. Within the Williamstown area, Tobruk Crescent, Bayview Street and Twyford Street comprised the initial streets where lagunaria were scheduled to be replaced, due to the large number of resident requests.

Discussion

The lagunaria replacement program has proved to be quite contentious, particularly in Twyford Street, with a minority of residents in opposition and with a majority of directly affected residents in support.

Since an initial letterbox drop to approximately 83 Twyford Street households regarding the program, Council has received written submissions from 15 properties that are in support of the program and submissions from six properties that have voiced concerns about the program.

Submissions that were in favour of the replacement program cited the following issues associated with the species:

- the trees exacerbating pre-existing allergies
- the fibres from the trees causing distress to children, adults and animals by lodging in their skin and having to be removed
- impacts on residents' ability to fully utilise their private open space areas due to the presence of the fibres
- the fibres blowing onto outdoor clotheslines, making the clothes very itchy to wear and bed linen itchy to sleep in

Submissions that voiced concerns regarding the replacement program cited the following issues associated with the program:

- concerns regarding all lagunaria trees being removed from the street at once and the impacts this will have to native fauna and streetscape appeal
- the use of an exotic replacement tree species
- concerns that the removal of this species could set precedent for the removal of other trees that are perceived as causing nuisance

Council officers attended an on-site meeting in Twyford Street on 20 June 2022 to discuss the concerns with the residents.

Following the on-site meeting and upon reviewing the various submissions from Twyford Street, changes were made to the program so that removals will only occur where a lagunaria tree has been nominated by a resident. Trees which have not been nominated will not actively be removed.

These changes have reduced the numbers of lagunaria to be replaced in Twyford Street in 2022 from 27 to 16. The replacement species will be carefully selected, planted and maintained to ensure the restoration of canopy in a timely manner.

As indicated in the initial proposal, each removal will be replaced by at least one advanced canopy tree. Where space allows, Council will seek to plant additional appropriate canopy trees. A total of 32 advanced trees are scheduled be planted to replace the 16 removals.

The proposed replacement species for most locations within the street is *Fraxinus pennsylvanica* Cimmarron. It is a large canopy tree species that is suited to this environment and is expected, once established, to provide greater canopy cover and shade than the existing lagunaria provides.

The *Fraxinus* species has a proven ability to perform within Twyford Street. As shown in Figure 1, a large established specimen is located outside of 53 Twyford Street. The canopy of this tree measures approximately 16 metres in diameter, which is substantially larger than the typical 10-metre diameter canopy of an established lagunaria.



Figure 1: Comparison of tree canopy sizes

An aerial image showing the extent of canopy provided by the *Fraxinus* sp. that is adjacent to 53 Twyford Street, in comparison to three *Lagunaria patersonia* that are scheduled for replacement.

The selection of the *Fraxinus pennsylvanica* Cimmarron species aligns with the tree species targets of the Urban Forest Strategy: no more than 5 per cent of one tree species, no more than 10 per cent of one genus and no more than 20 per cent of one family. Further, as the tree is deciduous, it is expected to provide ample shade during the warmer summer months while allowing sunlight to penetrate through during the cooler winter periods.

An ecologist has inspected all the trees for evidence of animal presence, and a handler will be present on site when the removals are taking place, to ensure any impacts to wildlife are minimised during the process.

Council is mindful that the replacements of currently nominated lagunaria may generate additional community requests for the replacement of this species in future years, which will be accommodated on a case-by-case basis.

This revised approach continues to be supported by Action 2.5 of the Hobsons Bay Urban Forest Strategy and by Section 4.8 (Part 3) of the Hobsons Bay City Council Tree Policy and will balance the needs of the community.

Having a defined Action within the Urban Forest Strategy that addresses the replacement of this unsuitable species will prevent the scheduled replacements setting precedent for community requests to remove other species. All community requests to remove species other than lagunaria will continue to be assessed strictly in accordance with the Hobsons Bay City Council Tree Policy 2021.

Approximately 8,500 advanced canopy trees have been scheduled to be planted across the municipality this year, with a further 20,000 indigenous tube stock trees being planted in natural areas. The lagunaria replacement program will involve the replacement of approximately 200 trees during the same period.

Increased resources have been allocated to the management of Council's Street Tree Planting Program this season. A senior member of the Arboriculture team will be dedicated to overseeing the planting and maintenance activities. The officer will work closely with our tree planting contractors, will carry out increased audits, and will apply recent learnings to ensure these new trees are provided adequate care during their establishment period.

Strategic Alignment

This report specifically addresses priorities from the following strategic documents:

Hobsons Bay 2030 Community Vision

Priority 4: Proactive enrichment, expansion and conservation of the natural and urban environment

The replacement of this unsuitable tree species with appropriate canopy trees will enrich the environment for those that currently live near the trees. Residents will no longer be constrained from using their private open space areas due to impacts associated with the fibres.

Council Plan 2021-25

Objective 2: Environment

Strategy 2.3: Increase tree canopy cover within Hobsons Bay to reduce the urban heat island effect, improve air quality and enhance general amenity

Priority a) Deliver increased tree canopy outcomes across the municipality within streets, open space reserves and appropriate public realm locations

Despite the short-term negative impacts to tree canopy associated with the program, the plantings of two replacement canopy trees for each removed tree will increase tree canopy cover within Hobsons Bay over the longer term, and will reduce the urban heat island effect, improve air quality and enhance general amenity.

Hobsons Bay Urban Forest Strategy 2020

The lagunaria replacement program comprises Action 2.5 of the Hobsons Bay Urban Forest Strategy 2020.

Policies and Related Council Documents

The lagunaria replacement program is supported by Section 4.8 of the Hobsons Bay Tree Policy 2020, specifically, *trees may also be removed and replaced as part of a scheduled street tree renewal.*

Legal/Statutory Obligations and Risk

Any future works relating to the lagunaria replacement program will comply with all relevant guidelines and Australian Standards for tree removal and planting.

Financial and Resource Implications

The lagunaria replacement program is supported by the existing budget.

Environmental, Social and Economic Impacts

The overarching Urban Forest Strategy has a strong focus on environmental sustainability, with actions, including the lagunaria replacement program, that will bring positive social and economic benefits.

Consultation and Communication

Consultation with lead petitioner

The lead petitioner participated in the on-site meeting with Twyford Street residents prior to the petition being received by Council, and was subsequently contacted by Council officers to formally acknowledge receipt of the petition on 5 July 2022. The lead petitioner will be advised of the outcome of Council's decision regarding the petition and will along with other residents of Twyford Street continue to be consulted during implementation of the program.

Consultation with other parties

Community consultation has been a key component in the preparation of the lagunaria replacement program and will continue to play a key role in the delivery of the program.

Consultation has been undertaken with residents of Twyford Street as outlined in detail in the Discussion section of this report, including a letterbox drop and on-site meeting with residents on 20 June 2022 to discuss their concerns. Changes were made to the program as a result of feedback from the consultation process.

Declaration of Conflict of Interest

Section 130 of the *Local Government Act 2020* requires members of Council staff to disclose any general or material conflict of interest in matters to be considered at a Council meeting.

Council staff involved in the preparation of this report have no conflict of interest in this matter.

8 Business

8.1 Office of the Chief Executive

8.1.1 Chief Executive Officer's Report on Operations

Directorate:	Office of the Chief Executive
Responsible Officer:	Executive Assistant to the Chief Executive Officer
Reviewer:	Chief Executive Officer
Attachments:	1. CEO Report on Operations - July 2022 [8.1.1.1 - 41 pages]

Purpose

To present the Chief Executive Officer's (CEO's) Report on Operations.

Recommendation

That Council receives and notes the Chief Executive Officer's Report on Operations, including details of recent issues and initiatives undertaken by the organisation.

Summary

The attached CEO's Report on Operations provides Councillors and community with a regular update from the CEO on key initiatives, projects and performance.

Discussion

The purpose of this report is to inform Council and the community of recent issues, initiatives and projects undertaken across Council. The report is provided on a monthly basis.

In accordance with rule 10.7.1 of the Hobsons Bay Governance Rules, Council maintains records of meetings attended by Councillors in the CEO's Report on Operations to ensure transparency and equity of information. A summary of meetings for the period between 1 July 2022 and 31 July 2022 is provided in this month's report.

Strategic Alignment

Council provides a wide range of services to the community of Hobsons Bay as well as developing and delivering actions to ensure community assets are maintained and service the needs of the community. Each month this report highlights these activities, initiatives and projects and provides a high-level performance summary.

This report specifically addresses priorities from the following strategic documents:

Hobsons Bay 2030 Community Vision

Priority 2: Community wellbeing and inter-connection

Council Plan 2021-25

Objective 5: A High Performing Organisation

Strategy 5.4: Enhance transparency, accountability and good governance practice

Declaration of Conflict of Interest

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council, to disclose any direct or indirect interest in a matter to which the advice relates.

Council officers involved in the preparation of this report have no conflict of interest in this matter.

8.2 Corporate Services

8.2.1 Mayoral Focus Program Update

Directorate:	Corporate Services
Responsible Officer:	Coordinator Governance and Information Management
Reviewer:	Director Corporate Services
Attachments:	Nil

Purpose

To update Councillors and the community on the areas of focus for the 2021-22 mayoral term of Cr Peter Hemphill.

Recommendation

That Council notes the progress made on initiatives and activities that were identified as focus areas for the 2021-22 mayoral term by Cr Peter Hemphill.

Summary

The Mayoral Program provides an opportunity for the Mayor to support the implementation of key strategic actions that will serve the best interest of the Hobsons Bay community and align with the Hobsons Bay 2030 Community Vision and the Council Plan 2021-25.

Recent activities in the current mayoral focus areas include:

- **Heritage:** Open House Melbourne, a new heritage street sign and the Hidden Histories project (currently seeking participants)
- **Environment:** continued work on the rooftop solar program and tree planting activities
- **Infrastructure:** updates on various projects in progress
- **Community building:** IDAHOBIT flag raising, Sons of the West program, NAIDOC Week events and citizenship ceremony

Background

In November 2021, Council elected Cr Peter Hemphill as Mayor for the 2021-22 mayoral term, and at the Council Meeting held on 8 February 2022 resolved to note the proposed 2021-22 Mayoral Program.

Cr Hemphill nominated four key mayoral focus areas: heritage, environment, infrastructure and community building. These include:

- preserving important heritage in Hobsons Bay such as the former Newport Railway Workshops, the Hobsons Bay Heritage Street Signs program and the historical significance of Altona Pier
- showcasing and advocating for expansion of the Virtual Energy Network

- rolling out the Urban Forest Strategy including a virtual dashboard for the community
- advocating and supporting delivery of critical infrastructure including:
 - continued advocacy for important projects such as the Hobsons Bay Wetlands Centre at HD Graham Reserve and the Western Aquatic Facility at Bruce Comben Reserve, both in Altona Meadows
 - collaborating with the Victorian Government to upgrade facilities at the Williamstown Swimming and Life Saving Club
 - continuing to work in partnership with the Victorian Government and the West Gate Tunnel Project to deliver the WLJ Crofts Reserve Pavilion in Altona North and new facilities at Donald McLean Reserve in Spotswood
 - a new pavilion at JT Gray Reserve in Williamstown North
- supporting Council's Citizen of the Year and Young Citizen of the Year in their community work

This report outlines the areas of particular interest and provides an update on the initiatives and activities that Cr Hemphill intends to support over the course of his mayoral term.

Discussion

Heritage

Heritage was front and centre in the Hobsons Bay program for **Open House Melbourne**. Over the weekend of 30-31 July 2022 people were able to visit unique locations across Melbourne in a celebration of design and the built form, giving an opportunity for Council to showcase the impressive and diverse design and architecture across the municipality.

Cr Hemphill was pleased to promote Open House Melbourne with a focus on local stories and sites, providing a chance for community members to discover some of the area's hidden gems.

Local sites with open days included the Old Laverton School in Altona Meadows, the Williamstown Town Hall, Blunt's Boatyards and the Morgue at Seaworks in Williamstown, among others.

Open House Melbourne official site: <https://openhousemelbourne.org/weekend-2022/>

List of featured locations in Hobsons Bay: www.hobsonsbay.vic.gov.au/ohm



Figure 1: Blunt's Boatyards
Figure 2: Old Laverton School in Altona Meadows



Figure 3: Williamstown Town Hall

Cr Hemphill was pleased to see a new addition to the list of Heritage Street Signs. Lady Nelson Crescent in Altona Meadows is the latest addition to the existing collection in Altona Meadows. The street was nominated through Council's Community Pitch program and able to be delivered through Council's cultural program. It acknowledges the maritime history of the *Lady Nelson* to complement the stories already told through the street signs at Alma Doepel Drive, Argonaut Place, Huia Close and Piri Grove.

A full list of heritage street signs is available at:

<https://www.hobsonsbay.vic.gov.au/Community/Arts-Culture-Heritage/Cultural-Heritage/Heritage-Street-Signs>

Council's Hidden Histories program, curated as part of Better Places Spotswood and South Kingsville, is under way with a call out to people to share their stories as part of a short film. The aim is to gather stories and capture people's experiences, with local people speaking about the history of the area.



Figure 4: Poster for the Hidden Histories program

Environment

Council is continuing to roll out its ambitious **rooftop solar program** across Council buildings with 1,500 kW now installed via this project building on the previously existing 560kW of solar installed.

Council now boasts a total of 2,060kW or just over 2MW of solar power across Council-owned buildings.

Recent completed works include installations at:

- JK Grant Reserve
- Newport Athletics Track
- KC White Reserve
- Williamstown CYMS Social Room

Design works have also commenced for the installation of a solar car park structure at the Hobsons Bay Civic Centre which will add another 100kW to the virtual energy network and result in over 400kW of solar being installed across the Civic Centre precinct.

Cr Hemphill continues to support the implementation of the **Hobsons Bay Urban Forest Strategy** with the online tree planting dashboard now live on Council's website and the **Green Streets** program under way. Streets participating in this year's program include Bayview Street in Williamstown, Hancock Street in Altona and Grace Street in Laverton.

Great progress has been made with the planting of approximately 3,000 advanced trees in Council's parks, reserves and streets. Progress is on track to reach the annual program goal of 8,500 advanced trees.

Other significant plantings across the municipality include:

- 18,000 native tube stock trees planted across Hobsons Bay through the More Trees For a Cooler Greener West grant funding, including at the Pines Scout Camp, Altona Coastal Park, Doug Grant Reserve, Truganina Park and Cherry Lake
- 22,500 indigenous tube stock grasses, wildflowers, understorey and trees planted in conservation reserves by Council staff, Friends groups, schools and volunteers as part of planting days

Infrastructure

Cr Hemphill has continued to advocate, support and collaborate for the delivery of the following critical infrastructure across the city.

The Wetlands Centre: Council and the Hobsons Bay Wetlands group continue to strongly advocate to state election candidates for project funding. The Hobsons Bay Wetlands Centre prospectus was launched at the Open Day on 7 May 2022. A site visit was held on 15 June with various ministers (Melissa Horne, Jill Hennessy, Lily D'Ambrosio).



Figures 4 and 5: Hobsons Bay Wetlands Centre site visit

The Western Aquatic Facility: Council continues to advocate for funding partnerships with all major political parties in the lead up to the state government election. The design of the facility is continuing with community engagement on a preliminary concept taking place for five weeks from 15 August 2022. The “district level” facility will include an eight-lane 25 metre pool, a learn-to-swim pool, an aqua play area, a toddler pool and a warm water pool. The facility will also house a gymnasium, an early years centre, a café, offices, change facilities and amenities. Engagement with key site stakeholders has occurred and will continue throughout the design process.

Williamstown Swimming and Life Saving Club: A recommendation for the design consultancy tender for the Williamstown Swimming and Life Saving Club (WSLSC) project is being presented to Council for endorsement in August. Following this appointment, the process will commence to undertake concept designs for public exhibition over the summer period. Regular meetings to progress the project are taking place in accordance with the project’s agreed governance structure.

WLJ Crofts Reserve Pavilion: Works are progressing to complete construction of the new sports pavilion, with the clubs preparing to move in throughout August. Car park works are continuing and the open space upgrades will start towards the end of 2022.

Digman Reserve: Works to upgrade the new pavilion and both the east and west sports fields with floodlighting have been completed, with sporting clubs and the community now enjoying the upgraded space. The open space redevelopment and construction of the northern path will commence in late 2022.

Donald McLean Reserve: Pavilion redevelopment works are scheduled for completion during August and the tenant clubs are already moving their stored equipment into the new storage areas. The Creek Street car park works are continuing and will include lighting, club storage and rain gardens. The open space works are well under way, with new footpaths and playground equipment installed, and are scheduled for completion in September 2022.

JT Gray Reserve: The sports pavilion slab has been poured and the structural steel and precast wall panels will be arriving for installation in August. Construction of the new cricket nets are under way, with car park works and a floodlight upgrade to take place later in 2022. The project is scheduled for completion in April 2023.

Community Building

On 17 May, along with Cr Tony Briffa, Cr Hemphill took part in the flag raising for the **International Day Against Homophobia, Biphobia, Intersexism and Transphobia**. The ceremony recognised that 31 years ago the World Health Organization removed homosexuality from the Classification of Diseases and Related Health Problems.

In early June, Cr Hemphill attended the graduation of the **Sons of the West program** run by the Western Bulldogs. This is an excellent program which focuses on men’s health. It includes regular walks by participants, nutritional advice and a focus on mental health. Cr Hemphill was fascinated to learn that, collectively, the Hobsons Bay participants had walked just shy of 8 million steps, which is almost 6,100 kilometres. In total, over 53 million steps (40,300km) were walked across all groups. A total of 47 local men from Hobsons Bay graduated from the program.

On 7 July, along with Cr Sutton-Legaud, Cr Hemphill took part in the **NAIDOC Week** celebration, including a flag raising ceremony outside the Hobsons Bay Civic Centre. This year there was a special treat for attendees, with a performance by cultural dancers from Council's friendship alliance with the Yarrabah Aboriginal Shire Council in Queensland. This is a special friendship and possibly the only one between a Victorian council and an Aboriginal council. There is likely to be a long-overdue reciprocal visit by the Hobsons Bay council representatives to Yarrabah before the end of the year.



Figure 6: Council representatives and Yarrabah cultural dancers at the NAIDOC Week flag raising ceremony

Later that night, Cr Hemphill presided over the first in-person **citizenship ceremony** since April 2021. There were a record 108 residents who sought naturalisation that night, largely due to many forgoing the virtual ceremonies Council has been running since April 2021 to wait for the recommencement of in-person formalities.

Strategic Alignment

This report specifically addresses priorities from the following strategic documents:

Hobsons Bay 2030 Community Vision

This report relates to all priorities within the Hobsons Bay 2030 Community Vision.

Council Plan 2021-25

Objective 2: Environment

Strategy 2.2: Enhance protection, preservation and promotion of our coastal environment and wetlands/waterways, biodiversity and natural areas

Priority d) Advocate for the establishment of a wetlands centre, promoting environment and tourism at the Hobsons Bay Ramsar rated wetlands

Strategy 2.3: Increase tree canopy cover within Hobsons Bay to reduce the urban heat island effect, improve air quality and enhance general amenity

Priority a) Deliver increased tree canopy outcomes across the municipality within streets, open space reserves and appropriate public realm locations

Strategy 2.4: Continue to reduce Council's greenhouse gas emissions by increasing the use of renewable energy, increasing energy efficiency and implementing Council's zero net emissions strategy

Priority a) Deliver the endorsed solar program across the municipality for increased renewable energy consumption

Objective 3: Vibrant place and economy

Strategy 3.4: Increase participation in recreation activities across the community

Priority c) Support increased participation opportunities by providing infrastructure which meets the needs of the sporting community

Policies and Related Council Documents

All relevant Council policies have been taken into account in preparing the current initiatives outlined within this Mayoral Focus report, the third in a series of planned updates on the 2021-22 Mayoral Program. Previous reports in the series were noted by Council on 8 February 2022 and 10 May 2022.

Legal/Statutory Obligations and Risk

The Mayoral Program is an important activity: as the leader of Council the Mayor has a number of roles which are both legislative and functional. The legislative requirements are outlined in sections 18 and 19 of the *Local Government Act 2020*. The Mayor not only takes precedence at all municipal proceedings within the municipality but must also take the chair at all meetings of Council at which they are present.

As reflected in the Mayoral Program, the Mayor's role extends well beyond officiating at Council meetings or other municipal proceedings. It includes providing leadership, promoting positive relationships and modelling good governance.

The requirements of the *Charter of Human Rights and Responsibilities Act 2006* have been considered when writing this report.

Financial and Resource Implications

The initiatives in the Mayoral Program are supported by the existing budget.

Environmental, Social and Economic Impacts

The Mayoral Program has a strong focus on environmental sustainability and a community focus on access and social inclusion.

Consultation and Communication

Relevant Council departments have been consulted for an update on the progress on the activities and initiatives included in the 2021-22 Mayoral Program.

If community consultation is required for any part of the program, it will be carried out appropriately.

Declaration of Conflict of Interest

Section 130 of the *Local Government Act 2020* requires members of Council staff to disclose any general or material conflict of interest in matters to be considered at a Council meeting.

Council staff involved in the preparation of this report have no conflict of interest in this matter.

8.2.2 Audit and Risk Committee - Amendment to the Charter and Appointment of the Chair

Directorate:	Corporate Services
Responsible Officer:	Manager Corporate Integrity and Legal Counsel
Reviewer:	Director Corporate Services
Attachments:	<ol style="list-style-type: none">1. Audit and Risk Committee Meeting Minutes - 25 May 2022 [8.2.2.1 - 7 pages]2. Audit and Risk Committee Charter - Proposed Amendment [8.2.2.2 - 14 pages]

Purpose

To update Council regarding issues considered at the Audit and Risk Committee meeting held on 25 May 2022 and to seek endorsement of an amendment to the Audit and Risk Committee Charter and appointment of the Chair.

Recommendation

That Council:

1. **Notes the matters considered by the Audit and Risk Committee at the meeting held on 25 May 2022 (minutes attached as Attachment 1).**
2. **Approves the proposed amendment to the Audit and Risk Committee Charter (endorsed by Council on 8 February 2022) allowing specifically for a Chairperson to chair meetings for more than three consecutive years.**
3. **Approves the appointment of Lisa Tripodi as the Chair of the Audit and Risk Committee for the period from August 2022 to December 2022 subject to the Audit and Risk Committee accepting the amendment as put forward by independent member John Watson at the meeting held on 25 May 2022.**

Summary

This report provides an update of discussions from the Audit and Risk Committee meeting held on 25 May 2022 and seeks Council's endorsement on two specific matters: an amendment to the Audit and Risk Committee Charter and the appointment of the Chair for the remainder of 2022.

Background

The Hobsons Bay City Council Audit and Risk Committee is an independent Committee of Council. The Committee comprises three independent members and two Councillors. The Chairperson is an independent member who has the casting vote. The Mayor and Chief Executive Officer are non-voting members.

A Council resolution is required for any amendment to the Audit and Risk Committee Charter and the appointment of external independent Committee members and the Chair.

Councillor members of the Audit and Risk Committee are appointed annually by Council as part of the process of appointing Councillor delegates and proxies to Council and community committees and groups at the final Council Meeting of each year.

Discussion

At the Audit and Risk Committee meeting held on 25 May 2022, independent member John Watson nominated Lisa Tripodi as the Chair of the Audit and Risk Committee, noting this could only be as the acting interim chair for the meeting, pending a formal review of the Audit and Risk Committee Charter and the endorsement of Council.

In accordance with section 3 of the current Audit and Risk Committee Charter, *“the Chair shall be appointed annually and may only chair meetings for three years consecutively”*.

The current Charter would need to be amended to specifically allow for Lisa Tripodi to chair a fourth consecutive year as she has already served as the Chair of the Audit and Risk Committee for the period from 2019 to 2021.

To allow for Lisa Tripodi to continue in the role of Chair for a fourth consecutive year, the following amended wording is proposed (refer to Attachment 2):

The Chair of the Committee shall be appointed annually and may only chair for three years consecutively.

Section 12 of the current Charter requires Council to endorse any amendment to the Audit and Risk Committee Charter.

Section 3 of the current Charter provides that *“only the Council can formally appoint the Chair, which will be subject to a formal resolution at a Council Meeting”*.

Strategic Alignment

This report specifically addresses priorities from the following strategic documents:

Hobsons Bay 2030 Community Vision

Priority 2: Community wellbeing and inter-connection

Council Plan 2017-21

Goal 4: A Council of excellence

Objective 4.2: Be a more efficient and effective organisation by having a strong focus on continuous improvement, innovation, strategic planning and responsible financial management.

Policies and Related Council Documents

Not applicable.

Legal/Statutory Obligations and Risk

As an independent committee of Council, appointed by Council pursuant to section 53 of the *Local Government Act 2020*, the Audit and Risk Committee is not a delegated committee as defined by the Act.

The Audit and Risk Committee Charter has been developed having regard to Audit Committee – A Guide to Good Practice for Local Government, which was issued in January 2011 by the Minister of Local Government and the Victorian Auditor General's report Audit Committee Governance of August 2016 (including the Standing Directions of the Minister for Finance 2016).

Financial and Resource Implications

Not applicable.

Environmental, Social and Economic Impacts

Not applicable.

Consultation and Communication

Not applicable.

Declaration of Conflict of Interest

Section 130 of the *Local Government Act 2020* requires members of Council staff to disclose any general or material conflict of interest in matters to be considered at a Council meeting.

Council staff involved in the preparation of this report have no conflict of interest in this matter.

8.3 Sustainable Communities

8.3.1 Epsom Street Affordable Housing Project Funding Application

Directorate:	Sustainable Communities
Responsible Officer:	Manager Strategy, Economy and Sustainability
Reviewer:	Director Sustainable Communities
Attachments:	<ol style="list-style-type: none">1. Epsom Street Affordable Housing Project - Design Guidelines - July 2022 [8.3.1.1 - 6 pages]2. Draft Plan of Subdivision - 7-45 Epsom Street, Laverton [8.3.1.2 - 2 pages]

Purpose

To seek in-principle approval for the Hobsons Bay Affordable Housing Trust to apply for Victorian Government funding for the Epsom Street Affordable Housing Project and for the transfer of land parcels at 7-45 Epsom Street, Laverton to the Hobsons Bay Affordable Housing Trust, subject to the receipt of funding for the future development.

Recommendation

That Council:

1. Provides in-principle approval for the Hobsons Bay Affordable Housing Trust to apply for Victorian Government funding to deliver the proposed Epsom Street Affordable Housing Project.
2. Endorses the revised Design Guidelines for the Epsom Street Affordable Housing Project that will guide future development on the site.
3. Resolves to consider a proposal to transfer the parcels of land at 7-45 Epsom Street, Laverton (the land) to Housing Choices Australia, in its capacity as the trustee of the Hobsons Bay Affordable Housing Trust, subject to:
 - a. Housing Choices Australia securing funding for the future development of the land as social housing
 - b. Council complying with its obligations under section 114 of the *Local Government Act 2020*
4. Notes that if funding is secured, a separate report will be presented to Council seeking approval to commence the necessary statutory processes under section 114 of the *Local Government Act 2020*.
5. Notes that further community consultation will be undertaken to inform future stages of the Epsom Street Affordable Housing Project.

Summary

Council has a long-standing commitment to encouraging and supporting increased supply of social and affordable housing in Hobsons Bay. This is reflected in Council's development of the Hobsons Bay Affordable Housing Trust and extensive planning and consultation to inform the development of the Epsom Street Affordable Housing Project on Council-owned land at 7-45 Epsom Street, Laverton.

With funding now available through the Victorian Government, in-principle approval of the project is sought to enable the Hobsons Bay Affordable Housing Trust to apply for funding to deliver the project. In-principle approval is also sought for Council to transfer parcels of land on the site to the Hobsons Bay Affordable Housing Trust, subject to the receipt of funding for the future development.

Background

Policy basis

The Hobsons Bay Council Plan 2021-25 includes a priority to "deliver more social and affordable housing", which contributes to the broader health and wellbeing priority of building and maintaining a "safe, healthy and equitable society". Additionally, Council's Affordable Housing Policy Statement 2016 articulates Council's commitment to ensuring all households in the municipality can live in affordable, secure and appropriate housing that meets their needs, particularly those with low and moderate incomes.

The policy statement also proposes to establish an affordable housing trust as a flexible and funded tool to implement the development of affordable housing in Hobsons Bay. The Hobsons Bay Affordable Housing Trust (the Trust) has been subsequently developed and Housing Choices Australia (HCA) was appointed as the Trustee in June 2020.

Epsom Street Affordable Housing Project

Council has been planning and consulting on the Epsom Street Affordable Housing Project for several years. In 2014, Council purchased the former Laverton Primary School site at 7-43 Epsom Street, Laverton for the purpose of creating open space and exploring the feasibility of providing affordable housing on the site. Council subsequently purchased a single residential lot at 45 Epsom Street to enable a more holistic design for the overall development.

In 2018, a master plan for the site was finalised which nominated the central portion for open space and allocated the northern and southern sections of the site for affordable housing. Various community consultation activities were undertaken to inform the master plan. In December 2019, the first stage of the project was delivered with the opening of the Curlew Community Park.

In March 2022, Council sought feedback on the Draft Design Guidelines for the Epsom Street Affordable Housing Project. Council extensively promoted the consultation process and offered a range of opportunities to provide feedback, including an online survey, focus group and community drop-in sessions, including two held on-site at Curlew Community Park.

Feedback indicated that most participants supported the proposed high-quality and modern design that would be facilitated through the draft guidelines. However, participants did raise some concerns (such as car parking, height and density). The guidelines have subsequently been revised, with community feedback informing changes on a range of elements including height, density, car parking, vehicle access, and delineation between the private (housing) and public (park) realms. Further detail is provided in the Discussion section below.

Council's principal contribution to the next stages of the project is intended to be the parcels of land at the southern and northern ends of the site, which were identified for affordable housing in the 2018 master plan. Transfer of Council-owned land to the Hobsons Bay Affordable Housing Trust for the project will be subject to the receipt of project funding and statutory requirements under the *Local Government Act 2020*, including a period of public engagement.

Discussion

Funding application

On 15 July 2022, the Victorian Government issued a "Request for Proposal" for the Social Housing Growth Fund – Build and Operate Program Round Two (BOP Round Two). The Social Housing Growth Fund was established to provide funding to the community housing sector to grow the supply of social housing and complements the Victorian Government's Big Housing Build program.

It is proposed that the Trust apply for funding through the BOP Round Two. Council will work in partnership with HCA to develop the application, which will be consistent with previous planning and community consultation. HCA will oversee the future development of the site including construction, maintenance and tenancy management.

Revised Design Guidelines

Following extensive community consultation, the Epsom Street Affordable Housing Design Guidelines were revised, with key revisions to height, density (number of dwellings), car parking and vehicle access requirements.

The revised design guidelines (Attachment 1) will inform all elements of the project's design. It is recommended the guidelines be endorsed by Council and included in the proposed funding application. Key design requirements outlined in the guidelines include:

- **Best-practice and high-quality design** – socially inclusive, environmentally sustainable and universally accessible design with materials and architectural response to ensure integration with surrounding context.
- **Environmentally sustainable design** opportunities maximised with 7-star average NaTHERS energy rating.
- **Height** – maximum of four storeys (southern site) and three storeys (northern site), with the built form to step down in height on the street and park edges.
- **Density** to vary across the site, responding to site opportunities and constraints. Dwelling sizes will be primarily one and two bedrooms, and it is anticipated that total yield for the project will be 60-65 dwellings.
- **Car parking** – all car parking provision for the development is to be included on the site. Visitor car parking and accessible parking also to be provided on site.

- **Vehicle access points** will be minimised, with access to be provided from both Epsom and Fitzroy Streets.
- **Impact on Curlew Community Park** – development will complement the park, utilising active frontages to facilitate passive surveillance, accessible pedestrian links to and through the park, and transitional heights towards park edges to minimise overshadowing. Boundaries between housing and the public park will be clearly delineated to show that Curlew Community Park remains a public place.
- **Acoustic treatment** to address impacts of freeway and rail freight noise.

Planning approval

It was initially anticipated that the project would seek funding through the Big Housing Build and be subject to planning approval by the Minister for Planning through a streamlined planning process. However, the BOP Round Two funding stream sits outside of the Big Housing Build and additional steps are required to confirm the project's planning pathway.

There are a number of ways that planning assessment and approval could be achieved for the project and these options are being reviewed. All options would require some degree of support or intervention by the Minister for Planning, and consultation will be undertaken with the local community as part of any future planning process. Council will work in partnership with HCA to deliver and facilitate this consultation process to ensure that feedback from residents continues to inform the design of the project.

Transfer of land

Subject to HCA receiving funding for the development, and Council complying with its obligations under section 114 of the *Local Government Act 2020*, Council is proposing to transfer relevant parcels of land (as per the draft plan of subdivision – Attachment 2) to the Hobsons Bay Affordable Housing Trust for nominal consideration, i.e. “peppercorn rate”.

The following reasons and circumstances underpin the proposal to transfer the land for nominal consideration:

- **Site purpose** – the site was purchased by Council with the dual purpose of providing open space and affordable housing. This is reflected in the 2018 master plan, which was informed by community consultation. Subsequent consultation on the draft Design Guidelines has refined the proposal and reinforced the intent to deliver affordable housing on the site.
- **Viability** – transfer of land at nominal cost is critical to the financial viability of the project and greatly enhances the prospect of securing Victorian Government funding.
- **Policy** – Council's Affordable Housing Policy Statement 2016 includes a guiding action to “consider affordable housing outcomes when making decisions concerning Council assets, land and land use”. Additionally, the development of the land by HCA is supported by the Council Plan 2021-25, which includes a priority to “deliver more social and affordable housing” in Hobsons Bay. The Trust is a charitable trust established by Council as a tool for delivering this policy.
- **Local need** – there is a growing need for affordable housing in Hobsons Bay, particularly for people with local family and social connections who find it increasingly difficult to find safe, secure and affordable housing in the municipality.
- **Council oversight** – the provisions of the deed which established the Trust ensure Council will have oversight over the ongoing development and use of the Land by HCA as trustee of the Hobsons Bay Affordable Housing Trust.

Section 114 of the *Local Government Act 2020* provides that, prior to considering a proposal to sell land, Council must publish notice of its intention to sell or exchange land, obtain a valuation of the land within six months of the proposed transfer, and conduct a public engagement process to seek community feedback on the proposal.

Two small parcels of land within the southern site are subject to an administrative adverse possession application which is being processed and will need to be finalised alongside the transfer of land process. In the unlikely event that this process is unable to be resolved, it could be addressed through minor design revisions.

Community consultation

The Epsom Street site has been subject to multiple community consultation processes since Council first purchased the site in 2014 as detailed in the Consultation and Communication section of this report. Most recently in March 2022, Council undertook an extensive community consultation process to seek feedback on the Epsom Street Affordable Housing Draft Design Guidelines. As noted, feedback has helped to shape the revised design guidelines, which inform all aspects of the project design, including building height, density, car parking, vehicle access, and delineation between the private (housing) and public (park) realms.

Subject to funding approval, further community consultation will be undertaken as part of the planning approval process. Consultation will be led by HCA, as the Trustee of the Hobsons Bay Affordable Housing Trust and funding applicant, in partnership with Council. Detailed consultation and engagement planning will be undertaken following any successful funding announcement. However, it is expected that consultation will provide opportunities for community feedback on the draft design. Based on currently available information and subject to funding approval, this phase is expected to occur in early to mid-2023.

A separate consultation process would also take place regarding the proposed transfer of land parcels to the Hobsons Bay Affordable Housing Trust. Under the *Local Government Act 2020*, Council must conduct a public engagement process to seek community feedback on the proposal. It is proposed that Council officers will undertake this process in line with Council's Community Engagement Policy 2021. Based on currently available information and subject to funding approval, this consultation process is expected to occur in mid to late 2023.

Strategic Alignment

This report specifically addresses priorities from the following strategic documents:

Hobsons Bay 2030 Community Vision

Priority 2: Community wellbeing and inter-connection

This priority highlights Council's role in actively listening to the community's views and advocating on key issues such as the need for social and affordable housing.

Council Plan 2021-25

Objective 1: Healthy, equitable and thriving communities

Strategy 1.1: Celebrate the diversity of our community and provide equitable opportunities for all

Priority c) Deliver more social and affordable housing

Other Council Strategies

This report considers and draws on several other Council strategies, including the Better Places Laverton Place Guide (September 2020) and Fair Hobsons Bay for All 2019-23, which includes a strategy to “work in partnership to understand homelessness within Hobsons Bay and increase the amount of affordable housing”.

Policies and Related Council Documents

Council’s Affordable Housing Policy Statement 2016 has been considered in the development of this report. The Policy Statement provides the basis for the development of the Trust, which will play a key role in any future affordable housing development at the Epsom Street site.

Council’s Community Engagement Policy 2021 will guide public engagement on the proposed transfer of land, as required under the *Local Government Act 2020*.

Any future planning approval will also be subject to the requirements of the Hobsons Bay Planning Scheme.

The following previous Council reports are also relevant in the context of this report:

- **13 May 2014** – Council resolved to purchase the former Laverton Primary School site
- **10 May 2016** – Council received an update on the outcomes of community consultation for future development of the site
- **9 April 2019** – Council endorsed the tender process to seek a Trustee for the Hobsons Bay Affordable Housing Trust
- **9 June 2020** – Council endorsed HCA as the Trustee of the Hobsons Bay Affordable Housing Trust
- **8 September 2020** – Council adopted the Place Guide for Better Places Laverton
- **10 May 2022** – Council received and noted a petition objecting to the proposed affordable housing development and loss of open space at Epsom Street, Laverton

Legal/Statutory Obligations and Risk

Legal advice has been sought regarding the transfer of land process. All future actions will be undertaken in line with Council’s statutory obligations under the *Local Government Act 2020*.

The financial risks associated with the proposed Epsom Street Affordable Housing Project will be carried by HCA (as the Trustee of the Hobsons Bay Affordable Housing Trust). To ensure financial feasibility, the project is conditional on securing external funding.

Consultation on various stages of the project have highlighted a range of different views on affordable housing and the proposal to encourage development on the Epsom Street site. At all times, Council has sought to invite and respond to community feedback, most recently through the development of the revised Design Guidelines. Council will continue to be a key partner in future stages of the project, including future community consultation.

Financial and Resource Implications

The proposed Epsom Street Affordable Housing Project will be delivered by HCA. Funding for the development will be sought through the Victorian Government. Council's financial contribution to the project is proposed to be through the transfer of land to the Hobsons Bay Affordable Housing Trust, which will be made in line with the requirements of the *Local Government Act 2020* and subject to external funding being received.

Environmental, Social and Economic Impacts

The Epsom Street Affordable Housing Design Guidelines include principles to ensure the proposed development will be built to high environmentally sustainable design (ESD) standards, including passive design principles to reduce the need for heating and cooling, provide access to natural light, and collect and reuse water. These principles will be complemented by HCA's own ESD guidelines, as well as requirements for projects funded by the Victorian Government. The project will also increase housing density near public transport, support services and retail, which is consistent with high-level land use planning objectives.

The project will deliver additional social benefits by providing affordable housing for lower income households with a connection to Hobsons Bay. The provision of affordable housing enables future residents to live in safe and secure housing which provides enhanced capacity to pursue employment and educational opportunities, leading to improved social and economic outcomes. The housing development's construction will create jobs and increase the population and demand for local goods and services in Laverton, creating a more vibrant community in line with the objectives of the Better Places Laverton program.

Consultation and Communication

The Epsom Street site has been subject to several community consultation processes since it was purchased by Council:

- **2015 and 2016** – community drop-in sessions occurred as part of an initial Master Plan Context Plan Development Phase, followed by consultation with residents and local business
- **2017 and 2018** – the community was again consulted during the open space concept development phase of the project
- **2020** – the site was included as part of the community consultation which occurred to inform the Better Places Laverton program
- **March 2022** – Council undertook extensive community consultation on the Draft Epsom Street Affordable Housing Design Guidelines, and feedback has been subsequently incorporated into the revised Design Guidelines.

Further consultation will also be undertaken if the project secures funding and will incorporate the requirements of the Hobsons Bay Planning Scheme and Homes Victoria's consultation guidelines.

Declaration of Conflict of Interest

Section 130 of the *Local Government Act 2020* requires members of Council staff to disclose any general or material conflict of interest in matters to be considered at a Council meeting.

Council staff involved in the preparation of this report have no conflict of interest in this matter.

8.4 Infrastructure and City Services

8.4.1 Draft McCormack Park Master Plan

Directorate:	Infrastructure and City Services
Responsible Officer:	Manager Active Communities and Assets
Reviewer:	Director Infrastructure and City Services
Attachments:	<ol style="list-style-type: none">1. Draft McCormack Park Master Plan [8.4.1.1 - 1 page]2. Draft McCormack Park Master Plan- Background Report [8.4.1.2 - 17 pages]

Purpose

To update Council on the development of the Draft McCormack Park Master Plan and seek approval to place it on public exhibition for six weeks.

Recommendation

That Council:

1. Approves the Draft McCormack Park Master Plan for public exhibition from 15 August 2022 until 23 September 2022.
2. Receives a further report following the public exhibition period.

Summary

The need to develop a master plan for McCormack Park in Laverton was initiated following the adoption of the Hobsons Bay Aquatic Strategy 2019-30, which recommended the decommissioning of the Laverton Swim and Fitness Centre.

The Draft McCormack Park Master Plan (Attachment 1) and its associated Background Report (Attachment 2) has been developed following two rounds of community consultation:

- Stage 1: Issues and opportunities (July to September 2021)
- Stage 2: Ideas Map (April/May 2022)

A public exhibition period of the draft master plan will be hosted on the Participate Hobsons Bay website and a drop-in session will be held at the park. The community will be notified via a letterbox drop and via Council's social media platforms.

Following the closure of the public exhibition period, feedback will be reviewed and the updated master plan will be presented for Council's final consideration.

Background

McCormack Park is approximately 10ha and located off Jennings Street in Laverton. The park is bordered by Jennings Street to the north, the M1 Princess Freeway to the east, Bladin Street and Laverton P-12 College to the west and predominantly residential housing to the south. Laverton Creek runs through the site.

McCormack Park is a valuable community asset used for a variety of purposes. It has open green spaces with established trees, creek, wildlife and birdlife, offering a connection to nature and a valuable refuge from the urban busyness. The park also offers valuable passive recreation opportunities at the existing play space and skate park area which is well serviced with public toilets, picnic facilities and an extensive path network. These components provide a place for the community to play, exercise, walk their dog, relax, socialise and meet people from the local community.

McCormack Park also includes the Laverton Swim and Fitness Centre and a car park area that services it. The Hobsons Bay Aquatic Strategy 2019-30 was endorsed by Council in July 2019. The strategy recommended the construction of a new aquatic facility at Bruce Comben Reserve in Altona Meadows and the decommissioning of the Laverton Swim and Fitness Centre at McCormack Park, which would be replaced by new water play park and youth facilities.

As a result of the recommendation to decommission the Laverton Swim and Fitness Centre at McCormack Park, the McCormack Park Master Plan is being developed to undertake a holistic planning approach that will guide the future use and upgrade of the site.

Discussion

Two rounds of community consultation have occurred to help inform the draft master plan. From July to September in 2021, the first round of consultation occurred to commence the master plan process. A survey was developed and delivered to all residential properties in Laverton to help understand what the community views as the key issues and opportunities for the site. The same survey was also hosted online at Participate Hobsons Bay. In total, 166 survey responses were received.

A key outcome from the first round of consultation was that the community did not want to see an indoor youth facility as proposed in the Aquatic Strategy. They did not want to see overdevelopment of the site and some concerns were also raised on the loss of the Laverton Swim and Fitness Centre. Positive feedback was received about incorporating outdoor water play opportunities and other social, family and recreation improvements to further improve the community connection with the site.

The second round of consultation occurred throughout April and May 2022. The consultation summarised the feedback from the first stage in the form of an “ideas map” with image examples of possible future improvements for consideration. The consultation was hosted online at Participate Hobsons Bay and two face-to-face drop-in sessions were held. In total 192 people visited the Participate Hobsons Bay page with 13 completed surveys returned, and about 45 people visited the two drop-in sessions to discuss the ideas map.

The ideas map was broken into five sections. Feedback on the online survey was graded from positive, mixed, neutral to negative. Below is a summary of the feedback on each section:

- water play elements (61.5 per cent positive, 7 per cent negative)
- bush trail and creek connections (15 per cent positive, 15 per cent negative)
- social hubs and expanded picnic facilities (61.5 per cent positive, 7 per cent negative)
- active recreation areas (15 per cent positive, 15 per cent negative)
- car park and amphitheatre (15 per cent positive, 7 per cent negative)

Throughout each of the two stages of consultation, there has been feedback from some members of the community who have expressed their concerns about the loss of the Laverton Swim and Fitness Centre. All communication material throughout the consultation on the master plan to date has clearly identified the intent of the Aquatic Strategy that was adopted in 2019, in that the Laverton Swim and Fitness Centre will be decommissioned following the opening of a new centre at Bruce Comben Reserve. The consultation processes to date have also asked the community how the Laverton Swim and Fitness Centre could be acknowledged onsite with future works implemented as part of this master plan. Ideas provided from the community include:

- water play facilities
- monument
- sculpture
- memory tree
- photo wall
- annual event

Some of the key elements have been included in the draft master plan while other items will be considered further throughout detailed design for these spaces.

The public exhibition period will commence on 15 August 2022 and will run until 23 September 2022.

Strategic Alignment

This report specifically addresses priorities from the following strategic documents:

Hobsons Bay 2030 Community Vision

Priority 4: Proactive enrichment, expansion and conservation of the natural and urban environment

Council Plan 2021-25

Objective 2: Environment

Strategy 2.3: Increase tree canopy cover within Hobsons Bay to reduce the urban heat island effect, improve air quality and enhance general amenity

Priority b) Deliver improved amenity outcomes across Council's open space and parks for increased usage at these facilities

Policies and Related Council Documents

Several Council plans and policies have been considered in the development of the Draft McCormack Park Master Plan, including the Aquatic Strategy, Open Space Strategy, the Better Places Laverton Place Guide and Hobsons Bay 2030 Community Vision.

Legal/Statutory Obligations and Risk

The development of this master plan has involved the inspection of existing facilities onsite to ensure that any issues of compliance, statutory obligation and risk have been considered and will be addressed with future upgrades.

Financial and Resource Implications

Cost estimates for the implementation of the master plan are being developed and will be provided with the presentation of the finalised McCormack Park Master Plan. The costs will include all elements of the updated master plan and will be separated into the three stages that will be used to deliver the works.

Funding has been allocated in Council's 2022-23 Capital Works Program to commence the delivery of Stage 1 works and funding for the delivery of Stage 2 has been included in the draft program for 2023-24. Funding for the delivery of Stage 3 will only be allocated once a new facility at Bruce Comben Reserve is completed.

Environmental, Social and Economic Impacts

Concerns from the local community on decommissioning the Laverton Swim and Fitness Centre within McCormack Park following the opening of a new facility at Bruce Comben Reserve have been received as part of the master plan process. As part of the survey completed in stage 1, residents were asked to share their main concerns with a new aquatic facility at Bruce Comben Reserve. The key concerns raised were the:

- loss of a fitness facility in Laverton
- the loss of a community place in Laverton
- the new facility is not close to home
- the potential of increased costs to use a new facility

The draft master plan has identified opportunities to install free outdoor fitness equipment pods throughout the reserve to provide additional fitness opportunities within the precinct. It also includes larger and more picnic shelters to help establish more meeting places for the community. The inclusion of these improved facilities will also provide greater activation opportunities for events and outdoor fitness classes.

Consultation and Communication

The development of the McCormack Park Master Plan will be informed by three rounds of consultation with the community:

- Stage 1: Issues and opportunities (completed in July to September 2021)
- Stage 2: Ideas map (completed in April/May 2022)
- Stage 3: Draft master plan (to occur from 15 August to 23 September 2022)

The draft master plan will be on public exhibition for four weeks and a copy of the plan will be hosted on Participate Hobsons Bay. Opportunities for feedback will be promoted via Council's social media platforms, a letterbox drop to all residents in Laverton and at a drop-in session in McCormack Park.

Declaration of Conflict of Interest

Section 130 of the *Local Government Act 2020* requires members of Council staff to disclose any general or material conflict of interest in matters to be considered at a Council meeting.

Council staff involved in the preparation of this report have no conflict of interest in this matter.

8.4.2 Western Aquatic and Early Years Centre - Preliminary Concept Plan

Directorate:	Infrastructure and City Services
Responsible Officer:	Manager Active Communities and Assets
Reviewer:	Director Infrastructure and City Services
Attachments:	1. Western Aquatic and Early Years Centre- Preliminary Concept Plan [8.4.2.1 - 6 pages]

Purpose

To update Council on the preliminary concept design for the Western Aquatic and Early Years Centre prior to community consultation.

Recommendation

That Council:

- 1. Notes the preliminary concept design being released for public exhibition for six weeks from 15 August to 23 September.**
- 2. Continues to advocate to the Australian and Victorian governments for funding contributions towards construction.**

Summary

Following the adoption of the Hobsons Bay Aquatic Strategy (the Aquatic Strategy) in 2019 and the Bruce Comben Reserve Master Plan in 2020, preliminary concept plans (Attachment 1) for the Western Aquatic and Early Years Centre (WAEYC) at Bruce Comben Reserve in Altona Meadows have been developed for community consultation.

The preliminary concept plan includes the facility components that were identified in the Aquatic Strategy. The facility will also have a strong focus on providing for people with a disability, and more specifically catering for people on the autism spectrum.

Consultation will occur for six weeks commencing on Monday 15 August and will include opportunities for community members to provide feedback via a hard copy survey delivered to residents in Altona Meadows and Laverton, an online survey hosted on Participate Hobsons Bay, or in person at one of two onsite drop-in sessions.

The WAEYC is a key advocacy priority for Hobsons Bay leading into the 2022 Victorian Government election. Council intends to contribute \$20 million towards the facility's \$60 million construction cost, contingent on funding contributions from the Australian and Victorian governments.

Background

The Aquatic Strategy was developed to meet current and future aquatic facility needs of the community. The strategy recommended the provision of two major (district level) aquatic centres, one to service the east of the municipality (Bayfit Leisure Centre) and a new facility

at Bruce Comben Reserve to service the western areas of Hobsons Bay. The Aquatic Strategy also recommended the decommissioning of the Laverton Swim and Fitness Centre once the new facility at Bruce Comben Reserve opens to the public.

To appropriately plan for the new aquatic facility, the Bruce Comben Reserve Master Plan was developed in consultation with existing users of the reserve, nearby residents and the broader community, and was adopted by Council in September 2020. The master plan provides a vision for the future of Bruce Comben Reserve and identifies the footprint and location for the new aquatic facility.

A concept design process has commenced for the WAEYC to deliver on the Aquatic Strategy and the Bruce Comben Reserve Master Plan.

Discussion

The Aquatic Strategy recommends the development of a district level aquatic facility at Bruce Comben Reserve. The Aquatic Strategy noted that the new facility would include:

- an eight lane 25m pool
- aqua play splash pad, leisure water and toddler pool
- learn to swim pool
- wellness centre with warm water pool, spa and sauna
- gymnasium and group fitness rooms
- entry, café (indoor and outdoor servery) and social seating areas
- change rooms including group change rooms and a change village
- administration area and offices
- early years and maternal child health facility provision
- car parking
- construction of new playing fields to offset fields impacted by new facility

A preliminary concept plan has been developed for community consultation that includes the facility components that were identified in the Aquatic Strategy. The facility will also have a strong focus on providing for people with a disability, and more specifically catering for people on the autism spectrum. Engagement with key groups and agencies to help achieve this vision will occur throughout the concept design stage and continue during future design stages.

As identified in the Bruce Comben Reserve Master Plan, the WAEYC is positioned in the north-eastern corner of the reserve. The Cooraminta Children's Centre currently located in this area will be removed and replaced with new early years facilities as part of the new WAEYC. Ensuring there is continuity of an early years service throughout any future construction works is a key principle for this site and will be worked through in future design stages and construction methodology discussions.

The WAEYC is not fully funded and is a key advocacy priority for Hobsons Bay. It has strong alignment with state and federal government interest and funding streams, including the Victorian Government's Infrastructure Victoria Strategy 2021-51, Plan Melbourne 2017-50, the Victorian Sport and Recreation Victoria Better Pools Fund, Community Sports Infrastructure Loans Scheme, and Local Sports Infrastructure Fund.

Council's advocacy plan includes ongoing engagement with state and federal government ministers, MPs and government department representatives. Council is also actively

engaging the community to add its voice to efforts to attract funding from the Australian and Victorian governments.

Strategic Alignment

This report specifically addresses priorities from the following strategic documents:

Hobsons Bay 2030 Community Vision

Priority 2: Community wellbeing and inter-connection

Council Plan 2021-25

Objective 1: Healthy, equitable and thriving communities

Strategy 1.2: Improve the health and wellbeing of our community – particularly our young, vulnerable and older community members

Strategy 1.4: Enable participation and contribution to community life, learning and inter-connection

Objective 3: Vibrant place and economy

Strategy 3.4: Increase participation in recreation activities across the community

Policies and Related Council Documents

The preliminary concept plans for the WAEYC have been informed by several Council plans and policies, with the key documents including:

- Bruce Comben Reserve Master Plan (adopted at the 8 September 2020 Council Meeting)
- Hobsons Bay Aquatic Strategy (adopted at the 9 July 2019 Council Meeting)
- Sports Facility Needs Analysis (adopted at the 12 June 2018 Council Meeting)

Legal/Statutory Obligations and Risk

Bruce Comben Reserve is located within the Public Park and Recreation Zone (PPRZ). A small area within the reserve adjacent to Skeleton Creek is zoned as a Public Use Zone 1 (PUZ1). The Land Subject to Inundation Overlay (LSIO) applies along Skeleton Creek and affects part of the land in the PUZ1 and a very small part in the PPRZ. A section at the front of the reserve facing Central Avenue is in the Road Zone 1 (RDZ1) about 15m back from the northern boundary, which is likely to be used for future road widening in the event the road is duplicated.

A detailed soil analysis and site investigations for Bruce Comben Reserve have been completed as part of the master plan process. Some soil sample results exceed adopted ecological assessment criteria levels; however, the reported exceedance does not exceed ecological or human health investigation levels. The soil condition does not preclude development onsite and all works will be completed in accordance with an approved soil management plan.

Financial and Resource Implications

The cost estimate to develop the WAEYC is \$60 million. Council intends to commit \$20 million towards the construction of the facility and is advocating strongly to the Australian and Victorian governments for significant contributions towards its construction.

In addition to the development of a preliminary concept plan, a 10-year financial model has been developed to assess the operational performance of the proposed facility.

Environmental, Social and Economic Impacts

Assessment on environmentally sustainable design initiatives has commenced. There are a range of opportunities to reduce the resource consumption in aquatic facilities while still enabling highly efficient systems. These options could include effective natural ventilation, high performance building fabric, shading of window screening, solar access and solar panels. Other specific ESD initiatives that relate to mechanical systems, hydraulic systems and operational management practices will also be assessed as part of further design processes.

Once developed, it is expected that the WAEYC will cater for approximately 165,000 people living within a 10km radius, a figure that will grow to 242,000 people within 20 years. The facility is also estimated to cater for an average of 500,000 annual visits over 10 years. During construction, the facility is expected to generate 110 FTE jobs (90 direct, 20 indirect) and its operation will generate approximately 15 FTE positions.

Consultation and Communication

The development of the WAEYC preliminary concept plan has drawn upon community feedback received from the consultation processes completed as part of the Aquatic Strategy and the Bruce Comben Reserve Master Plan.

Community consultation on the preliminary draft concept plan will run for six weeks from Monday 15 August to Friday 23 September 2022. Plans will be made available on Participate Hobsons Bay and all residential properties in Altona Meadows and Laverton will receive a hard copy survey in their letter box. Properties within a 5km catchment area in Altona will also receive a hard copy survey. There will be two drop-in sessions held at Bruce Comben Reserve on the following dates:

- Saturday 3 September 2022 10am to noon
- Saturday 17 September 2022 as part of the Seabrook Altona Meadows Out and About Festival

Promotions of the community consultation period will occur via Council's social media platforms and via established membership networks of groups located at Bruce Comben Reserve and in the local communities. Consultation with key stakeholders and disability groups will also be occurring throughout the consultation period.

Consultation on the Draft McCormack Park Master Plan (the location of the Laverton Swim and Fitness Centre) will occur concurrently with this process and will be cross-promoted on promotional and survey material.

Declaration of Conflict of Interest

Section 130 of the *Local Government Act 2020* requires members of Council staff to disclose any general or material conflict of interest in matters to be considered at a Council meeting.

Council staff involved in the preparation of this report have no conflict of interest in this matter.

8.4.3 Contract 2022.02 Altona North Childcare Centre Expansion and Renewal Works

Directorate:	Infrastructure and City Services
Responsible Officer:	Manager Capital Works
Reviewer:	Director Infrastructure and City Services
Attachments:	Nil

Purpose

To seek Council approval for the awarding of Contract 2022.02A for the construction works of Altona North Childcare Centre Expansion and Renewal Works.

Recommendation

That Council awards Contract 2022.02A, for Altona North Childcare Centre Expansion and Renewal Works, to Loaram Constructions Pty Ltd at a fixed lump sum price of \$2,275,939 (two million, two hundred and seventy-five thousand, nine hundred and thirty-nine dollars) including GST.

Summary

An open tender process has been carried out for the procurement of these works with three submissions received.

Loaram is the only tenderer out of the three tender submissions received who complies with Council's mandatory requirements and their price is the lowest among all the tender submissions received.

Following the evaluation of this tender, a report was presented to the Tender Board on 14 July 2022, recommending award of the contract to Loaram Constructions Pty Ltd.

Background

The One Tree kindergarten and childcare service at Altona North consists of two separate buildings on a triangular site at the southern end of WJ Irwin Reserve. The southern kindergarten building was originally constructed in the 1950s and was extended in 2006-07 to include a second room. The northern building was built in 1992 as a purpose-built childcare facility.

The two buildings, which operated for many years as separate services, are now run by a single service provider. This has led to issues preventing integration and connection between the two buildings due to separate entries and playgrounds separated by a fence, which prevents supervision.

Considering the demand for licensed places, Council has decided to expand this facility. Council has a funding agreement with the Victorian Government for \$600,000 towards this project. The expansion comprises a new children's room, extension of the adjacent children's room in the south building, new permanent staff room and a corridor connecting

the north and south building along with associated play area upgrades to suit the new construction.

The renewal of the north building is also included in the project scope as the facility has aged and needs to be brought up to par with the new construction. The licensed capacity will be increased by 36 places once expanded.

Discussion

The tender for this contract was advertised on 4 April 2022, with submissions closing on 20 May 2022. The documents were downloaded by six companies and three tender submissions were received. Of the three, two were found to be noncompliant with mandatory requirements and hence only the submission from Loaram Constructions Pty Ltd was evaluated. Loaram Construction also submitted the lowest price.

Since the submission included several qualifications, these were clarified through tender interview and online meetings. Loaram's revised submission was evaluated by the Tender Panel.

Loaram Construction have undertaken several projects for Council in the past and have worked on many early years centres; this has resulted in many learnings which were documented and clarified in their tender submission. This project will also be managed by a Senior Project Manager who has managed multiple early years developments for Council.

Following the evaluation, a report was presented to the Tender Board on 14 July 2022, recommending award of the contract to Loaram Constructions Pty Ltd.

Strategic Alignment

This report specifically addresses priorities from the following strategic documents:

Hobsons Bay 2030 Community Vision

Priority 2: Community Wellbeing and Inter-Connection

The Altona North Early Years Centre is a council owned facility and provides access to high quality early years programs for the Hobsons Bay community, particularly for Altona North families.

Council Plan 2021-25

Objective 4: Visionary community infrastructure

Strategy 4.2: Ensure that our assets are properly maintained now and into the future at the most economical cost to the community and the environment

Priority b) Increase value for money when delivering projects within the capital works program

Public tender process was followed for the procurement of the contractor to achieve value for money for the Council. Renewal works of the existing north building is added to project scope for benefits economies of scale.

Policies and Related Council Documents

A Fair Hobsons Bay for All 2019-23 includes children and young people (0-25) as a priority population.

Legal/Statutory Obligations and Risk

The awarding of Contract 2022.02A through a public tender process complies with section 108 of the *Local Government Act 2020*.

Financial and Resource Implications

The project is included in the 2021-22 and 2022-23 Capital Works Program and allocated a total budget of \$2,530,000 (including GST) for the design and construction phases. This includes the \$600,000 funding from the Victorian Schools Building Authority.

Based on the price submitted by the Loaram Constructions Pty Ltd, an estimated additional amount of \$342,100 (including GST) is required and a budget change request has been approved for the same.

Environmental, Social and Economic Impacts

The proposed scope of works has taken into consideration the following environmental, social and economic impacts:

- provision of environmentally sustainable design inclusions
- consideration of existing environmental conditions
- provision of all-abilities access to the new facility

Site management requirements such as providing access to the centre during construction and noise control have been identified and incorporated into the contractor's obligations under this contract.

Consultation and Communication

The design development for the proposed works were communicated with the centre management and their comments were incorporated. Design review meetings were organised with internal stakeholders such as the Community Life department, Council's arborist, and the Facilities Maintenance and Environment and Sustainability teams.

Declaration of Conflict of Interest

Section 130 of the *Local Government Act 2020* requires members of Council staff to disclose any general or material conflict of interest in matters to be considered at a Council meeting.

Council staff involved in the preparation of this report have no conflict of interest in this matter.

8.4.4 Contract 2022.09 Williamstown Swimming and Life Saving Club Redevelopment - Consultancy

Directorate:	Infrastructure and City Services
Responsible Officer:	Manager Capital Works
Reviewer:	Director Infrastructure and City Services
Attachments:	Nil

Purpose

To seek Council's endorsement for the awarding of Contract 2022.90 for the Williamstown Swimming and Life Saving Club Redevelopment – Consultancy Works.

Recommendation

That Council awards Contract 2022.09 Williamstown Swimming and Life Saving Club Redevelopment – Consultancy to Canvas Projects at a fixed lump sum of \$1,209,940 (one million, two hundred and nine thousand, nine hundred and forty dollars) including GST.

Summary

The Williamstown Swimming and Life Saving Club Redevelopment - Consultancy contract is to appoint a lead architect and consultancy team to design the new and refurbished facility, utilising funds in Council's annual capital budget and grants from the Department of Justice.

An open tender process has been carried out with 17 submissions received. Following the tender evaluation process, a report was presented to the Tender Board on 14 July 2022, recommending the contract be awarded to Canvas Projects.

Background

The Williamstown Swimming and Life Saving Clubhouse is located at the east side of the intersection of The Esplanade and Victoria Street, Williamstown.

Williamstown Swimming and Lifesaving Club was founded in 1920 and has patrolled and resided on Williamstown Beach for over 100 years. The facility consists of a main heritage weatherboard building, a number of outbuildings and storage facilities, and a café.

The scope of design works of this project includes:

- retain the tower of the clubhouse and existing leadlight with heritage significance
- design a four-lane indoor pool facility with a gymnasium, multipurpose space, changing facilities, observation room, administration office, kitchen and toilet amenities
- other buildings to include public toilets, parents' toilets and public shower facilities
- additional beach ramp and pedestrian upgrade

Discussion

The open tender was formally advertised in *The Age* on 7 May 2022 with submissions closing on 2 June 2022. Seventeen tender submissions were received by the tender deadline. Eight of these submissions were deemed to be non-conforming. The Tender Evaluation Panel evaluated the remaining submissions and shortlisted four tenderers for interviews on 17 June 2022. The tenderers were re-evaluated based on the outcome of the tender interviews. Reference checks were performed on the highest scoring tender.

Based on the evaluation process and reference checks, the Tender Evaluation Panel recommended Canvas Projects as the preferred tenderer. Their submission provided best value for money, a deep understanding of the project scope, extensive experience in similar projects, and demonstrated the ability to meet timelines and financial constraints.

Strategic Alignment

This report specifically addresses priorities from the following strategic documents:

Hobsons Bay 2030 Community Vision

Priority 2: Community wellbeing and inter-connection

Council Plan 2021-25

Objective 1: Healthy, equitable and thriving communities

Strategy 1.2: Improve the health and wellbeing of our community – particularly our young, vulnerable and older community members

Strategy 1.4: Enable participation and contribution to community life, learning and inter-connection

Priority a) Expand the active and engaged community groups in Hobsons Bay including continuing to improve the value from Council grants, events and funding support

Priority c) Increase customer service centres and libraries participation through establishing centres of excellence in different lifelong learning skills

Objective 3: Vibrant place and economy

Strategy 3.3: Continued commitment to the delivery of the Better Places program

Strategy 3.4: Increase participation in recreation activities across the community

Priority b) Provide opportunities for sports club volunteers to upskill, by way of club development practices

Priority c) Support increased participation opportunities by providing infrastructure which meets the needs of the sporting community

Objective 4: Visionary community infrastructure

Strategy 4.2: Ensure that our assets are properly maintained now and into the future at the most economical cost to the community and the environment

Priority b) Increase value for money when delivering projects within the capital works program

Policies and Related Council Documents

The awarding of Contract 2022.09 through the public tender process complies with the Council's Procurement Policy.

Legal/Statutory Obligations and Risk

The awarding of Contract 2022.09 through a public tender process complies with section 108 of the *Local Government Act 2020*.

Financial and Resource Implications

The project has an allocation of \$1,250,700 (including GST), spread across four financial years: \$539,000 in 2022-23, \$326,700 in 2023-24, \$330,000 in 2024-25 and \$55,000 in 2025-26.

The recommended tender's submission of \$1,209,940 (including GST) is within the current budget.

Environmental, Social and Economic Impacts

The proposed scope of works and tender evaluation process have taken into consideration the following environmental, social and economic impacts:

- provision of environmentally sustainable design inclusions
- consideration of existing environmental conditions

Consultation and Communication

The tender was publicly advertised in *The Age* on 7 May 2022. The Tender Evaluation Report for Contract 2022.09 was presented to the Council's Tender Board on 14 July 2022. The Tender Board endorsed the Tender Evaluation Panel's recommendation to award the contract to Canvas Projects, subject to Council approval.

Declaration of Conflict of Interest

Section 130 of the *Local Government Act 2020* requires members of Council staff to disclose any general or material conflict of interest in matters to be considered at a Council meeting.

Council staff involved in the preparation of this report have no conflict of interest in this matter.

9 Delegate Reports

Purpose

To consider reports by Councillors who have been appointed as delegates to Council and community committees.

Recommendation

That Council receives and notes the recent Delegate Reports.

Metropolitan Transport Forum

Directorate: Infrastructure and City Services

Councillor Delegate: Cr Jonathon Marsden

Date of Meeting: 1 June 2022

Regular meeting of metropolitan councils to discuss and advocate for improvements to the transport system, particularly for sustainable transport.

Presentation by Ombudsman for Public Transport in Victoria

Public Transport Ombudsman Simon McKenzie outlined the core service areas for his role, which includes providing an important independent complaints avenue for the public. The role was created following the privatisation of the public transport system and is intended to provide checks and balances where the free market does not respond effectively.

The core services of the ombudsman include:

- unresolved complaints
- systemic issues
- information and assistance
- public interest reports

Council Updates

Each month four participating councils provide a presentation to the forum.

Strategic Transport Planner Craig Griffith outlined Moreland City Council's 10-year capital works planning list for active transport. The plan was due to be voted on at the next Council meeting.

Russell Tricker, Strategic Transport Planner for the City of Whittlesea, outlined multiple actions including shared trail advocacy, refreshes for transport strategies and reviewing their COVID-19 fund for transport projects.

Melissa Falkenberg, Manager City Transport for Wyndham City Council, outlined the challenges for the fastest growing municipality in the country. Multiple strategies and plans are in development along with constant advocacy to higher level governments for assistance.

Cr Edward Crossland and Principal Strategic Transport Planner Philip Mallis from Yarra City Council outlined their draft transport strategy, which is heavily focused on road space re-allocation for sustainable transport, greening and placemaking.

Truganina Explosives Reserve Advisory Committee

Directorate: Infrastructure and City Services

Councillor Delegate: Cr Pamela Sutton-Legaud

Date of Meeting: 14 June 2022

The Truganina Explosives Reserve Advisory Committee continues to advocate for the renewal of the Truganina Explosives Reserve Master Plan and the Coastal Management Plan. The group discussed future booking arrangements for the Underkeeper's Quarters and Keeper's Quarters to be included in the updated master plan and Coastal Management Plan.

Restoration works are close to completion, particularly the Underkeeper's Quarters and the remnant testing laboratories located within the natural space inside the reserve. The two laboratories will house interpretative material for both the natural and heritage values found here.

The Hobsons Bay Wetlands Centre will host the Ramsar Steering Committee which was originally managed by the Port Phillip Westernport Catchment Management Authority (PPWCMA). The PPWCMA has now been merged into Melbourne Water but still manages projects around Ramsar values for the region surrounding Hobsons Bay – Port Phillip Bay (Western Shoreline) and Bellarine Peninsula. The Steering Committee assists in the protection of and advocacy for Ramsar sites and critical adjacent areas.

The Hobsons Bay Wetlands Centre and Council's Conservation team have met with representatives from the Bunurong Land Council to discuss potential collaboration opportunities within Hobsons Bay.

The Truganina Explosives Reserve Working Group has secured a large restoration project at the Newport Railway Workshops and also has been engaged by the Hobsons Bay Art Society to build 15 miniature-scale art galleries for a project called FLAG: Free Little Art Galleries. These will be decorated with miniature artwork and sculptures by the Arts Society, funded through a Hobsons Bay Make It Happen grant.

Deakin University has started a research project aimed at developing techniques and protocols for surveying waterbirds from drones. The team have conducted several flights to test a range of drones at different heights while simultaneously measuring disturbance in birds. All flights have animal ethical approvals and drone operations are managed under Deakin University's own drone policies.

RoadSafe Westgate Community Road Safety Council

Directorate: Infrastructure and City Services

Councillor Delegate: Cr Diana Grima

Date of Meeting: 15 June 2022

RoadSafe Westgate Updates

Updates were provided for the ongoing actions of the group including the positioning of the road safety billboard and social media activities.

An update was provided on the Green Light Initiative, which is the Fit to Drive Foundation's interactive road safety education program for young road users.

Community Road Safety grants approved by the Department of Transport:

- Banners - \$4,400
- Looking After Our Mates - \$1,300
- Mobile Billboards - \$10,000
- Safer Drivers and Passengers Innovation - \$11,500

Hobsons Bay City Council Updates

Council provided updates on the ongoing delivery of capital works projects throughout the municipality, with planning underway for the next financial year.

Other Council Updates

Other council delegates provided updates on local road safety matters.

Other Matters

The road incident support and education service Road Trauma Support Services Victoria has changed its name to Amber Community.

LeadWest Joint Delegated Committee

Directorate: Office of the Chief Executive

Councillor Delegate: Cr Matt Tyler

Date of Meeting: 15 June 2022

The June meeting of the LeadWest Joint Delegated Committee was hosted by Wyndham City Council.

The following items were discussed.

Review of the LeadWest Strategic Plan

Premier Strategy, LeadWest secretariat provided an update regarding the review of the LeadWest Strategic Plan and the outcomes of the introductory meetings held between Premier Strategy and member councils. Items included an opportunity to review the core purpose and focus, and to refresh the objectives and goals of LeadWest.

Western Alliance for Greenhouse Action update

Western Alliance for Greenhouse Action provided background information and detailed key issues regarding the Victorian Climate Resilient Council and the Planning for Safe Climate projects.

Western Melbourne Tourism Board

Directorate: Sustainable Communities

Councillor Delegate: Cr Pamela Sutton-Legaud

Date of Meeting: 22 July 2022

Due to technical difficulties in delivering a hybrid meeting virtual attendees, including Cr Pamela Sutton-Legaud, were apologies for the meeting.

The following key items were discussed.

Aiden Mullens, Executive Manager for Transforming Brimbank, presented on the Sunshine Priority Precinct Vision 2050, which outlines the importance of developing the Sunshine precinct in line with the Melbourne Airport Rail development.

Brendan McRae, Manager Transport Precincts, presented on the Department of Transport (DoT) plans to develop an economic development strategy focused on maximising economic impacts from the Melbourne Airport Rail project. The strategy is estimated to be completed mid-2023 and will support the DoT economic impact analysis and funding bids for the development of the Sunshine precinct. The Visitor Economy is identified as a sector of interest.

Richard Ponsford, Executive Officer WMT, also provided updates on the WMT's second round of PRIME Mentorship and WMT's branding and website development.

The WMT 2022-23 budget was presented and approved.

10 Notices of Motion

10.1 Notice of Motion No. 1238 - Acknowledgement - Sharon Walsh

Section 8.15.5 of the Hobsons Bay Governance Rules requires the Chief Executive Officer to inform Councillors about the legal and cost implications of any proposed notice of motion. Accordingly, the costs of implementing this notice of motion will be accommodated within the existing operational budget.

There are no apparent legal implications at this point in time.

Cr Tony Briffa has given notice of the following:

That Council acknowledges the significant contribution of Sharon Walsh to the Altona community, particularly in her role with the Altona Village Traders Association, and presents her with a certificate at a future Council meeting.

Sharon Walsh has recently retired from the Altona Village Traders Association and has been involved in organising and marketing for various local events and businesses over many years, including the Altona Beach Market, Australia Day in Altona, Council events such as Movies By the Bay, and the Boomerang Bags initiative. She was previously honoured as Hobsons Bay Citizen of the Year in 2012.

10.2 Notice of Motion No. 1239 - Kerbside Charging

Section 8.15.5 of the Hobsons Bay Governance Rules requires the Chief Executive Officer to inform Councillors about the legal and cost implications of any proposed notice of motion. Accordingly, the costs of implementing this notice of motion will be accommodated within the existing operational budget.

There are no apparent legal implications at this point in time.

Cr Daria Kellander has given notice of the following:

That Council:

- 1. Investigates options to accommodate residents and businesses who do not have access to an off-street parking space to safely charge their electric vehicle using their domestic power supply, including but not limited to:
 - a. A trial based on Port Phillip's kerbside vehicle charging model**
 - b. Partnerships with Jemena and Powercor to supply charging facilities on their electrical distribution poles**
 - c. Additional public charging facilities provided on residential streets at a shared location, funded via private/commercial or Victorian/Australian Government investment****
- 2. Prepares a report presented back to Council on the above items prior to the December 2022 Council Meeting.**

11 Urgent Business

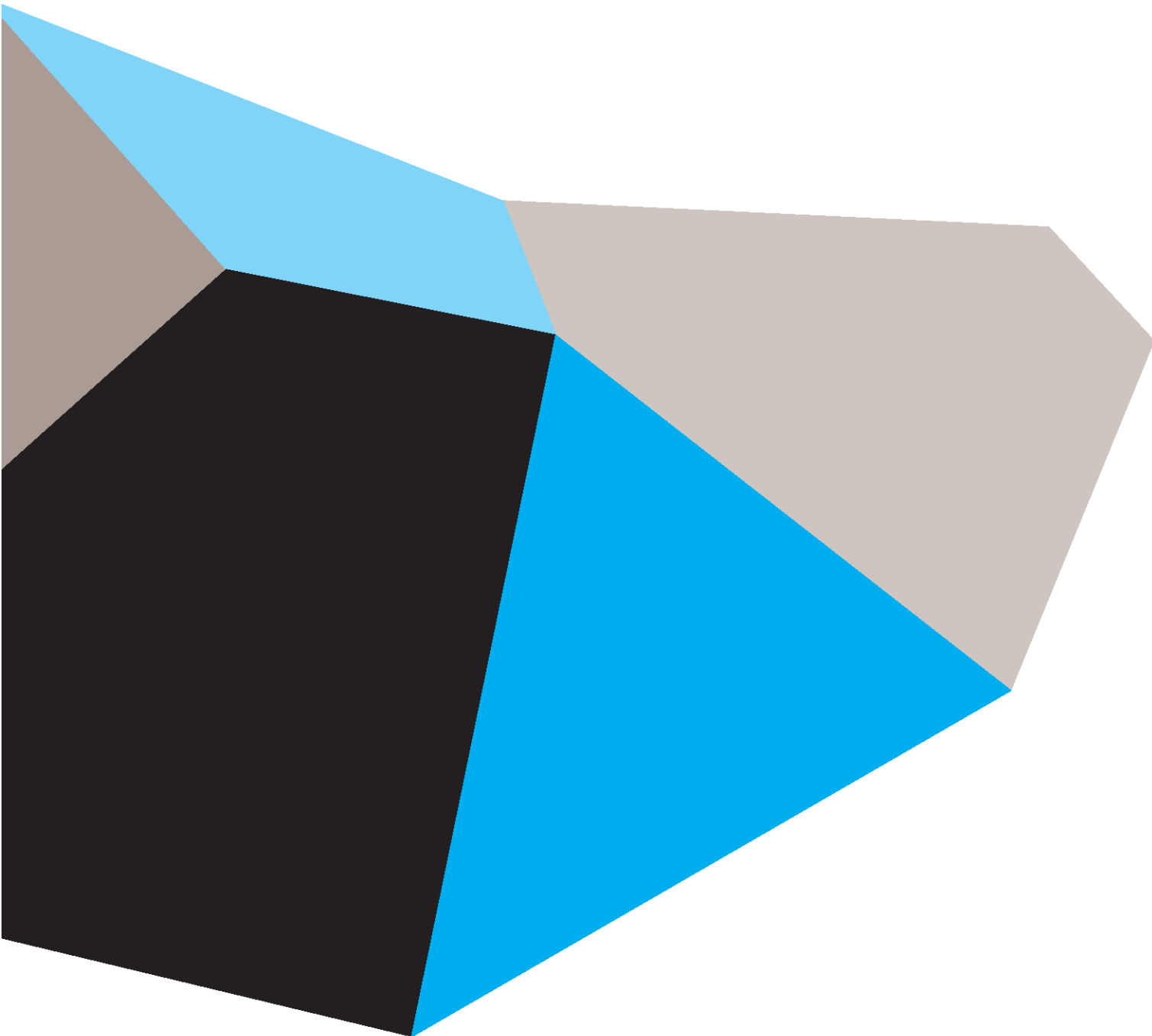
12 Supplementary Public Question Time

Supplementary Public Question Time provides an opportunity for the public to ask questions directly related to items on the agenda that have arisen during the evening's proceedings.

Where it is not possible to provide a response during the meeting, a written response to the question will be provided promptly.

Written public questions received during the Council Meeting that are not related to items on the agenda will be taken on notice and responded to in writing by the appropriate Council officer, or referred to the next Council Meeting for a public response if so requested by the questioner.

13 Close of Meeting



HOBSONS BAY CITY COUNCIL

115 Civic Parade, Altona

PO Box 21, Altona 3018

Phone 1300 179 944

Fax (03) 9932 1039

NRS phone 133 677 and quote 1300 179 944

Email customerservice@hobsonsabay.vic.gov.au



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www.hobsonsabay.vic.gov.au
