

**23 June 2025 Council Meeting**  
**Adoption of Budget 2025-26**  
**Attachments – Part 1 of 3**

Due to file upload limitations, the attachments document has been split into multiple parts as listed below:

**Part 1**

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Including the list of all submissions and the attachments for submissions up to #91

**Part 2**

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Including attachments for submissions from #92 onwards

**Part 3**

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23 June 2025 Council Meeting Attachments

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# Proposed Annual Budget 2025-26

## Budget Submissions

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## Council Services

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
1	576	Paul	Budget		Just stick to whatever the budget is and don't go over! That's what a budget means. If you don't have the money DON'T spend it! Not just keep putting rates up. I have been here for 60 years and all I ever got is the rubbish collection. Not much else. So how come you keep adding dwellings with no extra services and the rates keep rising? COS YOU CAN'T BUDGET!!!!!!	Council Services	
2	585	Jess Kost	Disappointed		I am somewhat disappointed in the budget. With the 8 plus million surplus, why aren't we aiming for more/bigger? There's no goals I can see here. The train station in Altona North would be welcome...why can't the extra \$\$ put towards actually doing something? Or maybe the 8 plus million can be put towards mental health. Or helping all the people sleeping rough around Hobsons Bay? Social housing? Community kitchens? There's over 6 million towards council vehicles - which ones? Can we not save \$\$ there and put towards not leaving anyone behind?	Council Services	
3	589	Debbie Grasso	Neglect of Skelton creek		Skelton creek has been totally neglected. The weeds have overtaken the water and is an eyesore. The creek is not accessible to enjoy. This is the only water running through our beautiful Hobson Bay and we need to invest in it. Clean it up. Take down the weeds so we can get to the water again. Dig out deeper so we can get better water flow. Get access to the water for recreational purposes and for the community to enjoy. Skelton creek is the jewel of Hobson Bay it really needs attention.	Council Services	
4	613	Tegan Farrugia The Fun In Art	The Fun In Art funding		Hello, I run a toddler and pre-school art playgroup in Hobsons Bay called 'The Fun In Art.' The parents find it extremely beneficial, as it is not only a creative outlet for the kids, but a chance to interact for both kids and parents. My sessions are paid (only \$21 per child). However this covers mainly the cost of materials and rent for the Williamstown Library. I would love some funding if possible to support and help my community grow.	Council Services	<a href="#">Yes</a> Page 37
5	615	Carolyn Nimmo	Just a few changes of priority preferred		On the whole I believe our Council is doing a good job with its funding priorities. I would prefer to see more investment into community centres and sustainability initiatives compared with sporting centres, which have had a lot of attention lately. I also question the level of investment in community child health and early years services, which I think could be covered by other levels of government and private sources. The Wetlands Centre is a high priority given our area's world importance for migratory birds and RAMSAR status. Advocating for waste reduction, recycling increases and more circular economy initiatives should be a high priority.	Council Services	
6	620	Neva Sunshine Secondary College	Homeless persons and dirty footpath		I would like the budget to include Clean-Up of various areas in the community. For example the footpath in Altona Pier Street are very dirty, and do not reflect well for our council. Also can anything be done to prevent homeless persons sleeping on the footpath- (Outside Coles) or in areas around the library.	Council Services	
7	621	Anna Sanderson	more trees, better roads		we need to plant more trees & maintain existing ones & parks & gardens. We need to eradicate potholes.	Council Services	
8	655	Neil Zimmerman Friends of Newport Lakes	Lack of funding for Newport Lakes Conservation Plan		The Friends of Newport Lakes would like to note that there is no funding in the current budget for the implementation of the Newport Lakes Conservation & Improvement Plan which was approved by council in 2022, noting that Newport Lakes is a valuable community asset. Please refer to the attached letter which fully outlines our submission in relation to this matter.	Council Services	<a href="#">Yes</a> Page 40
9	697	Karen Ingram Louis Joel Arts & Community	Developing the Creative Community of Hobsons Bay	\$248,525.00	<p>HBCC in collaborations with Louis Joel Arts &amp; Community, can increase opportunities to the creative community of Hobsons Bay to develop their artistic practice, short-medium-longer term, with additional capacity to collaborate with other artists – creating a residency program for a Community of Creatives – to operate alongside Hobsons Bay's flagship cultural facilities at The Substation, Louis Joel Gallery, Wood Street Arts Space, the Civic Centre, Laneway Gallery, The Outside Gallery, Orbital, and Airtime.</p> <p>This submission proposal on the following key objectives:</p> <ul style="list-style-type: none"> <li>Removes barriers to arts practice, including prohibitive studio rental costs</li> <li>Enables more career opportunities in the creative industries, especially for underrepresented communities</li> <li>Strengthening community ties and enhancing liveability in the municipality - Expanding the availability of high-quality arts experiences year-round</li> <li>Promoting mental wellbeing by offering access to culturally safe spaces</li> </ul>	Council Services	<a href="#">Yes</a> Page 117

## Council Services

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
10	699	Sandra Wilson	Beyond 'basic' + waste reduction		<p>I commend the new council on its first budget but believe that without community input from the Council Plan process, there is a risk that this first budget of the council term will not have been a very community-informed process. Hobsons Bay 2030 Community Vision is a sound indicator of what is valued most in this community. Council has supported those pillars and should continue to support initiatives that sit under those pillars for example: conservation, arts &amp; culture, heritage.</p> <p>These features of Hobsons Bay might be considered by some as 'nice to have's' not 'need to have's' but without understanding the importance of such values to the Hobsons Bay community, councillors may be inadvertently cutting or changing funding arbitrarily and without insight or evidence. I respect the notion of getting 'the basics' right but a 'back to basics' approach could be ideology for 'stop doing what one or two think is superfluous' ie: cutting operational funding to programs such as the Substation or the Hobsons Bay Homegrown (local talented writers) out of lack of knowledge, especially if community has not been consulted or had an opportunity to comment.</p> <p>I note that several strategies ie: Arts &amp; Culture Strategy, Learning Communities Strategic Plan, Reconciliation Action Plan, Play Space Strategy, Experience Hobsons Bay Tourism Strategy have all expired so strategic justification for continuing programs and focus has been lost, which is not in the best interests of community. One would hope that strategies are always considered in resource allocation or otherwise do personal agendas fill the void where strategy has been neglected? I hope not. All strategies are developed through a public consultation process. This has been lacking from the most recent term of council and in areas where service delivery is highly valued by the Hobsons Bay community, as articulated in the Hobsons Bay 2030.</p> <p>I would like to make some specific comments about the importance of proper process, evidence-based decision making and more transparency about what is and what might not be funded in this budget:</p> <p><b>Arts &amp; Culture</b></p> <p><b>The Substation.</b></p> <p>It was without transparency or consultation that the Substation funding was cancelled but for one line entry in the proposed budget (a decrease of \$250k) and a public question at a council meeting. This seems unfair and undisciplined. Councillors should have access to the value proposition of this initiative and cost / benefit information before a program of such significance is ceased without notice. Long relationships have been established and programs built on the investment that Hobsons Bay has made to this important and respected regional facility over many years. At least go through a proper process before endangering the success, whether you like contemporary art or not, of the Substation's place in our arts community.</p> <p>On that point, if Substation funding should be reduced or ceased (after considering the costs benefits and impacts), ensure that arts and culture funding is granted to other community arts initiatives, such as the Louis Joel Community &amp; Arts Centre as one of the few places that encourages and supports local artists in Hobsons Bay and offers a gallery space for exhibitions. In fact, I support greater funding for local artists' programs in community facilities and it is unclear whether \$975k will stretch as far as it is expected to go.</p> <p><b>Conservation</b></p> <p><b>Newport Lakes Conservation and Improvement Plan 2022</b></p> <p>With an important Biodiversity Strategy (at least this strategy was given attention), I can't understand why there has been little attention given to the Newport Lakes Conservation and Improvement Plan. Can this be addressed? Why invest in an Improvement Plan and then not resource it? I have failed to find a reference to delivering on its recommendations.</p> <p>Hobsons Bay residents (and many from outside HB) value immensely our open spaces and conservation areas – creeks, coastline, remnant grasslands, birdwatching hotspots etc. They are second to none in metropolitan Melbourne. Please ensure that the operational budget for conservation, rehabilitation and management</p>	Council Services	

## Council Services

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
					<p>meets the strategic imperatives outlined in the Biodiversity Strategy. In the Council Plan process / survey, it was not even recognised as a priority service area!!</p> <p><b>Wetlands Centre site at HD Graham reserve.</b></p> <p>I applaud the new landscaping at the reserve which is consistent with the previous master planning process and concept design for a wetlands centre in Hobsons Bay. In a constrained budget environment, I would support a scaled back, sensitive to all habitats 'place to connect with nature' that is accessible to the whole community, especially Altona Meadows locals and all the environmental Friends groups. If a building as a 'gathering space' (as articulated in the budget) is committed to in future budgets, please ensure that it keeps as much as possible the biophilic design elements in the concept design developed by the architects who were commissioned. I will add that traffic management and car parking is an increasingly fraught issue at HD Graham Reserve and the 100 Steps due to frequent overlap of sports activities in a constrained site. This should be reviewed in the context of whatever the 'place to connect with nature' will be like. If this was a new sports ground or pavilion, no one would even blink about allocating budget for it.</p> <p><b>Increased cost to the Landfill Levy</b></p> <p>As the budget preamble states, the proposed increases to the landfill levy were known in 2018, hence when the four-bin system was introduced in 2020, landfill collection frequency was reduced to fortnightly and FOGO bin increased to weekly. It was known that 40% of landfill waste was organic and diversion was an important desired outcome of changed collection frequency and there was steady decline in landfill waste over period of the new waste service (website stats show this clearly). The flip back by the council in 2021 resulted in an increase to landfill volumes, and it seems on target to continue to increase and hence drive up the cost of the landfill levy.</p> <p>Could the note at 5.1.4 on Kerbside collection waste diverted from landfill on page 86 of the budget be reviewed for accuracy and currency as I believe it is incorrect. It was the change in frequency of collections in 2021 (not November 2020) that resulted in less food and waste being diverted from landfill, which continues to be the case (council's reporting on the website shows how much landfill has continued to flow – with commensurate costs to ratepayers – since the flip of the service) and ties in with my comments above.</p> <p>I would also like the council to specify what budget allocation has been given to the 'innovative waste processing opportunities to achieve the improved results in the target projections' as included in the note 5.1.4. It should be a priority to reduce the cost of waste. The initial introduction of the four bin system with changed collection frequency was innovative and it was working to reduce costs to ratepayers. Alas, a preventable waste of resources in changing the service back.</p>		



## Homegrown Authors

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
11	664	Pamela Sutton-Legaud Small Business Mentoring Service Inc	Restore funding Homegrown Hobsons Bay Support local writers	\$50,000.00	Homegrown Hobsons Bay - has had its council funding and all its support cancelled after 10 years. This group of local writers, mostly women, will be forced to create a new organisation after the HBCC advised they would be closing the program and all associated activities in the HBCC libraries including a dedicated web page. This was done with, I am told, minimal notice and no opportunity to object or offer alternatives. If this were a sporting club losing its funding in the same way there would be rightful outrage. The funding seems to be too small to feature in the budget documents. So I am writing to ask you to do what you can to restore the situation. Womens' groups get very little funding and it would be incredibly short-sighted to effectively shut this one down just as we are launching the Williamstown writers' festival!	Homegrown Authors	
12	694	Louise Karch Hobsons Bay Homegrown Authors	Request to Reinstate Homegrown Authors Program	50000	<p><b>Request to Reinstate Homegrown Authors Program: Cultural and Economic Benefits for Hobsons Bay</b></p> <p>Without authors, there would be no stories, no libraries and no legacy of inspiration. Hobsons Bay Libraries and Council play a crucial role in nurturing local literary talent, with significant cultural and economic benefits for the community.</p> <p>We respectfully ask Council to <b>reinstate the Hobsons Bay Homegrown Authors Program</b>. For more than a decade, this program has served our community with distinction. Hobsons Bay is home to ninety writers across all genres, from internationally beloved children's author Andy Griffiths to local hero Dr Dominique Hes, author of <i>The Stories of Newport Lakes</i>.</p> <p><b>Economic Impact:</b></p> <p>We have delivered hundreds of free, accessible literary programs, welcoming over 20,000 participants. Through book launches, walk-and-talks, seminars, storytelling events, and festival participation, the Hobsons Bay Home Grown Authors program has fostered connections across cultures and generations. Each event also stimulated the local economy, with attendees visiting nearby cafes, restaurants, and shops.</p> <p><b>Low Cost:</b></p> <p>These events are low-cost yet present high value. Free book launches, author talks, and panel discussions serve unique cultural and economic functions: Authors and their crews have donated over 650 hours of volunteer time worth \$273,000. Attendee spending in the local economy, for book launches alone, is conservatively estimated at \$84,000, suggesting a \$111,300 benefit. This reflects a deep commitment to literary access, inclusion, and community enrichment.</p> <p><b>Creative City:</b></p> <p>More broadly, the Homegrown Authors program positions Hobsons Bay as a literary destination, adding to community pride and our recognition as a Creative City. We understand the Homegrown Authors program was cut due to the administrative challenge of maintaining an author list on the Council website. We don't need that support. We simply need the program to continue.</p> <p><b>Value Add:</b></p> <p>The operational costs of Homegrown Authors are minimal, mainly limited to venue bookings, while the community value remains substantial. We note that the Council is developing a "Centre of Excellence for Heritage, Publishing and Writing," but there has been no communication with the local writing community about this initiative. We believe this presents an ideal opportunity to integrate the proven strengths of the Homegrown Authors Program into future cultural planning.</p> <p><b>Cost-Effective:</b></p> <p>In times of fiscal constraint, preserving cost-effective and proven programs is more important than ever. As a Creative City, Hobsons Bay has an opportunity to model how cultural leadership and community partnership can thrive together.</p> <p>Sincerely, <i>Louise Karch, M.Ed.</i></p>	Homegrown Authors	<a href="#">Yes</a> Page 128

## Homegrown Authors

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
13	700	Dr. Lucia Nardo	Homegrown Hobsons Bay Authors Program		<p>Dear Mayor Kellandar and Councillors,</p> <p>I write to you as a member of the Homegrown Hobsons Bay Authors Program that ran via the council's library services. This was an innovative program that supported the literary arts in Hobsons Bay and the established and emerging authors delivering the literary events. Following a review, in which the authors and writers were not consulted, we learned that the program has been discontinued, and the Homegrown Authors database held by the library has been shut down.</p> <p>This is a disappointing outcome. Members of HGHBA include established international writers, Prime Minister's and Premier's Awards for Literature and other award winners, other established writers, and emerging writers across a range of genres. Given that council prides itself in being a supporter of arts and culture, to disband HGHBA does away with backing for the group that provides support and encouragement to other writers. The group also offers entertainment and education across genres to the wider community. We volunteer our time and knowledge, including at the Williamstown Literary Festival. For some years now, we had enjoyed a presence at the festival next to the Hobsons Bay Library table. Both tables received many visitors, and we were able to highlight writing talent and the library's services. This year, the library will not be represented at the festival. The authors will have a table but the decision having been made the way it was, we are left without resources such as signage and furniture.</p> <p>We understand council intends to establish a Centre of Excellence that includes literature. However, without consultation with the writing community, it is hard to fathom how it would properly address the issues. On this, several colleagues are also writing letters to their council representatives and many of them speak more eloquently than I can on this issue, particularly on the economic impact of the group. However, we are all driven by the same passion and concern for our literary community and the wider community that benefits from literature. Therefore, I would like to respectfully reiterate requests made to council by others:</p> <p>Reconsider funding for the Homegrown Authors Program  Provide transparency around the planning and purpose of the proposed Centre of Excellence Consult meaningfully with the Hobsons Bay writing community Develop a refreshed Arts and Culture Strategy Permit the continued use of the Homegrown Authors banner at the Willy Lit Fest.</p> <p>Respectfully  Dr Lucia Nardo</p>	Homegrown Authors	

## Traders Groups and Precincts

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
14	580	Carmen Mallia	Nelson Place Revival Plan		we need to revive Nelson Place! Looking very shabby with the 'Covid' style outdoor dining partitions. Tree lighting should be considered. Very sad looking place at the moment. Otherwise don't blame people for dinelsewhere!	Trader groups & precincts	
15	583	Evan	Vernon St Shopping Precinct		The Vernon Street shopping precinct needs investment to encourage new retail and dining, and be more inviting to visitors. It is the only retail area around, and would be a shame if no action was taken to bring in more of a vobe	Trader groups & precincts	
16	587	Rosemary Angyasy Williamstown Chamber of Commerce	Community, Trader and Council Engagement	\$80,000.00	As the President of the Williamstown Chamber of Commerce, I have been actively involved in the collection of and planning of how to spend the funding we get from council. Although we are not expected to hold events, the traders need events to bring more people into Hobsons Bay. The more people, the stronger our traders become as more money is brought into the area. Obtaining grants, collecting membership fees, growing our list of members - is almost a full time job and as such, more funding is needed. Events should be held twice annually minimum to give locals and those outside of the area, a reason to come here. It will also entice new business into our area. The funding we get, although greatly appreciated, does not allow us to work at our full potential. Events are not cheap and can cost around \$50,000 each, based on a modest budget and dependant on council costs, fees and contributions. We've worked hard to increase our paid membership from 22 to almost 120. The work we're doing is being noticed and more traders are wanting to come onboard. But the more members, the higher the cost of navigating their needs and issues. Of the funding we receive from council, over 2/3 is spent on social media, marketing and ongoing WCC expenses. And given that we are a volunteer committee that does most of the work, we have now engaged an event co-ordinator to ease the pressure and time that we're taken away from our own businesses to conduct WCC business. With memberships now bringing in around \$15,000 and the council funding being \$35,000, I have still needed to streamline our annual Christmas event and Christmas 2024 was a perfect example of that and a huge success. But we need to add more and more each year and the traders are asking for street parades and street trading and as you know, these things cost money. Advertising with groups like 'Mamma knows West' is quite expensive, radio, cinema and tv advertising even moreso and while \$50,000 seems like a substantial amount of money, this includes trader contributions, which could vary year by year. Apart from our Christmas event and trader information and networking events, it does not allow us to present the best Williamstown has to offer to the wider community. We've requested a grant for a drone show for \$25,000 as that is the maximum we can request. The actual cost is \$33,000, so more than half of the membership fees would in fact, be spent on the short-fall. This in turn, leaves us waiting for the additional 20% amount we get from our funding for an additional event, allow for the fact that we need to keep \$5,000 in our account as per CAV requirements. In order to do our best work, I would suggest that the sum we all get for funding is still not sufficient to do the work we're trying to do. And areas like Williamstown and Altona, where we have the ability to conduct festivals and street parades, need more. In fact, maybe even up to \$80,000 would allow us a better structure and provide the traders with more support to keep their doors open. Williamstown shopping precinct is becoming a ghost town and everyone is writing about it. Let's turn this around and help them more to keep our city alive and bring back the vibrance to the community. Increase our funding and let's get Williamstown back on track.	Trader groups & precincts	
17	594	Jonathan Toogood	Strategic Investment in Brooklyn's Shopping Strips		<p>Dear Council Team, Thank you for the opportunity to provide feedback on the future planning for Brooklyn and the greater Hobsons Bay community. To transform Brooklyn into a more vibrant and desirable suburb, I strongly encourage a significant investment in modernizing and expanding our shopping strips along Geelong Road and Eames Avenue.</p> <p>Investing in these areas by acquiring and updating storefronts will enhance their appeal and ensure there is ample room for future development. Modernising these spaces to attract a diverse range of specialty stores—such as artisan bakeries, boutique grocers, and unique retail shops—making Brooklyn a destination for both residents and visitors.</p> <p>Improving accessibility with better pedestrian pathways, expanded public spaces, and enhanced greenery will make these shopping strips more inviting and functional. This strategic investment in expanding these areas will not only boost the local economy but also create a stronger sense of community and liveability. In summary, modernising and expanding these shopping areas is a vital step toward making Brooklyn a thriving, dynamic suburb that contributes to the greater Hobsons Bay area's growth and appeal.</p> <p>Thank you for considering these recommendations. I look forward to the positive changes we can achieve together.</p> <p>Kind regards, Jonathan</p>	Trader groups & precincts	

## Traders Groups and Precincts

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
18	666	Matthew Oczkowski Spotswood Traders Association	STA Feedback – Budget & Rating Plan Submission	\$35,000.00	<p>Hello Councillors,</p> <p>On behalf of the Spotswood Traders Association, please find attached our formal submission in response to the Proposed Annual Budget 2025–26 and Revenue Rating Plan 2025–2029.</p> <p>Our submission highlights key areas relevant to Spotswood businesses, including planned works, rates, waste services, and communication.</p> <p>We'll also submit this formally through Council's Participate website ahead of the 21 May deadline.</p> <p>Thanks for the opportunity to provide input, and for your ongoing support.</p> <p>Matthew Oczkowski (President) On behalf of, Spotswood Traders Association</p>	Trader groups & precincts	<a href="#">Yes</a> Page 131



## Brooklyn Pollution

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
19	627	Keshia Warland	Funding for ongoing issues in Brooklyn		<p>This submission aims to address critical environmental and infrastructure concerns in Brooklyn, which will significantly benefit the community. The key issues highlighted in this submission are:</p> <ol style="list-style-type: none"> <li><b>Pollution from Local Businesses</b> The ongoing pollution from local businesses such as the abattoir, tannery, and landfill is a major concern for the residents of Brooklyn. These businesses contribute to air and water pollution, adversely affecting the health and well-being of the community.</li> <li><b>Unsealed Roads</b> The unsealed roads in Brooklyn are causing huge amounts of dust pollution, further deteriorating air quality. Proper sealing and maintenance of these roads are essential to reduce dust pollution and improve the living conditions for residents.</li> <li><b>Impact of the West Gate Tunnel and Ventilation Stack</b> The introduction of the West Gate Tunnel will divert trucks off some roads but not Millers Road, which is adjacent to Brooklyn. Additionally, the construction of a large tunnel ventilation stack nearby will exacerbate air quality issues. Measures need to be taken to mitigate the impact of these developments on Brooklyn's air quality.</li> <li><b>Lack of Tree Planting</b> The current efforts to plant trees are insufficient to offset the pollution in Brooklyn. Increasing the number of trees planted will help improve air quality and provide a greener environment for the community.</li> <li><b>Incomplete Infrastructure Upgrades</b> Last year, only half of Cypress Avenue was resurfaced, including upgrades to the curbs and stormwater drains. Most stormwater drains in Brooklyn are broken and often overflow when it rains. Completing the resurfacing of Cypress Avenue and repairing stormwater drains are crucial to prevent flooding and improve infrastructure.</li> </ol> <p><b>Community Benefits</b></p> <ul style="list-style-type: none"> <li>A cleaner and healthier environment for the residents of Brooklyn.</li> <li>Improved air quality, reducing health problems associated with pollution.</li> <li>Enhanced infrastructure to prevent flooding and improve quality of life.</li> <li>A greener, more aesthetically pleasing environment through increased tree planting.</li> </ul> <p>I urge the local council to allocate sufficient budget to resolve these ongoing issues and improve the living conditions in Brooklyn.</p> <p>Thank you for considering this submission.</p>	Brooklyn Pollution	
20	590	Bryn Bayliss	Essential works to remedy Brooklyn odour		<p>There is a great need to reduce the odour pollution and increase air quality in the Brooklyn and Altona North areas from the nearby industrial sites, including from the abattoirs and tallow factory. Concrete solutions including urban forests around industrial sites and the freeway would benefit the communities in these areas greatly. I would request a portion of the budget be allocated to remedying the air quality and reducing the odour in Brooklyn and Altona North areas. Thank you for your time</p>	Brooklyn Pollution	

## Infrastructure and Capital Works

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
21	577	Louise Almeida	McIntosh Road traffic calming measures		<p>Where is the funding for the McIntosh Road works as documented a (<a href="https://www.hobsonsabay.vic.gov.au/Services/Roads-Transport/Traffic-Management/McIntosh-Road-Transport-Safety-Project">https://www.hobsonsabay.vic.gov.au/Services/Roads-Transport/Traffic-Management/McIntosh-Road-Transport-Safety-Project</a>)</p> <p>Although funds were set aside in the budget in 23/24 and 24/25 for the McIntosh Road traffic calming measures (as identified in council's LAMPs developed in 2020/21) the works have not been implemented, and the 25/26 budget doesn't have provision for completion of these. After years of investment in community consultation it is important these are implemented and funded, particularly as children will be walking to the new Paisley Park development.</p>	Infrastructure and Capital Works	
22	578	Lazarus Kong Williamstown High School	Footpath alongside WHS oval towards Gloucester Reserve		<p>Hello, The aim of our submission is to increase access for all, primarily wheelchair users, at Williamstown High School, which ultimately will provide greater access to all community members. Specifically, our main request is to have a footpath along the oval down to Gloucester Reserve, as seen in the picture "Proposed Path", which would adhere to and facilitate evacuation measures at WHS. This footpath will not only make it easier for wheelchair users to access both the oval and the off-site evacuation site, but also gives them a safe and stable place to wait when assembled at the oval. The current state of the path next to the oval is seen in the photo "Current Path" and stops a few metres down the road. The current desire path next to the oval is bumpy, uneven and at times difficult to navigate, even with a motorised wheelchair. It is not suitable for access to the oval. As such, to assemble with the others, wheelchair users are forced to travel through the wetlands, where the terrain is similarly uneven but marginally better. Additionally, it is not made easier by the fact that, in the worst case scenario where students are evacuated outside of class time, the crowd of students tend to make their way to the oval any which way, meaning that wheelchair users have to navigate both the terrain and the crowd.</p> <p>Finally, when wheelchair users get to the oval, they need to use an access point ("Oval Access Point") which can potentially be a choke point and is also uneven. They will then need to use their wheelchair on the oval to reach the assembly point with the other students. These difficulties, already numerous, do not take into account inclement weather – if it were to rain, it is not difficult to imagine that each and every part of the evacuation process would be made much more cumbersome.</p> <p>Having a footpath next to the oval would thus provide easier access for wheelchair users to access the oval. An evacuation plan can then be implemented where the student can make their way to the east side of the school/Bayview St before using the path towards the oval, completely obviating the difficulty of traveling through the wetlands.</p> <p>The alternative, I believe, would be to provide a paved path in the wetlands, so at least there is one way that wheelchair users can travel through the wetlands. Access to the oval and travel on the oval itself would still need to be considered in this scenario, however.</p> <p>The Council might point out that there is a footpath on the other side of the road. While this is true, there is no crossing in front of the school, meaning that wheelchair users will need to cross at the vehicle entrance in front of the school (which is itself a risk), go down the footpath towards the oval or Gloucester Reserve, and then cross back over. Crossing back over towards the oval is simply unfeasible – there are no access points allowing wheelchair users to access the oval directly – which means, like the access to Gloucester Reserve, they will have to cross at the bend of Bayside St/Esplanade, where there is no crossing if I'm not mistaken. These are all riskier for the student than if a footpath were to be installed next to the oval.</p> <p>As such, having a footpath on the side of the oval will effectively deal with both matters at once – providing access to the oval and a safe space to assemble, as well as providing access to the off-site evacuation point in Gloucester Reserve without needing to install additional crossing points. Additionally, this area is a high-area pedestrian zone, with students arriving and leaving from school on foot - as such, providing better infrastructure in the area will benefit all students, and by extension, the community as a whole who access the school grounds. I look forward to hearing a resolution that benefits and provides accessibility to all of our community users. Kind regards, Lazarus Kong</p>	Infrastructure and Capital Works	<a href="#">Yes</a> Page 134

## Infrastructure and Capital Works

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
23	579	Michael	Douglas Parade Road Rehabilitation		<p>This was the email I received last year, why has this project not started yet:</p> <p>Dear Michael,</p> <p>2024–25 Annual Budget</p> <p>The Hobsons Bay City Council's 2024–25 budget was considered and adopted at the Council Meeting on 25 June 2024. I would like to thank you for your submission to Council.</p> <p>Taking into consideration the feedback received during consultation on the proposed 2024–25 budget and a review of the road reconstruction program, funding has been allocated for road renewal works on Douglas Parade. Design work is progressing and once complete, the project will be programmed to deliver the construction works over the course of the 2024–25 financial year.</p> <p>Full details of the 2024–25 budget can be found on Council's website.</p> <p>Thank you once again for taking the time to contribute to the budget process and Council looks forward to your ongoing contribution.</p> <p>Should you have any further questions, please contact Executive Assistant, Corporate Services on 1300 179 944.</p> <p>Yours sincerely, Andrew McLeod Director Corporate Services</p>	Infrastructure and Capital Works	
24	581	Terry Camille	Altona Badminton Centre Mason St Altona		<p>Hi my submission is for the Badminton Centre to get a new roof it is leaking inside doors that not getting replace. It is just hanging there i have email about the many problem with the building. The wood on the in side is rotting we keep replace it, the leaking is not getting repaire.</p> <p>The bolts that hold the roof are rusting away water is getting in on to the courts. This is a safety problem for use when we are playing on a wooden floor.</p> <p>The building was build in 1985, it is time for a replace of the roof, there is cracked brick works concrete footpath damage for the public and wheelchair.</p>	Infrastructure and Capital Works	<a href="#">Yes</a> Page 137
25	582	Terry Camille	Charging for Evs.		<p>Hi we need Ev charging in the car parking areas at the Altona Badminton Center Mason St Altona. The swimming pool as well in Mason St Altona.</p>	Infrastructure and Capital Works	
26	584	Bonnie Gregg	Hooning and more station parking		<p>hello, We'd greatly like to see more measures put in place to prevent hooning. We are on Mason street in Altona North and to say the issue is bad is an understatement. It's constant and affects our quality of life and sleep. More needs to be done aside from reducing speed limits. Speeding cameras and large fines should be issued. We'd also like to see additional all day station parking for Newport station. The spaces fill up very quickly and early on weekdays.</p>	Infrastructure and Capital Works	
27	588	Nicole Paramanis	Missing link path next to Willi High oval Bayview Street		<p>My son is in year 7 at WHS and uses a wheelchair to get around. The current state of the path next to the oval is seen in the photo "Current Path". This footpath will not only make it easier for wheelchair users to access both the oval and the off-site evacuation site, but also gives them a safe and stable place to wait when assembled at the oval. This completed path will also allow him to independently travel to school and back safely and without having to cross driveways, roads and unsafe access points that vehicles use.</p> <p>The current path next to the oval is bumpy, uneven and at times difficult to navigate, even with a motorised wheelchair. It is not suitable for Hugh to access the oval, especially in the case of an emergency evacuation or evacuation. As such, to assemble with the others, Hugh is forced to travel through the wetlands, where the terrain is similarly uneven but marginally better. Additionally, it is not made easier by the fact that, in the worst case scenario where students are evacuated outside of class time, the crowd of students tend to make their way to the oval any which way, meaning that Hugh has to navigate both the terrain and the crowd. If the weather was poor or wet over several days Hugh wouldn't be able to access it at all as the terrain would not be suitable for wheelchairs.</p>	Infrastructure and Capital Works	<a href="#">Yes</a> Page 140



## Infrastructure and Capital Works

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
28	592	Monika Pedzinski Keep Champion Road Open Community Group	Newport Activity Centre Improvements		<p>I am writing over the ongoing lack of progress on vital improvements to <b>Newport's Activity Centres</b>—specifically the <b>Mason, Market, Hall, and Challis Street</b> areas. As you would likely agree, these areas have long been overdue for investment and renewal.</p> <p>The <b>Newport Structure Plan (2018)</b> identified several high-priority projects scheduled for implementation within a 2–10 year timeframe. However, despite the years that have passed, no planning or delivery appears to have begun for the following initiatives:</p> <ul style="list-style-type: none"> <li>• Design and upgrade of the <b>Market/Mason Street transit plaza</b></li> <li>• Implementation of streetscape improvements in the <b>Activity Centre core</b></li> <li>• Creation of a shared zone on <b>Market Street</b></li> <li>• Development of a consistent <b>streetscaping palette</b></li> <li>• Establishment of an <b>infrastructure funding scheme</b> to support public realm improvements</li> </ul> <p>Year after year, the lack of visible progress is increasingly disheartening. Previous responses from council have attributed delays to <b>Amendment C133</b> or the <b>Melbourne Metro 2</b> project, or have indicated that priorities lie elsewhere. While I understand the broader planning context, it is becoming increasingly difficult to justify why Newport continues to be overlooked, especially as our local infrastructure visibly deteriorates.</p> <p>I request that the following items be considered for inclusion in the <b>2025/2026 Budget</b> to ensure that Newport is not left behind in the delivery of essential urban infrastructure and amenity upgrades:</p> <ul style="list-style-type: none"> <li>• Initiate a <b>Better Places Program</b> for Newport.</li> <li>• Launch a renewal project for the <b>Challis Street Activity Centre</b>, particularly in light of the Champion Road closure, which will significantly impact the community. I acknowledge that there are currently road safety upgrades to Maddox Rd budgeted for in the 25/26 budget which is great to see.</li> <li>• Undertake urgent <b>road resurfacing and pedestrian safety improvements</b>, including: <ul style="list-style-type: none"> <li>○ Hall Street - near the Newport Underpass (road resurfacing is urgently needed)</li> <li>○ Mason Street Activity Centre (improving access and appearance)</li> <li>○ An additional pedestrian crossing on Market Street (opposite Paines Reserve)</li> </ul> </li> </ul> <p>Attached are images illustrating the current state of the activity centres noted above.</p> <p>I urge you to advocate for a clear and transparent plan of action to honour the 2018 Structure Plan and to ensure Newport receives the attention and investment it urgently needs.</p> <p>Thank-you for your consideration</p>	Infrastructure and Capital Works	<a href="#">Yes</a> Page 141
29	626	David Allen	Maritime centre of Melbourne		<p>Public access from Nelson place to the water is currently limited to Ferguson and Gem piers. Workshops pier is being repaired. Good. There are some more piers in desperate need of replacement within the Seaworks area. Since the police have vacated Williamstown overnight between the hours of 6pm and 10am there has been a massive increase in hoon driving. Burning rubber nightly in Parker Street detracts from the Maritime vibe of Williamstown. Bring back the Force please.</p>	Infrastructure and Capital Works	
30	635	Ian Partridge	More convenient bicycle parking		<p>In the main centres of Hobson's Bay, particularly Williamstown, we need more places to park and lock bicycles. Sadly we have to lock them up. If there were more places in Ferguson St, Douglas Parade and Nelson Place I believe more people would cycle to these areas rather than drive their car. This is a win for people's fitness - health benefits and also the environment - pollution from vehicle exhausts. Also on a different note a crossing on Hyde St near where the Punt leaves from would make it easier for cyclists and pedestrians to cross Hyde St to access the Punt. I imagine these issues would need funding.</p>	Infrastructure and Capital Works	

## Infrastructure and Capital Works

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
31	645	Robin Fernandes	Access to and from Williamstown Railway Station		<p>The train users of Williamstown train station are at serious risk due to the fact that there is no footpath on the south side of the road that leads from the intersection of Hammer and Ann Streets to the train station.</p> <p>Footpath and roadworks are needed to occur sooner rather than later; before an accident occurs.</p> <p>Also with the current development of in excess of 400 townhouses or apartments further down Ann Street, there will be many more users of the train station.</p> <p>Poor state of the land (urban landscape) around Williamstown Train Station.</p> <p>The station is the gateway to many who visit Williamstown's many festivals and events, and also the main train station (at the end of the line) for commuters.</p>	Infrastructure and Capital Works	<a href="#">Yes</a> Page 142
32	661	Daniel Chahine	Fast food area, blackshaws road driveway		<p>Fast food area corner of blackshaws and millers road; driveway on blackshaws road entering fast food area poses a danger and risk to public and can damage vehicles over time.</p> <p>The driveway from the road has a substantial rise which not only impacts suspension in a car, but forces drivers to enter and exit slowly. This poses a danger as you have people turning off millers road onto blackshaws quickly picking up speed. This either causes them to have to brake hard to avoid collision or means a driver entering or exiting the driveway has to quickly go over this bump to avoid an accident which puts much pressure on suspension.</p> <p>I have witnessed an accident there before and my friend from work was also involved in an accident at that point. A driver had to exit the driveway at a fast rate in order to avoid a car which turned off millers road at a fast speed, and in the process, hit my mate's car as he was driving up blackshaws road.</p> <p>If the drivey could be redone so it is flat and meets with the road as opposed to having a rise, i'm sure many would very much appreciate it</p>	Infrastructure and Capital Works	
33	663	Pamela Sutton-Legaud Small Business Mentoring Service Inc	Fix the floor in the mechanics institute	\$500,000.00	<p>In the previous/current budget the council committed funds to replace the floor in the mechanics institute. It appears that this has not been done and the funding is being reallocated to the adjacent cottage. While the floor is missing, the Mechanics Institute cannot be used in any capacity. It is vital that the floor is restored so that it can be considered for its future use.</p>	Infrastructure and Capital Works	
34	672	Gloria Middleton	Drainage issues		<p>Drains flooding in Brooklyn on Nolan Avenue and surrounding streets regularly and each time we get rainfall.</p> <p>The gutters in front of our house pool water due to uneven surface and blocked drains. There is almost always a pool of water in our gutters and it often smells.</p> <p>As a resident of Brooklyn and hobsons bay I am requesting the drainage issues in the area are prioritised.</p> <p>Fixing the drainage issues will positively impact the community. We often are worried of flooding and are faced with large pools of water building in the gutters outside our homes</p>	Infrastructure and Capital Works	
35	695	Nigel Edwards Working Group - The Mechanics	Mechanics Building and The Cottage		Refer attached	Infrastructure and Capital Works	<a href="#">Yes</a> Page 149
36	687	Deborah Williams	HC Kim Reserve Carpark Dust Suppression and Sealing		<p>This submission is to request immediate allocation of capital works funding in the 2025–26 Council Budget to address the serious and ongoing dust hazard at the HC Kim Reserve carpark.</p> <p>The unsealed carpark is generating constant airborne dust, which is not merely a nuisance but a <b>genuine public health risk</b> — particularly to children engaging in vigorous sport, spectators, and vulnerable populations with respiratory sensitivities. Dust generated by vehicle traffic in open spaces is well-documented to contain fine and ultrafine particulate matter (PM10 and smaller), which can penetrate deep into the lungs.</p> <p>There is robust, peer-reviewed evidence that <b>chronic exposure to dust particulates in outdoor recreational areas leads to increased rates of asthma, reduced lung function, and irreversible respiratory damage in children</b>. A study published in <i>Thorax</i> (2004) — "Effect of air pollution on lung function growth in children" — demonstrated that children living in areas with higher particulate matter exposure experienced <b>significantly reduced lung growth and increased airway inflammation</b>, with effects persisting into adulthood.</p> <p>Given the high volume of physical activity at HC Kim Reserve and the proximity of users to the carpark, the risks are amplified — especially during dry or windy conditions. That this remains unresolved in 2024 is unacceptable, particularly when exposure is entirely preventable through basic infrastructure investment.</p>	Infrastructure and Capital Works	

## Infrastructure and Capital Works

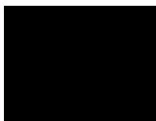
No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
					<p>Council's recent response referencing EPA and hygienist engagement, while noted, does not change the fact that <b>exposure is ongoing and unmitigated in any meaningful way</b>. Dust suppression efforts, if occurring at all, are inadequate and unmonitored. The absence of visible action and a transparent timeline only heightens community frustration and concern.</p> <p>I therefore call for the following actions to be funded and initiated without delay:</p> <ol style="list-style-type: none"> <li>1. <b>Full design and sealing of the carpark</b> to eliminate dust emissions at the source.</li> <li>2. <b>Drainage and erosion control measures</b> to reduce particulate resuspension.</li> <li>3. <b>Ongoing air quality monitoring with published data</b> until the site is remediated.</li> <li>4. <b>Risk signage or temporary alternate parking</b> to reduce exposure in the interim.</li> </ol> <p>This is a preventable exposure scenario. Continued inaction increases liability and undermines public trust. I urge Council to fulfil its duty of care and elevate this issue in the 2025–26 capital works program, not as a convenience upgrade but as a necessary health protection measure.</p>		
37	692	Rowena Joske Better West	Strategic Redevelopment Precinct LATM plan	\$190,000.00	<p>\$190,000 to develop the Local Area Traffic Management Plan for the strategic redevelopment precinct in South Kingsville and part of Altona North and Spotswood.</p> <p>The LATM Plan will ensure that the transport vision outlined in the Altona North Comprehensive Development Plan is realised, allowing traffic congestion and connectivity to be managed through the provision of a network of bike paths, access to good buses, and links to train stations at Spotswood and Newport.</p>	Infrastructure and Capital Works	<a href="#">Yes</a> Page 150



## John Liston Fence

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
38	688	Brooke Colbert	John Liston Drive shared fence replacement		<p>Dear Councillors,</p> <p>I write as a resident of Jon Liston Drive Newport seeking Council's financial support to replace the back fence along the train line to a height of 2.5 m minimum. The current proposed height level is inadequate to respond to noise, pollution and safety concerns.</p> <p>The fence along John Liston Lane which separates the road and residents' properties from the Williamstown Rail corridor has been falling down for more than 10 years.</p> <p>Large sections of the 800m fence have fallen down onto the road and been replaced with substandard temporary fencing.</p> <p>The fence falling over poses a safety risk to people using the laneway. The access gaps and substandard temporary fencing poses easy access to the rail corridor which in turn poses a danger to anyone foolishly accessing the tracks.</p> <p>The maintenance and upkeep of the fence is the council's responsibility and the fence needs to be replaced like for like with the current fence which stands at 2.55m.</p> <p>The direct benefits to the community will be the replacement of an asset that poses a direct threat to the safety of the community in its current (and future) state.</p> <p>The community has been calling for the fence to be replaced for more than 10 years - it needs to be done now before a child loses their life.</p> <p>I would also like to take the opportunity to thank our local ward councillors and Mayor for visiting the site to see first hand the situation we face. While we understand the financial pressures on Council at this time, we believe the budget impact is small in comparison to building a sub-standard fence at the lower height limit. I would also like to thank the General Manager for Infrastructure for responding to our correspondence and calls on the matter. The officers' communications on the topic have been excellent.</p> <p>Thank you for taking the time to consider this request and I look forward to reading the adopted 25/26 Budget papers.</p> <p>Regards, Brooke Colbert</p>	John Liston Fence	
39	669	Rebecca Nol	John Liston Lane Fence	\$200,000.00	<p>Please refer to the below open letter dated 30 March 2025 already sent to the council regarding this matter.</p> <p>Myself and the other residents affected are asking the council to ensure they budget for a 2.4m fence to ensure any tender they proceed with matches the height of the current, decrepit fence.</p> <p>To whom it may concern,</p> <p>RE:JOHN LISTON LANE RAILWAY FENCE</p> <p>We have lived at 145 John Liston Drive since December 2014. The railway fence at the time was already in a state of disrepair with missing boards, rotting posts and unsightly weed growth.</p> <p>Over the years since living here, we were made aware of apparent council plans to replace the fence (a budget announcement that stated the fence was part of the listed works for the following year), which never happened. After a year of renting our property out in 2022 (predicted to be at least a couple of years AFTER that budget announcement) we were shocked to see the state of the fence (clearly not replaced, nor repaired) when we moved back into our home in early 2023.</p> <p>In May 2023, fed up with no change, I took pictures of a number of holes within the fence / loose boards etc and uploaded them to Snap Send Solve to put it back on the council and the railway's agenda. I was called by council staff at the time who told me that the council had the fence repair work out for tender at that time (NB: nearly two years ago), despite it being indicated to residents well prior to 2022 that it was already funded for replacement, NOT repair. I protested this at the time and said that repair is completely unsuitable as it is close to falling apart and was told they needed to weigh up the cost of repair vs replacement and there was nothing else I could do.</p> <p>Clearly repair was never going to be a suitable option, because fast forward to last year when several portions of the fence blew off blocking the laneway, nearly falling on our car and exposing rusty nails, aside from the fact we are lucky it didn't fall on our children (or others) who are often riding bikes or playing in the</p>	John Liston Fence	

## John Liston Fence

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
					<p>area. The railway was made easily accessible (and continues to be) by animals and children, but also to intruders. Again I took the time to report the damage to the council at the time for no action to follow.</p> <p>Now, March 2025 and nearly another year has passed and still no action has taken place and we have huge portions of the fence missing and boards continuing to fall down.</p> <p>Replacement wire fencing is also insufficient, often with large gaps, dangerously leaning into the laneway itself. Not to mention the fact it looks completely unsightly, we have dust and debris and noise continue to infiltrate an area where we and our neighbours take pride in the properties we own and maintain - unlike the Council.</p> <p>A few weeks ago, we were made aware of termites now eating into the few remaining pieces of timber, there are large amounts of unsightly rubbish and it will now not take a wind to blow any of the fence down</p> <p>We have young children (as do a number of our neighbours) and the exposure to the rail line is not only unsafe for them and animals, but the risk of injury from a flying stone shooting from the train wheels, planks flying off (I witnessed this in the winds this summer) complete with large rusty nails etc is completely unacceptable. Just today, my youngest (5yo) kicked his ball into the fence (unintentionally) and a large portion of wood (again complete with rusty nails and horribly splintered) fell to the ground. We have recently had intruders outside our property, breaking into our car, intruders who were also witnessed to have come from the rail yards.</p> <p>Daily risks to the residents (young or old) in our street are not uncommon, yet the inaction continues. Residents like myself have reached out to Council staff on numerous occasions, engaged our local MP and while some brief traction was made, yet again, we were met with broken promises and no real movement on the matter.</p> <p>Council's latest suggestion to replace the fence at a significantly lower height is not good enough. We bought our house in the knowledge that the fence behind our property was at the height it is now (although hard to know given how little of the fence remains) and it is not safe for residents for it to be any lower.</p> <p>A like for like replacement (but preferably a fence that can with stand the test of time, unlike this shambles) is a NON-NEGOTIABLE. Aside from the very grave safety concerns, the dust, debris and noise protection it once provided should be restored given residents have built and bought their properties in good faith of the original fence's existence.</p> <p>Council's inaction on this matter is now coming to a head and I am part of the very angry residents rising up to fight, so I suggest that a timely decision is made by the Council to fund a suitable replacement of the fence before the situation finds itself in front of the media.</p> <p>We hope that you will meet with us all, see the horrible state the fence is in and embark on some much needed action. The Council will have blood on their hands when someone inevitably gets hurt - so something must be done now.</p> <p>I welcome your further discussion on this matter.</p> <p>Regards</p> <p>Rebecca Nol</p>  <p>Nb - since this letter has been sent the mayor and councillors have visited the site and have agreed that 2.4m is a non-negotiable height for replacement but the draft budget suggests that the sufficient money has not been put aside to match the cost to do so. The budget for replacement has significantly dropped since it was first announced in previous budgets and I am asking that the council ensure they set aside the correct amount to ensure a swift replacement.</p>		
40	670	Lauren Turnbull	John Liston Fence		<p>Please ensure there is adequate funding for the replacement of the fence between John Liston drive and the railway tracks and to the correct height to ensure the safety of residences</p>	John Liston Fence	



## John Liston Fence

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
41	671	Kathryn V	John Liston Lane fenceline		Fix the fenceline like for like at a minimum height of 2.5 metres. It's that simple. I don't think a reason as to 'how this would benefit the community' is required. Put simply, it will keep our children and pets safe and prevent illegal trespassers and deaths. You're well and truly aware of the problem so get it done.	John Liston Fence	<a href="#">Yes</a> Page 170
42	673	glenn Armitstead	Appropriately replace the John Liston Ln / Railway fence		Appropriate funding for the replacement of the fence between John Liston Lane / Thames Place / Liley Lane and the Williamstown rail corridor, at minimum specification, like for like the existing, end of life fence and at minimum height 2.6m. The fence is critical to safety as it separates a residential area from an electrified rail corridor and represents an unacceptable risk, particularly to children. It is also essential for the amenity of the area, to mitigate dust, wind and noise from the open industrial and rail areas as well as preventing overlook of properties from passing trains. The fence is a danger and an eyesore and the slipshod patches applied to date are a waste of council resources.	John Liston Fence	<a href="#">Yes</a> Page 172
43	674	Lauren Wood	Fence replacement on John Liston Lane, Newport		The fence should be replaced like for like at the height of 2.5m. Anything less will impact the safety of children in the neighbourhood and also impact residents with regards to noise and overall living enjoyment.	John Liston Fence	
44	676	Sam Bird	Back fence at John Liston Lane / Thames Place		Appropriate funding for the replacement fence (like for like). The current fence is a significant health and safety concern for the community. Anything other than a like for like replacement would not properly address the safety issues that exist at the site.	John Liston Fence	
45	680	Ivona Staniec	John Liston Rear fence		Resident of Willy Junction. Ref rear fence. Current fence creates safety hazards. Should be replaced ASAP. We rates payers are living in a ghetto community lokk like place.	John Liston Fence	
46	683	mark holden	John Liston drive fence		John Liston lane fencing must be delivered in a like for like replacement and be a minimum of 2400 high. This is very much from a safety position and environmental (noise) ammenit	John Liston Fence	
47	684	Lyall Johnson	Fence Renewal John Liston Lane		<p>Appropriate funding (whatever it takes) to replace the fence to a height of 2.5m minimum.</p> <p>The fence along John Liston Lane which separates the road and residents' properties from the Williamstown Rail corridor has been falling down for more than 10 years.</p> <p>Large sections of the 800m fence have fallen down onto the road and been replaced with substandard temporary fencing.</p> <p>The fence falling over poses a safety risk to people using the laneway. The access the gaps and substandard temp fencing poses easy access to the rail corridor which in turn poses a danger to anyone foolishly accessing the tracks.</p> <p>The maintenance and upkeep of the fence is the council's responsibility and the fence needs to be replaced like for like with the current fence which stands at 2.55m.</p> <p>The direct benefits to the community will be the replacement of an asset that poses a direct threat to the safety of the community in its current (and future) state.</p> <p>The community has been calling for the fence to be replaced for more than 10 years - it needs to be done now before a child loses their life.</p>	John Liston Fence	
48	686	Jeff Foster	Replacement fence John Liston Lane, Newport		The fence between John Liston Lane is falling down and needs to be replaced. There needs to be appropriate funds to ensure the fence is replaced like for like at a minimum height of 2.4m. The fence was built for community safety and benefit. A lower fence would provide neither.	John Liston Fence	
49	681	Carolyn Webb	24-25 budget new fence		I live on John Listin Dr in Newport and as you know our back fence is a massive safety hazard for our community with the fence on the laneway and the railway line falling down. I've got two young children and I'm finding it very unsafe for us to use that laneway. Keep Newport Safe	John Liston Fence	

# AW Bond Reserve Fence

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
50	596	Ahmad Elhawli Newport storm Fc	Secretary	\$60,000.00	<p>Dear Councillors,</p> <p>I am writing on behalf of Newport Storm FC to formally request funding for the continuation of perimeter fencing along the pavilion side of A W Bond Reserve.</p> <p>While we are grateful for the recent fencing installed behind the goals, the area in front of the pavilion remains open and presents several safety and operational challenges on game days. This section sees the highest foot traffic, with spectators, players, and volunteers frequently moving through it. The lack of fencing makes crowd control difficult and poses potential risks to both participants and attendees.</p> <p>To ensure a safe and structured environment, we are requesting that the Council consider funding the extension of fencing along this side of the reserve. We estimate the cost to be in the range of \$50,000 to \$60,000, and believe this is a necessary and valuable investment in the safety and experience of our growing community.</p> <p>We welcome the opportunity to discuss this further and hope to work collaboratively with Council to enhance the facilities at A W Bond Reserve for the benefit of all users.</p> <p>Thank you for your continued support of local sport.</p>	AW Bond Reserve Fence	
51	597	Mariam Khodr Newport storms	Fencing around AW bond reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
53	599	Azzam Barakat Newport Storm football club	Funding for Newport Storm football club		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
54	600	Bilal Abdo	Fencing at AW Bond reserve		<p>To Hobsons Bay City Council,</p> <p>As a parent of a Newport Storm FC player and a member of the community I am writing to express my support for the club to install fencing in front of the pavilion at A W Bond Reserve. On game days, this area becomes particularly crowded, and the absence of a barrier poses safety risks for both children and spectators. Installing a fence would significantly enhance safety and improve the overall experience for everyone involved.</p> <p>I kindly urge the Council to consider funding this important improvement.</p>	AW Bond Reserve Fence	
55	598	Moumtaiz Nasser	Fencing at AW Bond Reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	

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No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
55	601	Sabah Alkoureishi Newport storm FC	Fencing at A w Bond Reserve		<p>Certainly! Here's a refined version of your suggestion that maintains a respectful and supportive tone while making a clear case:</p> <p>To Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I am writing in strong support of the club's request to install fencing in front of the pavilion at A W Bond Reserve.</p> <p>On game days, this area becomes extremely crowded with players, families, and supporters. The absence of a barrier presents safety concerns, particularly for young children who can easily wander into busy pathways or playing areas. Extending the fence would greatly enhance safety and help create a more secure and enjoyable environment for everyone attending matches.</p> <p>I respectfully urge the Council to consider funding this important upgrade. It will make a meaningful difference to the local sporting community and ensure A W Bond Reserve remains a welcoming and safe space for all.</p> <p>Kind regards, A Concerned Parent Newport Storm FC</p>	AW Bond Reserve Fence	
56	602	Huda Saoud	Fencing at AW Bond reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards, Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
57	604	Amineh Abdulhamid	Fencing at AW bond reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards, Parent- Newport storm FC</p>	AW Bond Reserve Fence	
58	605	FAWAZ El khaldi Newport storm FC	Fencing at AW bone reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards, Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
59	607	Hamze Saoud	Fencing aw bond reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p>	AW Bond Reserve Fence	



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No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
					Parent – Newport Storm FC		
60	608	Kadija	Fencing at AW Bond reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
61	611	Asma Hasna Newport Storm	Fencing at AW Bond reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of two players at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade and help our Newport Storm community thrive.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	<a href="#">Yes</a> Page 174
62	616	Sarah Elrabbat	Fencing at AW bond reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
63	617	Hilal Bouden Newport storm	Fencing at AW Bond reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards, Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
64	618	Amira Elrabbat	Fencing at AW bond reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	

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No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
65	622	Khalid Omer Newport storm	Fencing at AW bond reserve		Dear Hobsons Bay City Council,  As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.  I respectfully ask that the Council consider funding this much-needed upgrade.  Kind regards, Parent – Newport Storm FC	AW Bond Reserve Fence	
66	623	Zeinab Osman Newport storm	Fencing at AW bond reserve		Dear Hobsons Bay City Council,  As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.  I respectfully ask that the Council consider funding this much-needed upgrade.  Kind regards, Parent – Newport Storm FC	AW Bond Reserve Fence	
67	646	Iman Haouli Newport storm FC	Fencing at AW bond reserve		Dear Hobsons Bay City Council,  As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.  I respectfully ask that the Council consider funding this much-needed upgrade.  Kind regards, Parent – Newport Storm FC	AW Bond Reserve Fence	
68	647	Hannan Abouzeid Newport Storm FC	Fencing at AW Bond Reserve		Dear Hobsons Bay City Council,  As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.  I respectfully ask that the Council consider funding this much-needed upgrade.  Kind regards, Parent – Newport Storm FC Hannan Abouzeid	AW Bond Reserve Fence	
69	648	Najaha Yusuf	Fencing at AW bond reserve		To have more fencing at the AW bond reserve	AW Bond Reserve Fence	
70	649	Amal Abou-Eid	Fencing at AW Bond Reserve		Dear Hobsons Bay City Council,  As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.  I respectfully ask that the Council consider funding this much-needed upgrade.  Kind regards, Parent – Newport Storm FC	AW Bond Reserve Fence	

## AW Bond Reserve Fence

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
71	651	Zaynab Tarhini	Aw bond reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
72	652	Safa Elkardi Newport storm FC	Fencing for Newport storm FC ground		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve.</p> <p>This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
73	653	Safa Elkardi Newport storm FC	Fencing at AW bond reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
74	654	Nadia Elraoui Newport Storm FC	Upgraded facilities and fencing at AW Bond Reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. Also for money to be allocated to upgrading the very old and insufficient club rooms.</p> <p>This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Further, the lack of sufficient toilets, seating, bins, water fountains and shared spaces makes the game day makes training and game days a less than enjoyable experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade or to consider a more suitable location for the club.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
75	656	Maj Elhouli	Fencing at AW Bond Reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	

# AW Bond Reserve Fence

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
76	657	Mahmoud Hamad	Fencing at AW Bond Reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
77	667	Hangatu Ahmed	Fencing at AW Bond reserve		To do more fencing at AW Bond reserve	AW Bond Reserve Fence	
78	693	Sam Chekaik	Fencing at AW Bond reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
79	698	Mahmoud Elbodon Newport storm	Fencing at AW Bondi re		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	
80	650	K Koutsouris	Fencing at AW BOND reserve		<p>Dear Hobsons Bay City Council,</p> <p>As a parent of a player at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve. This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.</p> <p>I respectfully ask that the Council consider funding this much-needed upgrade.</p> <p>Kind regards,</p> <p>Parent – Newport Storm FC</p>	AW Bond Reserve Fence	



## Recreation and Open Space

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
81	586	Cameron Smith Williamstown Cricket Club	Williamstown Cricket Ground - Practice Facility Lighting	\$70,000.00	<p>Williamstown Cricket Club has the largest Junior and underage sections in the Hobsons Bay municipality. Couple with that our Senior and All Abilities section and we struggle to accommodate all our teams to train within daylight hours. Our facility is being utilised 7 days a week, and we spend a considerable amount of funds each pre-season on indoor sessions. With an added interest from our members for Winter cricket, we wish to investigate the installation of lighting to our practice facility.</p> <p>WCC have already engaged an Electrical Engineer to design the project, and we have received quotes. The footings have been engineered, we have received support from the other current stakeholders of the precinct, we will be able to fund \$40k towards the project on behalf of the club, and am looking for the remaining costs to be incorporated into the HBCC Budget. All drawings can be sent on request.</p> <p>It is a project that we envisage will continue to maintain WCC stature within Cricket Victoria, and also cement our facility as the premier cricket facility in the West of Melbourne. This project, we see as being imperative towards the attraction and retention of members. WCC have been severely hampered by the W Floyd Pavillion works over the past 6 months, and have been temporarily removed from our home ground 3 times over the past 10 years.</p> <p>Thank you</p>	Recreation and Open Space	<a href="#">Yes</a> Page 175
82	612	Andrew Dan Western Suburbs Badminton Association	Toilets and Disabled Toilets at Altona Badminton Centre	\$50,000.00	Altona Badminton Centre is seeking funding and assistance in improving the toilets and disabled toilet at the stadium due to the ageing facilities and the high volume of visitors.	Recreation and Open Space	<a href="#">Yes</a> Page 178
83	614	Roslyn Jacklin	Bayside Tennis Club improved lighting		I am requesting funding for improved lighting at Bayside Tennis Club, Kororoit Creek Road Williamstown. My husband and I have been playing competition tennis there for many years and are frustrated with the poor lighting when playing tennis at night every week. Our opposition teams all complain about the poor standard. Every other tennis club we play at have superior lighting compared to Bayside. Many teams and community members play tennis or are coached at Bayside Tennis Club. Thank you, Roslyn and Andrew Jacklin	Recreation and Open Space	
84	628	Brett Grant Altona Tennis Club	Upgrading Altona Tennis Club (ATC) facility		<p>As a non contact sport that can be played at any age, tennis is one that more people play (socially) than any other sport and which can be enjoyed by anyone from childhood to old age. Noting that people in their 80s are playing at the ATC. The courts of the ATC are magnificent (the best in western suburbs) and a credit to Hobsons Bay City Council (HBCC). However the ATC venue is being very let down by a very old and unsuitable Clubhouse and the HBCC has had, as a stated intent, that the Clubhouse be updated in its most recent strategic plan. The current ATC serves over a thousand regular people via social, competitive play and coaching and many others on an ad-hoc basis and this could be increased if a new Clubhouse and other sporting needs (eg further courts with the flexibility for hot shots and pickleball experiences) were included in the HBCC budget. The ATC could also offer proper service to the disabled players of the ATC if the Clubhouse was built to enable that. It has been noted that new Clubhouses are being built (e.g. Williamstown Central and the Altona Hockey Club) and so it would be of equal and great community benefit if improvements to the ATC could be incorporated into the next HBCC budget. Thank you for considering this</p> <p>-</p> <p>Brett Grant</p>	Recreation and Open Space	
85	691	Mark Steedman Power St Tennis Club	Urgent Funding Request Power St Reserve Tennis Club	\$160,000.00	<p>The Club is urgently seeking funding to fully restore its two tennis courts, which have deteriorated to the point of being unsafe and largely unplayable, despite previous partial repairs supported by the Council in 2022. Current court conditions have forced the cessation of competition and restricted coaching and community activities, directly impacting over 250 players- and risking a significant decline in membership.</p> <p>The Club believes that further patch repairs are no longer viable and proposes a full court restoration. It requests Council support, beginning with an engineering inspection and recommendation. The Club can contribute \$25,000 towards the project, reallocating funds initially intended for accessibility and facility upgrades.</p> <p>This project aligns with Hobsons Bay's goals of supporting inclusive, active, and connected communities. The Club also outlines a long-term strategy to expand facilities and increase public access to courts in line with Council's strategic planning.</p>	Recreation and Open Space	<a href="#">Yes</a> Page 179



## Recreation and Open Space

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
86	662	Matthew Walsh Williamstown Superules Football Club	Crofts Reserve Electronic Scoreboard & Goal Safety Netting		<p>The Williamstown Superules Football Club is applying for funding to support two infrastructure improvements at Crofts Reserve:</p> <ol style="list-style-type: none"> <li>1. Installation of an electronic scoreboard</li> <li>2. Installation of behind-goal safety netting along Blackshaws Road</li> </ol> <p>These projects will significantly enhance safety, improve the match-day experience, support greater community engagement, and enable our club to host major regional football events.</p> <p>These projects will significantly enhance safety, improve the match-day experience, support greater community engagement, and enable our club to host major regional football events.</p> <p>1. Electronic Scoreboard</p> <p>The Williamstown Superules Football Club is a proud and inclusive community club that promotes health, wellbeing, and local connection. We request funding to install an electronic scoreboard at Crofts Reserve to:</p> <ul style="list-style-type: none"> <li>• Keep players, officials, and spectators informed with real-time scoring.</li> <li>• Complement recent renovations at Crofts Reserve and help secure the venue's eligibility to host Victorian Metro Superules finals.</li> <li>• Promote our club sponsors and share important wellbeing messages with our community.</li> <li>• Increase event-based revenue and help keep membership fees affordable.</li> <li>• Improve operational efficiency and enhance the spectator experience.</li> </ul> <p>This investment will transform our home ground into a more functional and professional sporting venue.</p> <p>The scoreboard will also benefit Co-Tenants Western Jets Football Club and the The Altona North Cricket Club who are about to be elevated to the Premier division of cricket in the region.</p> <p>1. Behind-Goal Safety Netting</p> <p>In partnership with the Western Jets Football Club, we propose installing safety netting behind the goals at the Blackshaws Road end of Crofts Reserve. This initiative is driven by urgent safety concerns:</p> <ul style="list-style-type: none"> <li>• Footballs frequently end up on the road during training and match play.</li> </ul> <p>Retrieving balls presents a serious risk to not only the ball kids who retrieve the ball that often ends up on Blackshaws Road but also officials, players and passing motorists—especially at night when visibility is poor.</p> <ul style="list-style-type: none"> <li>• Installing netting will mitigate these risks, protecting the safety of players, coaches, officials, and the public.</li> <li>• The netting will benefit multiple clubs and sporting groups who regularly use Crofts Reserve.</li> </ul> <p><b>Project Objectives</b></p> <ul style="list-style-type: none"> <li>• Improve the safety and accessibility of Crofts Reserve</li> <li>• Increase the ground's suitability to host major community events</li> <li>• Strengthen community engagement through sport</li> <li>• Promote local businesses and community health initiatives</li> <li>• Support financial sustainability through improved infrastructure and revenue streams</li> </ul> <p><b>Target Community</b></p> <ul style="list-style-type: none"> <li>• Williamstown Superules Club players (over 200+ active participants)</li> <li>• Western Jets club players</li> <li>• Club volunteers and supporters</li> <li>• Visiting teams and spectators from across the Victorian Metro Superules league</li> <li>• Local business sponsors</li> <li>• Broader Hobsons Bay community</li> </ul>	Recreation and Open Space	
87	675	Derek Campbell Williamstown Tennis Club Inc	Renovation of Williamstown Tennis Club pavilion		<p>We propose that a renovation of this pavilion be included in the 2025-26 budget. The pavilion is in poor condition but is still structurally sound. The toilets are in original condition and do not meet standards for sanitation or accessibility. This renovation will benefit the community of Hobsons Bay in three ways; community health, heritage and community resilience. The pavilion is widely used by club members (including many junior members), by members of other clubs playing competition, and by the wider community through the book-a-court system. The current toilet facilities do not meet community health or accessibility expectations. The building is a beautiful part of Hobsons Bay's architectural heritage and is</p>	Recreation and Open Space	<a href="#">Yes</a> Page 217

## Recreation and Open Space

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
					approaching the centenary of its construction in 2028. It is a valuable asset to the community. If the toilets met standards, the pavilion could assist in case of civil emergencies. A detailed submission and the club's draft strategy are attached.		
88	677	Dene Macleod Williamstown CYMS Football Club, Newport Power Junior Football Club, Williamstown Juniors Football Club	Loft Reserve Redevelopment	\$50,000.00	Please see attached document regarding redevelopment of Loft Reserve.	Recreation and Open Space	<a href="#">Yes</a> Page 219
89	678	Leigh Karafillis Altona East Phoenix Soccer Club	Pavilion Upgrade	\$735,000.00	<p>Altona East Phoenix Soccer Club is seeking support to build a shelter and spectator area attached to our pavilion. This infrastructure upgrade will provide a safe, inclusive, and weather-protected space for families, supporters, and community members to gather while enjoying local football. The addition of a covered spectator area will enhance the overall matchday experience, encourage greater community participation, and support year-round use of the facility — regardless of weather conditions.</p> <p>This project directly aligns with the values of Hobsons Bay, promoting active living, social connection, and community inclusion. By improving our amenities, we will be better equipped to host local events, welcome visiting clubs, and support our growing player base — including women, juniors, and multicultural participants. The new shelter will make the facility more accessible and family-friendly, strengthening Altona East Phoenix's role as a vital community hub.</p>	Recreation and Open Space	<a href="#">Yes</a> Page 224
90	679	Eric de Ravel Williamstown Bowling Club	Plan & Cost of Additions Williamstown Bowls Club	\$30,000.00	<p>The Williamstown Bowling Club has been growing over the past few years. Apart from having an additional pennant side in the Melbourne Metropolitan weekend pennant league, we also have an additional pennant side in the midweek league. This is the result of the Strategic Plan that was drawn up (see attached Strategic Plan Preliminary Discussion and Summary of Strategic Plan Meeting) in 2021 but was unfortunately delayed with the advent of Covid.</p> <p>The club has also run barefoot bowls specials on Friday nights from mid January to the end of March for the past few years. These have been well attended by residents of Williamstown with a full house on most Fridays and an average of 600 residents taking part each year. The age of the attendees has ranged from teenage to over 70. We have gained a number of new bowlers from this initiative and this coming season we expect to have at least 10 new bowlers.</p> <p>The club has also been utilized by surrounding businesses to have staff training and play barefoot bowls afterwards. Other users of the club are Probus, the Williamstown Garden Club, families for wakes, families and residents for social barefoot bowls, local residents for social gatherings, and the local school for their pupils bowls sport.</p> <p>The buildings of the club, especially the sheds on the northern side which have holes in the roof and cracks along the walls, are outdated. The Board of Management, after consultation with members, had a schematic plan drawn up a couple of years ago of what we would like the club to look like. This incorporated the change of the entrance directly onto Melbourne Road, the extension of the cold-room and bar so that bar stocks could be replenished directly from the cold-room into the fridges, new toilet facilities, new office and meeting room, creating a barbeque area for use by members and social players etc. as per the Club Concept Design attached.</p> <p>With the growth of the club, we believe that the club buildings and facilities need to be expanded and modernized so that the local community can utilize and benefit from it. Bowls is a sport that people of all ages can play and it is especially important for the older community to keep them active.</p> <p>At this stage the club is looking at doing a professional architect plan of the proposed changes, and a costing thereof, so that together with the Hobsons Bay Council we can plan for the future. We do not know what this preliminary work will cost but are willing to contribute towards the cost thereof.</p>	Recreation and Open Space	<a href="#">Yes</a> Page 227
91	685	Efu Koka Altona Roosters Rugby League Club , West side Touch & Seabrook Cricket Club	Redevelopment of Bruce Comben Pavilion and Fields	\$13,000,000.00	<p>Benefit to Community Provides economic benefit to local community with increased visitors numbers and supports local clubs in becoming more self sufficient.Provides more inclusiveness and enhanced Female participation and a safe environment for Women.</p> <p>Puts Altona Meadows on the wider Melbourne destination map with upgraded facilities for International and National Sports teams looking for suitable venues.</p> <p>Provides Cultural awareness locally ( See attached submission for further information )</p>	Recreation and Open Space	<a href="#">Yes</a> Page 249

## Recreation and Open Space

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
92	689	Pamela Sutton-Legaud Hobsons Bay Wetlands Centre	Fund essential works for stage 1 of the HB Wetlands Centre	\$3,000,000.00	<p>HBWC requests that council</p> <ol style="list-style-type: none"> <li>1.increases the capital budget allocation in the 2025/6 budget for the HBWC to \$3 million to ensure the original wetlands centre stage 1 plan for classrooms and further landscaping as committed to by HBCC in the 2024/5 budget is completed.</li> <li>HBCC staff verbally advised HBWC that the current funding (2024/5 budget) of \$1.5million is insufficient to deliver these works in full. Only approx. \$500,000 of this budget has been spent to date on landscaping and irrigation works so \$1million remains and the plans for this expenditure are unclear.</li> <li>A 'carry over' figure of \$268,000 is proposed in the 2025/6 budget with no clarity on how the remaining funds (approximately \$732,000) will be spent this year. This is insufficient to complete stage 1.</li> <li>2.Council needs to reaffirm its commitment to the centre as a advocacy priority (with funding for advocacy) including its commitment to provide \$5million in funding to support contributions and donations from state or federal government and/or philanthropic bodies to facilitate the centre being built.</li> <li>3.Council confirms through the HBCC's 10-year capital works plan allocation of one-third of the capital cost for the future purpose-built Wetlands Centre, based on updated cost estimates. Relying on outdated figures risks underfunding the project and/or further delays.</li> <li>4.Allocate \$250,000 in the 2025/26 budget for the procurement of geotechnical and hydrology studies. These are essential to commence the design of the ephemeral wetlands in 2026/27, which will occupy a significant portion of the site between the future Wetlands Centre and the Notla Drain wetlands.</li> </ol>	Recreation and Open Space	<a href="#">Yes</a> Page 257
93	690	Tim Warrener Newport Power Junior Football Club	Bryan Martyn Oval Upgrades		<p>Newport Power Junior Football Club (NPJFC) proudly serves as one of the largest and fastest-growing junior football clubs in Melbourne's western suburbs. With a strong community foundation and a growing player base, our club is committed to providing a safe, inclusive, and development-focused environment for all participants.</p> <p>In 2025, NPJFC is fielding approximately 430 players across 20 teams, including 16 boys' teams and 4 girls' teams. The club's continued growth reflects the increasing popularity of community sport, particularly among girls and young families. However, this rapid expansion has highlighted significant infrastructure limitations at our primary home ground, Bryan Martyn Oval, which must be addressed to ensure the facility continues to meet the evolving needs of the club and broader community.</p>	Recreation and Open Space	<a href="#">Yes</a> Page 427



## The Substation - Funding

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
94	665	Nuala Furtado The Substation	The Substation Critical Funding 12 Month Extension	\$250,000.00	<p>The Substation is a vital not-for-profit organisation and cultural hub for the Hobsons Bay community.</p> <p>With the support of Council since 2001, The Substation has grown into a nationally recognised leader in contemporary arts programming and a vital community venue for creative partnerships, events, and social connection. We are proud to be a beacon of civic pride and community creativity for the Hobsons Bay community. This submission responds to the council's draft 2025-26 budget, which currently indicates no financial support for The Substation. The aim of this submission is to make a case for the return of this investment by Council for The Substation's ongoing cultural impact both locally and nationally. This submission will clearly demonstrate the immediate and long term risks, and downstream impacts should Council funding discontinue.</p> <p>This submission outlines a request for a critical 12-month extension to The Substation's core operational funding at \$250,000 for FY2025–26 which will allow The Substation to maintain programming, staff and operations, while working with Council to formalise a new multi-year agreement aligned to future Council planning cycles.</p> <p>The Substation's current and future activities strongly align with the six priorities articulated in Hobsons Bay 2030 Community Vision. The Substation's adaptive reuse of industrial space exemplifies innovative urban regeneration. By activating the built environment through art, we contribute to place-making and enhance the cultural identity of the inner-west. We see ourselves as leaders in the precinct of Newport and are committed to deepening our impact across Hobsons Bay. Our program of events and opportunities to participate fosters social connection and mental wellbeing for local residents, and offers accessible presentation and development platforms for local creatives, educators, and arts workers. The Substation's commitment to sustainability and conservation is articulated through our operations, ethics, and programming, contending with environmental issues through action as well as words. Inclusivity and access is a core principle that is honoured in our bricks and mortar, our artists, our resident companies, and through the works we present.</p> <p>The Substation's programming captures and engages audiences from diverse intersections of identity, sexuality, ability, cultures, and politics. The program offers a place for diverse residents to contend with difficult histories, imagine possible futures, and forge new and meaningful social connections. This request is more than an offer to enhance and enrich livability for the people of Hobsons Bay, it's an opportunity for The Substation and Council to work towards a collective vision for the future.</p> <p>On behalf of our constituents, stakeholders, artists and audiences, we invite meaningful negotiation with Council to retain financial support and welcome the opportunity to refine any element of our proposal. We recognise in a climate of cost of living pressures, now more than ever, the community needs affordable access to inspiration, creativity, imagination and leisure time. We are committed to helping Hobsons Bay achieve this goal with efficiency and excellence.</p>	The Substation – Funding	<a href="#">Yes</a> Page 430
95	696	Nigel Edwards Dotcom Logistics Pty Ltd	The Substation - Funding Support	\$250,000.00	Refer attached	The Substation – Funding	<a href="#">Yes</a> Page 591
96	606	Heather van Heerwaarden The Substation CRG	Allocation for The Substation Contemporary Art Space	\$250,000.00	<p>As a long time resident of Hobsons Bay who works in the arts, I am very concerned that The Substation is not currently included in the 2025 - 2026 Draft Budget.</p> <p>I respectfully request that a one year extension to The Substation's current funding agreement be included in the 2025 - 2026 Budget, to the value of \$250,000.</p>	The Substation – Funding	<a href="#">Yes</a> Page 592
97	609	Michael Stewart Newport Folk Festival	Support for Funding of the Substation		<p>The submission is a letter of support for funding for the Substation. The Substation is our premier arts venue in Newport (our Opera House) and is an essential element of the Newport Folk Festival.</p> <p>The Newport Fiddle and Folk Club has also canvassed other performance opportunities within the building and so the Substation will continue to play a key role in developing the emerging talent in our community, as well as strengthening the strong community spirit the has been developed by the club over the pass 21 years.</p>	The Substation – Funding	<a href="#">Yes</a> Page 594

## The Substation - Funding

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
98	619	Gina Elliott The Substation	Continued funding support for The Substation	\$250,000.00	<p>I understand that The Substation's current funding agreement with council concludes in June 2025, and that there is no current allocation for The Substation in the 2025-26 Budget. I wish to express my strong support for The Substation and to respectfully request that Hobsons Bay City Council include a 12-month extension to its current funding agreement in the 2025-26 Budget, at the value of \$250,000.</p> <p>The Substation is a unique and valued part of life in Hobsons Bay. It's more than an arts organisation — it's a space where local stories are told, where young people engage with creativity, where artists grow, and where our community comes together in unexpected and meaningful ways.</p> <p>In terms of place activation, local economic development, tourism, and community wellbeing, The Substation plays such an important role - as a progressive, culturally vibrant part of the West.</p>	The Substation – Funding	<a href="#">Yes</a> Page 596
99	624	SELLO MOLEFI BOKAMOSO ARTS CENTRE	Continued Funding Support for The Substation		<p>18/05/2025</p> <p>To the Mayor, Councillors and Officers of Hobsons Bay City Council,</p> <p>My name is Sello Molefi and I am an artist who has had the opportunity to present work at The Substation. In 2024, I was supported by The Substation to host BOKAMOSO ARTS CENTRE FUNDRAISER which was part of BAC Non for profit in South Africa which is a mentoring programme for young artists in South Africa.</p> <p>I'm writing to strongly urge Hobsons Bay City Council to include The Substation in the 2025-26 Council Budget and to continue your long standing support for this essential cultural institution.</p> <p>The Substation is one of the few spaces in Victoria and particularly in Melbourne's west that provides artists with time, space, curatorial dialogue, technical support and deep engagement to develop ambitious and experimental work. As an artist, this kind of support is transformative. It allows us to take creative risks, reach new audiences, and work with a level of care and criticality that simply wouldn't be possible without sustained institutional backing.</p> <p>What The Substation's support has meant for me:</p> <p>After moving to Australia 8 years ago I've found a home at The Substation not only working as a tech but also for the charity I found in South Africa for the past 10 years. The Substation has enabled me to create an annual fundraiser concert in which I've reached bands and acts across Melbourne including photographers, videographers and crew.</p> <p>To be able to work creatively with The Substation in reaching audiences that travel as far as Franston, choirs as well and to create a magical space in the main space through lighting and sound is truly unmatched. I'm looking forward to create cultural exchange between South Africa and Australia through which will be a huge prospect for both nations.</p> <p>The Substation's commitment to supporting artists over time and not just at the point of presentation is vital. It's one of the reasons the organisation has become a hub for ambitious contemporary practice and a beacon for the across the country.</p> <p>I understand that The Substation's current funding agreement with Hobsons Bay City Council is due to conclude on 30 June 2025, and that the 2025-26 draft budget currently includes no allocation for continued support. I respectfully urge council to consider this, and to include a 12-month extension to the existing agreement at a value of \$250,000. This will :</p> <ul style="list-style-type: none"> <li>.Provide critical operational stability for The Substation and its artists,</li> <li>.Ensure time for council and The Substation to develop a transparent and fair funding process for the future;</li> <li>.Uphold Hobsons Bay's reputation as a Council that values culture, artists, and a thriving creative community.</li> </ul> <p>At a time when arts funding is becoming more precarious, Council's investment in The Substation matters more than ever. It sends a clear message that Hobsons Bay supports creativity, cultural equity, and a future where the voices of artists continue to shape our shared civic life.</p> <p>Thank you for your time and consideration.</p> <p>Warm regards</p> <p>Sello Molefi</p> <p>Artistic Director at Bokamoso Arts Centre (South Africa)</p> <p>Bokamoso's Conversations Abroad (Melbourne)</p>	The Substation – Funding	

## The Substation - Funding

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
100	625	Tony Mead Industrial Art Sign Co	Continued Funding Support for The Substation	\$250,000.00	My submission advocates for the continued funding of the Substation in Newport so they can continue to run the diverse creative offering that it has become known for.	The Substation – Funding	<a href="#">Yes</a> Page 598
101	629	Harrison Hall	Request for HBCC to continue Funding The Substation	\$250,000.00	<p>To the Mayor, Councillors and Officers of Hobsons Bay City Council,</p> <p>My name is Harrison Hall; I'm an artist and choreographer who has lived in Newport and Williamstown since 2005. I attended Bayside Secondary College and have had the pleasure of presenting my work at The Substation in both 2021 (Pieces) and 2023 (Body Crysis) for the Neighbourhood Festival.</p> <p>The Substation enables people in the west: including young people, emerging artists, and culturally diverse communities to engage directly with bold, contemporary art and performance. It offers access to work that would otherwise only be available in the city centre, and it supports a thriving creative network in the western suburbs.</p> <p>I am writing to urge Council to include continued funding for The Substation in the 2025–26 Annual Budget, by extending its current agreement with the organisation for a further 12 months at a value of \$250,000. Please see attached letter for further details.</p> <p>Sincerely, Harrison Hall</p>	The Substation – Funding	<a href="#">Yes</a> Page 599
102	630	Madelyn Pickersgill	Request for The Substation to be included in 2025-26 Budget	\$250,000.00	<p>To the Mayor, Councillors and Officers of Hobsons Bay City Council,</p> <p>My name is Madelyn Pickersgill, and I am a resident of Newport in Hobsons Bay. As someone who works in the arts, has grown up in the western suburbs and recently moved to Newport, I have seen firsthand the value .</p> <p>The Substation brings to Hobsons Bay — not just as a contemporary arts organisation, but as a hub for community engagement, creativity, and cultural exchange.</p> <p>I respectfully request that a one-year extension to The Substation's current funding agreement be included in the 2025– 26 Budget, to the value of \$250,000.</p> <p>Please find attached letter detailing this request and outlining The Substation's vital cultural impact.</p> <p>Kindly, Madelyn Pickersgill</p>	The Substation – Funding	<a href="#">Yes</a> Page 600
103	631	Nancy Black	Reinstate The Substation in the 2025-2026 Budget	\$250,000.00	<p>Dear Hobsons Bay City Council,</p> <p>My name is Nancy Black. I have lived in Williamstown since 1974. I have watched the Substation evolve from its very rough beginnings, run workshops there, and presented shows, and now I proudly serve as a member of The Substation's Community Reference Group, a group brought together to advocate for art in our area, to reflect perspectives of our local community, and to engage with as broad a group as we can.</p> <p>The Substation is committed to public dialogue – a core tenet of any vibrant, culturally relevant arts organisation.</p> <p>In the current draft of the 2025–26 Council Budget, there is no allocation for The Substation.</p> <p>This is not only incomprehensible but reflects so poorly on your vision for the community.</p> <p>I understand that the current funding agreement will conclude in June 2025, and that this submission is part of the formal budget consultation process.</p> <p>In that spirit, and in the spirit of partnership, I respectfully request that Council include a 12-month extension to the existing agreement at a value of \$250,000. A tiny amount really, when you compare it to the contribution of culture to human well-being.</p> <p>Without the arts, humanity dies – that has been proven over and over. Please find attached letter detailing this request and how it will benefit the community of Hobsons Bay.</p> <p>Warm regards, Nancy Black</p>	The Substation – Funding	<a href="#">Yes</a> Page 602



## The Substation - Funding

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
104	632	Melanie Lane	Continued Funding Support for The Substation	\$250,000.00	<p>Dear Hobsons Bay City Council,</p> <p>My name is Melanie Lane, I am a choreographer and a resident of Hobsons Bay. I am writing to strongly encourage Council to continue its support for The Substation by extending its current funding agreement for a further 12 months at a value of \$250,000 in the 2025–26 Budget. For local artists like myself,</p> <p>The Substation is an anchor. It creates opportunities to work where we live, to engage our local communities, and to contribute to a vibrant creative ecosystem in the western suburbs. I understand that The Substation's current funding agreement with Council is due to conclude on 30 June 2025, and that the current draft budget does not allocate continued support.</p> <p>A 12-month extension would ensure continuity for artists, staff and audiences, and provide the necessary time to develop a longer-term funding framework. Please find attached letter detailing this request and outlining the impact this will have on our local community.</p> <p>Kindly,</p> <p>Melanie Lane</p>	The Substation – Funding	<a href="#">Yes</a> Page 604
105	633	Tim Watts	Reinstate funding for The Substation	\$250,000.00	<p>To the Mayor, Councillors and Officers of Hobsons Bay City Council,</p> <p>As the Federal Member for Gellibrand, I write to express my strong support for The Substation and to encourage Hobsons Bay City Council to include the organisation in the 2025–26 Council Budget through a 12-month extension of its existing funding agreement, at a value of \$250,000.</p> <p>Please see attached letter outlining the reasoning for this request and the benefit to the community of Hobsons Bay. I thank you for your consideration.</p> <p>Yours sincerely,</p> <p>The Hon Tim Watts MP</p>	The Substation – Funding	<a href="#">Yes</a> Page 605
106	634	Melissa Horne	Continued Funding Support for The Substation	\$250,000.00	<p>Dear Mayor, Councillors &amp; Officers,</p> <p>As the State Member for Williamstown, I am writing to strongly endorse The Substation and to urge Hobsons Bay City Council to continue its core funding support for this vital cultural institution through inclusion in the 2025–26 Council Budget.</p> <p>Please see attached letter detailing my support for The Substation and request for continued support.</p> <p>Warm regards,</p> <p>The Hon. Melissa Horne MP</p>	The Substation – Funding	<a href="#">Yes</a> Page 606
107	636	Jade Lillie	Support for The Substation's Submission to Council		<p>Dear Ms Kerry Thompson,</p> <p>I am writing to you in support of The Substation's submission to the 2025–26 Hobsons Bay City Council draft budget.</p> <p>As an industry and community, we are sincerely hoping that Hobsons Bay City Council can extend its funding agreement with The Substation for a further 12 months at the level of \$250,000, to ensure stability and allow a transparent, co-designed process for future investment.</p> <p>This will enable The Substation to retain key staff, honour its commitments to artists and audiences, and continue its nationally significant work from a strong local base.</p> <p>Please see attachment for further details.</p> <p>Sincerely,</p> <p>Jade Lillie</p>	The Substation – Funding	<a href="#">Yes</a> Page 608

## The Substation - Funding

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
108	637	Ursula Lepporoli	Request for Continued Support for The Substation	\$250,000.00	<p>Dear Mayor, Councillors and Officers of Hobsons Bay City Council,</p> <p>My name is Ursula Lepporoli, and I serve as the Chair of the Board for The Substation. I write today to express the highest level of support for the continued inclusion of The Substation in Hobsons Bay City Council's annual budget, and to respectfully request that Council allocate \$250,000 in the 2025-26 Budget, offering a 12-month extension to the current funding agreement term, due to conclude on 30 June 2025.</p> <p>Over 20% of Hobsons Bay's population engages with The Substation each year, and 30% of the greater west. In 2024, we welcomed thousands of local residents through our doors, employed local staff, supported multiple resident creative companies and studio artists, and delivered over 17 local community events, from Williamstown High School's end of year Exhibition and the Inner West Art Fair, to the Hobsons Bay Business Breakfast and Newport Folk Festival.</p> <p>The loss of Hobsons Bay City Council funding would represent more than a financial gap — it would trigger wide-reaching consequences across our community, creative sector, and Council's own cultural leadership.</p> <p>Please find attached letter detailing my request for the Council's continued support for this vital arts organisation.</p> <p>Warm regards,</p> <p>Ursula Lepporoli</p> <p>Board Chair, The Substation Williamstown resident since 2022</p>	The Substation – Funding	<a href="#">Yes</a> Page 609
109	638	Kate Seward	Request for Continued Support for The Substation	\$250,000.00	<p>To the Mayor, Councillors and Officers of Hobsons Bay City Council,</p> <p>I write in my capacity as Deputy Chair of the Board of The Substation to express my strong support for the organisation's submission to the 2025–26 Hobsons Bay City Council Budget and to respectfully request that Council allocate \$250,000 to extend The Substation's current funding agreement for an additional 12 months, through to June 2026.</p> <p>Please find attached letter supporting this request.</p> <p>Sincerely, Kate Seward</p> <p>Deputy Chair, Board of The Substation Local of Williamstown</p>	The Substation – Funding	<a href="#">Yes</a> Page 611
110	639	Joan Rowland	Request for Continued Funding for The Substation	\$250,000.00	<p>Dear Mayor, Councillors and Officers of Hobsons Bay City Council,</p> <p>My name is Joan Rowland and I am a Newport resident and recent Board member of The Substation. I am writing to support The Substation's submission to the 2025–26 Hobsons Bay City Council Budget and to respectfully request that Council renews the current funding allocation of \$250,000 for an additional 12 months, through to June 2026.</p> <p>Thank you for your consideration of this request detailed further in the attached support letter.</p> <p>Yours faithfully,</p> <p>Joan RowlandBoard</p> <p>Member, The Substation (2022-2025)</p> <p>Newport Resident</p>	The Substation – Funding	<a href="#">Yes</a> Page 613
111	640	John Marc Desengano	Continued Funding Support for The Substation		<p>To the Mayor, Councillors and Officers of Hobsons Bay City Council,</p> <p>I am John Marc Desengano, Co-CEO and Co-Artistic Director at Western Edge Youth Arts, a proud Resident Company of The Substation in Newport. As Residents, we are part of a small group of artists and organisations who are supported by The Substation with year-round access to space, curatorial dialogue, professional development, and opportunities to present new work. This residency provides us with the creative stability and infrastructure that is increasingly rare for artists and small-to-medium companies — particularly those working in ambitious, experimental and cross-disciplinary forms.</p> <p>As a Youth Arts organisation that champions young artists from marginalised communities in the western suburbs of Naarm, The Substation plays a significant role in our ability to foster safer places for our artists to practice their craft and tell their stories.</p>	The Substation – Funding	<a href="#">Yes</a> Page 615



## The Substation - Funding

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
					<p>We have developed a deep and ongoing relationship with The Substation over the past 4 years, which has fundamentally shaped the growth of our practice and enabled us to remain embedded in the local west-Melbourne community while producing work that resonates nationally and internationally, and most importantly for us – the outer western LGAs.</p> <p>I'm writing to strongly urge Hobsons Bay City Council to continue its investment in The Substation, and to include the organisation in the 2025–26 Council Budget. Please see attached letter outlining how this funding will benefit the community of Hobsons Bay.</p> <p>Warm regards,</p> <p>John Marc Desengano Western Edge Youth Arts</p>		
112	641	Aaron Choulai	Continued Funding Support for The Substation	\$250,000.00	<p>To the Mayor, Councillors and Officers of Hobsons Bay City Council,</p> <p>My name is Aaron Choulai, and I am the Artistic Director of the Australian Art Orchestra, a proud Resident Company of The Substation in Newport. As a Resident Company, we are part of a small group of artists and organisations who are supported by The Substation with year-round access to space, curatorial dialogue, professional development, and opportunities to present new work. This residency provides us with the creative stability and infrastructure that is increasingly rare for artists and small-to-medium companies — particularly those working in ambitious, experimental and cross-disciplinary forms.</p> <p>The current draft of the 2025–26 Council Budget does not include any allocation for The Substation. As the existing funding agreement concludes on June 30, 2025, this omission poses a serious risk to the organisation's future — and, by extension, to our own sustainability as a Resident Company and to the cultural life of the municipality more broadly.</p> <p>We respectfully request that Council include a 12-month extension to the existing agreement, at a value of \$250,000. Please attached letter to support this request to Council.</p> <p>Thank you for your consideration.</p> <p>Warm regards,</p> <p>Aaron Choulai Artistic Director Australian Arts Orchestra</p>	The Substation – Funding	<a href="#">Yes</a> Page 617
113	642	Morgan Rose	Continued Funding Support for The Substation	\$250,000.00	<p>To the Mayor, Councillors and Officers of Hobsons Bay City Council,</p> <p>My name is Morgan Rose, and I am co-Artistic Director at Rawcus, a proud Resident Company of The Substation in Newport.</p> <p>As a Resident Company, we are part of a small group of artists and organisations who are supported by The Substation with year-round access to space, curatorial dialogue, professional development, and opportunities to present new work. This residency provides us with the creative stability and infrastructure that is increasingly rare for artists and small-to-medium companies — particularly those working in ambitious, experimental and cross-disciplinary forms.</p> <p>I'm writing to strongly urge Hobsons Bay City Council to continue its investment in The Substation, and to include the organisation in the 2025–26 Council Budget.</p> <p>Please find attached letter detailing the community benefit of this request for Council's consideration.</p> <p>Warm regards,</p> <p>Morgan Rose Rawcus Theatre Company</p>	The Substation – Funding	<a href="#">Yes</a> Page 619

## The Substation - Funding

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
114	643	Ali Van Hemert	Continued Funding Support for The Substation	\$250,000.00	<p>To the Mayor, Councillors and Officers of Hobsons Bay City Council</p> <p>My name is Ali and I am the director of Dance 4 Life Studios in Williamstown North, I am writing to express my strong support for The Substation and to urge Hobsons Bay City Council to include a 12-month extension to the organisation's current funding agreement — at a value of \$250,000 — in the 2025–26 Council Budget.</p> <p>Please find attached letter to support this request. Thank you for your consideration.</p> <p>Sincerely, Ali Director – Dance 4 Life Studios</p>	The Substation – Funding	<a href="#">Yes</a> Page 621
115	644	Sebastian Diaz-Gasca	Funding for The Substation	\$250,000.00	<p>Dear Mayor and Councillors,</p> <p>Thank you very much for your time in considering the attached Submission.</p> <p>I am hopeful that Council will recognise The Substation's invaluable contribution to our community and secure its place in the 2025–26 Budget.</p> <p>Sincerely, Dr Sebastian Diaz-Gasca Newport Resident</p>	The Substation – Funding	<a href="#">Yes</a> Page 622
116	658	Alison Duffy Williamstown High School	Support for The Substation		<p>Dear Councillors,</p> <p>On behalf of Williamstown High School, I write to express our strong support for The Substation and to respectfully request that Hobsons Bay City Council include the organisation in the 2025–26 Budget through a 12-month extension of its current funding agreement at a value of \$250,000.</p> <p>Please find full submission in the attached document.</p> <p>Sincerely, Alison Duffy Williamstown High School</p>	The Substation – Funding	<a href="#">Yes</a> Page 624
117	659	Juan Camilo Riano Rodriguez The Substation CRG	Support for The Substation – Inclusion in 2025–26 Budget		<p>I would like to kindly request your consideration for a one-year extension to The Substation's current funding agreement (valued at \$250,000) within the 2025–2026 budget.</p>	The Substation – Funding	<a href="#">Yes</a> Page 626
118	660	Carlos Almenar Diaz	Funding for The Substation	\$250,000.00	<p>To the Mayor, Councillors and Officers of Hobsons Bay City Council,</p> <p>My name is CARLOS ALMENAR DIAZ, and I am an artist who has present and sold work at The Substation Art Sale in 2023 and 2024. I currently reside in Altona and have been a resident of Hobsons Bay for 11 amount of years.</p> <p>I'm writing to strongly encourage Hobsons Bay City Council to include The Substation in the 2025–26 Council Budget, and to continue your long standing support for this essential cultural institution.</p> <p>Please find attached letter supporting this request.</p> <p>Kind regards, Carlos Almenar Diaz</p>	The Substation – Funding	<a href="#">Yes</a> Page 627
119	595	Susan Kukucka The Substation	Funding support for The Substation	\$250,000.00	<p>As a long-time Williamstown resident and member of The Substation's Community Reference Group, I call on Hobsons Bay Council to include \$250,000 in the 2025–26 Budget to extend funding for The Substation by 12 months. The Substation is a vital community asset that supports creativity, inclusion, and local identity through accessible arts and cultural programming.</p> <p><b>Benefits to the Hobsons Bay Community:</b></p> <ul style="list-style-type: none"> <li>• The Substation supports social connection and wellbeing through inclusive, local storytelling and creative engagement.</li> <li>• It provides opportunities for young people, First Nations artists, and culturally diverse communities.</li> <li>• It strengthens local participation and place-based identity.</li> <li>• Leveraging additional State and Federal funding, The Substation increases economic benefit to the area.</li> </ul>	The Substation – Funding	<a href="#">Yes</a> Page 629

## The Substation - Funding

No.	ID	Name and Organisation	Submission Title	Budget requested	Submission Summary	Submission Category	Attachments
					I urge Council to view this opportunity as a chance to invest in a more connected and creative future for Hobsons Bay, with The Substation as vibrant creative space for all.		
120	668	Lachlan Wyatt	Continued Funding Support for The Substation	\$250,000.00	On behalf of Williamstown High School, I write to express our strong support for The Substation and to respectfully request that Hobsons Bay City Council include the organisation in the 2025–26 Budget through a 12-month extension of its current funding agreement at a value of \$250,000.	The Substation – Funding	<a href="#">Yes</a> Page 631
121	682	Andrew Gilbert	Continued Funding Support for The Substation	\$250,000.00	<p>To the Mayor, Councillors and Officers of Hobsons Bay City Council,</p> <p>My name is Andrew Gilbert, and I am a long-term resident of Newport in Hobsons Bay. I also serve as a member of The Substation's Community Reference Group, which was formed to reflect and advocate for the perspectives of our local community as part of the organisation's commitment to public dialogue and transparency.</p> <p>In the current draft of the 2025–26 Council Budget, there is no allocation for The Substation. I understand that the current funding agreement will conclude in June 2025, and that this submission is part of the formal budget consultation process. In that spirit, and in the spirit of partnership, I respectfully request that Council include a 12-month extension to the existing agreement at a value of \$250,000.</p> <p>Please find attached letter articulating how continued support of The Substation will benefit the community of Hobsons Bay.</p> <p>Warm regards, Andrew Gilbert</p>	The Substation – Funding	<a href="#">Yes</a> Page 632

## Appendix 1

### Submission Attachments

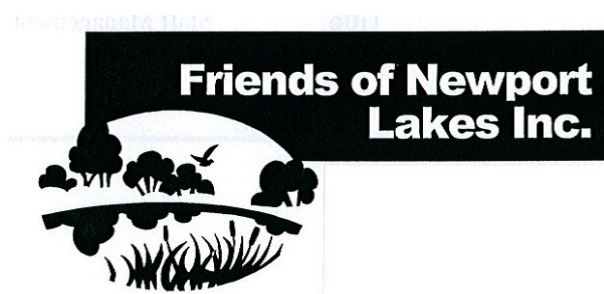












19 May 2025

To whom it may concern,

The Friends of Newport Lakes (FoNL) reaffirms its support of the Newport Lakes Conservation & Improvement Plan adopted by HBCC in August 2022 following a thorough research, development and consultation process.

In light of this FoNL was unable to identify in the proposed 2025/26 Annual Budget material whether any funding has been allocated towards the implementation of the works identified in the endorsed Plan noting that:

*"Council will now work to secure budget allocations for key actions over the short term (1-3 years), medium term (3-5 years) and long term (5-10 years)."*

The Friends of Newport Lakes would like to remind you that the water quality action items listed in the Newport Lakes Conservation and Improvement (2022) are critical for improving the health of our lake and surrounding environment.

These items, which include:

- (W1) Implementing an overflow system to control water levels in the current car park infiltration system to prevent tree loss and reduce water levels - a critical measure to protect our trees and mitigate potential pollution.
- (W2) Installing water level control as part of bridge replacement to improve the function of the Amphitheatre wetlands - essential for maintaining the ecological balance of our lake's ecosystem.
- (W3) Investigating restoration of the overland flow path from the Arboretum to the Amphitheatre waterfall area - a vital step in enhancing biodiversity and promoting natural water cycles.

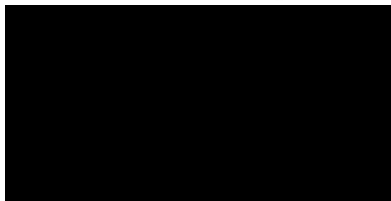


- (W4) Ensuring that future new residential development on Masons Road/Lakes Drive makes allowance for capture and connection of clean stormwater run-off to the lake via existing pits within the car park - an ongoing need to protect our lake's water quality.

It is concerning that at the end of the 2025/26 budget cycle it will be almost four years since the adoption of the Newport Lakes Conservation & Improvement Plan and there appears to be no imperative to address the vast majority of high priority items that were identified in the aforementioned plan. It would be helpful to understand HBCC allocations in this regard along with any other high priority items identified.

The Newport Lakes is immensely valuable to the Hobson's Bay (and wider) community and the community benefit of its ongoing conservation and improvement is well understood. The Friends of Newport Lakes looks forward to continuing to work closely with HBCC wherever possible to support the implementation of the Plan.

Yours sincerely,



Neil Zimmerman  
President  
Friends of Newport Lakes



# Newport Lakes Conservation and Improvement Plan

Prepared for Hobsons Bay City Council

July 2022



**Thompson Berrill Landscape Design Pty Ltd**

Internet: [www.tbld.com.au](http://www.tbld.com.au)

E-mail: [reception@tbld.com.au](mailto:reception@tbld.com.au)

Studio 7 Level 2 251 Chapel Street

PRAHRAN VIC 3181

Telephone: 03 9530 2333

REVISION	DATE	AMENDMENT
D	14/04/2022	Final Draft including community engagement
C	12/08/2021	Amended as per Hobson Bay City Council and Friends of Newport Lakes comments received July 2021
B	29/06/2021	Amended as per Hobsons Bay City Council comments received 18/6/21
A	09/06/2021	Draft to Hobsons Bay City Council for Comment

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# 1. INTRODUCTION

## 1.1 Project scope

The Newport Lakes Open Space Conservation and Improvement Plan has been prepared to identify, protect, and enhance the environmental, cultural heritage and community open space values associated with the lake and surrounding open space area. The plan seeks to balance the role of the reserve as a primary biodiversity Conservation Area whilst meeting the increasing needs of the local community for open space and recreational access. The plan has been developed by Hobsons Bay City Council in consultation with key stakeholders. Following discussion and refinement of priorities and actions in consultation with the local and broader community, it will be used to guide strategic planning and management actions, capital works and implementation priorities for the lake and open space over the next ten years.

## 1.2 Study Area

Newport Lakes Reserve is a 33 hectare urban bushland park located between Mason Street and Blackshaws Road in central Newport. Formerly a bluestone quarry and partial landfill site, the land parcel was reclaimed by Council and turned into public open space featuring a number of different precincts including a bushland lakes Conservation Area, dog off-leash area, play and picnic area and Arboretum.

## 1.3 What is an open space conservation and improvement plan?

An open space conservation and improvement plan provides a vision for an open space area, identifying environmental and cultural values and articulating what it should look like and how it should function into the future. It seeks to establish a strong and consistent direction by providing a framework for protection of key values and identification and prioritisation of opportunities for ongoing improvement. It considers the interrelationship between:

- current character and functionality of the landscape
- public expectations and needs
- emerging issues and trends
- the realities of the economic, social, environmental, and legislative context of the time

The result is a plan that balances needs across a range of often conflicting interests. The Open Space Conservation and Improvement Plan does not necessarily suggest that all elements of the plan should proceed immediately, or that Hobsons Bay City Council or the user groups should be responsible for all capital costs, in respect of those items that are progressed.

It is important to note that the intent of an Open Space Conservation and Improvement Plan is to provide a framework for future development of the park over an extended period so that ad-hoc improvements are avoided, and community use and long-term viability are maximised. To ensure this intent is achieved, the plan will be regularly monitored to ensure the outcomes continue to meet community needs in the best possible way.





#### DRAWING KEY

- |   |  |
|---|--|
| EXISTING OPEN SPACE (PPRZ)  | MIXED USE (MUZ)                          |
| EXISTING OPEN SPACE (PCRZ)  | EDUCATION USE (PUBLIC)                   |
| EXISTING OPEN SPACE (NOT PPRZ & PCRZ)                               | EDUCATION USE (PRIVATE)                  |
| EXISTING OPEN SPACE RESTRICTED (ZONED PPRZ)                         | PUBLIC ACQUISITION OVERLAY (PAO)         |
| ADJOINING OPEN SPACE  | ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) |
| PORT OF MELBOURNE ONGOING USE *                                     | MELBOURNE WATER LAND (OPEN SPACE)        |
| AREAS OF MUNICIPALITY INCLUDED IN PORT OF MELBOURNE PLANNING SCHEME | TRAIN STATIONS & RAILWAYS                |
| COMMERCIAL USE (BUSINESS ZONE 1 & 3)                                | NEIGHBOURHOOD BOUNDARY AND NAMES         |
| INDUSTRIAL USE (INDUSTRIAL ZONE 1 & 3)                              | ROAD BRIDGES                             |
| PETROCHEMICAL/MARINE ENGINEERING/SPECIAL INDUSTRIAL USE **          | FOOTBRIDGES                              |
|   | PEDESTRIAN RAIL CROSSING                 |



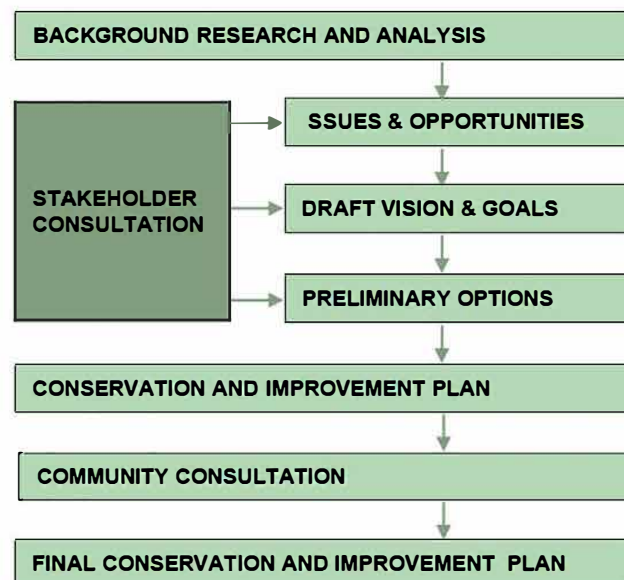
Figure 1  
OPEN SPACE CONTEXT

## 1.4 Key Project Objectives

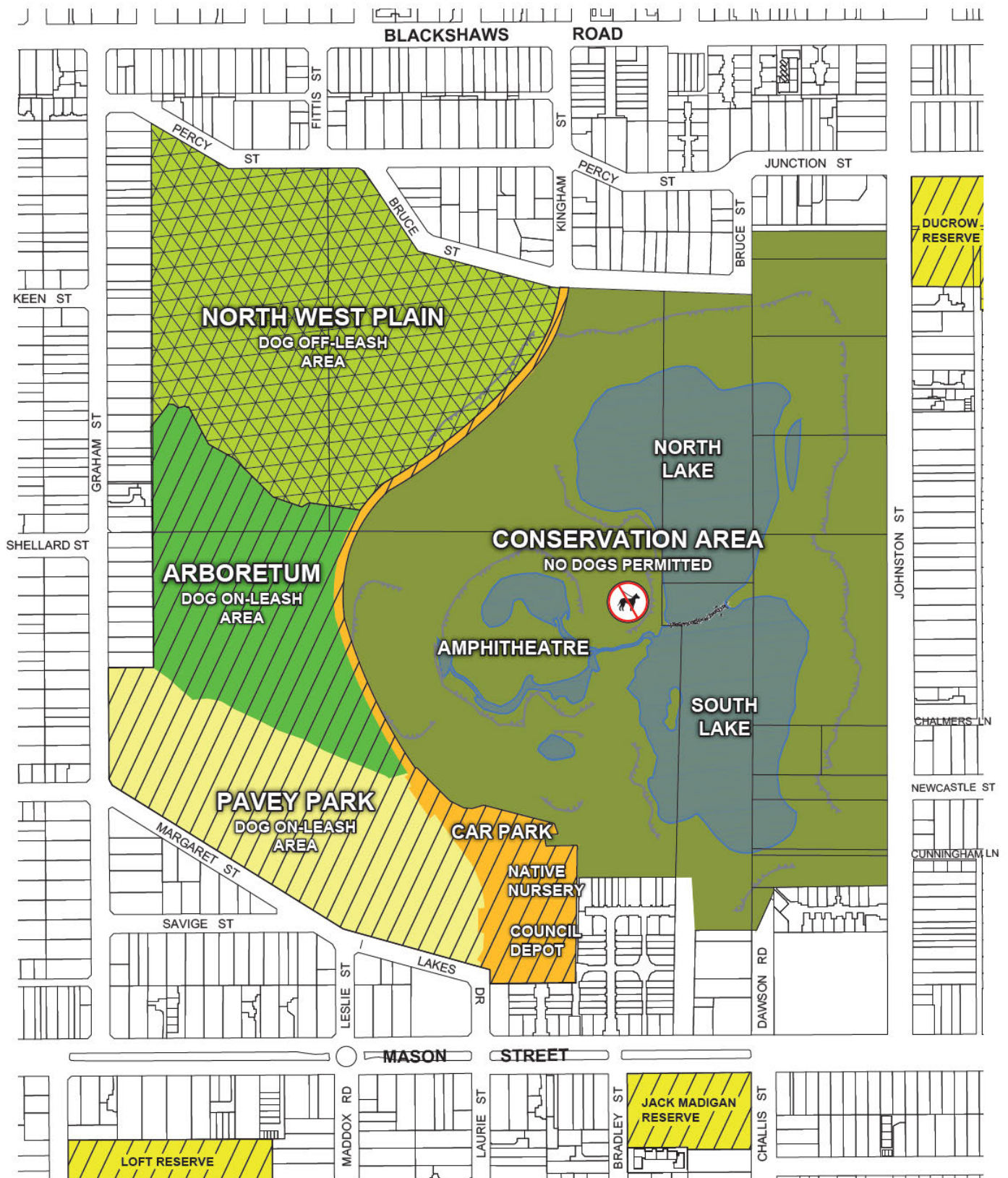
As outlined in the brief key project objectives include:

- prepare a new Open Space Conservation and Improvement Plan that accurately reflects all assets and infrastructure in the reserve, identifies the distinct zones, and outlines future development of the precinct
- develop a comprehensive concept design for a new destination nature play space at Pavey Park worthy of a regional park
- in collaboration with the Conservation team and Open Space and City Design team, identify infrastructure within the Conservation Area and other parts of the reserve in need of replacement or upgrade including fencing, furniture, tracks, lookout decks, foot bridges, bird hide etc
- investigating improvements required to the dog off leash area such as fencing, signage, locations of bins and bag dispensers
- develop a comprehensive concept design that includes all necessary infrastructure (fencing, signage, bin, and dog bag dispensers, drinking water, shade (built and/or natural), and furniture; and must include locations of existing infrastructure
- determine locations of wayfinding signage based on Council's existing suite of hierarchical wayfinding signage
- Investigate opportunities to improve drainage within the park and utilise stormwater inflows, possible creation of instream wetlands and habitat diversity.
- improve entrance from Mason Street as gateway to the park
- provide a cost estimate of all proposed future works together with a staged priority implementation plan to facilitate the delivery and completion of the Open Space Conservation and Improvement Plan recommendations
- assist Council officers with the community engagement and consultation process

## 1.5 Project Process







#### DRAWING KEY

	ADJOINING OPEN SPACE		OPERATIONAL ZONE
	ARBORETUM		DOGS ON-LEASH AREA
	CONSERVATION AREA		DOGS OFF-LEASH AREA
	NORTH WEST PLAIN		NO DOGS PERMITTED
	PAVEY PARK		

0 50 100 150 200m



Figure 2  
EXISTING LAND MANAGEMENT

## 2. STRATEGIC CONTEXT

### 2.1 Land Management

Newport Lakes Reserve is owned and managed by Hobsons Bay City Council. The reserve is primarily managed by the Hobsons Bay City Council Conservation Team with assistance from Friends of Newport Lakes (FoNL). The nursery located off Lakes Drive is privately owned and operated. It is open to the public and sells local indigenous plants as well as growing plants for use in revegetation projects within the reserve.

### 2.2 Key Strategic Documents

The following documents have been reviewed, as part of developing the Draft Plan recommendations.

- *Biodiversity Strategy 2017-2022*
- *Bridge Asset Management Plan 2019*
- *Climate Change Policy 2013*
- *Climate Change Adaption Plan 2013-2018*
- *Dogs in Public Places Policy V2 2018*
- *Events and Festivals Plan 2016-2021*
- *Hobsons Bay Open Space Strategy Report 2018-2028*
- *Living in Hobsons Bay: an Integrated Water Management Plan 2014-2019*
- *Open Space Asset Management Plan 2020*
- *Open Space Strategy 2018 - 2028*
- *Play Space Strategy Report 2013-2023 Executive Summary May 2013*
- *Public Art Strategy 2016-2020*
- *Public Toilet Strategy August 2013*
- *Universal Design Policy Statement 2017*
- *Urban Forest Strategy 2020*

The following is a summary of the key outcomes and recommendations from existing background documents that inform the development of the plan. For more detailed descriptions please refer to the original reports.

### 2.3 Hobsons Bay Planning Scheme

#### 2.3.1 Zoning

The entire reserve is zoned as Public Parks and Recreation Zone (PPRZ) in the Hobsons Bay Planning Scheme. This zone's purpose is to implement the municipal planning strategy and planning policy framework, to recognise areas for public recreation and open space, to protect and conserve areas of significance, where appropriate, and to provide commercial uses, where appropriate.

#### 2.3.2 Heritage Overlay

A Heritage Overlay (HO173) covers the site of the former Newport Quarry and entire study area. This overlay identified the local historic and social significance of quarrying activities at the site which were the source for much of the bluestone used



in local construction. It requires protection of the remaining elements of this activity including the exposed bluestone quarry faces.

### 2.3.3 Public Acquisition Overlay

There is a Public Acquisition Overlay (PAO) which covers the small linear reserve running along Lakes Drive between Mason Street and park entry. This reserve remains privately owned but is leased back to Hobsons Bay City Council and is managed as public open space. It contains a path, tree and garden beds, feature paving and *the Diver* sculpture. Ultimately when the private landowner decides to sell Hobsons Bay City Council should formalise acquisition of this land as public open space.

### 2.3.4 Design Development Overlay

Land adjoining the site predominantly residential. Industrial and higher density residential development precincts located along the southern boundary are covered by Design Development Overlays (DD05 and DD09).

The design objectives for these overlays are summarised as follows:

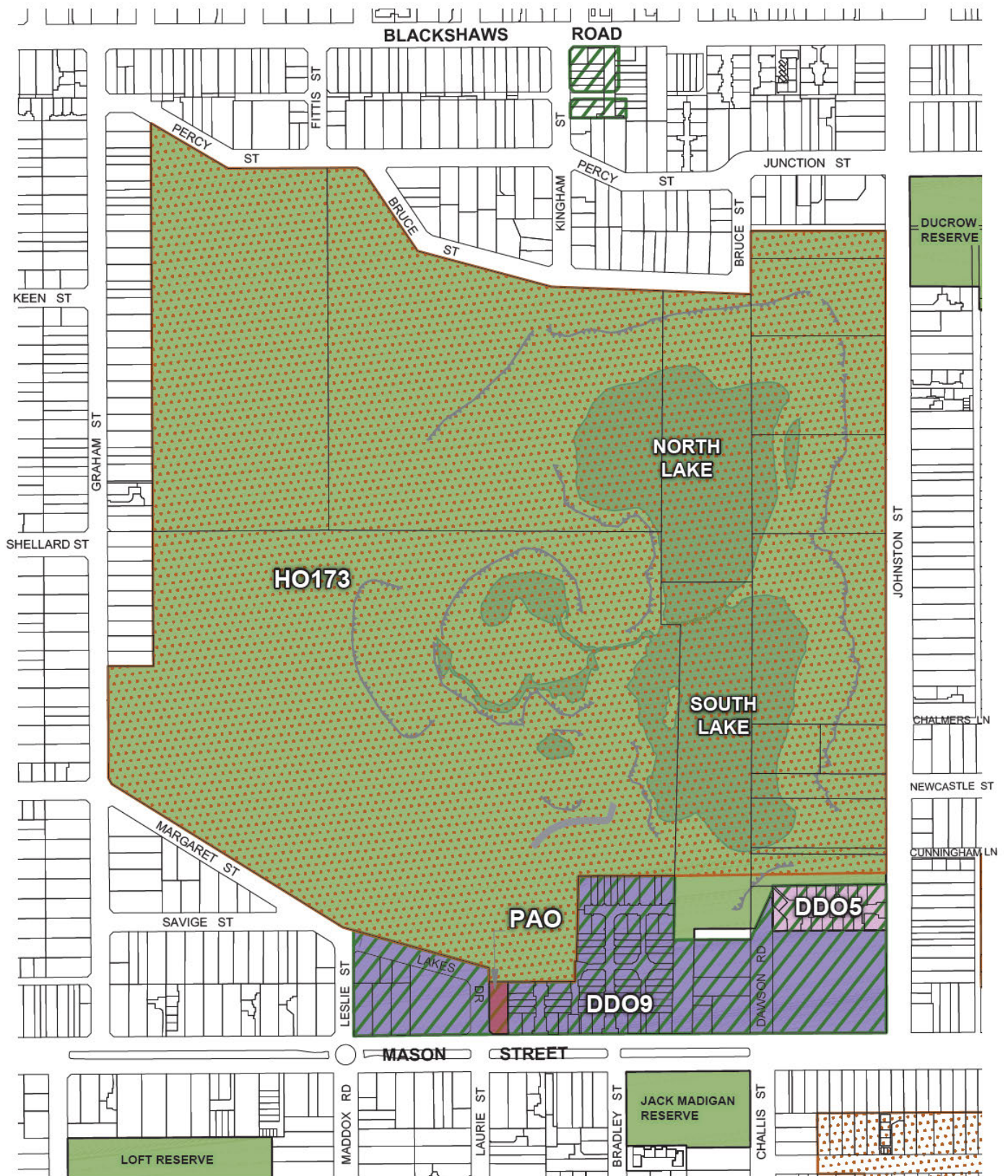
- *to minimise the visual impact of any new development to preserve the general amenity of the park, particularly the unique landscape qualities of Newport Lakes parkland which create a strong sense of enclosure, association and a feel of seclusion and removal from the surrounding urban fabric*
- *to ensure that enjoyment of the public park is not diminished by overlooking from any new development*
- *to respond to existing significant views from within and around the parklands*
- *to ensure new development on the site that is opposite or nearby established residential areas, respects the form, scale, and character of the existing residential development in those areas*
- *to ensure the use and development of the site is compatible with the industry on the abutting site.*

#### Specific Design Objectives

- *to ensure that any buildings and works do not interrupt the escarpment line as viewed from the North and south lakes areas within the parklands*
- *to ensure that residents of any proposed residential development are aware that noise attenuation measures have been undertaken to minimise conflict with adjacent industrial activities*
- *to ensure that any development on the site makes provision to protect residential users from noise emanating from industrial properties on the adjoining or nearby land*
- *To ensure that any new residential development on the site includes appropriate acoustic or other measures to attenuate industrial noise generated by the abutting industrial property both within the residences and the external living areas.*

#### Buildings and works

- *no buildings are to interrupt the escarpment line as viewed from the North and south lakes areas within the parklands*
- *buildings are to respect the form, character, scale, front setbacks, and front boundary treatments of nearby residential developments in Johnston Street*
- *buildings and works are to include adequate separation from the parkland with landscape treatment within the setback that respects the existing vegetation in the parkland.*



#### DRAWING KEY (Hobsons Bay Planning Scheme)







- |   |   |
|---|---|
|  DESIGN & DEVELOPMENT (SCHEDULE 5) |  PUBLIC ACQUISITION OVERLAY (PAO)        |
|  DESIGN & DEVELOPMENT (SCHEDULE 9) |  PUBLIC PARKS AND RECREATION ZONE (PPRZ) |
|  ENVIRONMENTAL AUDIT OVERLAY       |   |
|  HERITAGE OVERLAY (HO173)          |   |



Figure 3  
EXISTING PLANNING ZONES AND OVERLAYS



### 2.3.5 Environmental Audit Overlay

An Environmental Audit Overlay (EAO) covers the former and existing industrial areas along Mason Street which have known identified or reasonably suspected land contamination. The overlay requires additional testing and remediation works to be undertaken prior to that land being used for a 'sensitive use', such as developing housing, play space, building a primary school or an early childhood centre.

Landfill gas risk is also subject to ongoing monitoring.

## 2.4 Open Space Planning

### 2.4.1 Hobsons Bay Open Space Strategy 2018-28

The Hobsons Bay Open Space Strategy provides a framework for Council to set priorities and make decisions on the maintenance, upgrade and development of both existing and new spaces or facilities, which will cater for the current and future needs of the Hobsons Bay Community.

Hobsons Bay City Council's vision is for all open spaces within to be accessible, connected, safe and inviting places with a well-maintained, well-designed, and environmentally sustainable network. Recognition of values need to be safeguarded and improved such as biodiversity, conservation, human recreation and wellbeing, heritage, and cultural importance of the open spaces for Hobsons Bay residents, workers, and visitors.

Hobsons Bay City Council's open space key principles are:

- Distribution, Access, and Connectivity
- Quality – multi-purpose and multi-functional open space
- Provision and Diversity
- Environment – supports biodiversity, sustainable and resilient.

Newport Lakes Reserve is classified as a regional open space and is used by visitors from across Hobsons Bay and western Melbourne. Its unique landscape characteristics providing a bushland natural setting in an urban environment make it one of the most popular reserves in the municipality.

Hobsons Bay Open Space Strategy has adopted the widely accepted principle that *'all residents should be within a 400m walking distance to open space'*. Newport Lakes is in the Newport West catchment which has good walkability and access to open space however there is open space 'gaps' within the adjoining northern Spotswood-South Kingsville and Altona North residential catchments. Refer Figure 4.

Newport Lakes will therefore be required to cater for increased usage due to the following factors:

- 'gaps' in the open space network (Refer Figure 4)
- projected population growth in the Spotswood – South Kingsville and Altona North catchment.
- open space status of a Regional Open Space which will provide amenities for a regional catchment.



#### 2.4.2 Hobsons Bay Biodiversity Strategy 2017-22

Hobsons Bay supports ecosystems provide habitat for a range of indigenous range of fauna as well as protection for rare and threatened species. These ecosystems are managed by the Hobsons Bay City Council Conservation Team in partnership with Parks Victoria (PV), Melbourne Water (MW), Department of Environment Land Water and Planning (DELWP) and local community groups.

Hobsons Bay Biodiversity Strategy was developed to guide management and enhancement of biodiversity values including:

- strengthening land use planning practices to better protect connectivity, bio-links, and other biodiversity values in the planning scheme
- utilise mapping and monitoring tools to enhance Hobsons Bay City Council's capacity to effectively deliver biodiversity management
- strengthen partnerships with neighbouring land managers to better coordinate weed and pest animal management activities
- strengthen the connection between biodiversity management and open space planning, throughout the Open Space Strategy, to preserve both biodiversity and recreational values and manage conflicting uses
- review Hobsons Bay City Council's conservation engagement events to ensure maximum value for the natural environment and local community
- engage with traditional owners and incorporate the actions identified in the Reconciliation Action Plan.

Newport Lakes is identified as having very high biodiversity values specifically for its Plains Grasslands and Chenopod Shrublands and its role in providing potential habitat for Swift Parrot and frogs which are protected under the *Environment Protection and Biodiversity Conservation (EPBC) Act* and its role as a refuge for wildlife in a built-up urban environment

#### **2.4.3 Hobsons Bay Play Space Strategy 2013-23**

Hobsons Bay Play Space Strategy 2013-23 provides the strategic direction for the provision and management of play spaces in Hobsons Bay over the next 10 years. The Strategy contains the guidelines to help facilitate the maintenance and promote opportunities for play. Hobsons Bay City Council's vision is to provide a diverse range of accessible, attractive, challenging, and well-maintained play spaces offering experiences to residents and visitors of all ages and abilities within a sustainable natural setting.

Newport Lakes as a regional open space is recommended to provide a 'Destination Play Space' and requirements outlined in the Strategy include:

- larger in scale with diversity of play opportunities for children of all ages and abilities
- provide facilities and amenities that cater for large number of long duration visits
- provide facilities and amenities to meet the needs of parents and carers
- primarily service for a 2 kilometre or precinct catchment
- parents, carers, and older children will use local transport, their car, walk or ride to the play space
- the budget allocation for these spaces will reflect their increased scope of provision and may well be developed in a staged manner over a period of years.

The redevelopment of play facilities at Newport Lakes will be guided by these requirements.

## **2.5 Climate change**

### **2.5.1 Overview**

The Climate Change Adaptation Strategy identifies that predicted changes to weather patterns including extended periods of drought and increased storm events, along with periods of extreme heat will impact on the safety and use of open space including areas such as Newport Lakes.

Natural features in open space including grass, garden beds, planted areas and trees contribute positively to improving the local microclimate in built up areas. Studies have revealed that places with a greater number of trees had better carbon-storage capacity, lower level of surface runoff entering drains, and were cooler where vegetation cover was greater than 50 per cent of the space (*CABE Space, The Value of Public Spaces, undated*). Benefit to urban heat mitigation is derived from the presence of large canopy shade trees combined with grassed, planted surfaces or other surfaces that hold moisture to mitigate the build-up of urban heat in sealed surfaces.

### 2.5.2 Key climate change considerations:

- Newport Lakes provides a safe cool open space for the local community during hot weather, particularly for people who do not have access to and cannot afford air conditioning
- drier conditions may increase fire risk and vegetation loss to drought and extreme weather events >45 deg C. Arboretum planting is likely to be more vulnerable to extreme conditions, however, the former quarry geology and limited availability of topsoil and nutrients can make even established indigenous vegetation vulnerable to extreme events
- lake water quality impacts from untreated stormwater collected to the lake will increase from flood and storm events
- reductions in water availability will impact on lake water quality increasing salinity and concentration of pollutants increasing the risk of toxic algal blooms and reduced availability of dissolved oxygen needed to support aquatic life in the lakes
- increased heat impacts on habitat and health of native fauna with mammals such as Grey Headed Flying Fox and many of the micro bat species are particularly at risk.

## 2.6 Health and wellbeing

### 2.6.1 Overview

Intangible values of urban bushland environments such as Newport Lakes are hard to quantify. Parks Victoria and Deakin University have undertaken research into the benefits of green space on people's mental and physical health. The study identified that city living involves a disengagement of humans from the natural environment and this is likely to be detrimental to health and wellbeing, with parks one of the only means of accessing nature for people in urban areas. The results indicate that bushland areas and parks can reduce crime, contribute to general wellbeing, reduce stress, and enhance productivity and promote healing. Other studies demonstrate that plants and nearby vegetation can have positive benefits including healing, improved mental capacity and productivity, improved job and life satisfaction and aiding community cohesion and identity (Deakin University, 2008).

Other research indicates that spaces with trees and grass offer more diverse play opportunities, and in particular higher levels of creative play for children than places without these natural landscape elements. There is also evidence to show that people use their local public spaces more and are more satisfied with them if they include natural elements, which in turn increases the amount of socialisation amongst neighbours (*CABE Space, The Value of Public Spaces, undated*). This research also indicates that well maintained open spaces increase people's use and value of them.

In summary the intangible benefits of areas like Newport Lakes to urban environments include:

- improved mental health and wellbeing
- improved sense of community cohesion and reduced crime
- increased social opportunities by encouraging people to regularly use the open space
- play opportunities for children, particularly creative play



- improved air quality and localised microclimate through reduction in reflective and hard surfaces
- visual and physical relief from the built form.

State-wide trends in participation also indicate that unstructured recreation is increasing at a faster rate than structured sport and recreation. Encouraging the community out into open space improves both their physical and mental health and wellbeing. Research for the Hobsons Bay Sport and Recreation Strategy identified there is growing popularity for passive recreation areas and infrastructure with walking being the most popular activity.

#### **2.6.2 Key health and wellbeing design considerations:**

- the need to design facilities to better cater to people of all ages and abilities, this is especially important at sites like Newport Lakes where the steep topography may limit access for some users
- improve cyclist and pedestrian use and safety by connecting open space reserves with linking paths and safe road crossings
- providing a range of spaces and landscape character types including social spaces to appeal to a wider range of users
- consider the use of lighting for user safety and the impacts on wildlife habitat and adjoining residents.

## **2.7 Arts and culture**

### **2.7.1 Overview**

Hobsons Bay Creative City Arts and Culture Plan highlights the importance of access to arts and culture as integral to a vibrant community. It makes a positive contribution to the liveability of a city. The arts enable the celebration of diversity, creativity, and innovation while participation in arts and culture can help create opportunities to build social connection, understanding and cohesion. The realm of arts and culture creates an environment for residents and visitors to reflect, explore, be challenged, play, and learn.

Newport Lakes has a rich natural environment which contrasts with the surrounding industrial and residential landscape. Hobsons Bay City Council has historically encouraged public art projects in open space, with some iconic pieces including The Diver at Mason Street entry by Simon Perry and Drew Cole are curated as part of the Council's collection.

Other local community and school projects have contributed a range of other undocumented items including mosaics and markers to the park which are not formally considered public art but provide an important community connection to the development of Newport Lakes Reserve.

### **2.7.1 Arts and Culture consideration**

- as a regional open space there are significant opportunities to enhance arts and culture at Newport Lakes
- the bushland and lake setting provide natural artwork siting opportunities which are not available at other urban and coastal reserves

- potential key sites include:
  - Mason Street/Lakes Drive entry
  - South Lake, viewed from the main lookout
  - part of the new visitor entry and activation for the northwest precinct.

## 2.8 Events

### 2.8.1 Overview

The Hobsons Bay Events and Festivals Plan was developed to articulate Hobsons Bay City Council's role in events and the benefits derived from supporting events. The plan recognises the important roles events have in bringing people together, creating vibrant and healthy communities, celebrating local cultural identity and in making Hobsons Bay a great place to live and to visit. A key action is the provision of funding and in-kind support to events and festivals. Recognising it is not financially possible to support all events, Council will prioritise its support to events that deliver the key priorities identified in the Plan. Priority will be given to fund events and festivals that:

- Contribute towards:
  - fostering a strong sense of community
  - community wellbeing and diversity
  - protect and celebrate culture, heritage, and environment
  - provide to a diverse calendar of event type.
- deliver long term venue and/or other improvements and community benefits as a result of the event
- deliver new events opportunities, or for existing events, evolve to meet the changing needs and expectations of the community
- provide opportunities for Council participation, engagement, or involvement through association with the event.

Existing events at Newport Lakes include:

- Newport Lakes planting and conservation days
- Folk and Fuddle Bush Dance
- Parkrun (5km timing fun run) every Saturday 8am
- Bush Kindy Monday to Friday 8am to 12pm
- personal trainers.

### 2.8.2 Key events considerations:

- Newport Lakes provides opportunities for a range of community events with a diverse range of available outdoor spaces, open areas, and existing facilities
- the existing level of events in the park is unlikely to inconvenience existing users and given the current setback to adjoining residents there is potential to attract more events to the reserve
- there is a 240V supply in the Pavey Park BBQs but there is currently no event power supply or dedicated staging to support events at the reserve
- events and festivals are to be focussed on areas where there will only be lower impact.

## 2.9 Dogs and domestic animals

### 2.9.1 Overview

The Domestic Animal Management Plan outlines Council's management of domestic animals as required under the *Domestic Animals Act 1994*. The plan estimates that there are approximately 22,000 dogs and 14,000 cats in Hobsons Bay.

The Dogs in Public Places Policy outlines the conditions imposed on the presence of dogs in any public place within the municipality. This policy states that Council has the authority to delete and add to the list of designated off-leash areas by way of Council resolution. Currently dogs are required to be on a leash in all public places unless signage designated by Council states that dogs are permitted off-leash.

The Conservation Area at Newport Lakes has been designated a 'no dog' zone. This is to protect the ecological values of the bushland and lakes area. Pavey Park and the Arboretum areas are classified as dog on-leash areas, while the North West Plain area at Newport Lakes is a designated dog off-leash area. Refer Figure 2.

The Domestic Animal Management Plan notes that dog off leash reserves are not designated for the sole use of owners and their dogs. They are shared use areas. Although in an off-leash area, dog owners are required to always have their dogs under effective control.

Conflicts with dogs being exercised in open space can arise including:

- dog owners not adhering to the agreed off-leash areas and exercising the dogs off-leash in locations not designated for this purpose
- dogs off-leash intimidating other park users including the elderly, frail, and young children
- dogs off-leash impacting on other park users including people cycling and jogging, playing sport and children in playgrounds
- dogs off-leash disturbing wildlife in conservation areas
- dog owners not cleaning up after their dogs and impacts of dog excrement on public health.

Cats can have a significant impact on ecological values and native wildlife, especially in an urban setting where there is limited opportunity for wildlife to refuge from predatory cat behaviour. There are no cat restrictions currently in place within Hobsons Bay.

### 2.9.2 Key dogs and domestic animal considerations:

- the dog off leash area at Newport Lakes is well used. Further residential development north of Blackshaws Road and the increase in dog ownership experienced in most urban areas during COVID-19 mean dog off leash and on leash use within Newport Lakes is expected to continue to increase
  - there is no off road access to the existing dog off leash area from Johnston Street. Dogs walked on leash are required to use Junction Street/Bruce Street or Mason Street entrances, walking around the no dog Conservation Area
  - many dog owners park in the Pavey Park car park and walk their dogs through to the North West Plain dog off leash area using the sealed asphalt north-south path
- There is no formal definition of dog on leash and off leash areas along this path or to the interface to the picnic area/playspace and Arboretum, resulting with many

dogs roaming off lead in these areas.

- dog poo bag dispensers require constant maintenance and can contribute to increased littering
- there are no cat restrictions currently in place within Hobsons Bay. An evening cat curfew could have significant ecological benefits for wildlife found in Conservation Areas at Newport Lakes.



## 3. HISTORY

### 3.1 Aboriginal Heritage

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. The Bunurong People of the Kulin Nation people who lived in what we now know as the City of Hobsons Bay are known as the Yalukit-willam, a name meaning 'river camp' or 'river dwellers'. They are associated with the coastal land at the head of Port Phillip Bay that extends from the Werribee River, across to Altona and Williamstown, Port Melbourne, St Kilda, and Prahran. The Yalukit-willam people were semi-nomadic hunter gatherers who moved around to take advantage of seasonally available food resources. Major camps were usually set up close to permanent streams of fresh water and these places today are called Archaeological sites. The types of sites found in the City of Hobsons Bay include surface scatters, shell middens, isolated artefacts, and burials.

The open native grassland plains were good hunting and gathering grounds and among one of the vegetables collected was the Myrnong, commonly called Yam Daisy that has an underground tuber like a yam. It once grew prolifically along Kororoit Creek and on the plains to the west. The coastal swamp areas had ample bird life and there were abundant eels and fish in Stony and Kororoit Creeks. Large gatherings are reported to have occurred in what is now known as Altona Coastal Park. There are records of ceremonial dances that were held in Cecil Street under a large She Oak in Williamstown, which is now known as Gellibrand Point.

As the population of European settlers increased from 1839 onwards, the survival of the Bunurong People of the Kulin Nation became more difficult with mistreatment and loss of hunting grounds as pastoralists settled the area of Hobsons Bay.

The traditional owners and Registered Aboriginal Party (RAP) for the Hobsons Bay area including Newport Lakes are the Bunurong People of the Kulin Nation. There is limited information about cultural heritage values which existed at the site before clearing, quarrying and land filling activities commenced and there is no current acknowledgement of the traditional owners at the site.

While the entire study area has been subject to significant ground disturbance as defined in the *Aboriginal Heritage Regulations 2018*, the restoration of the site as an urban bushland conservation reserve presents as opportunity to revisit the pre-quarry cultural landscape as part of continuing the sites rehabilitation.

### 3.2 Other Heritage

Early settlers called the Newport area 'Goose Flats', and farm and pastoral property rights were granted to William Hall in 1852. Hall called the property 'Stony Rises' and initially leased out one acre as a quarry in the late 1860's with bluestone quarried for use as ballast for empty ships returning to Europe from docks at Footscray, Newport, and Williamstown and for building materials in Melbourne City.

Initial quarrying activities peaked in the 1880's with many of the local streets supporting names of local quarrymen including: Hall Street, Durkin Street, Anderson Street and Chambers Road. (Butler, 2000).



Photo 1: Pavey & Company Quarry Workers  
(Source: FoNL)



Photo 1: Newport Quarry 1974  
(Source: The Age 13/01/2012)

The smaller operations declined with the end of Melbourne's land boom and were reduced to only one operator by the early 1900's. After World War 1 industrial scale operations resumed with three quarrying companies operating at the site. Consolidated Quarries operated the largest quarry in the North West Hole, now called North West Plain. Pavey and Company operated in the south hole, now called Pavey Park and Matthews and Son (or The Matthews Brothers of Newcastle Street with William Edwards) operated a 10 acre quarry in the western hole, now the North and South Lakes.

Companies employed as many as 200-250 people at the height of production and in 1924, the City of Williamstown bought the eastern block of the area, along Johnston Street to provide aggregate building materials. The material excavated can be seen throughout Williamstown in the sea wall, roads, and gutters.

An aerial view of 1945 shows the major quarry holes as well as complexes of store buildings off Johnston Street in the north-eastern section of the site and what may be a large house yard and garden.



Photo 3: Newport Lakes, 1945 (1945.melbourne)



By the late 1960's, 100 years after the start of operations the quarry was considered 'worked out' and, after negotiations, the land use zoning was changed from light industrial to public open space. The first objective of the City of Williamstown Council under the Melbourne Metropolitan Board of Works guidelines was to make the land reusable.

In the early 1970's land fill operations commenced, and Pavey's Hole operated as a tip from 1975 until around 1982. Pavey's Hole, and the Arboretum, which was never quarried, were the first areas to be rehabilitated in the early 1980's. The Arboretum was landscaped and planted by Community Employment workers.



Photo 4: Eastern Hole post quarry and Southeast Corner  
Lalor, 1970 (Source: FoNL)



Photo 5: Public meeting at quarry, Peter Lalor, 1970 Peter  
(Source: FoNL)

### 3.3 Establishment of the Park

The first Friends of Newport Lakes formed in 1984 as an action group to stop City of Williamstown plans to turn the remaining quarries into a tip.

A compromise was reached to fill the North West Hole and to use the income from tipping fees to develop the other quarries as a bushland park. Work to re-claim the land started in 1987 with the North West Hole operated as a tip until 1995. In 1989, the Pavey's Park playground was built, and Pavey's Hole opened as a park.

Between 1992 and 1995 works to establish the Newport Lakes Park were guided by Maarten Hulzebosch. The lakes, which were originally nine metres deep were reduced to three metres as a safety measure. The land was built up to reduce the fall height of the quarry faces and the steppingstones were placed between North and South Lake. The dead stag gums in North Lake were installed as perches for larger water birds like Cormorants. To maintain a lake depth of three metres, water from an underground aquifer is pumped into the lakes by a bore in the Amphitheatre. This water is brackish and not potable.



Photo 6 & 7: Installing 'roost trees and steppingstones, 1992 (Source: FoNL)

Seed was collected from wherever it could be found, grown, and planted. This means that many of the trees are not indigenous but from South and Western Australia and failures were common on the shallow heavy clay soils and harsh conditions of the millennium drought.



Photo 8: Eastern holes 1994 (Courtesy: (Source: FoNL)



Photo 9: Hydroseeding, 1989

Between 1992 and 1995 several unemployed work schemes did more planting and weeding, built the original toilet block, put up possum boxes in the tallest outer trees, produced a leaflet and conducted tours and the reserve officially opened to the public on 15 December 1995.

The Masterplan for the Newport Lakes Reserve Bushland Park was released in 1996. There were two versions exhibited for public comment in the following year. The bushland plan which was to extend planting to the western half of the park, create new picnic areas and paths for pedestrians and bikes, restrict dog use from the Conservation Area, refine the Arboretum planting and activate support from local advocates. The other plan option included a shop/tearoom and an environmental educational centre.

The current Friends of Newport Lakes (FoNL) group was formed in 1997 and hold 7- 10 public planting/weeding and educating members events a year. For further information on the history early establishment of the park and current events please refer to <http://friendsofnewportlakes.com.au/>

### 3.1.3 Cultural and historical heritage considerations:

- key elements associated with the quarrying activities at the reserve are protected by the Heritage Overlay (HO 173) primarily the exposed bluestone quarry faces and remnants of blast holes and other quarrying activities. Refer Figure 3
- investigate opportunities to identify the Bunurong People of the Kulin Nation as the traditional owners at the main entry and other sites for interpretation of local cultural heritage values where appropriate
- develop signage documenting the early establishment of the park to assist visitor appreciation of park history and ongoing rehabilitation efforts in partnership with Friends of Newport Lakes
- provide interpretive information at the quarry remaining exposed rock faces.
- investigate use of QR codes to allow visitors to access the extensive historical and educational information available on the FoNL website.



## 4. GEOLOGY

### 4.1 Overview

Newport is located in the Victorian Volcanic Plain bioregion and the landform was dominated by volcanic eruptions which occurred from around four and a half million years ago to as recently as four thousand years ago. The lava from these eruptions covered the area to form a dense layer of basalt, commonly referred to as Bluestone.

Quarrying operations commenced in the late 1860s and continued for almost 100 years with bluestone excavated as a building material, railway and ships ballast. The quarry operations left four large pits and one smaller central pit.

In the 1970s the southwestern quarry pit was filled with municipal rubbish to form Pavey's Park. Municipal landfill operations then switched to the north-western quarry pit which was also filled with putrescible and non-putrescible waste through the 1980s until operations ceased in 1992.

The remaining two larger eastern pits had naturally collected water and were retained as ornamental lakes with the rock hop crossing installed to separate them and form the northern and southern lakes. The Amphitheatre is the remains of the smaller central pit and large boulders left over from quarrying operations were placed (or left because they were too big to move) during the early establishment of the park form a key element of the landscape character.

Landfill sites and steep quarry batters were then terraced and covered with a thin layer of basaltic clay. The basaltic clay layer is typically dry and friable but becomes highly plastic and swells once wet.



*Photos 10 and 11: Weathered basalt quarry faces.*



*Photos 12 and 13: Large quarry boulders*

More recent geotechnical assessments for the park have focused on the stability of the remaining weathered basalt quarry faces. While the weathered basalt is considered stable, the cliff height and proximity to the paths above and below in many locations presents an ongoing site management risk.

#### **4.1.1 Key geological considerations:**

- the exposed former quarry faces are a key feature of the site and are protected by a heritage overlay. Protection and retaining visibility of these former quarry faces and blast holes left over from operations is a key requirement of the overlay
- ongoing embankment stability assessment and monitoring of protection fencing, rock anchors and warning signage to minimise risk to the public and staff undertaking works above and below cliff and embankment areas
- there have been community requests to use exposed quarry faces for rock climbing. This activity is difficult to safely regulate in an urban parkland setting and impacts include trampling of native vegetation and erosion above and below the rock faces present an unacceptable risk.



## 5. DRAINAGE AND WATER QUALITY

### 5.1 Drainage overview

The Newport Lakes water bodies have a combined area of 4.6ha and a maximum depth of 3m. They were formed from the remains of the eastern quarry pits, which at the time of closure, were naturally accumulating rainwater up to 9m deep.

The porous rock crossing separating the lakes was installed in 1992 as part of opening the park to public access and includes four balance pipes which link water levels across the two lakes and at the same time a nom 500mm thick clay liner was installed to minimise water loss to the surrounding ground water table.

The northern lake is slightly smaller with a volume of approx. 31,000m<sup>3</sup> while the larger southern lake has a volume of approx. 45,000m<sup>3</sup>. The lakes are not connected to a water course and, although they are a fully enclosed system, they have a limited rainfall catchment and are topped up with piped stormwater from the surrounding streets and groundwater pumped in from a bore in the Amphitheatre.

Assessment completed by Connell Wagner in 2008 confirmed that the combined seepage and evaporative water losses from the lake far exceed the stormwater inputs and constant groundwater replenishment from the Council managed bore is required to maintain the water levels in the lakes.

### 5.2 Water Quality

In response to the water balance deficit, stormwater connections for additional local catchments have been piped into the lakes, reducing reliance on bore water and slightly lowering salinity. However, only runoff from the main car park, which is directed to the Amphitheatre wetlands via a soak, receives any sort of treatment to remove nitrogen, phosphorus, and other pollutants before discharging to the lake system. Refer Figure 5.

Key issues associated lake water quality are as follows:

- there is no flushing system for the lake and the former quarry topography means that it is not possible to establish an outlet point
- the lakes are large and shallow with a limited rainfall catchment and the impacts of climate change and the threat of increased temperatures, lower rainfall and periods of prolonged drought present a significant threat to water supply and water quality
- reliance on bore water, especially during periods of low rainfall, increases salinity and pH levels such that it is not possible to maintain more diverse aquatic planting and wildlife in the lake
- piping untreated urban stormwater into the lake, while slightly reducing reliance on the bore water, presents an ongoing risk to water quality as pollutants washed into the lake will remain there increasing in concentration further degrading water quality, increasing the frequency of algal blooms, sediment toxicity levels and reducing the amount of dissolved oxygen available
- without pre-treatment there is also a significant risk from an acute pollution event, such as a fire or heavy vehicle accident, where retardants may be washed directly into the lake further contaminating water and sediments. If added would also be



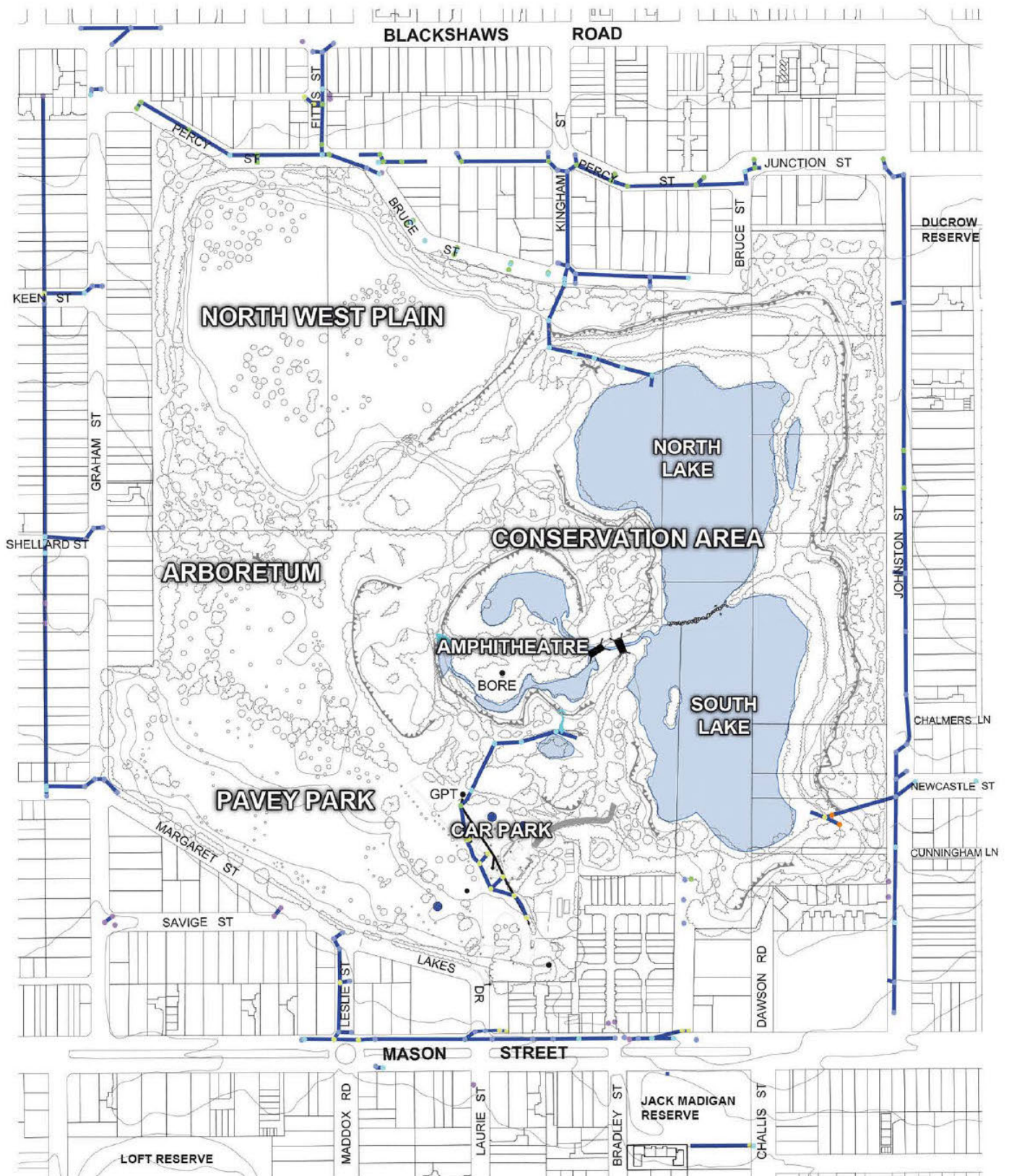


Figure 5  
EXISTING DRAINAGE

- difficult and expensive to remove
- the lake bathymetry does not have sufficient ephemeral, shallow and deep marsh zones needed to support wetland plants as required to sustainably manage nutrient inputs, even if salinity levels were lowered sufficiently to enable these plant species to survive.

#### **5.2.1 Drainage and water quality considerations:**

In order to ensure the long-term sustainability of water quality in the lakes, to maximise habitat and amenity values, and to reduce future threats from climate change, the following strategies are recommended:

##### **Short term**

- install a new junction pit to implement an overflow system to control water levels in the current car park infiltration system to prevent tree loss and reduce water levels
- redirect stormwater drains from the car park to the Amphitheatre waterfall to reactivate this area and provide pre-treatment prior to discharge to the southern lake. Retain high flows to the existing infiltration area
- investigate restoration of the overland flow path from the Arboretum to the Amphitheatre waterfall area. This will also require relocation of the temporary mulch storage which blocks the culvert under the north-south sealed path
- ensure any future new residential development on Masons Road/Lakes Drive makes allowance for capture and connection of stormwater runoff to existing pits within the car park
- investigate improving the water quality treatment function of the Amphitheatre wetlands by installing an adjustable weir as part of bridge replacement and connecting the bore directly to the southern lake.

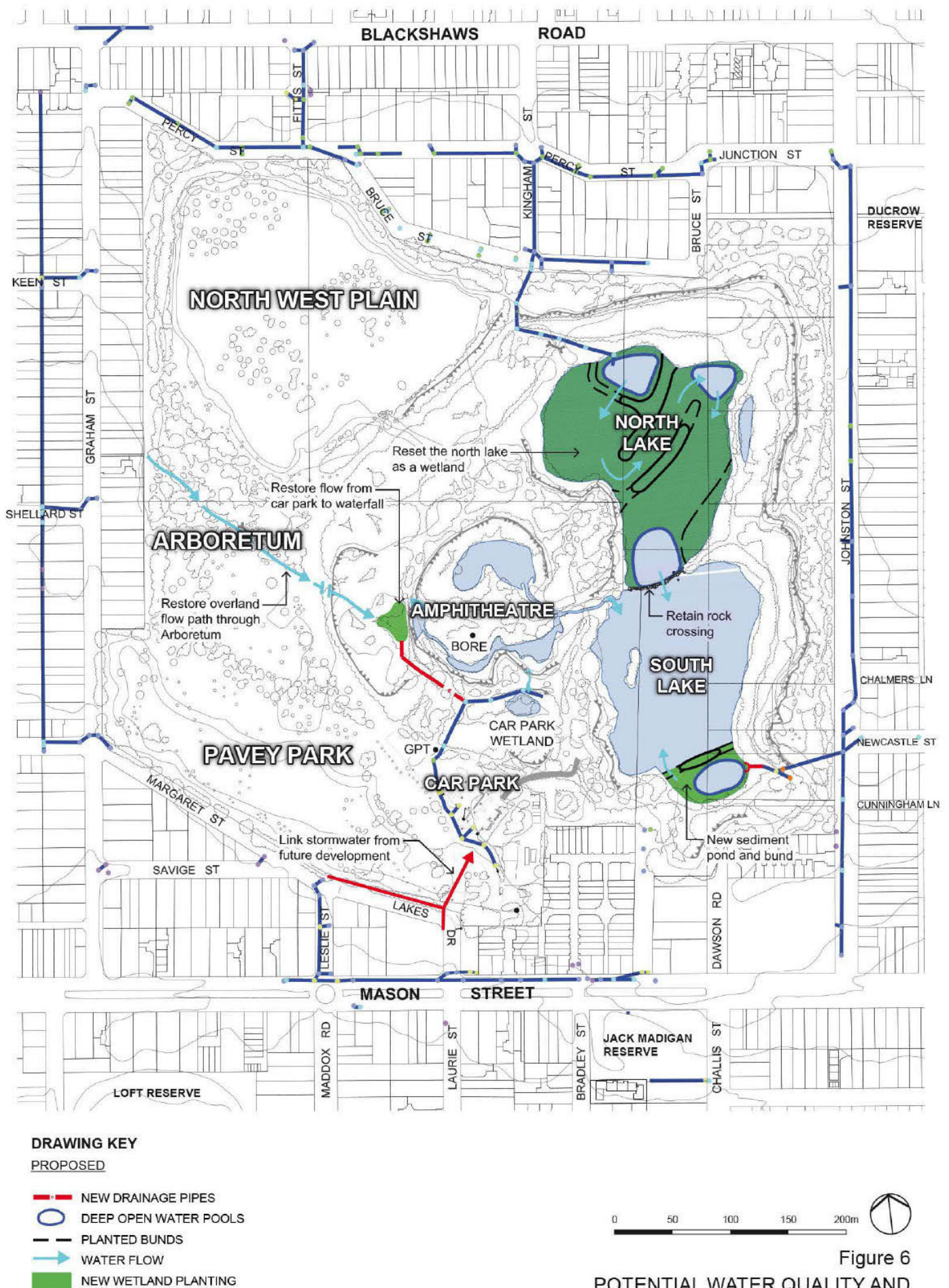
##### **Longer term**

The objective will be to reduce the amount of open water in the lakes, diverting the stormwater inlet areas to wetlands providing pre-treatment of stormwater prior to discharge into the retained open water sections of lake. The new wetlands will assist in removal of nutrients and toxic sediments while improving habitat values. The new freshwater wetland areas will be allowed to dry out in summer maximising habitat values while the reduced area of open water to be maintained in the southern lake will also reduce reliance on bore water. Figure 6 provides a schematic overview of proposed works, subject to detailed survey and design.

Works may include:

- converting the northern lake to a wetland as it has a larger existing stormwater catchment and there is potential to add more stormwater from future development areas north of Blackshaws Road via the existing drainage system
- protecting existing habitat areas on the western and perimeter of the lake during proposed North Lake wetland conversion works
- retaining the southern lake as predominantly open water fed by the bore with a smaller sediment trap and wetland installed to the inlet zone below Newcastle Street. This area will need to be separated from the lake by a bund to provide pre-treatment and to intercept and remove pollutants
- separating the southern open water lake from the northern wetlands to protect the new wetlands from bore water salinity (which may reach extreme levels in drought conditions killing the plants needed to treat the urban stormwater inputs). This change will also increase the availability of bore water as needed to maintain the open water body in the southern lake for amenity purposes







- the popular rock crossing will be retained as part of the southern lake and will function as it does now.

### 5.3 Implementation approach

Short term water quality improvement works can be completed without delay. Longer term works associated with changing areas of the existing lakes to water quality treatment wetlands will be most cost effectively undertaken during the next period of extreme drought.

The recommended implementation strategy would commence after two below average rainfall years allowing for design and funding to be coordinated across multiple financial years. Suggested program could be as follows:

#### **Year 1 - Detailed Design**

#### **Year 2 - Secure funding and tender the works**

#### **Year 3 – Lake separation works**

- install a new bund separating the northern and southern lakes, cap the balance pipes and turn off the bore. This will enable water to be pumped into the southern lake maintaining amenity and the rock crossing over summer as water levels in the northern lake are drawn down in preparation for establishment of the new wetlands.

#### **Year 4 – Wetland construction works (north)**

- works to be held until water levels have been substantially reduced with a north-south bund to be placed centrally and used to maintain input water levels along the western side of the lake which has existing Phragmites and habitat values
- this approach will also enable ongoing stormwater inputs after rainfall from the northern catchment to bypass and be directly fed into the southern lake via the western side during completion of the eastern side wetland construction works
- when the stormwater system is on bypass, pump out the remaining water and reset the eastern side of the North Lake as a wetland with new clay liner, sediment removal ponds and shallow and deep marsh zones
- retain bypass capacity and isolation pipes within the new wetland to maximise flexibility in water balance management for habitat, maintenance, and sustainability purposes
- control migration of the Typha and Phragmites while maintaining waterbird habitat. Infill with less invasive species such as Schoenoplectus, Bolboschoenus and Juncus sp. to enhance biodiversity values.

#### **Year 4 - 6 – Wetland planting**

- Phragmites and Typha will quickly reoccupy the new shallow marsh areas in the constructed wetland from existing areas in the former North Lake. While these species are typically not preferred from a water quality treatment perspective, they provide excellent bird habitat and attempting control on a large scale is unlikely to be effective given longer term seed build up
- it is therefore recommended to focus only targeted terrestrial and bund planting in the first two seasons, providing additional shade and shrub cover to the perimeter of the wetland, while evaluating water levels and water quality in the new wetland which is expected to draw down significantly over summer without bore water inputs, which will be directed exclusively to the southern lake
- once the new northern wetland water operating levels are known opportunities to connect in more freshwater flows from the Newcastle Street and Amphitheatre wetland, catchments could also be considered before final wetland planting is undertaken to maximise habitat for targeted species such as frogs.

## 6. FLORA AND FAUNA

### 6.1 Vegetation Management Zones

The Newport Lakes Parkland area is divided into four different zones within the 33ha site. Each zone has a different theme, and this is reflected in its historical planting and the existing vegetation and management of each zone.

#### **Lakes Conservation Area**

Natural bushland area surrounding the lakes and former quarry pits with unsealed walking tracks, lookouts/viewing platforms, and informal picnic areas.

#### **Arboretum**

European styled parkland area containing large conifers and deciduous trees. The planting in this area was designed to contrast with the Australian bushland character of the lakes Conservation Area.

#### **North West Plain**

Former quarry pit, then used as a municipal landfill, it is predominantly mown grass and used as dog off lead areas with a well-established tree to the perimeter and areas of rocky saltbush and groupings of semi-mature indigenous trees in the centre.

#### **Pavey's Park**

Former quarry pit, then used as a municipal landfill, the parkland features scattered mature and more recent tree planting and predominantly mown grass with visitor facilities including play equipment, picnic shelters, BBQ, and toilet facilities.

### 6.2 Lakes Conservation Area

#### 6.2.1 Overview

The bushland plantings around the lakes and Amphitheatre area are a very successful example urban revegetation. An overstorey of local indigenous and Australian native trees has been established with patches of mid-storey shrubs and areas of grassland and forbs. High threat weeds, while requiring ongoing annual control, have virtually been eradicated from the core bushland areas, which is a remarkable effort given the high levels of disturbance associated with imported fill and rehabilitation of quarry areas in the early establishment of the reserve.

The revegetation works have been ongoing for over 30 years and reflect the strength of the original vision for the area, established by Martin Hulzebosch (curator of the park between 1986 and 1995) and the continuity of this management by long standing Council staff in partnership with the community through Friends of Newport Lakes.

Objectives for the area were to:

- provide patches which reflect natural associations and create a natural character
- accommodate visitor use including creation of useful clearings at water's edge and clear sightlines along paths
- minimise weeds, stabilise slopes and provide habitat

- strengthen existing vegetation where species are flourishing and the structure of the vegetation suits the landform and the park use
- introduce a greater number of western plains species and, in particular, understorey species.

Initial planting to this section of the reserve was undertaken using plants, predominantly tree species sourced from a range of locations including Western Australia and South Australia, reflecting the common approach to revegetation of modified sites at the time. More recent revegetation works have focused on planting of predominantly indigenous species found naturally in similar ecological vegetation classes (EVCs) of the Victorian Volcanic Plain bioregion. Refer to Figure 7

### 6.2.3 Escarpment and Terrace Vegetation Communities

These zones cover the filled slopes of the former quarry and the lower slopes around the lakes. These communities reflect the variable steepness, exposure and original planting mix which has formed a mix of woodland, open woodland, tall and low shrublands and grasslands.

Initial revegetation planting of indigenous and native Eucalypts has been supplemented by secondary planting of *Allocasuarina verticillata* and *Acacia* sp. to form a mosaic of variable age, height, and density. Subcommunities include:

#### CHENOPOD WOODLAND (4)

This zone is located along the southern lake bank and is predominantly a forest / woodland community with mixed eucalypt species with indigenous grass and shrub understories.



Photo 14: Chenopod woodland

#### MIXED SHEOAK – EUCALPYT WOODLAND (14)

A denser woodland located along the southern and north-eastern boundary the mix of Eucalypts and *Allocasuarina* provide screening to the adjoining residential areas.



Photo 15: Mixed Sheoak – Eucalypt Woodland



WA MIXED WOODLAND (15)  
Open Woodland with mixed natives  
from Western Australia including  
*Eucalyptus macrocarpa* and  
*Eucalyptus lemannii*.



ROCKY ESCARPMENT/SALT BUSH  
SHRUBLAND (12)

This zone features a mix of open  
woodland with *Atriplex* dominant and  
scattered patches of *Allocasuarina  
verticillata* and *Acacia implexa*.



SALT BUSH/EUCALYPT FOREST (13)

The eucalypt species are regionally  
indigenous *Eucalyptus camaldulensis*  
and *Eucalyptus leucoxydon*.



OPEN GRASSY WOODLAND (8)

The predominant vegetation type is  
open forest of mixed eucalypt species  
with grass and shrub understories.



#### 6.2.4 Lake Aquatic Zones

The lake is up to 3m deep and the open water does not appear to contain any significant areas of submerged marsh due to a combination of depth and salinity spikes from bore water use.



Photo 20 Rock hop crossing and North Lake

#### Ephemeral Margin Zone

The lake water level is kept at a constant level so the ephemeral margin is narrow and in periods of extreme drought the biodiversity values can be reduced and *Phragmites australis* is dominant.



Photo 21 and 22 Wetlands and North Lake ephemeral margin

#### Wetlands

These wetlands are less than 1.5m deep and support a diverse range of plant communities, *Typha domingensis* and *Phragmites australis* and sedgeland of *Bulboschoenus*, *Carex* and *Juncus*. These communities are currently well established and spreading to the extent of their preferred habitat and are reliant on predominantly freshwater inputs rather than more brackish bore water. The zone also includes small copses of *Melaleuca ericifolia* and *Duma florenta*.

#### 6.2.5 Key conservation management issues to be addressed include:

- ensure provision of ongoing resources to consolidate gains already made in controlling and displacing weeds and establishing plant communities
- continue phased removal of diversity suppressing species and colonisers which are reaching senescence
- manage fire risk and fuel loads along the southern boundary
- extend indigenous Grassy Woodland revegetation along the edge of Johnston Street beyond the existing fence
- manage existing vegetation to retain key views of the lakes
- use targeted revegetation with indigenous shrub and ground layer species to improve biodiversity in the bushland Conservation Area.





#### DRAWING KEY (HBCC Conservation Team)

- |  |  |                       |
|--|--|-----------------------|
| AMPHITHEATRE - PLAINS GRASS, SEDGELAND MIX AND OPEN RED GUM WOODLAND | 8 OPEN GRASSY WOODLAND                     | 15 WA MIXED WOODLAND  |
| 2 ARBORETUM  | 9 MIXED NATIVE LANDSCAPE                   | 16 WET EPHEMERAL ZONE |
| 3 BANKSIA GARDEN   | 10 REVEGETATION                            | OPEN WATER            |
| 4 CHENOPOD WOODLAND  | 11 ROCKY TOPSOIL MOUND                     |                       |
| 5 DRY EPHEMERAL WETLAND  | 12 ROCKY ESCARPMENT/ SALT BUSH SHRUBLAND   |                       |
| 6 GENERAL WOODLAND MIX   | 13 SALT BUSH/EUCALYPT FOREST               |                       |
| 7 IRONBARK WOODLAND AND MIXED SHEOAK/ EUCALYPT WOODLAND              | 14 SHEOAK WOODLAND MIXED EUCALYPT WOODLAND |                       |

0 50 100 150 200m



Figure 7  
EXISTING VEGETATION COMMUNITIES



## 6.3 North West Plain

### 6.3.1 Overview

Former quarry pit then used as a municipal landfill it is predominantly mown exotic grass and used as dog off lead areas with a well-established bank of mixed Eucalypts and Allocasuarinas to the perimeter. Rocky areas historically top dressed with local coastal soils have naturally regenerated coastal saltbush *Atriplex cineria*.

#### REVEGETATION (10)

More recent revegetation areas undertaken with an indigenous Grassy Woodland mix.



Photo 23: Revegetation

#### ROCKY TOPSOIL MOUND (11)

Area of excavated material from drainage works includes placed rocks and mixed indigenous grassy woodland species.



### 6.3.2 North West Plan vegetation management considerations

- undertake additional indigenous shade tree planting within central rocky areas to improve amenity and seating space for visitors to the dog off-lead area
- retain perimeter tree planting removing lower branches to improve access for mowing and to retain views into the reserve from Bruce and Percy Streets for passive surveillance.

## 6.4 Pavey Park

### 6.4.1 Overview

#### MIXED NATIVE LANDSCAPE (9)

Pavey's Park is a former landfill, and the surface cover is shallow. The remnants of street tree planting exist on the western street frontage. The southern street frontage has been planted with a range of Australian native trees including River Oak that form a dense thicket.



Photo 25: Mixed native landscape

Former quarry pit, then used as a municipal landfill, the parkland features scattered mature and more recent tree planting and predominantly mown grass with visitor facilities including play equipment, picnic shelters, BBQ, and toilet facilities.

Dense planting along Lakes Drive and Margaret Street using River Oak *Casuarina cunninghamiana* forms a dense screening barrier limiting views into and out of the reserve. While this planting was important in the initial establishment of the park and provides some wind protection, it now limits passive surveillance and reduces public safety for visitors using the park and play areas.

Tree planting in other areas of the park has taken many years to establish

There are no large trees within the Pavey Park and recent plantings and trees planted on mounds have apparently been the most successful in recent years. However, these trees are not vigorous and have made little extension growth.

There is a need for shade planting near the playground and for some spatial definition through planting within the recreation area.

### 6.4.2 Pavey Park vegetation management considerations:

- establish additional shade tree planting focussing on proven Australian mature large canopy trees with a lower risk of branch failure to improve passive surveillance and safety
- thin areas of dense River Oak along Lakes Drive to open up views into the park while retaining some pockets for wind protection and to retain character while new planting establishes
- expand areas of bushland vegetation in garden beds to extend the Conservation Area character to the main entrance
- investigate soil improvement opportunities to capped landfill areas to assist the establishment of new planting.

## 6.5 Arboretum

### 6.5.1 Overview

European styled parkland area containing large conifers and deciduous trees. The planting in this area was designed to contrast with the Australian bushland character of the lakes Conservation Area and the original planting zones designed by Hulzebosch are summarised as follows:

- North American pines, conifers, and deciduous exotics
- European conifers and deciduous exotics
- Australian conifers and gymnosperms
- specimen planting of Oaks, Liquidambers, Elms, Pears, Willows, and other deciduous exotics
- garden beds with ground layer planting predominantly agapanthus with some juniper

Many trees in the Arboretum are nearing 30 years old and are well established providing the character contrast with the natural bushland character of the lakes Conservation Area envisaged during the initial establishment of the park. This is despite the fact that the heavy clay soils and periodic droughts contributed to the failure of some initial plantings and subsequent infill planting with mixed and self-seeded natives has impacted on the arboricultural integrity of the initial design.



Photo 26 & 27: Arboretum

There has been mixed success with conifers as some established specimens have become affected by “conifer canker” which can become prevalent in drought stressed trees. This can be managed in mild form by additional watering and pruning off the affected areas, however, without an operational irrigation system and targeted management this problem is likely to increase.

There have also been time gaps between formative pruning undertaken during establishment and branch structure in some trees may present structural issues at maturity. In other areas low branching (damage from mowers/maintenance vehicles) and overcrowding are impacting tree health.

There is no irrigation system and the dominance of Agapanthus in many of the garden beds will impact on access to water for mature trees, especially during extreme drought.



### 6.5.2 Arboretum management considerations

Complete a detailed arboricultural assessment to review health and useful life expectancy of new and established trees. This is an essential first step to identifying the long-term tree framework upon which the revised planting plan will be built.

Following completion of the assessment undertaken the following actions:

- conduct arboricultural assessment and review existing tree health in the Arboretum, formative prune to remove lower branches to improve sightlines and remove poorly performing and over-crowded trees. Replace tree labels and undertake replacement planting using exotic specimen trees to continue the existing planting theme.
- retain established healthy trees including Australian natives and undertake remedial pruning where needed to improve sightlines and access for mowing. These trees and the Arboretum area should be moved over to the park unit who specialise in this type of horticultural works
- review and infill gaps created by removal of non-performing trees while maintaining space for future mature growth. Species are to reflect the original exotic parkland vision where possible while using drought and disease tolerant cultivars
- formalise the path entries into the Arboretum to reinforce the character difference to the bushland and dog off lead areas
- develop new way finding signage and tree labels to identify significant trees and key elements of the collection
- investigate reset of the main overland water flow path through the Arboretum. While this is unlikely to generate much flow for the waterfall area, it could assist with passively irrigating new tree planting areas to improve drought tolerance
- contain the mulch storage area and establish new avenue tree planting along the main north-south path reflecting the character of the Arboretum on the west and the bushland Conservation Area on the east
- investigate sealed all ability access circuit track from the car park.
- through community consultation the idea if a sensory garden was suggested for the Arboretum. Investigate options of inclusion of a sensory garden in the largest open mown space of the Arboretum with connection to the proposed all abilities access track. The aim will be to enhance the experience within the Arboretum as the smaller lawns tend to be more frequented by picnickers and the large open space is often compromised by dogs off lead. Installation of the sensory garden will seek to reclaim this larger area currently demarcated as dog on leash, and further protect the smaller shady lawn areas from off lead dogs.

## 6.6 Fauna

The rehabilitation of Newport Lakes as a bushland conservation reserve has increased its importance as an urban biodiversity hot spot. Friends of Newport Lakes have recorded over 160 bird species using the area. The majority of these are common water birds including Black Swan, Pacific Black Duck, Royal Spoonbill, Great Cormorant, Australian Grebe, Purple Swamphen and White-faced Heron. Rainbow Lorikeets are commonly found in the bushland areas and birds of prey such as Black-shouldered Kite and occasional rare visitors such as Scarlet Honeyeater and Swift Parrot have also been recorded.

The lakes are also home to a range of common frogs, turtles, and eels. Lizards and

snakes can be found in rocky grassland areas and the restriction of dogs and the diversity of available habitat in the Conservation Area is encouraging recolonisation by more and more species. Possums are commonly released by Wildlife Rescue services and Grey Headed Flying Fox and a range of micro bats have been recorded.

Other species which form a critical part of the food chain include Damselfly, Crane fly, Dragonfly, Water Mite, Water Boatman, True Midge, Fisher Spider, Water Strider, Whirligig Beetle, Water Scorpion, Scavenger Beetle, Back Swimmer, Wiggler, Hydra, Isopod, Cyclops, Water Flea, Seed Shrimp, Flat Worm, Pond Snail, Tadpole Shrimp, Tubifex Worm, Freshwater Mussels, Yabbie, Mayfly, and Caddisfly.

Rabbits been controlled, but other feral species including foxes and cats present an ongoing threat to wildlife. Pest bird species including exotic waterfowl (e.g., northern mallard hybrids), Common Myna and Seagulls can also be found, and restriction on bird feeding at the lakes requires ongoing monitoring.

European Carp and other exotic fish including Gambusia and released domestic gold fish are found in the lake.

- stags and habitat logs placed during the initial establishment of the park are gradually decomposing. Replace during proposed wetland works and consider additional nesting boxes to maintain diversity

#### **6.6.1 Key Fauna considerations**

- maintaining lake water quality is critical to the health and biodiversity values at Newport Lakes
- the lakes are currently kept at a consistent water level for public landscape amenity; however, this limits habitat restoration for key species such as Crakes, Rails and other wetland birds, frogs, and other species critical to the food chain. Provision of additional ephemeral wetlands (wetlands which dry out over summer) is required to continue habitat improvements at Newport Lakes
- provision of additional ephemeral wetlands is key to sustainable reintroduction of rare species
- provision of a cat curfew could also be considered, and ongoing monitoring of foxes and other pest species will be required to maintain breeding habitats.

## 7. PARK ACCESS

### 7.1 Vehicle access and car parking

#### 7.1.1 Main Car Park

The main car park is accessed from Mason Street via Lakes Drive. The car park was recently sealed with 50 marked standard bays and 5 accessible bays. There is provision for coach and long vehicle access, but no designated parking area. There is limited directional road marking and it is difficult to determine who has priority in some locations.



Photo 28: Main car park no directional marking



Photo 29: Main car park entrance bays



Photo 30: Accessible parking bays

There is path access from the accessible parking bays but no path link or designated road crossing points from the picnic area and toilets to the Lakes Conservation Area main entry. The car park can be closed in evening via an automated gate, but there is no release point if visitors are stuck inside after hours.



Photo 31: Main car park parking bays



### 7.1.2 Other Car Parking

There is extensive on street public parking along Johnston Street, Bruce Street, Margaret and Graham Street. There is limited parking in Lakes Drive which is closed to through traffic at Margaret Street. This means if visitors arrive and the car park is full, they are forced out onto Mason Street in order to access on street parking.

### 7.1.3 Vehicle access and car parking considerations

- extend line marking in the car park to designate additional parking bays, coach/long vehicle parking and priority at intersection
- establish a pedestrian priority path crossing at Lakes Drive entry to reduce vehicle speed and improve safety
- establish a pedestrian priority path link from the picnic area and toilets through the car park to the Lakes Conservation Area main entry
- investigate re-opening at Lakes Drive to Margaret Street west bound to improve vehicle circulation to on street parking if the car park is full
- remove dense River Oak planting at the entry to improve after hours passive surveillance of the car park.

## 7.2 External paths and links

There is extensive car parking at and around Newport Lakes, however, as part of Hobsons Bay City Council Sustainable Transport Plan it is preferred for visitors to walk, cycle, or use public transport to access the reserve.

### 7.2.1 Public transport

It is a pleasant 20-minute walk just over 2km from Newport Station to the Lakes Drive entry.

The 471 bus also runs along Mason Street every 15 minutes with a stop opposite Lakes Drive.

### 7.2.2 Walking and cycling links

Cycle paths along Mason Street are about to be upgraded. The works will also include a new kerb ramp at Lakes Drive/Laurie Street improving all ability access into the main visitor area of Pavely Park.

There are no kerb ramps at entries to the park along Johnston Street. The entry to the park off Mason Street is not well signed.

### 7.2.3 External path link considerations

- consider renaming the Laurie Street bus stop the Newport Lakes bus stop
- upgrade signage to Newport Lakes on Mason Street from both directions
- establish kerb ramps and a new footpath along Johnston Street
- review and improve pedestrian and cycle links to Newport Lakes from new development areas north of Blackshaws Road
- improve north south shared path link through the western side of the park.





## 8. PATHS AND TRAILS

### 8.1 Overview

#### 8.1.1 Main Paths

The extensive path network around Newport Lakes is predominantly unsealed which suits the bushland character and allows use for both walking and maintenance vehicle access purposes.

There are three lake circuits with a 1.3km loop via the upper escarpment, a lower lake level circuit of just on 1.2km and a shorter 800m circuit via the Amphitheatre and rock hop crossing.



Photo 32 & 33: Unsealed Path Steep

The main north-south path link between the Lakes Drive car park and Bruce Street is asphalt and dates from the landfill period. More recently all ability concrete paths have been added from accessible parking in the car park to the upper lookout and from the Bruce Street entry along the edge of the North West Plain dog off-leash area.

Path links to the toilets and picnic areas in Pavey Park are concrete and provide all ability access but other local path links across to Graham Street and Margaret Street are unsealed.

#### 8.1.2 Other Paths

Paths in the Arboretum are unsealed and are in average condition given lower levels of use and the lack of a clear and legible circuit.



Photo 34: Arboretum entrance



Photo 35: Arboretum unsealed path



### 8.1.3 Accessibility

There is good all ability access to facilities in Pavey Park, the Arboretum and North West Plain via the existing path network.

Access to the lower lakes and Amphitheatre area is more challenging. There are three steep (>1 in 14) unsealed ramps used to access the lower lake circuit. While the ramp surfaces are generally in reasonable condition, they can deteriorate after heavy rainfall and require a higher level of maintenance than other sections of the network.



Photo 36: Conservation Area entrance



Photo 37: Informal paths

The ramps were put in as part of the initial quarry rehabilitation works and only minor modifications to the grade are possible without extensive removal of vegetation. All ability access will also only be meaningfully improved by upgrade of multiple ramps and given the length of the circuit exceeds 1.2km, means that the number of elderly and/or disabled persons who will benefit from ramp upgrades, who are not currently unable to complete the lower lake circuit walk, will be extremely few.

There is all ability access to the main lake lookout, however, there would be significant benefit from extending the all ability path access to complete a shorter circuit of around 400m from the main lookout to the waterfall area and back to the main visitor area. Upgrade of this shorter length walk, with direct connection to the main visitor area would provide significant benefit for visitors with less mobility.

### 8.1.4 Interpretive Trails

A key feature of the path access at Newport Lakes are the interpretive trails developed by Friends of Newport Lakes. There are four routes of varying lengths which are marked with mosaics and carved boulders to indicate points of interest.

All trails begin at the Purple Hen Swamp mosaic located at the main entrance east of the car park. Refer to the Friends of Newport Lakes Figure 9 Mosaic Plan.



Photo 38: Purple swamphen mosaic



Photo 39: Boulder 6 bird viewing

### 8.1.5 Maintenance access

The existing path network is used by Council staff for maintenance access. A 4m x 4m clearance for fire access is important along the southern lake boundary where there is no road access and limited access from directly adjoining higher density residential dwellings.

### 8.1.6 Path and trail access considerations:

- path surface condition affects the ability of people to use them.
- the width and surface material of paths influences the degree of accessibility there are a range of design issues associated with this including:
  - width of path relative to existing or anticipated levels and type of use
  - path surface material - unsealed paths generally appeal more to pedestrians. Advantages of unsealed paths include lower impact for walkers and joggers, slows cyclists, and pedestrians can hear cyclists approach from behind. Disadvantages of unsealed path surfaces include generally higher levels of ongoing maintenance to ensure they remain accessible, can restrict access during wet weather and discourage commuter cyclists
  - gradient
  - layout including alignment and curve radius which affects sight lines
  - vegetation adjoining paths
- there is no footpath along Johnston Street and therefore no way for dog walkers to walk to the North West Plain dog off-leash area without accessing the Conservation Area which is a no dog zone
- there is a lack of directional signage for first time visitors and the path network can be confusing
- unsealed paths are in generally good condition, however, areas with graded sections can become eroded and require ongoing maintenance
- through community consultation the idea if a sensory garden was suggested for the Arboretum. Investigate options of inclusion of a sensory garden in the largest open mown space of the Arboretum with connection to the proposed all abilities access track.



- 1 **purple swamp hen mosaic**  
Designed and made by students of Newport Primary School.  
Bird Facts: Swamp hen eggs are creamy-brown with purple-brown spots laid in nests of reeds. The hens rarely swim, but use their feet to eat grass, aquatic plants and molluscs.  
Surrounding Species: Fragrant Saltbush (*Rhagodia parabolica*), Coast Saltbush (*Atriplex cineria*), Wallaby Grass (*Danthonia* spp).  
Point of Interest: Each year 5000 trees, shrubs and grasses are planted in the Newport Lakes park. The Ranger works from a plan to know what local species to plant and where. All these seedlings are watered by hand until they establish - that's a lot of work and only one of the Ranger's tasks. The Friends of Newport Lakes hold two planting days on the third Sunday of May and October. Please join us at 11 AM.
- 2 **black swan mosaic**  
Designed and made by students of the Bayside Secondary College, Millers Road, Altona.  
Bird Facts: Swans mate for life and make their grass and reed nests on the island in the middle of the Lakes. Swan eggs are green. Swans eat aquatic plants and animals and a swan call sounds like a trumpet.  
Surrounding Species: Black Wattle (*Acacia mearnsii*), Coast Saltbush (*Atriplex cineria*), River She-Oak (*Allocasuarina cunninghamiana*).  
Point of Interest: One of greatest challenges for the visitors, local residents, Friends and the Council is the difficulty in combining different uses of the park. In order for the lakes area to provide a sanctuary for waterbirds, dogs are not allowed in the North and South Lakes or Amphitheatre. However dogs are allowed, off-lead in the western half of the park.
- 2 **bell frog mosaic**  
Designed and made by students of Bayside Secondary College, Millers Road, Altona.  
Frog Facts: The Southern Bell Frog (*Litoria raniformis*) can change from green to brown in 10 minutes, depending on environmental conditions.  
Surrounding Species: Red Gum (*Eucalyptus camaldulensis*), She-Oak (*Allocasuarina verticillata*), Tussock Grass (*Poa labillardieri*).  
Point of Interest: The Amphitheatre is not a natural feature but the shape of the former bluestone quarry. On wet days there is a waterfall over the side of the cliff. The park's designer laid pipes to collect storm water from the western edge of the park to form this feature. In the centre of the Amphitheatre, partially hidden by vegetation, you'll see a metal box. This is the bore

that draws up water from 120 metres underground to supply the Lakes and keep them topped up. When you cross the stepping-stones, look for metal poles on either side. The Ranger uses these as a gauge to turn the bore on or off overnight.

- 7 **new holland honey eater & fairy wren mosaic**  
Designed and made by students of the Spotswood Primary School.  
Bird Facts: These honey eaters are a common sight in this park; listen for their sharp, shrill call and watch for their acrobatic flight displays. They eat insects and nectar and nest in cup-shaped nests 1-2 metres off the ground.  
Wrens live in cooperative family groups of females, young and one bright blue male in dome-shaped nests in shrubs or grass near the ground. The young males and the adult females are both brown. Listen for their pretty, reeling song.  
Surrounding Species: Black Wattle (*Acacia mearnsii*), Lightwood Wattle (*Acacia implexa*), Ironbark (*Eucalyptus sideroxylon*).  
Point of Interest: The cliffs form the main feature of this forested trail, however they are not a natural feature but were formed as the area was quarried for bluestone between 1885 and 1968. Up to 300 tradespeople were employed here. The stone provided ballast for ships returning to Europe and building material in Melbourne. Locally, stone was used in roads, gutters, the Williamstown sea wall and a freezing plant (demolished).
- 4 **rainbow lorikeet mosaic**  
Designed and made by students of the Spotswood Primary School.  
Bird Facts: This is the largest, brightest and noisiest of the Lorikeets; they feed in chattering, squabbling groups in the tops of blossom-laden trees. They have hairy tongues to collect nectar from blossom. They nest in tree holes so they can only use old trees for their homes.  
Surrounding Species: Hedge Wattle (*Acacia paradoxa*), Black Wattle (*Acacia mearnsii*) and Greybox (*Eucalyptus microcarpa*).  
Point of Interest: Virtuality all land between here and South Australia was formed in volcanic eruptions four and a half million years ago. Eruptions occurred as recently as four thousand years ago. The lava cooled to form a dense rock called Basalt, what we call Bluestone. Over this a thin, clay soil slowly accumulated.  
For thousands of years this area was flat, grassland scattered with bluestone. These were Bunjil or Eagle Clan lands, the park was the site of an ancient hill used by the local tribes. You might find shells scattered indicating a higher sea level than today or middens left from foraging for food.

- 3 **maggie mosaic**  
Designed by Linda Cottrell and made by participants at workshops held at the South Kingsville Community Centre and the Newport Lakes Native Nursery.  
Bird Facts: Their 'caroling' singing can be heard at dawn and dusk, however in breeding season they may swoop and attack. Magpies eat insects, worms, carrion and even snake. They make untidy nests of sticks in the forks of trees between 5-20 metres off the ground.  
Surrounding Species: River She-Oak (*Allocasuarina cunninghamiana*), Tree Violet (*Hymenantha dentata*), Hedge Wattle (*Acacia paradoxa*).  
Point of Interest: When you emerge from this young forest, you'll see two contrasting areas. To your right there is an undeveloped area and your left the Arboretum. The area to the right, once a quarry, was used as a tip until the end of the 1980's. Since then, it was capped with clay but its final use within the park is still to be decided. The Arboretum (as well as Pavey's Park beside the car park) was also a quarry and the first area to be redeveloped in the 1970's by Community Workers. An Arboretum is like a Botanical Garden and contains trees from other countries.
- 6 **darter mosaic**  
Designed and made by students of Newport Primary School.  
Bird Facts: Darters sound like a 'winding clock with a broken spring'. They dive for fish and then sit for long periods on trees, usually dead ones, near the water. They hold their wings open to dry their feathers.  
Surrounding Species: Blue Gum (*Eucalyptus globulus*), River Red Gum (*Eucalyptus camaldulensis*).  
Point of Interest: If you go back to the lakeside and look to your right you'll see a group of dead trees. These are a favourite perch for Darters. The park designer purposely 'planted' these trees for birds as well as fitting the stepping-stones. The stepping stones were made possible by partially raising the adjacent lake bed as a safety measure (if you look either side you can see how shallow the water is). The park's cliffs are sculpted as another safety measure.
- 5 **crake's corner mosaic**  
Designed and made by students of Bayside Secondary College, Millers Road, Altona.  
Bird Fact: Crakes are shy birds that are often difficult to see before they disappear into the reeds. They feed on aquatic insects and plants and nest at the base of grass tussocks in the water.  
Surrounding Species: Common Reed (*Phragmites australis*), Wirrida Wattle (*Acacia retinoides*).  
Point of Interest: Apart from the stepping-stones, the lakeside area in front of you is a popular bird feeding spot. Try feeding the birds on land rather than in the water because the nutrients from their droppings and uneaten food help to create banks of algae in the summer. These are both unattractive and take oxygen from the water.



Source: Friends of Newport Lakes

## Lakes Nature Trail Numbered Boulder Markers

- 1 Main Lookout
- 2 Amphitheatre Lookout
- 3 Waterfall
- 4 Lakes Crossing
- 5 Aquatic Life
- 6 Bird Viewing Area
- 7 Yellow Gum
- 8 Plant Communities

Figure 9  
MOSAIC DESCRIPTIONS AND INTERPRETATIVE TRAILS



## 8.2 Pedestrian Bridges and Crossings

### 8.2.1 Overview

There are two timber bridge crossings providing access to the Amphitheatre area. The hardwood bridges were both installed in the mid-1990s as part of the initial establishment of the park and provide the only access across the Amphitheatre wetland channels.

Timber structures rarely last more than 30 years and despite ongoing maintenance both structures will require replacement within the next 5 years.



Photos 40 Bridge 1



Photo 42: Bridge 2

Structural assessment has concluded that it will not be possible to reuse the existing timbers and complete replacement will be needed. Both bridges will need to be replaced in their existing locations to avoid the need to remove vegetation. Therefore, to retain access to the rock hop crossing they will need to be completed one at a time.

The smaller bridge is in the worst condition and will need to be completed first. Given brackish water conditions use of corrosion resistant fibre reinforced plastic subfloor and joists with stainless steel fixings is recommended to maximise the longevity of both structures.

The handrail and decking of both structures could, however, be completed in hardwood timber to retain the bushland Conservation Area character and effectively screen the more modern/urban materials. These handrails and decks can also be more easily and cost effectively be replaced after 20-25 years while the Fibre Reinforced Plastic (FRP) sub floor and posts should be designed to last at least 50 years.

### 8.2.2 Rock hop crossing

The rock hop crossing dividing the North and South Lakes is an iconic feature of Newport Lakes. The large flat topped quarry stones provide access both across and to the lakes and are extremely popular visitor attraction.

The longer term changes to modify the northern lake to create a wetland, as needed to secure the long term future of the lake water quality, will be completed without changing the function and character of this feature.

This will involve creating a new point of separation between the two lakes on the northern edge such that the rock hop crossing, with open water on either side, is retained within the ornamental southern lake.



Photo 42: Rock hop crossing



Photo 43: Rock hop crossing (Nearmap 2021)

### 8.2.3 Bridge and crossing considerations

- the existing bridge designs do not meet the requirements of AS 5100 Bridge Design and the timber structures are in poor condition and have a useful life expectancy of less than five years
- both pedestrian bridges will need to be replaced in their existing location to maintain access and avoid the need for removal of indigenous vegetation
- reuse of existing timber is not viable given degraded condition
- retention of the existing character is important to the overall lakes bushland character.



## 9. FACILITIES

### 9.1 Public Toilets

The public toilet facilities at the main carpark were upgraded in 2011 and provide for all ability access and are compliant with current CPTED principles.

#### 9.1.1 Public toilet considerations

The toilet facility is well placed to service the playspace and Pavey Park picnic area, but lack of an off-road path connection to the Conservation Areas restricts access for other users. If this access can be improved, then there is no existing need for additional toilet facilities at the park.



Photos 44 & 45: Existing Public toilets

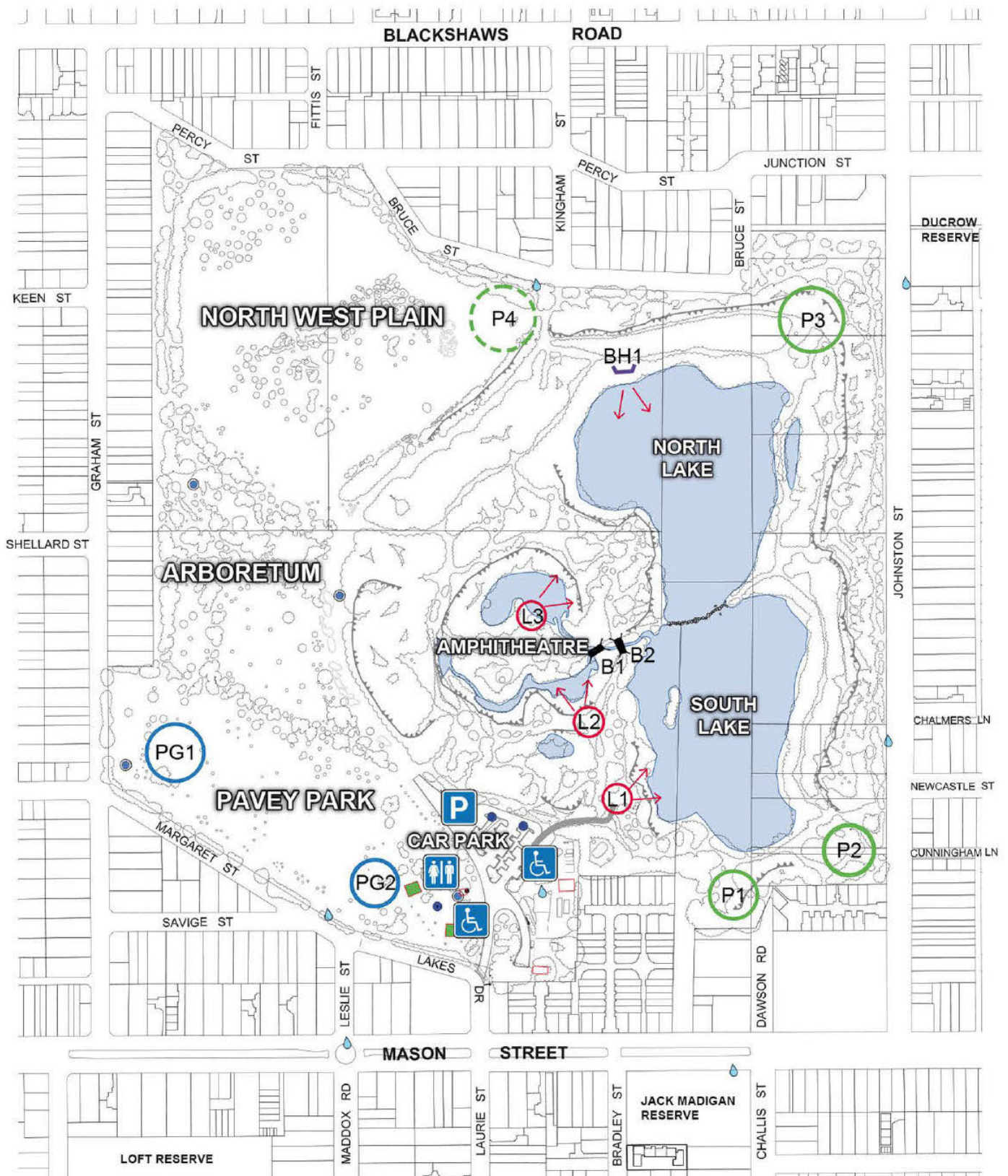
### 9.2 Play Spaces

The *Hobsons Bay Play Space Strategy 2013-2023* classifies play spaces into two types - destination and local. The Strategy identifies where proposed changes, upgrades and gaps in provision are and has identified Newport Lakes for an upgrade to a destination play space.

Playgrounds are frequently used by children and families and also by grandparents taking grandchildren to them. The design of them, their location in the reserve and the range of activities they provide influences the desirability and use of the open space. Playgrounds are also often also used by young people to hang out and use informally as a meeting place, and this use needs to be valued and supported. Providing a diverse range of play space sizes and types in a neighbourhood, giving children varied experiences and challenges within walking distance of home, is the preferred direction. Other facilities and features associated with the playground (such as shade, seating, drinking fountains, open grassed areas, plantings including dense stands of trees nearby) can build on the play experience and appeal of the open space. All-ability access to play areas is also a key requirement of any upgrade.

There are two play spaces at Pavey Park. Both play spaces were installed around 2006 and are set for renewal in the next couple of years.





#### DRAWING KEY

- |                   |                    |                    |
|-------------------|--------------------|--------------------|
| BIRD HIDE         | LOOKOUT            | PUBLIC PARKING     |
| BRIDGE            | PLAY SPACE         | ACCESSIBLE PARKING |
| BUILDING          | PICNIC AREA        | PUBLIC TOILETS     |
| DRINKING FOUNTAIN | FUTURE PICNIC AREA | PICNIC SHELTERS    |
| WATER METER       |                    |                    |
| WATER TAP         |                    |                    |

0 50 100 150 200m



Figure 10  
INFRASTRUCTURE

### 9.2.2 Graham Street Playspace

The play space located at the Graham Street end of Pavey Park combines two areas of off shelf play equipment. It consists of two slide and climbing Omnitech Combination Units, one with slightly more challenging climbing apparatus including steel parallel bars, curved balancing beam and fireman's pole. The second has a large abacus, both a solid plastic ladder and a rope ladder for reaching the enclosed tower with the slide, and a small make-believe door and window frame space under the tower. Nearby are four jumping stools, a steel track ride, a double swing set with an infant seat and a strap seat, a wombat spring rider, a double aluminium spring seesaw and a plastic triple Infinity Climber. The playspace is located too far from the main picnic area to service visitors to Newport Lakes and functions as a local facility only.



Photo 46: Graham Street playspace



Photo 47: Play space near main car park

### 9.2.3 Pavey Park Play space (near the visitor car park)

At the main picnic area in Pavey Park there is a small Adventure + Combination Unit with a curved fibre glass slide and a double swing set, with an infant seat and a strap seat. This equipment although much smaller than Graham Street gets far more use given proximity to the picnic area and car park.

### 9.2.4 Play Space Considerations

- Hobsons Bay Play Space Strategy recommends upgrade of the existing play space at Newport Lakes to a destination play space providing a diverse range of accessible, attractive, challenging, and well-maintained equipment for visitors of all ages and abilities within a sustainable natural setting. Key objectives include:
  - provide an accessible and sustainable play space with infrastructure to support active and cognitive play for children of all ages
  - meet Australian Standards for playground safety compliance
  - key focus on nature and adventure play using imaginative play elements, utilising existing park features where possible
  - inclusion of universal design for all abilities including accessible paths
  - design of additional soft landscape areas to provide shade, visual interest, and natural play opportunities
- the preferred location for the new play space is close to existing car parking and picnic toilet facilities making use of existing mound to avoid the need for excavation of the former landfill site. The mound will also provide an opportunity to provide accessible access to a greater range of equipment without need for constructed ramps
- the new play space design theme is to include key Newport Lakes features including the iconic rock hop crossing and natural rock associated with historical

quarry operations. The aim is to bring key elements of the lakes Conservation Area into the main visitor area

- other facilities may include:
  - a large viewing tower with accessible ramps and challenging slides
  - a zipline flying fox and new swings
  - a nature-based play area with natural materials and indigenous planting
- consider future of Graham Street play space, whether to remain as a small space to cater to local community or provide other recreational opportunities.

## 9.3 Picnic Areas

### 9.3.1 Main Picnic Area – Pavey Park

The main picnic area has two large shelters with domed sheet roofs donated by AGL through the FoNL. The bases of each shelter are concrete with inlaid with two stone squares in the shelter and a decorative stone border denotes the edge of the shelter roof. Accessible concrete paths lead up to each of the shelters from the main path of the parking lot and are connected with concrete paths to the toilets. Each shelter contains two full off the shelf picnic tables with steel legs and timber seats and tabletops that would seat 4 comfortably, and two half picnic tables of timber, similar to the shelter's timber supports, that appear to be for two.



Photo 48: South Picnic Shelter



Photo 49: West Picnic Shelter

Each shelter has a wheelie bin attached to post and a BBQ. Drinking fountain facilities are near the public toilets and play space. The West Picnic Shelter is closest to the existing playground.

### 9.3.2 Other picnic areas

In addition to the picnic shelters there are three other more informal, unsheltered picnic areas in the Conservation Area. Two sit along the elevated southeast end of the park and the other is located on the northwest. Refer to Figure 10 Infrastructure for locations.



### 9.3.2 Picnic area 1 (South bank)

Two green painted flat square timber seats sit on opposite corners of a grassy clearing in the southern end of the Conservation Area. The clearing is steeply graded coming up from the main southern unsealed path with the seats at the levelled top of the hill are views across the lakes.



Photo 50: Barbecue



Photo 51: Picnic area 2



Photo 52: Picnic area 1

### Picnic Area 2 (South bank)

Two of the same timber seats from Picnic Area 1 are nestled amongst the trees and shrubs in the south-eastern corner of the park with access from Johnston Street. The steep embankment has two levelled shelves where the seats are installed on the high and middle level tier. They look out through the trees across the South Lake.

### Picnic area 3 (North bank)

The largest of the informal picnic areas sits on the middle tier of the landscaped embankments and can be accessed from the lower or middle path. The lower path approach has a set of flat rock steps that transverse the rock retaining wall to the middle tier. The middle path cuts through the back of the space skirting the rock escarpment that holds up the top tier. The space provides an opportunity to cross from the lower path to the middle path and an informal track runs through the west of the space. Easiest access to the picnic area is from the Bruce Street and Kingham Street pedestrian and vehicle access points, as there are no links from the upper path to utilise entries from the northeast corner of the park, so would require doubling back along the middle or lower path.



Photo 53: Picnic area 3

### 9.3.3 Picnic Area Considerations:

- the main picnic area will remain adjacent to the toilets and car park at Pavey Park. Upgrade of the play space is likely to increase use and an additional shelter will likely be required. This should follow the established theme
- other picnic area in the conservation zone will only remain informal as lack of access precludes upgrade.

## 9.4 Lookouts and platforms

There are three timber lookout platforms in the Conservation Area. Refer to Figure 10 Infrastructure.

### 9.4.1 Lookout 1 – main lookout

The main lookout is the only lookout that currently provides all ability access and is closest to the car park. The elevated timber platform is enclosed with a timber post and rail fence, with views out over the South Lake. There are two timber benches opposite each other. The deck has been replaced several times, but it is in poor condition.



Photo 54: Main lookout



Photo 55: Lookout 2

#### 9.4.2 Lookout 2

Lookout 2 overlooks the Amphitheatre with a timber slat platform and a single bench seat in the same style as the main lookout. Revegetation on the escarpment has obscured views to the Amphitheatre which are now almost fully blocked. The lookout deck and subfloor is in poor condition and requires urgent replacement or removal.

#### 9.4.3 Lookout 3

Lookout 3 is located on the north pond with the Amphitheatre and was built more recently. The large timber platform has a single step up from the unsealed path and is enclosed with a timber post and cable fence and one bench seat.



Photo 56 and 57: Lookout 3 Amphitheatre

#### 9.4.4 Bird hide

The bird hide is located on the north bank and is designed with a screen to obscure hide bird watchers from the reedy areas on the northwest side of the lakes. The bird hide has 5 slots with small shelves for balancing binoculars and is down from a small set of soil steps retained with timber edging. The growth of vegetation makes the screen redundant, and it may function better as a lookout platform.



Photo 58: Lookout 4 bird hide



Photo 59: Bird hide access

#### 9.4.5 Lookout and platform considerations

- the existing main timber lookout platform is in poor condition and has a useful life expectancy of less than five years. It will need to be replaced in the same location to maintain views and all ability access from the concrete path and to avoid the need for removal of indigenous vegetation
- the hand rail location obscures views for children and visitors in wheelchairs



- reuse of existing timber for the lookout platforms is not viable given degraded condition
- retention of the existing character is important to the overall lakes bushland character
- lookout 2 near the wetland soak is in poor condition and requires urgent replacement or removal. As views are now obscured by vegetation, the structure could be removed more cost effectively replaced with a fence/barrier and seating area closer to the path
- lookout 3 at the Amphitheatre is a more recent structure and has a useful life expectancy of more than 10 years
- the bird hide screen has been made redundant by regrowth of vegetation. The structure is in average condition with poor quality stair access but is a lower priority for replacement given lower levels of use. As an interim measure consider minor improvement to the steps and reset of the screen as a handrail to cost effectively change the structure to a seating/viewing platform. Monitor use following the changes and if there is no increase, remove the structure and replace only with a new seat located near the path
- longer term investigate a new accessible elevated platform up at path level with better views.

# 10. FURNITURE

## 10.1 Seats

The design and placement of seats affects their use and access. Seats provide resting places for people exercising, walking and for relaxation and enjoyment of the space. They also assist people with less mobility to visit and walk further in open space, by having convenient resting points along the way. The seats should include a variety of styles including bench seats, seats with backs and some seats with armrests to maximise access to all abilities. The seating styles at Newport Lake are mixed with many older style seats that are in poor condition.

Some seats have plaques and bases include a mix of concrete and crushed rock.



Photo 60: Modern style seat



Photo 61: Older style seat



Photo 62: Timber seat with back



Photo 63: Timber bench seat



Photo 64: Platform style seating



Photo 65: Picnic table and seats

## 10.2 Other furniture

### 10.2.1 Bicycle Racks

There are bicycle racks at the car park entry to the main entrance to the Conservation Area.



Photo 66 Dog poo bag dispenser and bin



Photo 67: Bicycle racks

### 10.2.2 Drinking Fountains

Drinking fountains can be found around Pavey Park and the Arboretum. There are three styles of drinking fountains throughout the park in various condition and the only one that is wheelchair accessible is located near the toilets. All are affected by poor drainage and placement of dog bowls is away from dog off-leash areas. Some of the drinking fountains are isolated and screened by dense vegetation.



Photo 68: Graham St



Photo 69: Main picnic area



Photo 70 Arboretum

### 10.2.3 Furniture design considerations

- when seating furniture is replaced, ensure consistency with Council's standard suite for park furniture
- improve drainage at existing drinking fountains, providing garden bed infiltration areas
- establish a drinking fountain with dog bowl in the dog off-leash area
- ensure new drinking fountains provide for all ability access
- maintain rubbish/recycling bins at main entries only
- provide dog poo bag dispensers and rubbish bins and new timber chicane entries to the dog off leash area at the North West Plain.



# 11. OTHER INFRASTRUCTURE

## 11.1 Fencing

Perimeter fencing to the north, east and southern perimeter of the park is a 2m high chain mesh fence with pedestrian and vehicle gates that can be locked. All vehicle gates in this fence type are locked. The pedestrian gates are heavy and generally swing closed. This fencing was installed in the late 80s to protect the site following a tragic accident on the steep quarry faces.



Photo 71: Chain mesh fence and gate



Photo 72: Bollard and rail fencing

Around the outer perimeter of Pavey Park and separating the park from the car park is a timber bollard and steel rail vehicle exclusionary fence.

The post and wire fencing has been used within the park to restrict access to the steep cliffs. In many places the fencing is in poor condition.

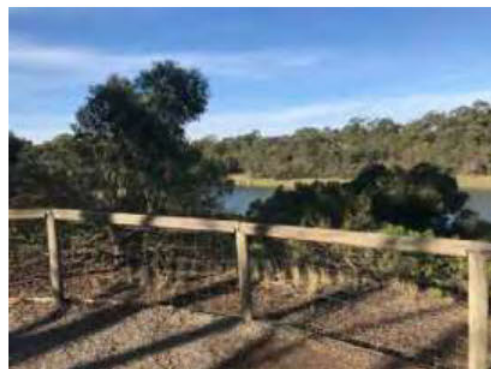


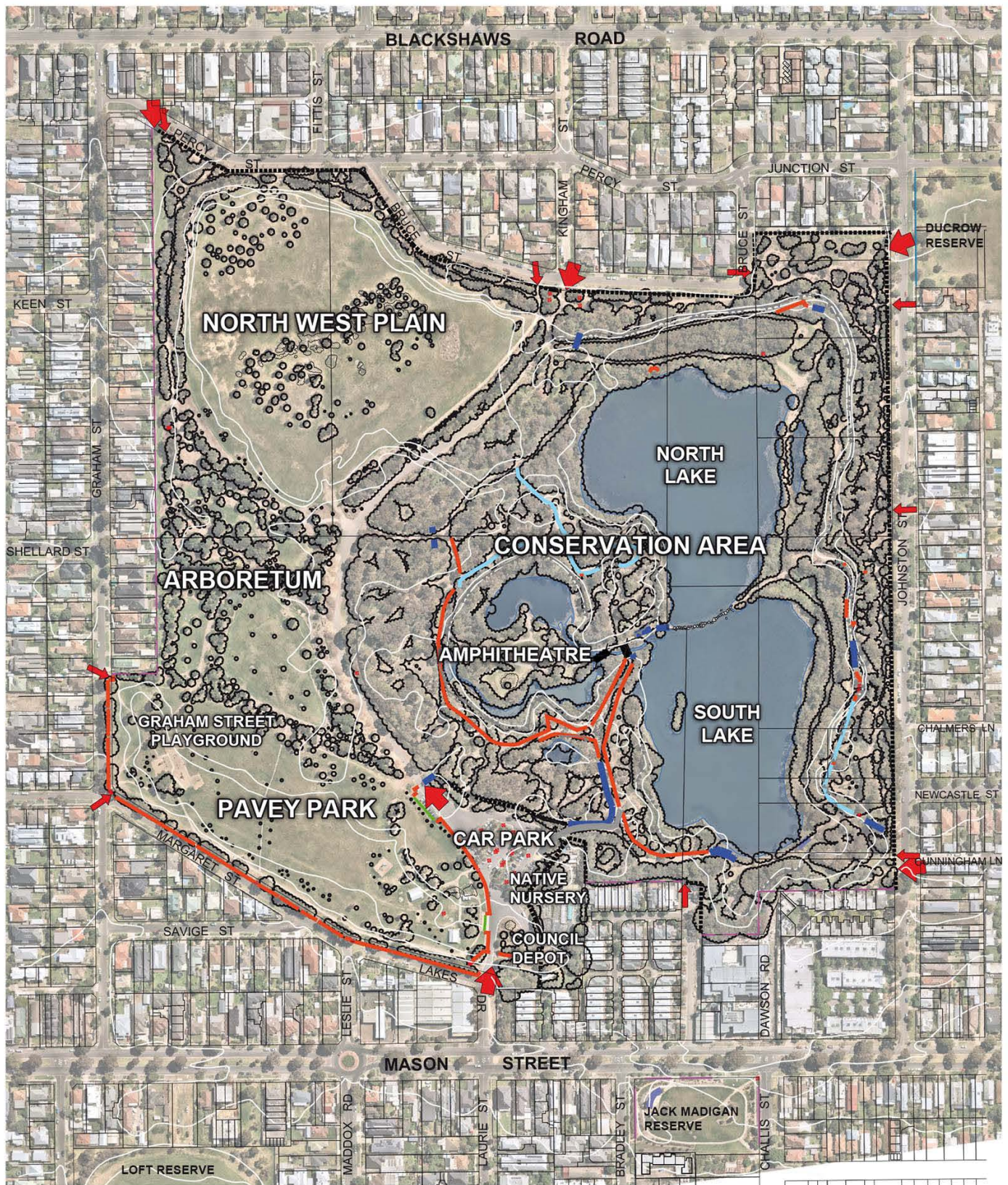
Photo 73: Cliff fencing



Photo 74: Timber post and rail fencing

At the Lakes Drive entrance there is a vehicle gate to the park with a timber fence and a vehicle gate also blocks vehicles from entering the maintenance path.





# DRAWING KEY

- |                                |                          |
|--------------------------------|--------------------------|
| ■■■■ HIGH CHAIN MESH FENCE     | — PRIVATE BOUNDARY FENCE |
| ■■■■ BOLLARDS/BARRIERS         | — PIPE RAIL FENCE        |
| ■■■■ HABITAT POST & WIRE FENCE | ⊠ BOLLARDS               |
| ■■■■ PLAIN POST & WIRE FENCE   | ➔ PEDESTRIAN ENTRY       |
| ■■■■ ROCK RETAINING WALL       | ➔ VEHICLE ENTRY          |
| ■■■■ TIMBER POST & RAIL FENCE  |                          |
| ■■■■ POST & WIRE MESH FENCE    |                          |



Figure 11  
EXISTING FENCING





Photo 75: Timber vehicle entry gate



Photo 76: Metal vehicle entry gate

### 11.1.2 Fencing design considerations

- high chain mesh fence is no longer fit for purpose and is unsightly. An upgrade with post and wire fencing is a more appropriate treatment for the reserve
- post and wire fencing is difficult to install to the rocky ground.

## 11.2 Information Boards

There are two information boards at the entry to the lakes Conservation Area. One is a plastic cabinet style board that contains A4 notices about Friends of Newport Lakes (FoNL) activities and events. The other is a timber post and slat structure with a corrugated slanted roof with directions for the Lakes Nature Trail with a selection of information and warning signs. Close by is another sign that states the gate open times and the ranger's contact details.



Photo 77: Information board signage/cabinet



Photo 78: Information board/shelter

## 11.3 Signage

Scattered throughout the park there is widespread signage in numerous graphic styles from different eras.



### 11.3.1 Risk Warning Signage



### 11.3.2 Directorial/Advisory Signage



### 11.3.3 Interpretive Signage



#### 11.3.4 Memorial Signage



#### 11.3.5 Signage Design considerations

- there are too many signs in the park and many duplicate or confuse existing information
- many older signs are in poor condition and do not meet current Hobsons Bay City Council standards
- remove redundant signage from across the park and install new boards at the main park entries to include risk warning advisory, directional and use information
- develop new wayfinding signage utilising Council's standard wayfinding signage suite.

### 11.4 Artwork

There is only one artwork commissioned and listed on the Hobsons Bay City Council collection – The Diver (2006) by Simon Perry and assisted by Drew Cole is set on the corner of Lakes Drive and Mason Street. The materiality and form of the piece are directly related to the site's recent history of quarrying and the dipping duck, in the words of Simon Perry, is “a metaphor for dipping into the pools of history to reflect on the memories and experiences of the parkland.”

There are numerous other community artworks, mainly found in the Conservation Area relating to the trail experiences.



Photo 79: The Diver



Photo 80: Crakes Corner





Photo 81: Rainbow lorikeet and galah



Photo 82: Boulder #6

The Bird Trail mosaics was implemented through FoNL, by local artist and FoNL member, Linda Cottrell, working with mosaic teacher Libby McKinnin, stone mason David Waters, and local schools in a workshop held in the Newport Lake nursery with tiles provided by Hynes Tiles. The group designed and constructed the large colourful mosaics of local wildlife. The small “Willy Wagtail” mosaics with numbers are also by the group and are to serve as the four Bird Trails directional markers. The rail descriptions were then made into a flyer and disturbed for a Bird Trail Launch Event.

#### 11.4.1 Artwork considerations:

- investigate opportunities to establish commissioned art installations for key sites including:
  - Mason Street/Lakes Drive entry
  - South Lake viewed from the main lookout
  - as part of the new visitor entry and activation for the northwest precinct
- investigate use of QR codes to improve community awareness of existing community art works, memorials, and sculptures in the park.

## 11.5 Operations

### 11.5.1 Nursery

Greybox Nursery is located off the main car park and accessed from Mason Street via Lakes Drive. The nursery is privately owned and operated, open Monday to Saturday between 1pm and 4pm, the nursery provides native and indigenous plants for revegetation projects at Newport Lakes and other Council projects as well as retail to the public.

### 11.5.2 Operations Depot

The Operations Depot is located beside the nursery. It stores plants and equipment used by Council staff in maintenance at Newport Lakes.





Photo 83: Nursery



Photo 84: Depot

### 11.5.3 Mulch Storage

The southern Arboretum section of the sealed north-south path is also used for storage of mulch. Mulch is delivered to dumps on the Arboretum side by Council Parks Staff and contractors using large trucks accessing the area from the car park.

The mulch is stored and weathered before being spread to garden beds and planting areas around Newport Lakes.



### 11.5.4 Operational considerations

- the nursery is an important part of the parks history and current operations. It also plays a role in community education and promotes use of local indigenous plants in private gardens providing direct support to urban wildlife and biodiversity values
- the Council depot provides critical on site storage for plants, equipment and materials used in park operations.
- mulch storage directly adjoins the main car park and visitor area impacts on the initial visitor experience and creates risk with reversing large vehicles
- the mulch is currently stored and blocks the overland flow path from the Arboretum to the waterfall area
- investigate an alternate mulch store area in the north of the park away from the main visitor area and access.

# 12. IMPLEMENTATION

## 12.1 What is proposed?

The Newport Lakes Open Space Conservation and Improvement Plan has been developed in consultation with existing site users and community stakeholders. The plan seeks to address the key objectives of the project including ongoing protection of key environmental and cultural heritage values, staged renewal of existing infrastructure and improvement of recreational facilities while maintaining the spaces and places that create the lakes unique character.

### Vision

*Preserve the natural environment, open space and existing lakes bushland character while supporting renewal of existing infrastructure and facilities that improve access, sustainability, and shared community use. Maintain the balance between parkland and natural bushland landscape character while improving water quality, urban habitat values and enhancing climate change resilience.*

### Key Goals

#### Environment

- the park's unique urban bushland environment including mature Australian native trees and indigenous mid storey shrubs, grasses and ground layer must be protected and enhanced for future generations
- lake water quality is to be maintained and opportunities to improve climate change resilience and biodiversity values explored
- protect and enhance habitat for native fauna through control of introduced pest species such as foxes and carp.

#### Cultural Heritage

- the cultural heritage of the park will be protected, and opportunities provided to improve awareness and understanding of cultural values
- the history and stories of the park will continue to be captured and celebrated through creative and artistic installations.

#### Community Use

- maintain a range of different places and spaces to enable people to gather, socialise and build greater community connections
- activities in the park will foster a greater connection to nature for people of all ages and backgrounds
- maintain balance between biodiversity and habitat conservation values and popular activities including dog walking to support community health, wellbeing, and enjoyment of the parkland
- provide additional facilities in support of increasing use by new residents from growth areas in Altona North.

### **Infrastructure**

- park infrastructure will be redeveloped and replaced in accordance with Council policy and current standards, ensuring they are compliant, inclusive, and accessible
- new infrastructure will be designed in a way that is creative, sustainable, and responsive to the existing character and scale of the urban bushland setting.

### **Management**

- the planning, development and management of the park will be done in a holistic manner continuing partnerships with local community groups
- new and emerging uses will be assessed according to the goals for the park, local needs, and the broader regional context to determine whether they are appropriate for the park or can be accommodated in other locations.
- consideration of additional resources and staffing is required to meet current and future demand.

### **Park Character**

- the park will be managed in a way that protects the lakes and urban bushland character, local quarry history, Arboretum planting, and informal passive open space.

## **12.2 Implementation Priorities**

- upgrade replacement of existing infrastructure including fencing, footbridges and lookouts will need to be completed as needed to ensure safety and retention of public access.
- vegetation maintenance including weed control, mulching and infill planting across the reserve will continue in partnership with Friends of Newport Lakes
- upgrade replacement of play equipment at the main visitor area will be guided by community input to the options proposed. A budget allocation of \$500,000 has been set aside for delivery in 2022/23.
- implementation of other works will be subject to funding with indicative priorities as shown on Figure 14 and 15 as follows:
  - (H) High Priority (1-3 years)
  - (M) Medium Priority (4-6 years)
  - (L) Low Priority (7-10 years)
  - (O) Ongoing (part of existing programs/works)



## WATER QUALITY

Newport Lakes rely on a combination of urban stormwater and bore water. The accumulation of urban stormwater pollution in the closed catchment and the impacts of climate change such as reduced rainfall and increased temperature events present a significant threat to water quality. In order to ensure the long term sustainability of water quality in the lakes, to maximise habitat and amenity values the following strategies are being considered:

### Short term

- W1** Implement an overflow system to control water levels in the current car park infiltration system to prevent tree loss and reduce water levels.  
Install a new junction pit to redirect stormwater drains from the car park to the Amphitheatre waterfall to reactivate this area and provide pre-treatment prior to discharge to the southern lake. Retain high flows to the existing infiltration area. (H)
- W2** As part of bridge replacement, install water level control to improve function of the Amphitheatre wetlands. (H)
- W3** Investigate restoration of the overland flow path from the Arboretum to the Amphitheatre waterfall area. (M)
- W4** Ensure any future new residential development on Masons Road/Lakes Drive makes allowance for capture and connection of clean stormwater run-off to the lake via existing pits within the car park. (O)

### Longer term (following the next period of extended drought)

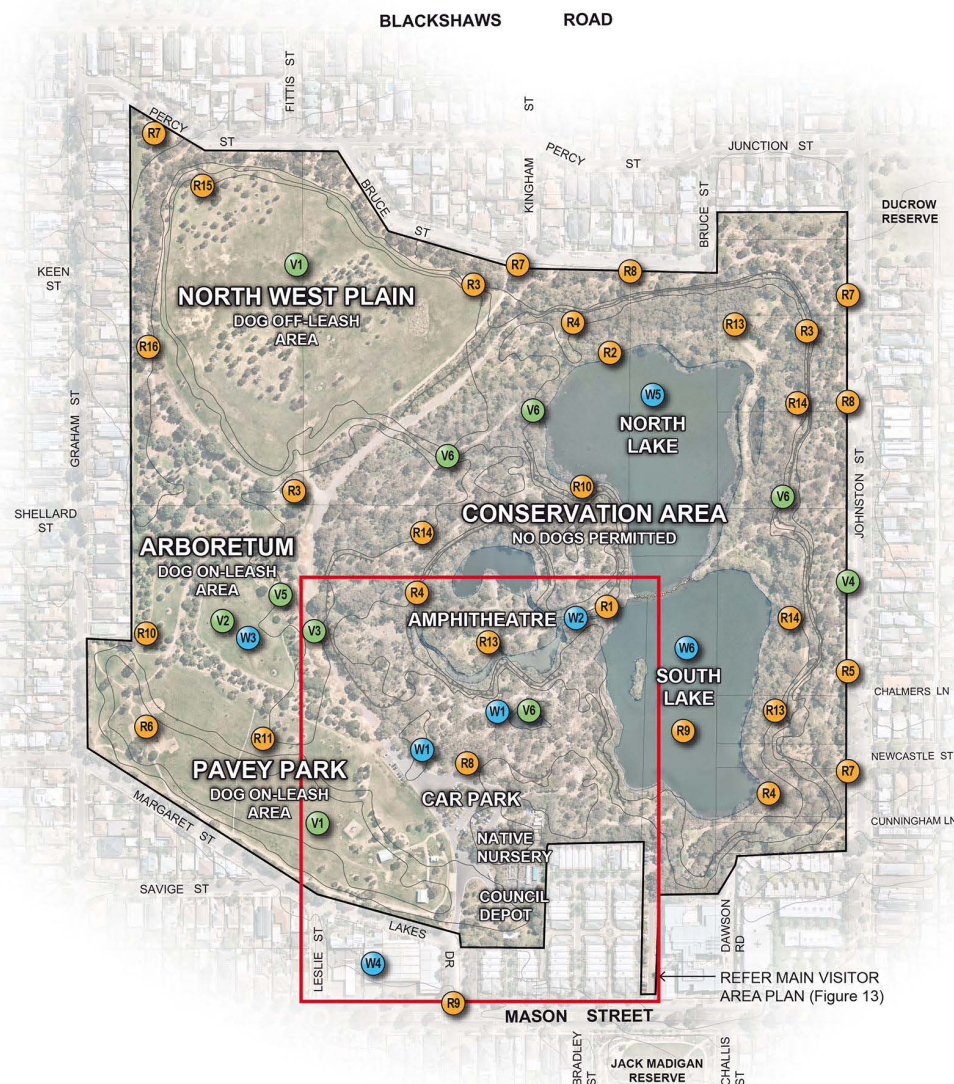
- W5** Convert the northern lake predominantly to wetlands providing pretreatment of stormwater to remove nutrients and toxic sediments while improving water bird and aquatic habitat values. (L)
- W6** Retain the smaller southern lake and rock crossing as open water using bore water to maintain water levels and amenity values even through extreme drought conditions. (L)
- W7** Replace habitat logs and stags as they eventually decompose and consider installation of additional nesting boxes. (L)

All of these actions are subject to further detailed hydraulic and ecological design.

## VEGETATION MANAGEMENT

Revegetation works have been ongoing for over 30 years and reflect the strength of the original vision for the area and the efforts of long standing HBCC staff in partnership with the community through Friends of Newport Lakes. Proposed future works include:

- V1** Undertake additional shade tree planting at Pavey Park and on the North West Plain dog off-leash area using native and indigenous trees. (H)



- V2** Undertake arboricultural assessment of existing tree health in the Arboretum, formative prune to remove lower branches to improve sightlines and remove poorly performing and overcrowded trees. Replace tree labels and undertake replacement planting using exotic specimen trees to continue the existing planting theme. (H)
- V3** Investigate options to relocate mulch storage to improve entry to the arboretum and reduce truck movements in the park. (M)

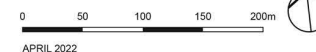
- V4** Extend bushland revegetation along the edge of Johnston Street beyond existing fence including informal track. (M)
- V5** Establish a new tree avenue along the north south path. (M)
- V6** Use targeted revegetation with indigenous shrub and groundlayer species to improve biodiversity in the bushland Conservation Area. (O)

## RECREATIONAL

- R1** Replace the timber pedestrian bridges retaining the existing bridge character. (H)
- R2** Convert the existing birdhide to a lookout/ seating platform. (H)
- R3** Install timber barriers to improve definition between dog off-leash and on-leash areas, and provide dog drinking bowls. (H)
- R4** Regrade and install timber assist rail to improve all ability access on steep sections of unsealed path. (M)
- R5** Install new unsealed walking path along Johnston Street. (M)
- R6** Consider Graham Street play space future and explore opportunities for activities for older children and teenagers i.e. basketball court, fitness station. (M)
- R7** Remove high fence and replace signage to improve amenity at path entries. (M)
- R8** Longer term, replace high chainmesh fencing with a simple timber post and cable vehicle barrier. (L)
- R9** Investigate opportunities to establish community art installations for key sites at Newport Lakes. (L)
- R10** Investigate use of QR codes to improve community awareness and appreciation of existing natural values, history, mosaics and sculptures in the reserve. (L)
- R11** Upgrade power supply and investigate opportunities to support events at Pavey Park. (L)
- R12** Review and rationalise existing signage in accordance with current HBCC design guidelines. (O)
- R13** Upgrade existing seats through the lake bushland Conservation Area. (O)
- R14** Monitor and maintain existing fencing. (O)
- R15** Provide additional seating in dog off-leash area. (L)
- R16** Improve north-south shared path. (L)

### INDICATIVE PRIORITIES

(SUBJECT TO FUNDING)  
(H) HIGH  
(M) MEDIUM  
(L) LOW  
(O) ONGOING





## NEW PLAY SPACE

Hobsons Bay Play Space Strategy recommends upgrade of the existing play space at Newport Lakes to provide a diverse range of accessible, attractive, challenging and well-maintained equipment for visitors of all ages and abilities within a sustainable natural setting. The new play space will be located close to the existing car parking and picnic toilet facilities, making use of the existing mound. The new playspace design theme is to include key Newport Lakes features including the iconic rock hop crossing and natural rock associated with historical quarry operations, existing car parking and picnic facilities (location of playspace to be determined at a later date). Other facilities will include:

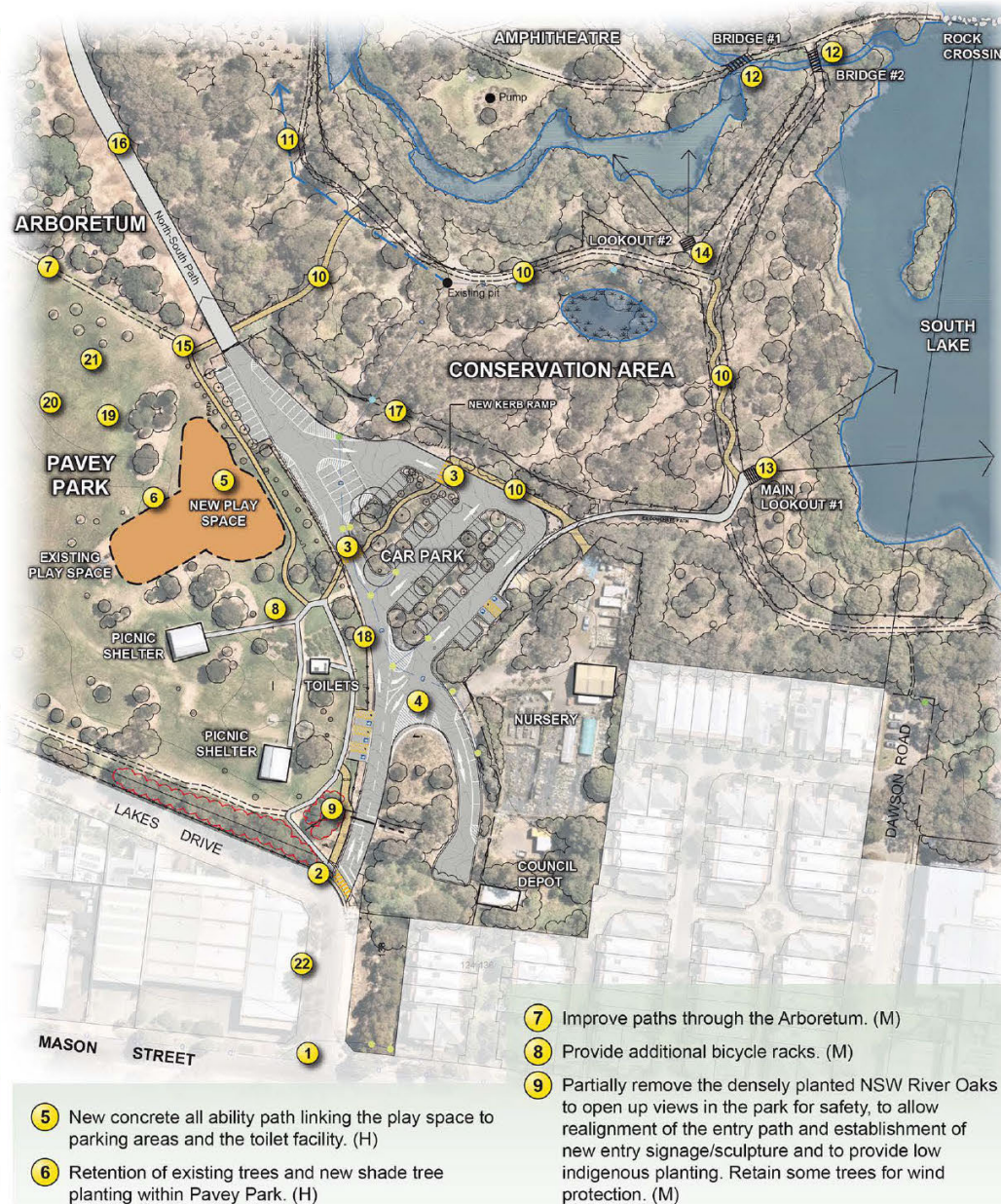
- A large viewing tower with accessible ramps and challenging slides
- A zipline flying fox and new swings
- A nature based play area with natural materials and indigenous planting
- Consider future of Graham Street play equipment

The community will have the opportunity to provide feedback on the design of new play space before it is constructed.

## MAIN VISITOR FACILITIES IMPROVEMENTS

The play space is expected to attract additional visitors to the park and the following upgrades are proposed:

- 1 New signage and feature groundlayer planting to highlight the park entry and improve amenity on Mason Street. (H)
- 2 New raised pedestrian cyclist priority crossing at the Lakes Drive entry to improve safety and slow vehicle traffic on entry to the car park. (H)
- 3 New pedestrian priority crossings and an all ability off-road path connection through the car park linking the toilets and picnic area with the entry to the lakes Conservation Area. (H)
- 4 New line marking in the car park to reduce speed, improve pedestrian safety and maximise parking efficiency. (H)



## OTHER PARK IMPROVEMENT WORKS IN THIS AREA INCLUDE:

- 10 Path improvements to establish an all ability access circuit via the lookouts and Arboretum. (H)
- 11 Diversion of stormwater run-off from the car park to reactivate the waterfall and ephemeral wetland area. (H)
- 12 Replacement of the existing pedestrian bridges in the same location while retaining the hardwood timber character of the existing structure. (H)
- 13 Replacement of the main lookout in the same location while retaining the hardwood timber character and seating of the existing structure. (M)
- 14 Removal of the lower lookout platform (now obscured by vegetation) and replacement with a seating area adjoining the path and overlooking the wetland soak. (M)
- 15 Relocate temporary mulch storage areas and establish a new formal entry to the Arboretum from the car park and new play space. (M)
- 16 New tree avenue along the sealed north south path with deciduous exotic trees on the Arboretum side and indigenous trees on the Conservation Area side. (M)
- 17 Remove the existing chainmesh fencing and replace with an informal rock and planting barrier to exclude vehicle access from the car park. (L)
- 18 Extend indigenous grassland planting along the entry road and beneath the existing vehicle barrier. (L)
- 19 Provide an additional picnic shelter overlooking the new play space. (L)
- 20 Upgrade outdoor electrical supply to enable more community events in Pavey Park. (L)
- 21 Establish irrigation to improve grass surfaces in Pavey Park for informal games and kick about. (L)
- 22 Ensure any future redevelopment of industrial land as housing allows for protection of existing trees on Lakes Drive and the harvesting of stormwater. (O)



## NEWPORT LAKES CONSERVATION AND IMPROVEMENT PLAN COST SUMMARY

Prepared by TBLD P/L for Hobsons Bay City Council 14/04/2022. Note preliminary cost estimates are for planning purposes only and subject to survey and design. Refer to Newport Lakes Conservation and Development Plan April 2022.

PLAN	High	Medium	Low	Ongoing	Total Cost
Water Quality	\$36,550	\$13,000	\$1,920,000	\$0	\$1,969,550
Vegetation Management	\$25,000	\$75,000	\$55,000	\$20,000	\$175,000
Recreation	\$280,000	\$572,000	\$639,000	\$145,000	\$1,636,000
Main Visitor Facilities	\$102,000	\$79,600	\$0	\$0	\$181,600
Other Park Improvement Works	\$69,000	\$10,000	\$50,000	\$0	\$129,000
New Playspace	\$1,210,000	\$0	\$0	\$0	\$1,210,000
Total	\$1,722,550	\$749,600	\$2,664,000	\$165,000	\$5,301,150
Contingencies (10%)	\$172,255	\$74,960	\$266,400	\$16,500	\$530,115
Total Works	\$1,894,805	\$824,560	\$2,930,400	\$181,500	\$5,831,265

The following section provides an overview of the indicative capital costs to implement each of the key improvements actions identified, and presents these actions within an overall recommended implementation framework (i.e. priorities). Please note all works estimates are for planning purposes only and are subject to funding.

The priorities are as follows:

- High (1-3 years)
- Medium (4-6 years)
- Low (7-10 years)
- Ongoing (part of ongoing works and programs)

### Indicative Cost Details

The tables on the following pages provide a description and breakdown of the indicative costs for each action while noting that these elements are subject to survey and design.

### Exclusions and Assumptions

The following exclusions and assumptions have been made in determining the indicative preliminary opinion of probable cost information:

- The indicative costs are provided for budget guidance purposes only, the cost of individual projects may vary significantly depending on the construction method used, materials, site conditions, engineering requirements and final designs.
- Prices do not include GST
- No allowance has been made for professional fees (i.e. building and construction drawings), these could add a further 10% to key individual projects.
- No allowance has been made for a project contingency, a minimum allowance of 10% of the total project cost is recommended.
- No allowance has been made for volunteer labour or in-kind support.
- No allowance has been made for statutory planning costs or requirements. It is assumed these will be borne directly by Council where applicable.
- Prices quoted are based on current rates; no allowance has been made for cost escalation or time delays.
- No allowance has been made for service upgrades or improvements (i.e. power, water).



## Background

The Newport Lakes Conservation and Improvement Plan has been prepared to identify, protect and enhance the environmental, cultural heritage and community open space values associated with the lake and surrounding open space area.

The plan seeks to balance the role of the reserve as a primary biodiversity conservation area whilst meeting the increasing needs of the local community for access to open space and passive recreation.

The draft plan has been developed by Thompson Berrill Landscape Design and Hobsons Bay City Council in consultation with key stakeholders and will be used to guide strategic planning and management actions, capital works and implementation priorities for the Reserve over the next ten years. It can be viewed online at:

[participate.hobsonsabay.vic.gov.au/newport-lakes](https://participate.hobsonsabay.vic.gov.au/newport-lakes)



## The community engagement process

To help shape the plan, we engaged the local community from 29 September to 31 October 2021, to better understand how they currently use the space, its importance and what future improvements are required to protect and enhance the Reserve while meeting community needs.

Feedback was invited by either completing a survey hosted on Council's online engagement platform, Participate Hobsons Bay; attending an online drop-in information session (two sessions held in October) or by contacting the project team directly by email or phone.

6,900 postcards were distributed to Newport area to encourage community involvement in the project alongside a broader promotional campaign over social media.

## Who got involved

The project's website on Participate Hobsons Bay received 1,852 site views from 1,239 individual site visitors during the engagement period from 29 September to 31 October 2021.

We received 301 survey submissions and five emails sharing feedback. Of these, respondents were mainly couples with children, aged 35-44 years with 64% identifying as female, 35% identifying as male and 1% identifying as non-binary or not disclosed. 57% of respondents live in Newport and 14% live in Altona North. Respondents living outside of Hobsons Bay make up 6% of total responses.

Two online community drop-in sessions were held via Zoom on Wednesday 27 October and Saturday 30 October 2021. Participants were invited to chat with Council officers, ask any questions they may have had and comment on the draft plan. Approximately 40 people attended these sessions.

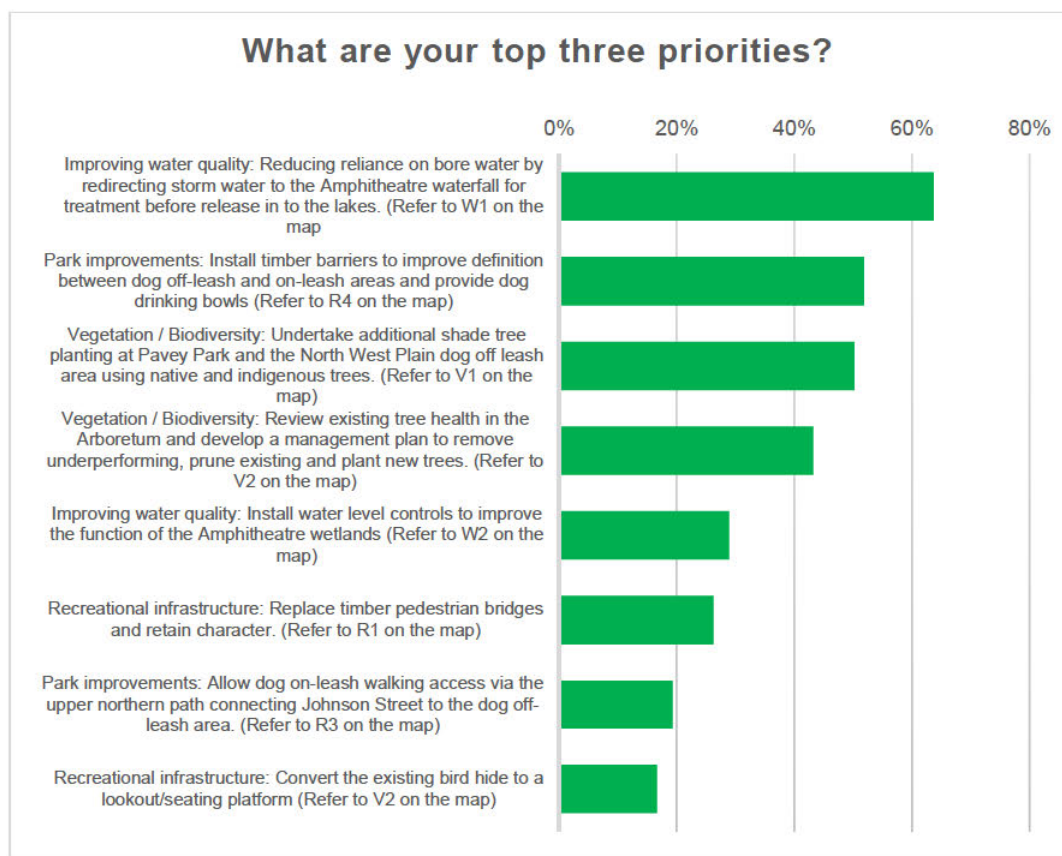
## What we heard

Through the online survey, we heard that the Lakes Conservation Area is the most visited area of the Reserve and people visit the Reserve with family to either enjoy nature, exercise or see wildlife.

Most survey respondents are frequent visitors of the Reserve - over one-third of respondents visit the Reserve a few times a week while 29% visit daily.

A range of priorities and actions were identified within the plan for the lake and open space over the next ten years. When asked to rank these priorities, you told us your top three priorities were:

- 1. Improving water quality:** Reducing reliance on bore water by redirecting storm water to the Amphitheatre waterfall for treatment before release into the lakes (Refer to W1 on the map\*)
- 2. Park improvements:** Install timber barriers to improve definition between dog off-leash and on-leash areas and provide dog drinking bowls (Refer to R4 on the map\*)
- 3. Vegetation / Biodiversity:** Undertake additional shade tree planting at Pavay Park and the North West Plain dog off leash area using indigenous trees (Refer to V1 on the map\*)



\* maps can be viewed at: <https://participate.hobsonsbay.vic.gov.au/newport-lakes>

We also asked you if you had any further feedback or comments on the plan.

The name of the plan has now substituted the word 'Development' for 'Improvement' as the former mislead some, when the real objectives is to improve and upgrade infrastructure to extend asset lifespans and ensure the Reserve can cope with current and future usage.

Overall, you supported the conservation of the Newport Lakes Reserve and in particular the Lakes Conservation Area. There was acknowledgement of this being a detailed and well considered plan. In your feedback, we heard some suggestions to improve the plan.

There was universal support for improving water quality in the Lakes to improve biodiversity and sustain a larger number of native plants and animals.

There was a strong desire to include further measures to ensure dogs are restricted to designated areas within the reserve. Ideas included to improve signage, install gates or barriers at entrances to the Lakes Conservation Area, provide fencing around the dog off-leash area and for more enforcement of local laws throughout the Reserve.

There was also concern for management of feral and domestic animals that have the potential to negatively impact native wildlife and habitats.

In addition to dogs, foxes and cats, bicycles in the Conversation Area was noted as a safety concern, and remarks were made that improved signage and barriers may prevent this issue.

Improved signage was called for throughout the Reserve, including maps and reserve information at entry points, educational signage on the history of the reserve and wildlife found here, and the use of plant and species labels.

Suggestions were also made to establish a café within Newport Lakes Reserve.

Within the North West Plain area, more bins were requested and for these to be emptied more frequently, along with pathway lighting, more benches and seating areas.

We heard mixed feedback regarding planting and vegetation management, with some calls for more native plants throughout the Reserve, some for more biodiversity in the vegetation and others for more shade trees.

Overall, there were requests for general maintenance throughout the reserve.

There were a variety of ideas and feedback shared regarding the upgraded play space in Pavey Park, the community will have the opportunity to provide feedback on concept designs at a later date.

## Next steps

Thank you to all community members who got involved and shared their feedback on the draft Newport Lakes Conservation and Improvement Plan.

Council will consider all suggestions, comments and concerns when finalising the plan before sharing the final version on the project website:  
[participate.hobsonsbay.vic.gov.au/newport-lakes](https://participate.hobsonsbay.vic.gov.au/newport-lakes).



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## Developing the Creative Community of Hobsons Bay

*Budget submission FY25/26*

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Hobsons Bay Community Advancement Co-Operative Ltd, Trading as Louis Joel Arts & Community  
5 Sargood Street, Altona VIC 3018 P: 9398 2511 E: [admin@ljac.com.au](mailto:admin@ljac.com.au) W: [www.ljac.com.au](http://www.ljac.com.au)

## 1. Executive Summary

Louis Joel Arts & Community (LJAC) has a long and lasting legacy and a proven performer for delivery as a critical piece of community & creative infrastructure in the Hobsons Bay municipality. For 20 years, LJAC has been delivering arts and community programming from its centre in the heart of Altona. It is well accepted that Arts and community centres provide significant social, community, and health and wellbeing benefits.

Hobsons Bay City Council's draft budget 2025/26 projects a contraction in arts investment, placing greater strain on the existing arts services of the western region. In response, LJAC offers this opportunity to Council to demonstrate its support for the wellbeing of those of the community who choose to participate in the arts, above other activities.

## 2. Introduction

Since 1991, Louis Joel Arts and Community (LJAC), the operational business of the Hobsons Bay Community Advancement Co-op, has been providing invaluable opportunities for community connection and service provision to the Hobsons Bay community through the lens of community arts and cultural development.

The building's beginnings as a local community hospital from the 1930s has progressively evolved into the local community and arts organisation that the Louis Joel is today, delivering wellbeing through social cohesion and the arts rather than primary health care. The Louis Joel gallery within the Centre is a recognised venue for art exhibitions and cultural performances. Louis Joel Arts & Community has become a vital hub for arts and culture in the Altona community, providing a range of services, events, and activities for residents.

LJAC currently receives **\$62k** ongoing funding from the Hobsons Bay City Council (HBCC) as a Neighbourhood House to deliver community development activities. In 2024, we also received one-off additional funding of \$35k to support arts activities and an extension of the Centre's opening hours to weekends to enable more community members to participate in programs.

In 2023, LJAC undertook a community consultation process to better understand the needs of the local community and help determine the role that the Centre could play in supporting the local community. A key insight that came from this consultation was the need for local artists to have access to more studio spaces for them to undertake their creative work.

To demonstrate our ongoing commitment to providing art spaces for the community, in 2025, we opened a ceramics studio to provide an opportunity for sculptors and ceramic artists to collaborate and deliver classes. Altona Artisans @ LJAC is delivering 16 hours of classes each week currently, and the recent exhibition, Three Artists: One Journey featured our current tutors as practising professional artists. We plan to further promote and develop offerings in the only ceramic studio in Hobsons Bay, which has been made possible with financial support from Mobil Australia. We have a current application in with Council seeking a Make it Happen grant for a community arts project focussing on "journey" in the creation of a major artwork using ceramics. We are confident in the growth of opportunities for creative expression in a broad range of skills.

### The Opportunity

The site next door to LJAC (7 Sargood St, Altona – Queen Street facing) is currently available for rent. The site is owned by Hobsons Bay Community Advancement Co-operative (HBCAC), the same entity that operates LJAC. HBCAC would ideally like this vacant space to be utilised for arts or community development programs, in line with the organisation's purpose. However, HBCAC is currently not sufficiently resourced to operate without generating revenue from these spaces.

Hobsons Bay City Council has an opportunity to address the growing need for creative practice spaces in the municipality, while also supporting LJAC, a key pillar of the Altona community, with rent and/or funding to support transforming this site into a co-working/creative studio for local artists.



### 3. Objectives and Outcomes

This proposal delivers on key objectives:

- Removes barriers to arts practice, including prohibitive studio rental costs
- Enables more career opportunities in the creative industries, especially for underrepresented communities
- Strengthening community ties and enhancing liveability in the municipality
- Expanding the availability of high-quality arts experiences year-round
- Promoting mental wellbeing by offering access to culturally safe spaces

Quantifiable impact on HBCC residents within twelve months:

- Under option 2, provide eight arts practice spaces for 16 artists (should six-month residencies be utilised)
- Under option 2, deliver **32** artistic outcomes (exhibitions, performances, etc.), with an estimated total community attendance of **1,600, averaging 50 per event**

### 4. Project Description/Opportunity

Increase opportunities to the creative community of Hobsons Bay to develop their artistic practice, short-medium-longer term, with additional capacity to collaborate with other artists – creating a residency program for a **Community of Creatives** – to operate alongside Hobsons Bay’s flagship cultural facilities at The Substation, Louis Joel Gallery, Wood Street Arts Space, the Civic Centre, Laneway Gallery, The Outside Gallery, Orbital, and Airtime.

#### Option 1

Utilise the “west end” where potentially a total of **seven** artist studios, with dry and wet spaces for making work, and shared presentation, workshop and project spaces, could be allocated with HBCC subsidising sub-leases for separate artists, or an artist collective which would be at a cost to HBCC, yet HBCC would receive a return by way of % of rent and agreement of artists hosting open studios, for example

- a) Studio 1 (large), x 4 studio <divisions of studio space would be flexible partitions using furniture or furnishings, or similar, NO permanent changes made to the building>
- b) Studio 2 (small) x 2 studios
- c) Studio Premium x 1 studio (room at “west end” entry from Queen Street
- d) 15 hours per week access to Altona Artisans LJAC ceramic studio, or as otherwise negotiated

**BUDGET: West end of 7 Sargood Street includes rent + GST + outgoings + 15 hours/week use of ceramics studio (excluding materials) - \$129,510 per annum.**

#### Option 2

In addition to Option 1, HBCC take on the lease for all available spaces, including;

- a) Shop front 1, to set up a shop for artists to sell their wares, and shop sit for one day each week as part of their sub-leasing arrangement
- b) Shop front 2, as additional studio (total studios = 8)
- c) Utilisation of the shared community space and dining room in the foyer as gallery

**BUDGET: West end of 7 Sargood Street, includes rent + GST + outgoings + all remaining rooms + 15 hours/week use of ceramics studio (excluding materials) - \$248,525 per annum**

- Scope:
  - o Repurpose existing community facility to provide creative spaces for local artists to create and present work
- Activities
  - o Refurbish the space for artistic practice
  - o Deliver an EOI process to determine the artists to engage
  - o Provide access to LJAC facilities for artists
  - o Work with artists to deliver presentation outcomes at LJAC
  - o In the LJAC spaces, we envisage providing mentoring and business development opportunities for creatives, tapping into available resources at all levels of Government
- Timeline
 

The space is immediately available, subject to any required refurbishments

ON NOTIFICATION OF SUCCESSFUL FUNDING (E.G. 1 JULY 2025)	- CREATE EOI GUIDELINES DETERMINE & COMMENCE REQUIRED VENUE WORKS
4 weeks later	Release EOI guidelines Commence promotion
4 weeks later	Close applications Assess applications
1 week later	Confirm artists
2 weeks later (late September)	Commence residency program Part 1

## 5. KPIs

	OPTION 1	OPTION 2
Number of artists accommodated (annual)	14	16
Number of artistic presentation outcomes	28	32
Community arts programs delivered	4	6
Program participants and/or event attendees	1,400	1,600
Hours of access to LJAC dedicated facilities, including the ceramics studio	750	1,000

## 5. Evidence and Supporting Data

- LJAC Community consultation
  - o In 2023, LJAC undertook a community consultation process to better understand the needs of the local community and help determine the role that the Centre could play in supporting the local community. Key insights from this consultation included:

- The heritage of LJAC is important to the community and should be retained and celebrated.
- There is high demand for classes and a studio that caters to pottery and ceramics. This has been delivered – ‘Altona Artisans at LJAC’ opened in early 2025.
- There is a need for local artists to have access to studio spaces for them to undertake their creative work and contribute to the creative economy.
- HBCC Arts & Culture Creative City community consultation
  - o Representatives from LJAC participated in and contributed to HBCC Creative City consultations during 2024, where the need for artist studios was a recurring theme.
  - o In the Hobson Bay City Council Community Infrastructure Plan, the lack of artist spaces is noted as a gap in the creative industries
- Footscray Arts Centre’s precinct plan announced in 2021, “The site cannot meet current artist and industry demand due to a lack of capacity and cost barriers caused by inadequate facilities. The strain on the precinct is compounded by a lack of other creative spaces in the West.”
  - o [Footscray-Community-Arts\\_A-Precinct-for-Melbournes-West\\_2021.pdf](#)
- There are a range of similar initiatives across various other councils. For example, the City of Casey announced an Emerging Artists Creative Hub residency for 2025-26, a pilot creative residency program that enables local creatives from Melbourne’s south east to develop their art practice, collaborate, meet peers, and share skills and resources in a dedicated space.
  - o [Emerging Artist Creative Hub | City of Casey](#)
- Also see Appendix 1 which sets out some statistics evidencing our impact and reach.

## 8. Conclusion

This proposal to Hobsons Bay City Council is an opportunity to collaborate with one of Hobsons Bay consistent performers in the delivery of arts and community programs to the community of Hobsons Bay, the Louis Joel Arts & Community. Together, we can better support our community of creatives and demonstrate care for the wellbeing of the community by giving them additional opportunities to participate in the arts.

## 9. Attachments

- *Floor plans*



## Appendix 1: Louis Joel Arts & Community Summary

Serving the community for twenty years.

### Who are we?

Louis Joel Arts & Community has uniquely embraced the link between participation in the arts and community wellbeing, delivering community connection through the activities and programs it has supported at the Centre and the Louis Joel Gallery for nearly 20 years. It has become a vital hub for arts and culture in the Altona community, providing a range of services, events, and activities for residents across the Hobsons Bay municipality.

Our experience, added to our consultation with community, has led us to conclude that the community and artists need more spaces for visual and performing arts including literature, music, and dance – practice and exhibitions.

This document will outline the need for the expansion of the Louis Joel Arts & Community and present the benefit to the Altona community and Melbourne's west, more broadly.

### What do we currently receive?

FY 2024/2025	HBCC	DFFH	OTHER GRANT INCOME
	\$62k (Neighbourhood House)	\$95k (Neighbourhood House Coordination)	\$62k (mixture of community development and arts programs)
OTHER INCOME 2023/2024 FY	RENTAL	VENUE HIRE	FEE FOR SERVICE
\$61k	\$211k	\$39k	\$17k

- We manage our finances responsibly, and have our annual report audited each year.
- Total revenue in FY2024 was \$591k – and although we made a loss of \$88k year, that was because we invested our own capital reserves in upgrades to the building to accommodate more spaces for community arts.
- In FY2025, our YTD revenue (@ March 2025) is \$514,022 – we are on track to break even, despite the challenges of losing our major tenant (reduction in revenue of \$105,000).
- Our financial reserves currently exceed \$120k.
- We have paid off our mortgage 10 years ahead of schedule.
- We have no outstanding grant acquittals.
- We have DGR status and raise money through attracting tax-deductible donations.

### *Operating Highlights – our impact and reach*

We do a lot with what we get. Even with reduced hours, currently, our staff and facilitators deliver the following services through LJAC:

- Art gallery with an exhibition opening every 3 weeks
- Art wall for 4 seasonal displays from the Hobsons Bay Arts Society (artworks for sale)
- Art wall for a new emerging artist each month (artworks for sale)
- Art gallery shop
- Auspice other community groups
- Community advocacy
- Community consultation
- Community Information
- Creative workshops
- Emergency preparedness/Community resilience
- Food relief
- Gardening groups/clubs/activities (seed collection and sharing)
- Library service / book swap
- Referral (both formal & informal)
- Room hire
- Sewing classes
- Social Activity Groups for vulnerable cohorts
- Spaces for commercial businesses to rent and occupy
- Visitor / tourist information
- Waste reduction / recycling (batteries, phones etc.)

We provide a mix of free and fee-for-service programs and activities for the community in the West. Our statistics show that, in FY2024, in an average week:

- a. 585 people used the LJAC Neighbourhood House, including attending exhibitions; and*
- b. 152 participated in programs and activities.*

In FY2024, LJAC was open to the public 44 hours per week staffed by paid staff, for 49 weeks of the year. In all, LJAC was used, including after hours, 55 hours per week.

In FY2024, when HBCC provided LJAC with additional arts funding of \$35k, we used that to open the Centre on Sundays – an additional 4 hours per week in which the community could attend to view the gallery exhibition and purchase things from the shop or simply chill out in our courtyard garden. Those additional hours provided more opportunity for artists to sell their work from their exhibitions or from the shop, and were well used by the community.

In FY2025, it has been necessary to reduce Centre opening hours and staff work hours, to meet the challenge of reduced revenue caused by the loss of our major tenant, but we continue to work towards solutions which will restore revenue as well as align with our vision for providing wellbeing for the community through participation in the arts.

### **Income and exhibition opportunities for mid-level and emerging artists**

We provide a source for artistic development (exhibition opportunities) as well as opportunities to generate income for creatives.

	NUMBER OF EXHIBITIONS	NUMBER OF MONTHLY TRANSACTIONS TO ARTISTS (SHOP + EXHIBITIONS)
YTD2024/2025	Total exhibitions	18
FY	Main artist(s)	30
	HBAS artists (seasonal wall)	60
	HBAS artists (5x7 exhibition)	350
	HBAS artists (Learning Curve Exhibition)	50
	HBAS artists (Annual Showcase)	30
	Emerging artists	9

Each exhibition opening is a free event for the community, with food, beverages, and often entertainment. We had record sales from an exhibition opening in March 2025, with \$12,000+ of sales on the night. Our record attendance at an exhibition opening was in May 2024, with 150+ members of the community attending on the Friday night exhibition opening of the Altona Pier Revue, where \$2,500 in prizes from sponsors were awarded to local artists. To provide the entertainment, the Community Choir sang and the young performers from Dramawerkz members performed.

Our 'Emerging Artist' wall provides an opportunity for emerging artists to exhibit their works free for one month.

### **Employment opportunities**

In FY2025, LJAC generates work for these local people:

- a. *1 part time Centre Manager*
- b. *1 part time Community Development Officer*
- c. *1 part time Arts Worker*
- d. *1 part time Administration Officer*
- e. *1 casual Project Facilitator*

**TOTAL PAID: 83 hours per week**

In addition, over the last 18 months, LJAC has provided 500 hours of student placement work to each of 6 student placements from Victoria University, University of Melbourne, and Monash University.

Volunteering opportunities at LJAC include work which is suited to both young and older members of the community. Our hardest working volunteers are the 8 directors on our Board of Management who devote, at a minimum, 4 – 6 hours per week to meetings and activities associated with running the Centre, a total of 32 – 48 hours per week. In addition, 16 volunteers contribute a total of 55 hours per week.

**TOTAL VOLUNTEER: 103 hours per week**



### **Conclusion**

With the cessation of the lease held by the Altona endoscopy clinic and Melbourne pathology, a new opportunity has opened for the Centre to expand its activities into the vacated space to be able to better provide for the arts and cultural development needs of the Altona community.

Unlike other cultural venues in Hobsons Bay, the Louis Joel is unique in that it is a community centre as well as being a focus for arts and culture in Altona.

We hope Council looks favourably upon the opportunities presented.

**Catherine Curtain**

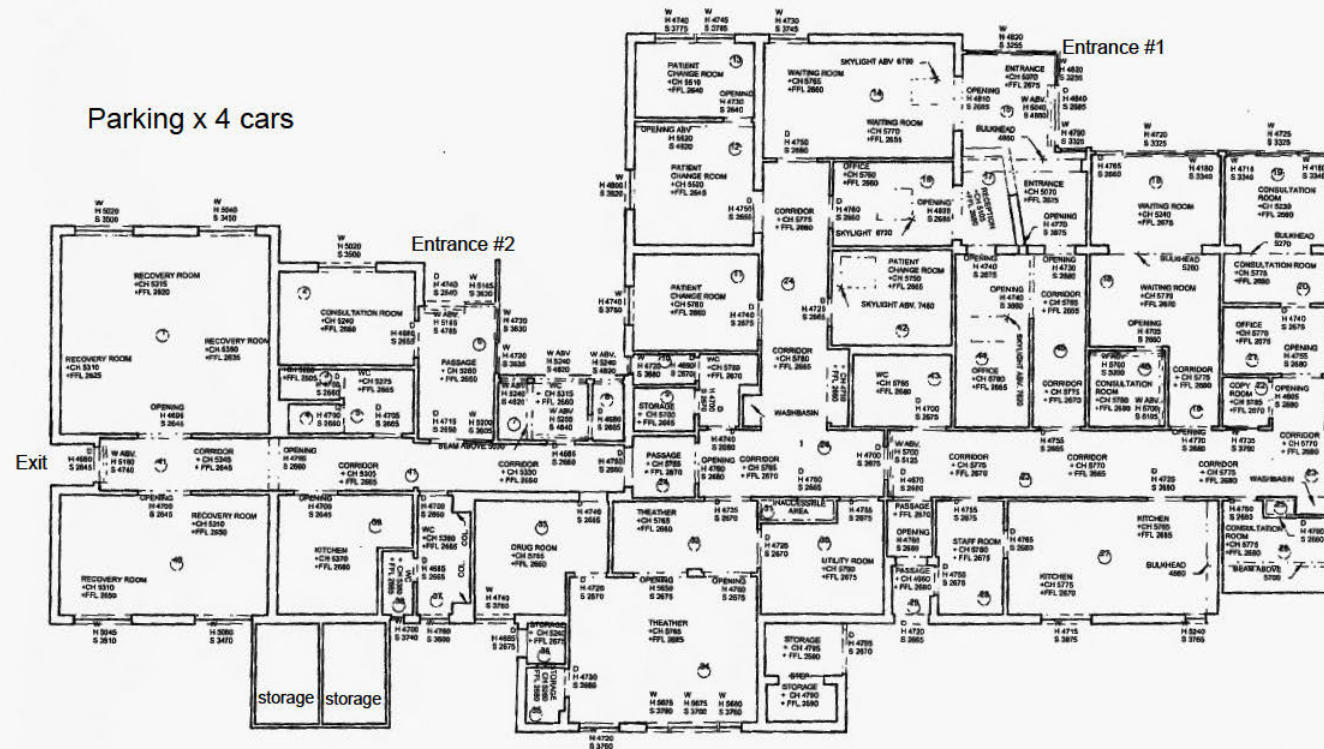
Board Chair

May 2025

CATHERINE CURTAIN CHAIR	DIANA RICE SECRETARY	KAREN INGRAM CENTRE MANAGER

----- Queen Street -----

Option 1

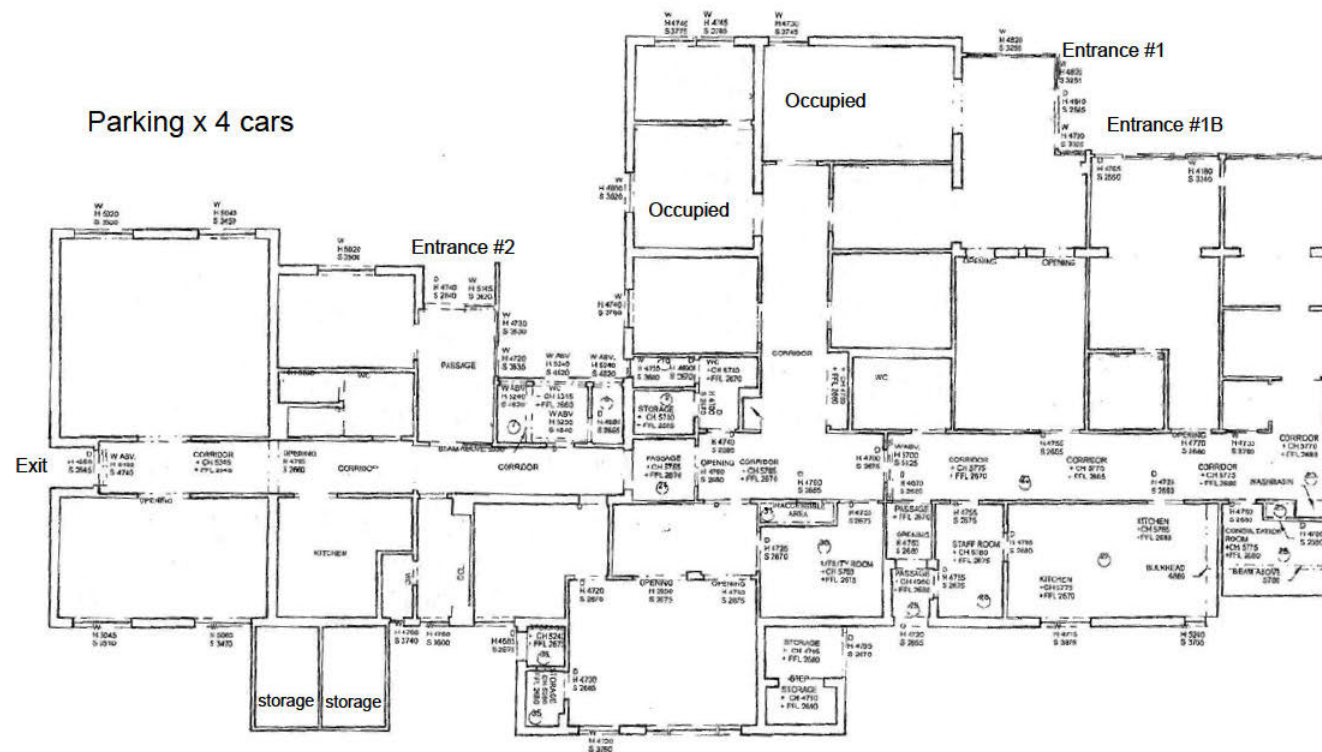


Available 223.5 m2

Occupied 56.5 m2

Occupied 18.5 m2

### Option 2



Available 347 m2

Occupied 56.5 m2

Occupied 18.5 m2



# Homegrown Authors Program Budget Submission Letter

**From: Sandra Wilson, Former Councillor and Mayor**

**Date: May 21, 2025**

**RE: Funding Support for the Homegrown Authors Program**

Dear Council Members,

I'm writing because I feel strongly about continuing funding for our Homegrown Authors Program. Having served both as Councillor and Mayor over the years, I've seen what programs like do for our community spirit and local economy.

Let me be clear: anything that connects creative people under the banner of a **creative city** matters. This program isn't just a nice-to-have cultural activity. It's essential to who we are as a community. When local writers get chances to share their talents, something magical happens. People connect. Stories bring us together. Our community grows stronger.

These opportunities build community and contribute to **wellbeing**. But let's not overlook the **economic benefits**. Literary events draw visitors to our local businesses. Book launches fill our cafes and bookstores. Author readings bring people downtown who then shop, dine, and spend in our community. Creative sectors generate real economic value through direct sales, tourism, and enhanced community appeal for new residents and businesses.

The Homegrown Authors Program serves as a talent incubator too. Several of our local writers have gone on to wider recognition, putting our city on the map and creating a positive reputation that pays dividends in community pride and external investment. I can't stress enough how fundamental this is to good community service and how perfectly it can activate **strategies for wellbeing, arts and culture, and economic development**.

The budget process always involves tough choices, I know that better than most. But supporting our local authors sends a powerful message about what we value while delivering **tangible economic returns**. It tells everyone that creativity has a home here, that we nurture talent, that we invest in our cultural identity and economic future.

I hope you'll continue supporting the Homegrown Authors Program in the upcoming budget. The payoff in community pride, connection, and economic benefit is immeasurable.

Go for it, Council! Let's keep this wonderful program alive!

All the best,

Sandra Wilson,

Former Councillor and Mayor

Budget Submission, Hobsons Bay City Council, by Hobsons Bay Author Alison Brideson

Dear Budget Committee Members,

**Re: Budget Submission for a Revitalised Hobsons Bay Homegrown Authors Program**

I am writing to submit a proposal for funding consideration in the upcoming budget cycle to revitalise the Hobsons Bay Homegrown Authors program, which has demonstrated significant value to our community since its inception in 2017/2018.

**Program Background and Impact** The Homegrown Hobsons Bay Authors program has successfully provided networking opportunities for over 100 local authors while showcasing diverse literary works to the wider community. This vibrant collective represents all levels of publication experience—from internationally published, award-winning authors to emerging voices—spanning a range of genres that reflect our community's rich diversity.

**Vision for Growth** We envision a program that builds upon previous successes while expanding to meet the evolving needs of both authors and readers in our community. The program would align perfectly with the proposed Centre of Excellence in Writing and Publishing, creating a comprehensive ecosystem that nurtures local literary talent, community engagement and economic impact.

**Proposed Budget Component**

**Author Events and Programming**

- Free author talks, readings, and book launches
- Promotion through existing library channels

**Expected Benefits and Returns** Investment in this program directly supports the Council's cultural development goals while delivering measurable economic benefits:

- Strengthened social cohesion through shared literary experiences
- Enhanced cultural identity through documentation of local stories and perspectives
- Economic stimulus for local businesses through event attendance
- Professional development opportunities for creative industry participants
- Positioning Hobsons Bay as a Creative City
- Homegrown Authors aligns with the proposed Centre for Excellence for Heritage, Writing and Publishing

**Community Partnership Approach** We propose a collaborative governance model for the revitalised program that includes representation from experienced local authors alongside library staff. This ensures the program remains responsive to both author needs and broader community interests while leveraging professional expertise from our diverse literary community.

I welcome the opportunity to discuss this proposal in further detail and provide any additional information that may assist the budget committee in its deliberations.

Kind regards,

Alison (Stuart) Brideson

### **Re: Reinstatement of the Hobsons Bay Homegrown Authors Program**

I am writing to advocate for the reinstatement of the Hobsons Bay Homegrown Authors Program, which has proven to be an invaluable asset to our community.

**The Role of Libraries:** Supporting local authors is a fundamental role of public libraries. Libraries serve as accessible spaces for sharing diverse voices, preserving local heritage, and providing equitable access to cultural enrichment. By championing homegrown authors, libraries fulfil their core mission of not just housing books, but nurturing the communities they serve.

**Cultural Benefits:** When our libraries showcase local writers, they preserve unique regional perspectives, create stronger community connections through relatable storytelling, provide diverse voices often missed by mainstream publishing, inspire future writers, and foster cultural pride in our region.

**Economic Benefits:** Supporting local authors creates sustainable creative ecosystems, keeps cultural dollars circulating locally, provides income for authors through events and workshops, stimulates literary tourism, and reduces barriers to entry in an industry dominated by major publishing houses.

**Free Author Events Impact:** Free author events create accessible intellectual spaces for all community members, transform libraries into dynamic cultural hubs, facilitate direct dialogue between writers and readers, and build community engagement around reading and writing. They also provide marketing opportunities for authors, drive book sales through personal connections, attract new library patrons, and create networking opportunities for writers.

**Local Business Benefits** The Homegrown Authors program creates significant ripple effects throughout our local economy:

- Cafes and restaurants experience increased foot traffic before and after events
- Other local businesses gain visitors who might not otherwise come to the area

Hobsons Bay Homegrown Authors program functions as a **cultural incubator**, nurturing talent while strengthening community bonds and contributing to local **economic development**.

I urge you to reinstate this **valuable program**. It serves not only our creative community but also benefits Hobsons Bay as a whole.

Yours sincerely,

*Liz Cyarto, PhD*



19 May 2025

Hobsons Bay City Council  
115 Civic Parade  
Altona VIC 3018



Dear Hobsons Bay City Councillors,

**Re: Feedback on Proposed Annual Budget 2025-26 and Revenue Rating Plan 2025-2029**

On behalf of the Spotswood Traders Association, I want to reaffirm our strong partnership with Hobsons Bay City Council and our shared commitment to creating a thriving business environment in Spotswood.

We write this letter to provide a submission related to the Hobsons Bay City Council's Proposed Annual Budget 2025-26 and Revenue and Rating Plan 2025-2029, with a focus on the implications for businesses in Spotswood.

We acknowledge Council's commitment to maintaining essential infrastructure and investing in local areas, and we offer the following points for consideration during the finalisation of the Budget and Plan.

**Item 1. Local Capital Works and Planned Investment**

The 2025-26 Draft Budget outlines several capital projects located in or adjacent to the Spotswood precinct, including:

**Roads and Infrastructure**

Item	\$
Hudsons Road (Melbourne Road to Forrest Street) Streetscape and drainage design	\$100,000
Ramsay Street (Burleigh Street to Craig Street) Road rehabilitation	\$450,000
McIntosh Road at Mills Street and Hall Street (Hudsons Road to End) Pedestrian access and drainage improvements	\$300,000
Drainage upgrades on Bernard Street, Raleigh Street and Robb Street (Hudsons Road to Craig Street)	\$50,000 (each)

## Parks and Open Space

Item	\$
Mary Street Reserve, Spotswood Irrigation renewal	\$70,000

These works are concentrated within a relatively small area of Spotswood and may affect access, parking, and customer activity during their delivery.

We request the following:

- A coordinated project schedule to minimise overlapping impacts.
- Advance notice and timely updates to affected businesses.
- Appropriate signage, detour planning, and access management during construction periods.

## Item 2. Rates and Revaluations

The Draft Revenue and Rating Plan confirms that the 2025-26 rate increase is capped at 3.0%. However, revaluations may result in larger changes to individual properties depending on their Capital Improved Value (CIV). Commercial properties in high activity areas like Spotswood may be particularly affected.

We seek:

- Suburb level data or modelling that illustrates how recent revaluations may affect commercial rates.
- Clear guidance on the process for seeking clarification, objection or review.
- Engagement with local businesses on rating trends and options for long term planning.

## Item 3. Waste Service Charges

The proposed budget includes revised changes for waste services, including commercial bin services. Given the diversity of businesses in Spotswood (cafes, studios, professional services, retail and hospitality) we request:

- A breakdown of how charges are calculated.
- Flexibility to tailor waste collection based on business size and waste volume.
- Access to information and advice on how businesses can manage service costs effectively.

## Item 4. Engagement and Communications

Due to the volume of change and investment occurring in Spotswood, we recommend:

- Clear and consistent communications to traders and property owners during planning and delivery of works.

- A central Council contact point for business enquiries relating to infrastructure, rates or services.
- Inclusion of the Spotswood Traders Association in consultation related to precinct planning, service reviews or future capital programs.

#### **Item 5. Funding for Spotswood Traders Association**

While the Spotswood Traders Association independently manages our funding, the funding we receive from Hobsons Bay City Council is critical to ensuring that the voices of local traders are heard and that meaningful outcomes are achieved.

Our association submits its regulatory reports and operates within strong governance frameworks, including the utilisation of Council's Smarty Grants IT system, which has enhanced our long-term sustainability, governance and operational efficiency. Ongoing budget allocation and investment in this relationship will ensure that Council remains committed to best practice engagement with trader associations, reinforcing its leadership in this space.

#### **Item 6. Submission Process**

As an association, we remain committed to working independently while leveraging our partnership with Council to maximise impact. The work we do, strengthens the economic and social fabric of our precinct.

Our volunteer led Committee of Management is deeply invested in ensuring the long-term success of Spotswood, not just for traders but the entire community.

We acknowledge the opportunity to make this submission and note the feedback deadline of Wednesday 21 May 2025 and thank you for supporting the Spotswood Traders Association.

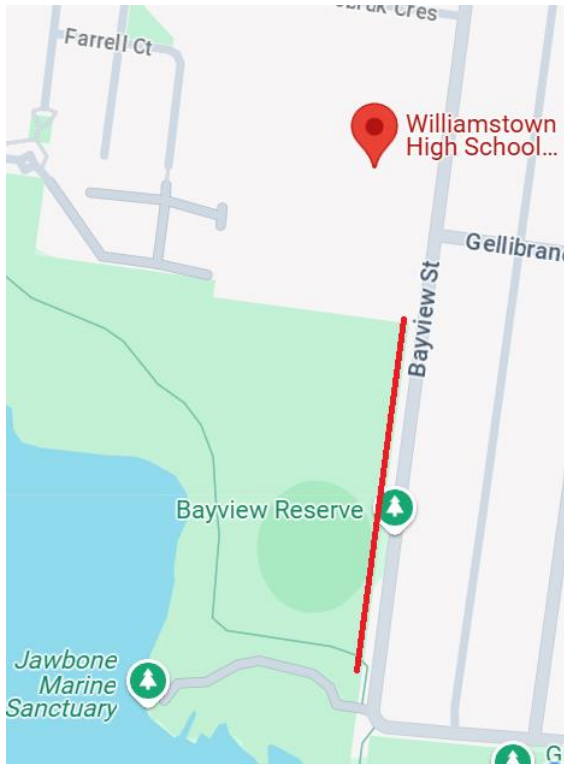
Sincerely,

Matthew Oczkowski

President - Spotswood Traders Association



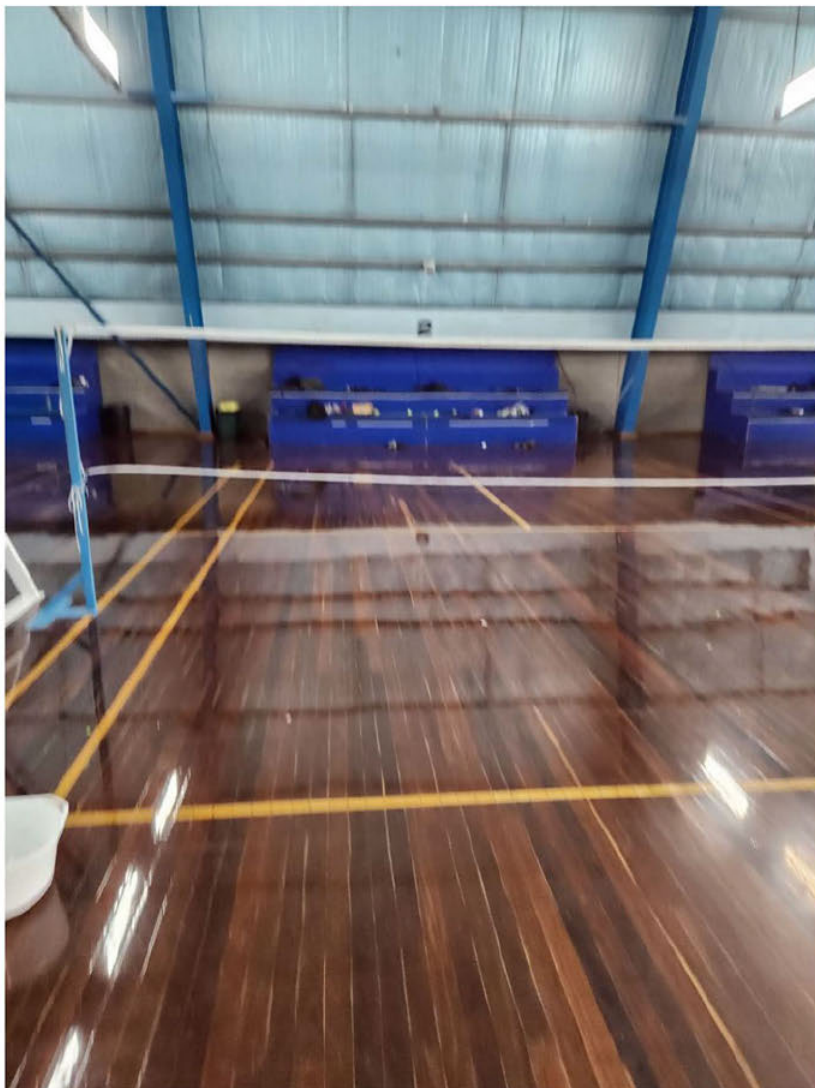




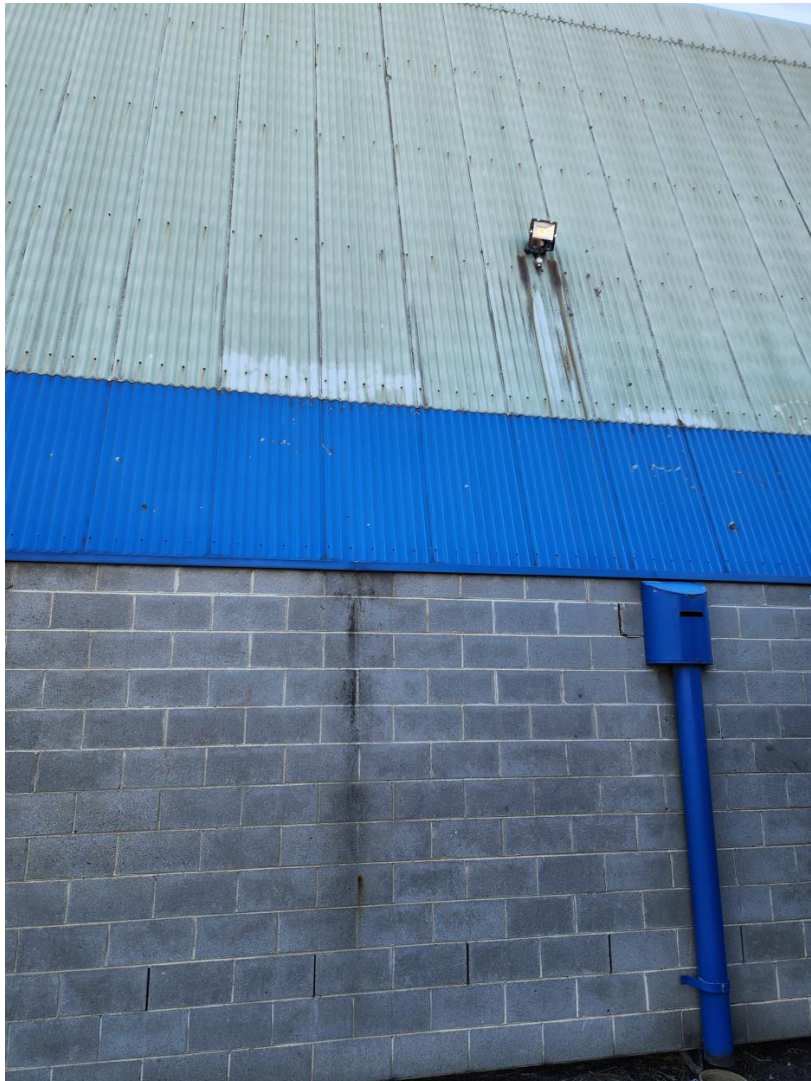




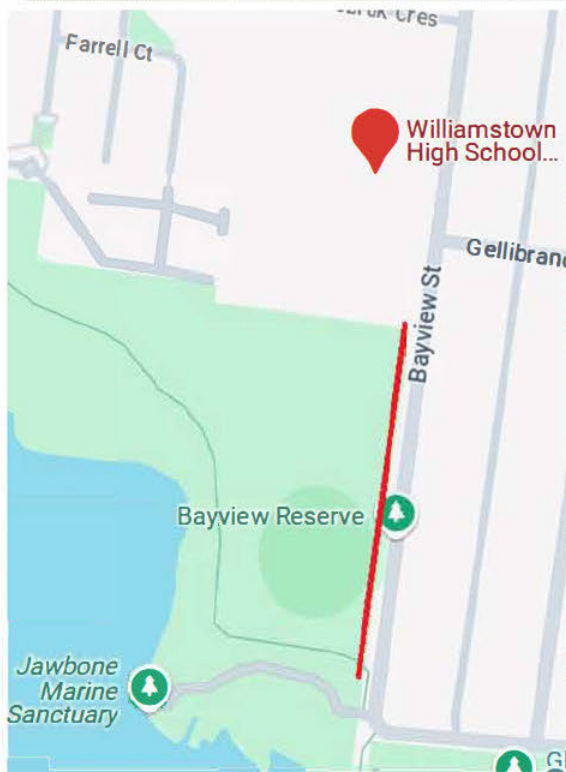




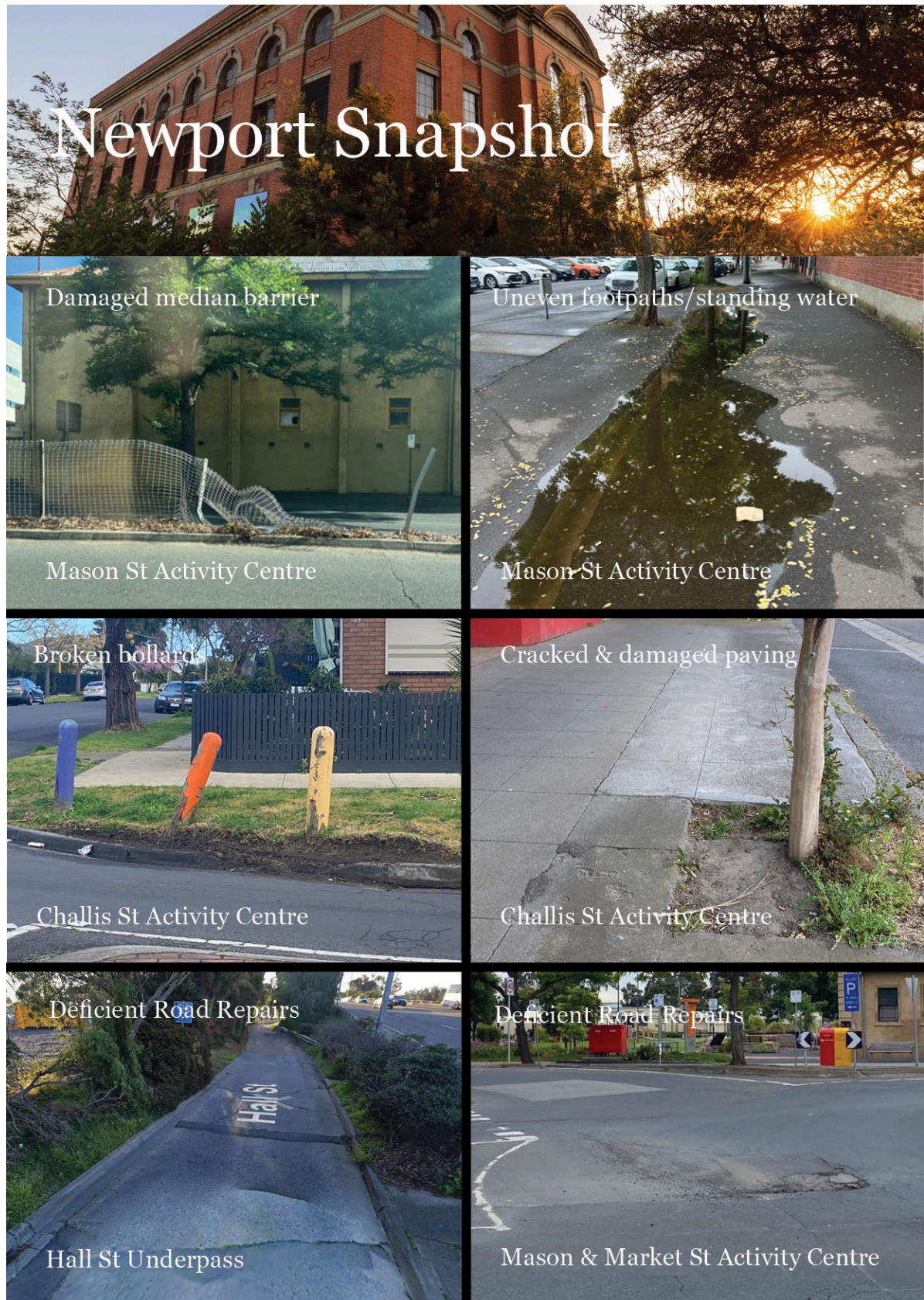














**The Hon. Melissa Horne MP**  
STATE MEMBER FOR WILLIAMSTOWN

Minister for Consumer Affairs, Gaming and Liquor Regulation  
Minister for Ports and Freight | Minister for Fishing and Boating



Mr Aaron van Egmond  
Chief Executive Officer  
Hobsons Bay City Council  
115 Civic Parade  
Altona, VIC 3018

2 February 2021

Dear Mr van Egmond,

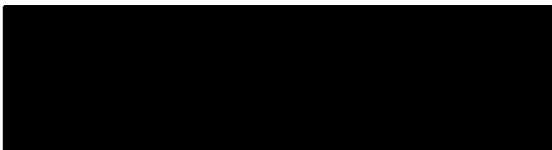
I write to you on behalf of a constituent to my office, Mr Robin Fernandes, who has contacted me regarding footpaths on Ann Street in Williamstown, specifically between Williamstown Railway Station and Hanmer Street.

Mr Fernandes writes that he is concerned by the land on the western side of Ann Street between the station and Hanmer Street, which is currently unsealed gravel with no footpath. This is a source of concern for Mr Fernandes, as he is of the view that the lack of a footpath poses a risk to pedestrian safety, particularly in light of an anticipated increase in patronage from residential developments in the area.

It is my understanding that while the land in question is owned by VicTrack, Ann Street is on the Hobsons Bay Roads Register, and as such, its management as well as footpaths are the responsibility of Council. In order to construct a footpath in this location, Council would need to make an application to VicTrack.

In light of the issues raised by Mr Fernandes, I would be grateful if Council take into consideration these concerns in determining whether to progress this matter with VicTrack.

Kind regards



**The Hon. Melissa Horne MP**  
State Member for Williamstown  
Minister for Consumer Affairs, Gaming and Liquor Regulation  
Minister for Ports and Freight  
Minister for Fishing and Boating







22 February 2021

The Hon. Melissa Horne MP  
State Member for Williamstown  
101 Douglas Parade  
Williamstown Vic 3016

Ask for: Matt Irving  
Phone: [REDACTED]  
Our Ref: [REDACTED]

Dear Minister,

**Footpaths on Ann Street, Williamstown**

Thank you for your letter dated 2 February 2021 on behalf of Mr Robin Fernandes. As this is an issue that falls within my area of responsibility the matter has been referred to me.

Council is proposing a new footpath and associated pram crossings to be constructed on the east side of Ann Street Williamstown in line with the existing pedestrian bridge, as shown on the attached plan.

An application to seek VicTrack approval will be required. Upon approval the budget to construct the new footpath will be included in Council's Five-Year Capital Works program, which is subject to budget approval.

Should you require any further information in relation to this please contact Matthew Irving, Manager Capital Works on [REDACTED].

Yours sincerely



Sanjay Manivasagasivam  
Director Infrastructure and City Services

## Robin Fernandes

---

**From:** Kasey Lancaster <[REDACTED]> on behalf of Melissa Horne <Melissa.Horne@parliament.vic.gov.au>  
**Sent:** Tuesday, 2 February 2021 10:09 AM  
**To:** Robin Fernandes  
**Subject:** RE: Anne Street and Williamstown Station  
**Attachments:** Letter to CEO (R. Fernandes).pdf

Dear Robin,

Thank you for your email regarding the land on Ann Street near Williamstown Station. I completely understand your concern for the safety of pedestrians and public transport users around the station.

I have raised this matter with the office of the Minister for Public Transport and can advise the following. As you have correctly identified, the land you are referring to is owned by VicTrack, however the management of Ann Street and footpaths is ultimately the responsibility of Hobsons Bay City Council. If Council would like to construct a path on that section of the road, an application should be made to be progressed through the appropriate processes at VicTrack.

I have been advised that VicTrack will be reaching out to Council to advise them to submit an application for the construction of this footpath if this is something they want to progress.

I have also raised this matter directly with Council, and a copy of my letter to them is attached.

While there is no footpath on the section of Ann Street that you have referred to, there remains a footpath on its eastern side, providing a safe pedestrian connection to Hanmer Street and beyond.

I hope this is of assistance to you, but please do not hesitate to reach out if you have any further issues.

Kind regards,

**The Hon. Melissa Horne MP**  
State Member for Williamstown  
Minister for Consumer Affairs, Gaming and Liquor Regulation  
Minister for Ports and Freight  
Minister for Fishing and Boating

---

**From:** Robin Fernandes <[REDACTED]>  
**Sent:** Wednesday, 13 January 2021 9:55 PM  
**To:** Melissa Horne <Melissa.Horne@parliament.vic.gov.au>  
**Subject:** FW: Anne Street and Williamstown Station

Dear Melissa,

Please refer to emails below.

I have been a resident of Williamstown for over 25 years.

My issue is the poor state of the land (urban landscape) around Williamstown Train Station which is managed by VicTrack and Parks Victoria.

The station is the gateway to many who visit Williamstown's many festivals and events, and also the main train station (at the end of the line) for commuters.

If you or your reports can put any pressure on those in control of this situation (VicTrack & Parks Victoria) it would be much appreciated.

Yours Sincerely  
Robin Fernandes  
[REDACTED]

---

**From:** Robin Fernandes <[REDACTED]>  
**Sent:** Friday, 17 May 2019 12:49 PM  
**To:** 'customer.services@victrack.com.au' <[customer.services@victrack.com.au](mailto:customer.services@victrack.com.au)>  
**Cc:** 'Angela Altair' <[REDACTED]>  
**Subject:** FW: Anne Street and Williamstown Station

Dear [REDACTED]

The train users of Williamstown train station are at serious risk due to the fact that there is no footpath on the south side of the road that leads from the intersection of Hanmer and Ann Streets to the train station.

As per correspondence below, this area is controlled by VicTrack.  
Footpath and roadworks are needed to occur sooner rather than later; before an accident occurs.

Also with the current development of in excess of 400 townhouses or apartments further down Ann Street, there will be many more users of the train station.

Please look into the situation and liaise with the City of Hobsons Bay to enable works in the next financial year.

Photos attached for your reference.

Please contact me if you have any queries.

Yours Sincerely  
Robin Fernandes  
[REDACTED]

---

**From:** R&A Fernandes <[REDACTED]>  
**Sent:** Friday, 5 October 2018 7:59 AM  
**To:** Angela Altair <[REDACTED]>  
**Subject:** Fwd: Anne Street and Williamstown Station

FYI

Begin forwarded message:



**From:** R&A Fernandes <[REDACTED]>  
**Date:** 5 October 2018 at 7:57:07 am AEST  
**To:** [REDACTED]  
**Subject:** Re: Anne Street and Williamstown Station

Thanks Spencer

I had a feeling that was the case.  
I'll also write to them directly, they have ignored the community and users for some time.

Yours sincerely  
Robin Fernandes

On 4 Oct 2018, at 7:45 pm, [REDACTED] wrote:

Hi Robin

The land between the station and Hanmer Street is a very complicated area.

All of the land between the tracks and Hanmer Street is owned and managed by VicTrack.

So the road that bends around from the station to Hanmer Street is actually VicTracks.

The houses that it bends around are Department of Human Services (who lease it off VicTrack)

We lease an area of land off VicTrack for the playground.

As a result we can't just resurface that part of the road when it suits us;

- 1) it's not ours
- 2) it is irresponsible of us to spend rate payers money on another organisations assets

We are in communication with VicTrack about it and are looking at doing that section with the rest of Ann Street resurfacing. But that all depends on how negotiations go with VicTrack (which is why I didn't add it to my list below).

Similarly with footpaths, line marking, garden beds (even rubbish bins) in that open space is all VicTrack.

Spencer

On 4 Oct 2018, at 5:55 pm, R&A Fernandes  
<[REDACTED]> wrote:

Thanks Spencer,

Good that some works are planned albeit some time away.  
How about the area of Anne St, south/west of Hanmer St.? This area near the Station should have bitumen, footpaths, kerbs, and car park line marking.  
Many people just walk on the road or gravel area; an accident waiting to happen.

Yours Sincerely  
Robin Fernandes

On 4 Oct 2018, at 11:51 am, [REDACTED] wrote:

Hi Robin

Your enquiry about fixing up the roads and footpaths around Williamstown Station has come to me.

I am pleased to inform you that several projects are already programmed for the area in the coming years;

- 1. Ann Street**
  - a. Footpath**
    - i. 2020/21 Nelson Pl to Aitken St (Right Side)
    - ii. 2022/23 Aitken St to Cecil St (Both Sides)
  - b. Road Resurfacing**
    - i. 2020/21 Aitken St to Hanmer St
- 2. Hanmer Street**
  - a. Footpath**
    - i. 2021/22 Cole St to Electra St (Right Side)
- 3. Thompson Street**
  - a. Road Rehabilitation**
    - i. 2023/24 Hanmer St to Railway Pl
- 4. Cecil Street**
  - a. Road Rehabilitation**
    - i. 2021/22 Cole St to Parker St
  - b. Road Resurfacing**
    - i. 2023/24 Kanowna St to Cole St
  - c. Footpath**
    - i. 2019/20 Kanowna St to Ann St (Left Side)
    - ii. 2019/20 Ann St to Thompson St (Both Sides)
    - iii. 2021/22 Cole St to Parker St (Right Side)
    - iv. 2021/22 Kanowna St to Ann St (Right Side)

I hope this information satisfies your enquiry.

Spencer

<image001.png>

[REDACTED]  
Senior Assets and Information Systems Officer  
Asset Planning

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<image002.png> <image003.png> <image004.png> <image005.png> <image01

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## HBCC Draft Budget Submission

Dear HBCC,

I am on the Working Group for the Mechanics Institute. To date, we have had a range of productive meetings, with a few more still to come before we arrive at a final outcome.

While it is pleasing that the draft budget (page 102) allocates \$734,000 for the "Mechanics Institute Building and Cottage," I have significant concerns that combining this with the previously approved \$400K for this work (FY24/25 budget) and \$385K (FY 23/24) will lead to further delays in reinstalling the floor. Regardless of the Working Group's outcome, the floor in the Mechanics needs to be installed (in the main hall and office areas). Therefore, it is crucial that the first tranche of the \$734K be dedicated to repairing the Mechanics Institute flooring, rather than prioritizing 'The Cottage.' Based on the Working Group discussions, it is clear that the floor remains a priority. Reinstating the floor would NOT be a regretful expense; it must be completed and represents a positive step in HBCC's desire to make this site operational once again. While I appreciate spending on 'The Cottage,' which will enhance street appeal, we must focus on establishing a secure foundation for 'The Mechanics Institute.'

Therefore, my request to HBCC is to include two line items in the FY 25/26 budget: a) \$400K for Mechanics Institute floor installation, and b) \$334K toward the overall "Mechanics Institute Building and Cottage restoration" fund.

Note: It is unclear how the \$450K for FY23/24 was reduced to the revised amount of \$334K. Perhaps Council can clarify this, as the funding for architects assigned to the Working Group was NOT provided from this line item.

Overall, I reiterate that a funding allocation is a step in the right direction, provided it is used wisely. Please feel free to contact me to discuss this further, as I am passionate about making this precinct functional for our community once again.

Regards,

**Nigel Edwards**

M: [REDACTED]  
[REDACTED]

Strategic Redevelopment  
Precinct -  
Local Area Traffic  
Management Plan



2025/26  
HBCC budget submission

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## Summary

Better West requests that \$190,000 be allocated to develop the Local Area Traffic Management (LATM) Plan for the Strategic Redevelopment Precinct (SRP) in South Kingsville and parts of Altona North and Spotswood.

Better West is not requesting any allocation of new funds for this LATM and proposes that \$190,000 be reallocated or reclassified from existing funds proposed in this draft budget and from a confirmed TAC grant.

This LATM was agreed to in 2018 as part of the planning process for Precinct 15 in Altona North. More than \$700,000 (in 2025 dollars) is allocated to developing and partly implementing in the Precinct 15, Altona North, Developer Contribution Plan. This means that the Council budget spent now could, in the future, be reimbursed from developer contribution funds.

This LATM will plan to manage the traffic impacts of residential developments in Precincts 15, 16, and 17, as set out in the Altona North Integrated Transport Study (ITS) and guided by the expert traffic reports prepared for the planning panel review for C088. The LATM plan should also address other traffic issues that have arisen since Amendment C088 was gazetted in 2018.

Ultimately, the LATM Plan will ensure that the transport vision outlined in the Altona North Comprehensive Development Plan is realised, allowing traffic congestion and connectivity to be managed through the provision of a network of bike paths, access to good buses, and links to train stations at Spotswood and Newport.

We propose that the LATM plan should comprise the following components and associated budgets, as detailed in this submission.

SRP Local Area Traffic Management (LATM) Plan	
1. Local Area Traffic Management (LATM) Study	\$ 70,000
2. Co-operative design opportunities	\$ 90,000
3. Car parking plan	\$ 30,000
<b>Total</b>	<b>\$190,000</b>



## Background

### Altona North Integrated Transport Study (ITS)

A Precinct 15 Altona North Integrated Transport Study (ITS) was developed by the Victorian Planning Authority to inform the Altona North Comprehensive Development Plan (CDP), published in December 2016.

The ITS investigated and developed a plan for Precinct 15 that aimed to manage the development's traffic impact of the 7,000 new residents who will eventually live in Precinct 15.

The ITS planned a travel mode shift away from a dependence on private cars and to a greater provision and use of active and public transport. The road and transport network within Precinct 15 was designed to help achieve this desired shift. The street layout and cycling connections in Precinct 15 are designed to prioritise safe and easy cycling, walking and bus transport.

### Traffic mitigation measures within Precinct

Traffic mitigation measures that are set out in the Integrated Transport Study and have been incorporated into the CDP for Precinct 15 are:

- An extensive network of footpaths and separated, shared bike and pedestrian paths though out the development connecting to the surrounding area; specifically including connections to Spotwood Station (from Aloha and Birmingham Sts) to Newport station (from The Broadway) and to the Federation train (from the end of New St)
- An east-west bus route and bus stops through the middle of the development,
- Pedestrian facilities on both sides of the signalised intersections along Blackshaws Road,
- A shared path connection to the Federation Trail along the south side of the freight line from Watson St (partly constructed by the Westgate Tunnel Project),
- Mixed traffic bicycle facilities along the length of Cyclamen Avenue and supporting crossing treatments of Kyle and Millers Rds,
- Mixed traffic bicycle facilities along the length of Aloha St and supporting crossing treatments of New St and Stephenson St.
- On road bicycle lanes on The Broadway between Blackshaws and Hansen Street
- Detectors in up or down stream bus stops of the proposed signalised intersections on Blackshaws Rd as part of the reprogramming of the Millers Rd/ Blackshaws Rd intersections
- In lane bus stops on Marigold St and Brunel St.

The ITS is the basis of the street layout in Precinct 15, as seen in Figure 1, and was also used to specify the road layout concept plans for projects, which are shown in the Developer Contribution Plan and thus incorporated into the Planning Scheme.

The aims of the ITS are also articulated into the Vision of the Comprehensive Development Plan which is a mandatory element of the CDP which must be complied with. The Vision states that:

*“Key routes and open spaces will link to an excellent network of cycle paths including a link to the Federation Trail beneath the West Gate Freeway and to train stations at Spotswood and Newport. The precinct will also benefit from excellent access to buses that will connect with these stations and to the CBD. A mix of sustainable transport solutions have been provided to ease traffic congestion in the wider area.”*



## Local Area Traffic Management (LATM) Plan

The three components of LATM are

1. A Local Area Traffic management Study
2. Co-operative design opportunity workshops
3. A car parking plan

### 1. Local Area Traffic Management (LATM) study

The Integrated Transport Study and transport requirements were exhibited with the draft Comprehensive Development Plan (CDP) and Developer Contribution Plan (DCP) for Precinct 15 in 2017.

In response to this exhibition, over 100 community and stakeholder submissions were received. Over 60 per cent of them, specifically addressed traffic and transport. The study and the submissions were also considered through expert witness reports that prepared for both HBCC and for the VPA and as part of the Planning Panel Review for Amendment C88.

In March 2018, it was decided through the Planning Panel review process that a Local Area Traffic Management Study would be developed. The LATM was to investigate traffic issues to the area east and west of Precinct 15 (covering the areas including and between Millers, Blackshaws, Melbourne Roads and covering the development impacts of Precinct 16 and 17).

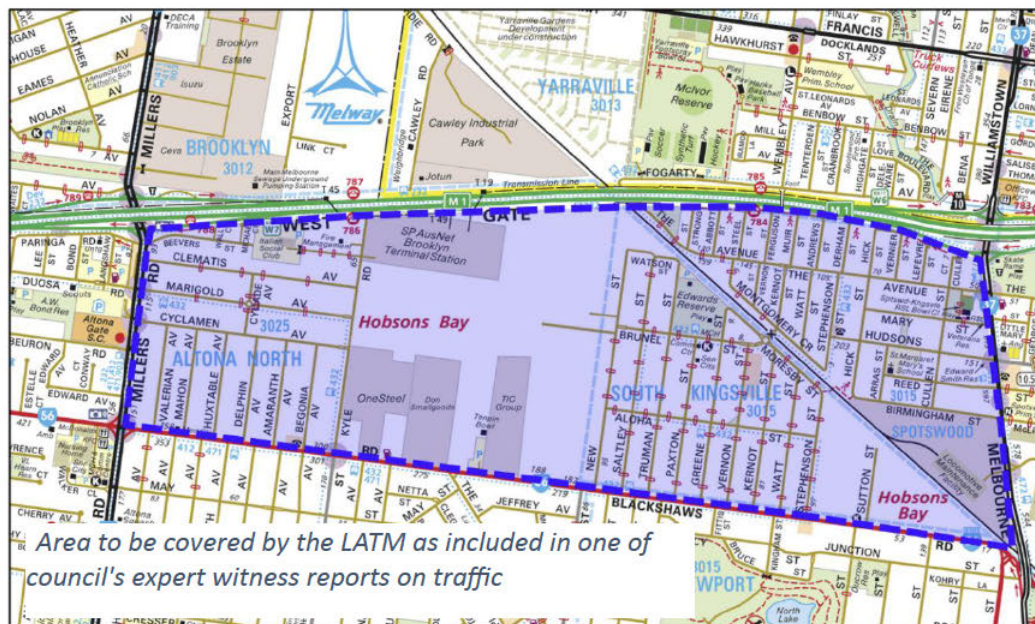


Figure 8: Recommended Extent of LATM Study Area



\$590,000 (more than \$700,000 in 2025 dollars) was allocated in the DCP to develop and then to partly implement this study. The expert witness reports for Council and the VPA flagged several issues that they recommended be investigated in the study.

#### **Key Issues flagged for inclusion into the LATM**

Issues are identified in the expert witness reports include:

- Substantial changes are required to the operation of Marigold Avenue to avoid "frequent gridlock" in the morning peak. May require conversion to one-way westbound operation and/or parking restrictions, subject to community consultation
- Improve or modify infrastructure to ensure bus routes operate effectively in Marigold Avenue and Brunel Street, including installation of transponders at Millers Road and Marigold Avenue to trigger traffic lights.
- Modification of the traffic signals at Millers Rd/Marigold Ave/Duosa Rd to include split phasing on the Marigold Ave and Duosa Rd approaches
- More substantial changes to be made to both Cyclamen Ave and Aloha St to support the bicycle routes on those streets
- Review and implement speed reduction devices and other treatments to slow and deter through traffic from using the adjacent local streets.
- Improvements to intersections with Millers Rd, such as Cyclamen and Clematis avenues.
- Cycling lanes on The Broadway (south of Blackshaws Rd).
- Cycling lanes on Blackshaws Rd, including continuous bike lanes in place of on-street parking
- Brunel Street, Kernot Street and The Avenue, mitigation for significant increase in traffic
- 'straightening' of the 432 bus service and modification of route to go to Spotswood train station
- Other issues as they arise and as informed by community consultation.



The bike and bus network outlined in the ITS and five co-operative design opportunities

- ① Watson Street precinct
- ② Marigold & Cyclamen bus route
- ③ Aloha bike Street and New street connection
- ④ Hicks Street pedestrian crossing co-design
- ⑤ Blackshaws Road intersections and pedestrian crossings (Kyle Rd, The Broadway, Fabric Dve, Fittis St, Sutton St)





## 2. Co-operative design opportunities

There are clear opportunities for Council to work co-operatively with the local community and other stakeholders such as Precinct 15 developers, Department of Transport and Planning, VicTrack and Westgate Tunnel Authority, to start designing some of the places that are important to the transport network around precinct 15.

Better West have proposed five opportunities for this work to begin. Some of the opportunities were flagged in the expert traffic reports, for inclusion in the LATM. Other opportunities have arisen since 2018 when the Altona North CDP was endorsed and incorporated into the planning Scheme.

Better West thinks that each of the opportunities are places that are currently or will soon have planning or transport decisions made about them. These decisions, likely to be made over the next few years, will solidify the form of the infrastructure, which is likely to remain in place for the next 100 years or so. This means that these co-operative design opportunities are time critical.

The opportunities that Better West have identified are outlined below and their locations are shown in the diagram on 7.

Likely, the process of completing the LATM study and consulting with the community will identify further opportunities to co-design solutions in the area. The initial five proposed co-operative design opportunities that Better West have identified are:

### 1. Watson Street precinct (South Kingsville)

As part of the Westgate Tunnel Project the Westgate Tunnel Authority has built an active transport connection under the Freeway at South Kingsville to connect to the Federation trail and have committed to build a small community park on part of the “Watsons Street triangle” north of Watsons St, however much of the surrounding area including the gravel Watsons street road and area where the temporary powerlines are located is not included in this park area. This precinct has been negative impacted by past plans including advocacy for the North-South road link (now



*The is potential to dream up some great green and people friendly designs for a Watsons St park and bike path hub*



ruled out) and more recently by the proposal to retain the temporary powerlines here. The Watson Street precinct needs a positive vision and proactive planning. This could include better integration with the new housing developments, more trees, expanding the park space, converting Watson Street road into greenspace, and recognising the importance of the multiple planned bike connections through here, including down the back of Edwards Reserve and to the Federation trail.

The need for an advocacy plan and vision in this area has been highlighted by recent negotiations against the retention or removal of the powerlines installed in 2017.

## **2. Marigold & Cyclamen Avenue bus route (Altona North)**

Marigold avenue was identified as the street that will be most impacted by Precinct 15 traffic. Increases in traffic travelling west along it to turn right at the traffic lights to access the Freeway is expected to cause “frequent gridlock” in the morning peaks if nothing is done. The 432-bus route is also expected to be upgraded to travel through the central main east- west road in Precinct 15. Marigold Avenue is already not coping with the increasing traffic congestion hindering the bus route.



The traffic experts agreed that interventions such as conversion to one-way and/or removal of on-street parking, or closure of Marigold Ave at Kyle Rd, should be investigated with the community.

### 3. Aloha bike Street and New Street Connection (Altona North and South Kingsville)

Aloha Street was flagged for investigation in the LATMs to determine how to improve it as a bike street, with concerns raised that the sharrows included in the CDP were insufficient. Aloha Street is a shared traffic street, i.e., not suitable for separated bike paths, but it is suitable as a bike street because it is a quiet, low-traffic street. A co-design might explore how to improve it as a bike street by using modal filters, i.e., closing sections to through car traffic, and/or more prominent road markings.

More recently, following the future direct connection to Aloha Street being blocked by the Mirvac development, the need has arisen to develop a new design to connect the Mirvac development to Aloha Street. Council officers have stated, in an email that a new path will be required, when the existing New St properties are redeveloped. This path would connect with the laneway that has been built 25 metres south of Aloha Street. However, this agreement needs to be formalised so that future developers are compelled to construct a public path through their development.



#### *Examples of modal filters on quiet streets*



Modal filter on Napier Street outside Fitzroy Primary School. Image credit: Google Maps.



Modal filter on Albert Street outside Abbotsford Primary School. Image credit: Google Maps.



Modal filter on Jonas Street at Victoria Street. Image credit: Google Maps.

#### 4. Hick Street pedestrian crossing (South Kingsville and Spotswood)

The Hick Street pedestrian crossing over the freight rail line has been there since at least 1945 and is a vital and loved walking and cycling link for the local neighbourhoods and from Precinct 15.

Council officers have indicated verbally that pedestrian and cycling access from the Stephenson/ Moresby Street streets will be blocked off or restricted. One officer cited unsubstantiated claims that VicTrack won't want an increasing population using this crossing. Council plans for the area also indicate that this restriction of use is council's intention. For example, the concept plans for the 'GreenLine' project ([published on council's website](#)), shows the 'GreenLine' route connecting to Birmingham Street from a new path on the north side of the freight rail rather than crossing at the Hick Street pedestrian crossing to connect at to Stephenson/ Moresby Sts. This route would limit direct access to Birmingham St for thousands of people including Precinct 15 residents.

The Development plan for Precinct 16 (South Kingsville), also indicates that the path may be located on the wrong side of a 6 metre high sound wall.



Before, any planning applications are considered for this site, council needs to establish, with the community, how the Precinct 16 development will retain and encourage safe bike and walking access to the rail crossing from the Stephenson, Aloha, and Morseby Streets direction



**5. Blackshaws Road intersections and crossing (Altona North and South Kingsville)**

The Developer Contribution Plans (DCP) for Precinct 15 and Precinct 16 provide funding for new signalised intersections along Blackshaws Road at Fabric Drive, The Broadway and Sutton Street. The Precinct 15 DCP also allocates funds to upgrade the Kyle Road intersection.

Council is aware that the current design for Fabric Drive is not compliant with the Comprehensive Development Plan for Precinct 15. The intersection does not provide a crossing to connect to the 3-metre-wide separated cycling path along Fabric Drive and an existing truck driveway remains within the intersection raising serious safety problems. Better West continues to urge Council to develop a new design for this intersection that is safe, promotes cycling and walking and complies with the requirements of the CDP either as part of this LATM plan or separately.

While the Development Plans provide concept designs for basic intersections and crossing these designs are largely awful.

The planned new intersections on Blackshaws Road and associated developer funds allow Council to work with the community and the Department of Transport and Planning to “value add” to develop much better intersections and crossings along Blackshaws Road, particularly to improve safety for pedestrians and cyclists and allow more greening.

*2 Image of Sth Kingsville Crossing from HBCC Local Area Movement Plan*



*Kyle Rd and The Broadway intersections could be reimagined as crossings that prioritise people not cars*





### 3. A car parking plan

The Integrated Transport Study (ITS) and both VPA and Council's expert witnesses state that parking should be provided at the rate set out in Clause 52.06-5.

Both the VPA and Council's expert report also recommend that consideration should be given to reducing car parking rates to below the rates outlined in clause 52.06-05.

Public Transport Victoria also recommended in their submission that parking rates should be reduced.

Better West propose that council prepare a car parking plan to manage the reduction in car parking to below the rates specify in clause 52.06 as recommended by the ITS and transport experts.

#### Council requiring excessive on-street car parking

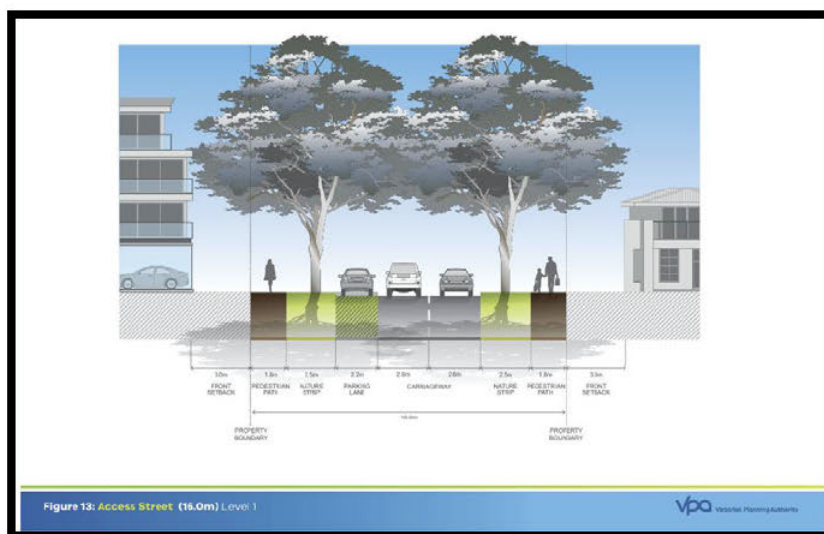
Council is currently requiring developers in Precinct 15 to provide excessively high amounts of visitor/ on-street car parking.

This is being done through a permit condition in most Precinct 15 permits that appears to be erroneously applying parts of Clause 56.06-7, to require one car space per two dwellings, rather than the correct rate of one space per five dwellings as set out in 52.06-5 and also to widen the road widths from what is set out in the CDP.

Clause 52.06 is confirmed as the appropriate Clause to determine visitor parking rates for Precinct 15 in various traffic reports and assessments.

The impact of this erroneous requirement for parking is significant. To accommodate 2.5

times more on-street parking than was planned in the CDP, large swathes of nature strip have been removed from plans and construction and replaced with car parks.



*Council's current permit conditions are requiring developers to change the cross sections that should be complied with - so that swathes of nature strip are being replaced with indented parking and wider road carriageways*

#### 3.1.1 Image & character

##### REQUIREMENTS

##### R1

Street trees must be planted on both sides of all new roads and streets at regular intervals appropriate to tree size at maturity, unless otherwise agreed by the responsible authority.

##### R2

Trees in parks and streets must be:

- Larger species wherever space allows (to facilitate continuous canopy cover);
- Planted in modified and improved soil to support tree establishment;
- Appropriate in size to nature strips, nearby utilities and built form;
- Used consistently across neighbourhoods to reinforce movement hierarchy and local character;
- Consistent with any guidance provided on the relevant cross section within this CDP;

unless otherwise approved by the responsible authority.

*Requirements set out in the CDP support extensive plantings of large tree species and continuous canopy cover*



The CDP includes clear requirements that support tree lined streets with large trees species. Council's changes to requirements for the street cross sections, though have led to many streets having few, or no trees on one side, and a dearth of large species that will mature to have a large canopy.

Permit conditions have also erroneously used Clause 56.06 to require roads widths to be widened from the widths set out in the CDP. This permit condition directs developers to remove the extra road width space width from the nature strip. This has meant that nature strip areas have been diminished even more, from those set out in the CDP cross sections.

### Preparing a Car Parking plan

A car parking plan can provide a strategy to reduce the amount of car parking as recommended in the ITS and traffic and transport experts.

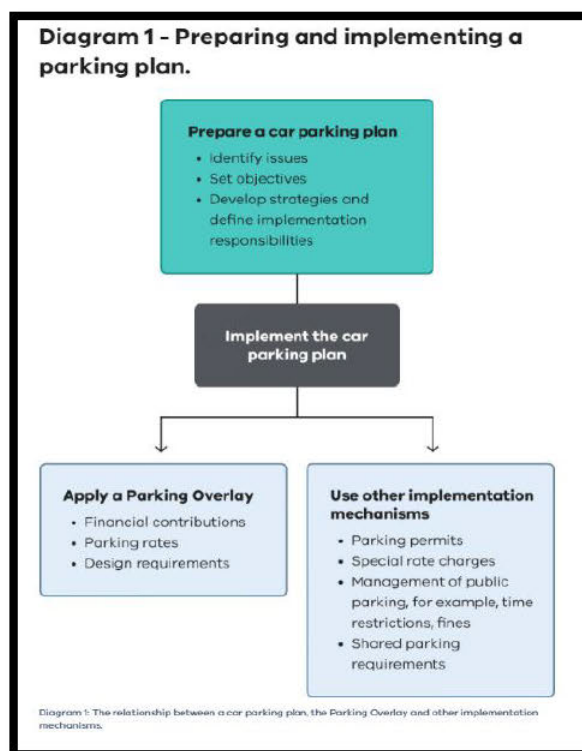
This plan could also plan how to offset the excessive on-street car parking that has been required through the erroneous use of parts of Clause 56.06 to determine parking rates. Planning Practice note 57 (PPN57) describes the process for preparing a Car Parking Plan and a Car parking Overlay with the function of managing car parking in a precinct, rather than site-by-site basis. It can be used where local parking issues are identified and a common strategy can be adopted to respond to them.

### What will a car parking plan consider:

Better West propose that this guidance (PPN57) is followed to prepare a car parking plan for the whole Precinct 15 precinct.

This car parking plan will:

- be based on the objective to reduce dependence on cars and encourage alternative transport modes, as recommended in the ITS and expert traffic reports.
- Plan to reduce the overall car parking provision in the precinct compared with the requirements set out in Clause 52.06-5, including offsetting the excessive on-street car parking that has been provided already by providing future subdivisions to provide low amounts of on-street parking
- Actively plan and provide certainty for the central bus route to Spotswood Station, and ensure high-quality cycling routes to be in place,
- consider the mode shift targets towards active and bus transport that are outlined in the ITS,



*Guidance on preparing a car parking plan is provided in Planning Practice note 57*

- provide affordable housing options that don't include on-site car parking - particularly for one- and two-bedroom apartments,
- consider apartment options with car parking decoupled from the dwellings,
- develop mechanisms to encourage and incentivise the wide use of car sharing options in the Precinct to provide an alternative to car ownership.

## Funding plan

Better West proposes that the \$190,000 for the LATM is made up from funds that are already in the proposed budget as well as a received grant. As detailed below, this includes \$160,000 from the Better Places Brooklyn and Altona North projects and \$30,000 from the TAC Analysis Grant for major bike route options in South Kingsville. Below we provide reasoning for the reallocation or reclassification of the following funds to develop the LATM Plan.

Shift or reallocate proposed budget to fund the LATM plan	
The Link (Better Places, Brooklyn and Altona Nth)	\$ 75,000
Multi-modal project (Better Places, Brooklyn and Altona Nth)	\$ 85,000
2024 TAC –Analysis Grant –South Kingsville options analysis for east-west cycling infrastructure	\$ 30,000
<b>Total</b>	<b>\$190,000</b>

### The Link

“The Link” project lacks merit and offers little to the Brooklyn or Altona North communities. Better West asks that this project is discontinued and the budget be reallocated.

The Link was included in the Better Places program under the “Streets for People” program, which aims to create pedestrian and cyclist-friendly spaces. The project responded to community feedback during the Better Places consultation in 2021/22. The consultation was conducted when the pedestrian and cycling overpass connecting Brooklyn and Altona North had not yet been rebuilt, and the Millers Road shared path was also closed. The feedback reflected the lack of an active transportation connection between the two suburbs at that time.

Now that the pedestrian and cycling paths along Millers Road has been rebuilt there is no need for this project for an active transport connection between Brooklyn and Altona North. The concept plans developed last year for “The Link” received a low level of support and significant criticism for not making any sense. Multiple projects would better meet the aims of the “Streets for People” program, for which this money could be reallocated, including in the Marigold and clematis Avenues precinct and their walking and cycling connections to Altona Gate shopping centre.

### Multi-modal project (Better Places, Brooklyn and Altona Nth)

The “Multi-modal project”, is described in the Better Places Guide as aiming to develop more attractive and convenient public transport and mentions an Altona North train station and buses to Spotswood train station but is very vague on detail. This project has \$100,000 allocated to it in the draft budget.



Better West supports this project and thinks that while the description in the Better Places guide is vague, clear direction for this project can be found in external reports and community sentiment. The description of this project as advocating for improved bus services and specifically the bus to Spotwood train station aligns with the transport planning guidance for the Strategic Redevelopment Precinct and is a core part of what would be investigated in the LATM. We propose that this project occurs within the scope of the LATM and that most of the \$100,000 is allocated to the LATM.

However, Infrastructure Victoria’s recent recommendation supporting the reinstatement of Paisley Station is also a significant opportunity which Better West hope Council will advocate for and does not fit into the scope of the Strategic Redevelopment Precincts LATM

We propose that \$85,000 from the “Multi-modal project” be allocated to the LATM. Separately, \$15,000 should be retained to support advocacy for the reinstatement of Paisley Train Station.

**4 | 5.4 PLACE PROJECT 4**  
**Multi-Modal Network**

**Key Ideas + Opportunities**

The following is a list of the key ideas, initiatives and opportunities that emerged through the consultation and visioning process that will be further investigated and targeted for delivery as part of the Multi-Modal Network Project:

- Bus Network**
  - Plan and advocate for re-routing / re-scheduling of bus services and upgrade or provide additional infrastructure as required to improve the function, usability and integration with other modes of travel (particularly to key destinations such as shopping centres, Spotswood Station and future development precincts such as Precinct 15).
- Potential Future Rail Station**
  - Develop an updated vision and strategic campaign for a potential future rail station to service the Brooklyn and Altona North Areas - bring renewed attention / momentum to opportunities and provide a basis for ongoing advocacy.
- Alternative & Active Transport Options**
  - Working in parallel with Project 5 - Streets For People Project, ensure alternative modes of transport are considered in the overall network plan. Include investigating car share programs, small shuttle buses and improvements to the active transport network to provide better access to major public transport options.

*3 Description of Multi Modal network project from Better Places guide*

## 2024 TAC –Analysis Grant – “Greenline” South Kingsville options analysis

Hobsons Bay City Council has recently been granted a \$30,000 TAC options analysis grant to investigate cycling path options in South Kingsville.

The Precinct 15 Comprehensive Development Plan sets out cycling paths and connections through South Kingsville including:

- An on-road bike path on Aloha St as the key connection through the Mirvac “The Fabric” development to Birmingham Street and Spotswood Station
- A path under the freeway to the Federation trail, constructed as part of the Westgate Tunnel project, which also needs a north-south connecting bike path.
- An off-road path through the Watson Street precinct and down the back of Edwards Reserve

This \$30,000 grant should be consolidated within the Strategic Redevelopment Precinct LATM budget to start the options analysis for the routes above.

In 2022, Council stated that a separated bike path would be constructed on Brunel Street in South Kingsville and wrongly claimed that this was part of the Precinct 15 Comprehensive Development Plan. Better West again points out that Brunel Street is clearly not a bike route in the Comprehensive Development Plan and urges council not to continue planning a separated path on Brunel Street and use the TAC grant to plan for the bike routes listed above.

Brunel Street is prioritised as a bus route in the Altona North Comprehensive Development Plan. A separated bike path is an unworkable idea that would not be supported. Please don't waste this grant on designs for a bike path on Brunel Street.

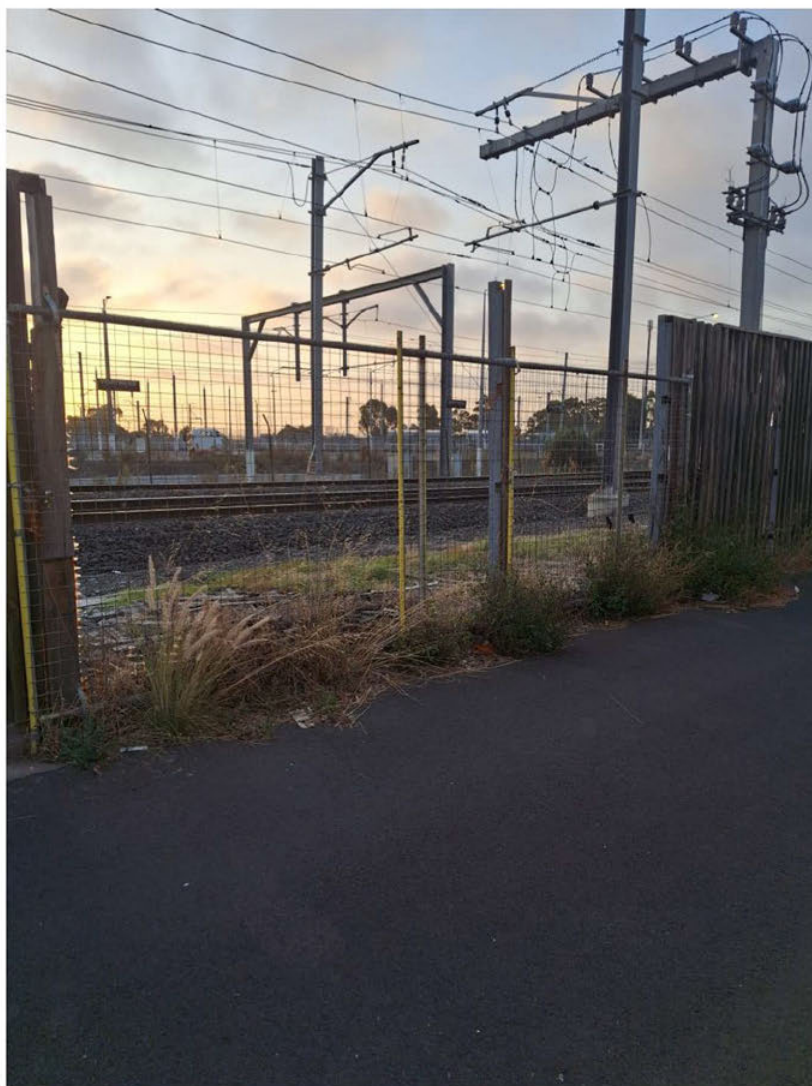
## Links to referenced documents

The following documents have been referenced in this submission:

- [Precinct 15 Integrated Transport Study \(ITS\) \(2016\)](#)
- [Precinct 15 Integrated Transport Study Potential North-South Link \(2016\)](#)
- [The Altona North Comprehensive Development Plan \(2017\)](#)
- [The Altona North Developer Contribution Plan \(2017\)](#)
- [Expert witness report for Hobsons Bay City Council – Traffic \(2017\)](#)
- [Expert witness report for Hobsons Bay - Traffic Engineering Peer review \(2017\), includes attached peer review of the ITS and North South Rd link \(2016\)](#)
- [Expert witness report for VPA – traffic \(2017\)](#)
- [Planning Panel review – Amendment C88/Precinct 15 \(2018\)](#)

















Link to video:



42.3.mp4

Dear Hobsons Bay City Council,

As a parent of two players at Newport Storm FC, I'm writing to support the club's request for fencing in front of the pavilion at A W Bond Reserve.

This area gets very crowded on game days, and the lack of fencing makes it unsafe for children and spectators. Extending the fence will make a big difference in keeping everyone safe and improving the game day experience.

I respectfully ask that the Council consider funding this much-needed upgrade and help our Newport Storm community thrive.

Kind regards,

Parent – Newport Storm FC



Glen Hall

REC 15837

M: [REDACTED]

E: [REDACTED]

Website: westlandelectrical.com.au

## Quote

## QT10057

Williamstown cricket club	<b>Site</b>	Williamstown cricket nets	<b>Date</b>	04 December 2024
			<b>Expiry Date</b>	03 January 2025
			<b>ABN</b>	29675559449

### Project:

Complete installation of four 12-metre light poles and associated equipment as per the marked-up plan.  
(non-destructive boring option)

### Scope:

- Review and verify site plans for existing underground services.
- Carry out boring from the shed corner to the nearest tower location and prepare the tower footing square.
- Continue boring from Tower 1 to Tower 2 as outlined in the drawings.
- Use an Orga machine to drill down 3.4 metres at each footing, as recommended by the tower supplier.
- Install all cabling and underground wiring required for each pole location from the existing shed.
- Connect to two switches, allowing independent supply and switching for towers on the east and west sides (this can be modified upon request).
- Install footing cages and pour concrete for the footings.
- Secure the concrete to allow it to cure properly.
- Return once cured to supply and arrange for the poles to be delivered to the site, supply and install fitting heads to the poles, and wire to the base (3-phase versions).
- Stand the poles using a crane and bolt/wire them into place, ensuring they are level.
- Install electrical switching within the existing shed from the current supply (standard on/off switching, without remote or DALI control).
- Update existing as-built documentation.
- Provide an Operations and Maintenance manual with product specifications.

### Documentation:

- Safe Work Method Statements (SWMS) and pre-start documentation.
- Certificate of Electrical Safety.
- Scope and works program.

Description	Amount
Civil works, drill and concrete pole footings Reinstatement of all surfaces.	17,970.00
Mobile crane inc spotter to erect poles	2,420.00
Electrical works inc underground wiring, fitting installation into poles, electrical connection, testing and energisation	5,890.00
Traffic and pedestrian management for 1 day	1,400.00

1 / 2

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Boring machine, pipe supply and installation inc concrete breakout, asset location and council permit	17,750.00
Supply and install 10 x Legacy lighting heads 500/600W including lenses and brackets as per product sheet-optic 1	33,550.00
4 x complete 12mt galvanised poles, crossarms and footing cages delivered to site and erected. 3.2 mt cages in ground	15,670.00

Subtotal	94,650.00
Total GST	9,465.00

**Total AUD 104,115.00**

Terms and Conditions:

- Invoice to be paid in full within 7 days of completion of quoted works.
- Variation to quoted works charged at applicable hourly rate
- Goods and materials supplied remain property of Westland Electrical until invoice paid in full.
- Building and Construction Industry Security of Payment Act 2002 enacted
- This offer is subject to Westland Electrical Client Terms and Conditions
- 50% project payment upfront prior to commencement

Hours of work:

- Normal business hours Mon-Fri 6am-6pm

Guarantee:

- This installation is guaranteed against defects in workmanship for 12 months.
- Materials and equipment supplied are subject to the manufacturer's guarantee.
- Installation compliant to current AS3000 wiring rules

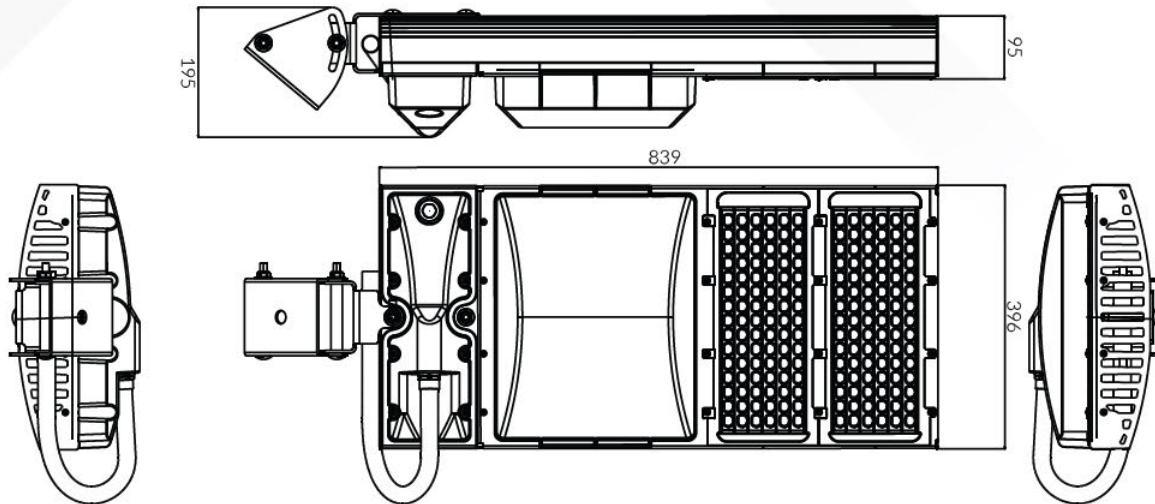
Exclusions:

These items are not listed in our quote price unless specifically stated.

A separate quote will be provided if required.

- Out of hours works
- Assumes sufficient power available
- Materials not listed
- Concrete reinstatement only, no bitumen
- Excludes rock excavation if found
- Council approvals
- Surveying or pin out area
- Pole certification
- Repair or movement of existing services
- Mobile crane access arranged by others
- Plant or tree removal/re instatement
- Fence removal or reinstatement for access
- Alterations to existing wiring or equipment
- Supply authority fees and charges
- Offsite parking fees

# LEGACY INVICTUS 600W - OPTIC 1 Internal Driver



Model No	INVICTUS 600
Input Power	600W
LED	3030 LED Chips
Lumen Output	140 lm/watt
Working Temp	-40°C - +50°C
Protection Class	IP66
Material	Aluminium Body
Size (excl handle)	839x396x95mm
Weight	22kg inc. driver
Lifespan	100,000 hours
Colour Temperature	4000 - 5000K
Input Voltage	200 - 415VAC, 50/60 Hz
CRI	70-90 Ra
Dim/RC (optional)	1-10V/DMX/DALI
Sail Area @ 40°	0.250
Warranty	10 Years
Country of Manufacture	Australia
Inrush Currents	@415V - 5A for 14ms/@240V - 2.5A for 14ms

CONTACT US - AUSTRALIAN OFFICE

P - 1300 800 345

E - [salesapac@legacysportlighting.com](mailto:salesapac@legacysportlighting.com)



## **IMPROVEMENT OF TOILET FACILITIES**

### **ALTONA BADMINTON CENTRE**

- Requires more toilet cubicles as we host several major tournaments in this badminton stadium. The toilets facilities have aged over the years and requires upgrading to comply with the current health and safety regulations.
- With the Youth Zone park being planned and built next to our stadium, there will be more foot traffic to the area. That means more people will be using our toilet facilities as we are open to public. We would require an upgrade to the toilets as the current facilities are unable to handle the high usage.
- Disabled toilet facilities are not up to standard. We require an automatic door for the wheelchair players to access the toilets. The current disabled toilets pose a huge safety concern to the users.













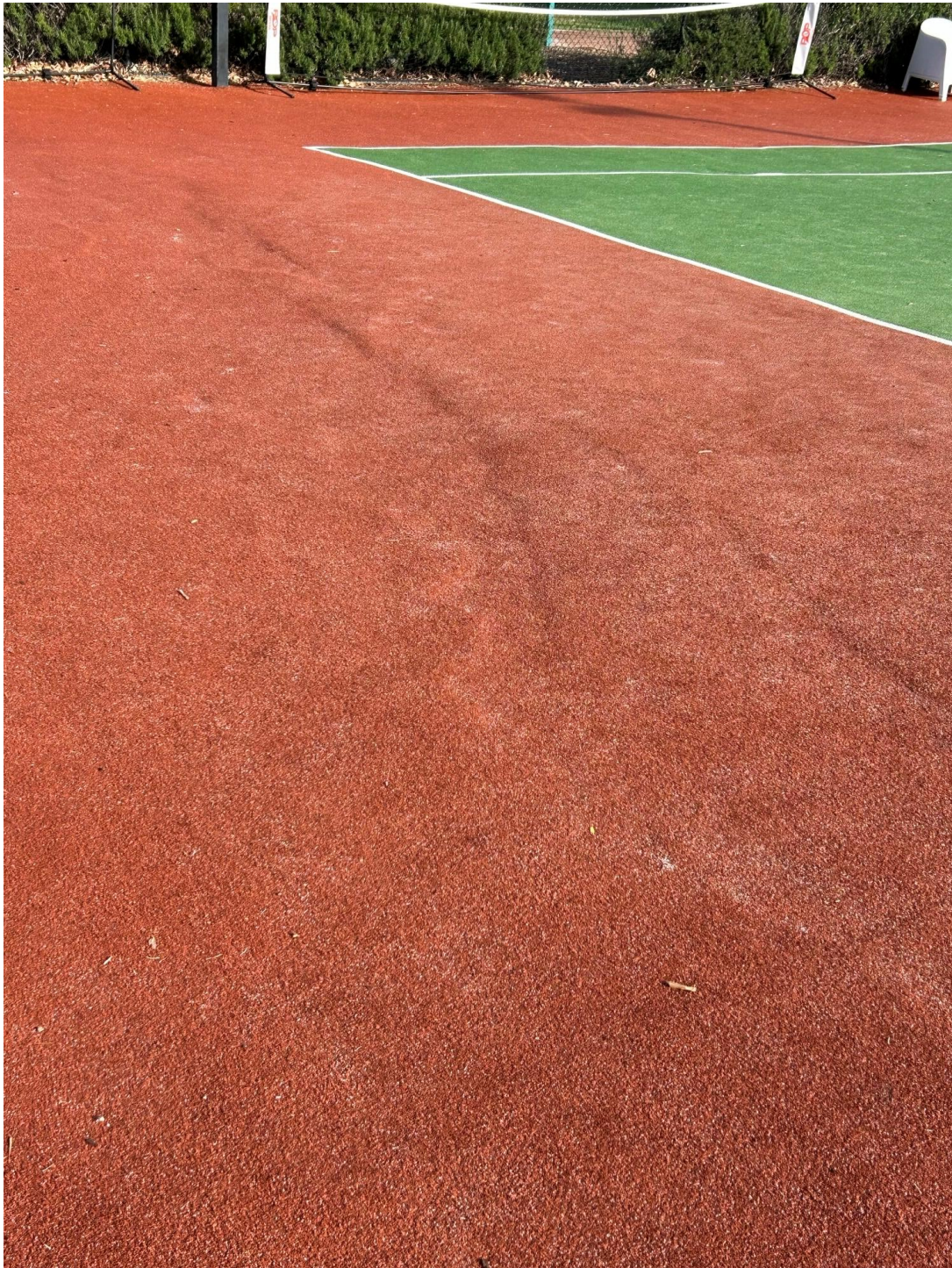




















PROPOSAL FOR POWER STREET TENNIS CLUB

## **RECONSTRUCTION OF TENNIS COURTS**

19<sup>th</sup> May 2025



[grassports.com.au](http://grassports.com.au)

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Power Street Tennis Club  
Att: Mark Steedman  
Jackson Reserve



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Dear Mark,

**RE: Reconstruction of two tennis courts plus associated works**

Thank you for the opportunity to provide a proposal for the tennis court project at Power Street Tennis Club.

At Grassports Australia we will work with you to determine a customised solution to achieve the desired performance, playability, and appearance of your tennis courts.

You can trust over 50 years' industry experience and have confidence in us knowing we have installed over 5,000+ tennis courts, in private residences and multi-million-dollar sports facilities.

Grassports Australia offer expert design and construction of tennis courts. Fully insured and Work Health and Safety certified (AS/NZ4801). Grassports install an Australian made specialised range of synthetic sports surfaces that are perfect for tennis.

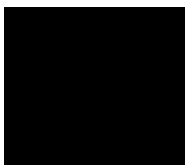
We pride ourselves on using **100% Australian made** products, that are locally manufactured. We can complete all fencing and accessory components of your court project, you won't need to shop around, we are the one stop shop.

Our team is comprised of highly competent employees, supplemented with a select group of specialist primary subcontractors. Your project will be assigned a friendly Senior Foreman who is your contact for the entire project.

We trust we have addressed your requirements in our proposal. I am available to answer any questions you may have, please contact me on [REDACTED] with any queries.

Yours sincerely,

**John Oxlade**



Sales



**grassports.com.au**

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## **POWER STREET TENNIS CLUB**

### **SCOPE**

- Reconstruction of the two tennis courts including demolition works and new concrete slab.
- Size: 1,284m<sup>2</sup>.
- Pricing is inclusive of the supply and installation of *Grassports Elite 19mm* synthetic surface.
- Optional pricing of the supply and installation of *Urban Sport* synthetic surface.
- Please see attached Schedule of Rates for detailed price breakdown and scope of works.

### **SURFACE**

- **100% Australian made** synthetic turf.
- Supply and installation of natural kiln dried silica sand infill.
- Grooming of the surface and infill evenly across the entire area.
- All joins are held with special adhesives, all covered under our warranties.
- Handover by Grassports construction team.
- Specifications attached.

### **PROJECT NOTES/EXCLUSIONS**

- Club to remove all existing vegetation along fence lines prior to Grassports commencement of onsite works.
- Please note this quote is only valid for 28 days.

### **PAYMENT TERMS**

- 5% on receipt of order.
- 45% upon procurement of materials
- 40% upon commencement of onsite works.
- 10% on practical completion of works.
- Payment terms are 7 days from invoice.



**grassports.com.au**

# Schedule Of Rates



Quote Number: 3288.01

Date: 16 May 2025

Power Street Tennis Club: Rebuild a Bank of Two Tennis Courts 34.6 x 37.1  
1284m2

Client Ref:

Client

Client Phone

Client Fax

Description	Quantity	Unit	Rate	Amount
<b>001, Site Establishment</b>				
Site Establishment - Grassports Foreman Pre Start fence open and close - temp fence bin for the entire job	1 00	Item	2,730 08	2,730 08
<b>Sub Totals</b>				2,730.08
<b>002, Demolition</b>				
Demolition - break existing net posts and footings remove/trim shrubs around the fence preventing raising the bottom rail remove existing drainage pit	1 00	Item	3,931 58	3,931 58
<b>Sub Totals</b>				3,931.58
<b>003, Concrete Slab</b>				
Concrete Slab Existing synthetic grass to remain with new concrete slab over the top - 100mm thick 25mpa, F72 mesh - raise existing pit height to match new finished surface level (100mm) - connolly joint (2 pours)	1,284 00	m2	62 46	80,198 64
<b>Sub Totals</b>				80,198 64
<b>004, Fencing</b>				
Fencing: adjust bottom rail to suit new tennis court levels	1.00	Item	4,312.05	4,312.05

Date Printed 16 May 2025 Time 09:34:09

Page 1 of 2  
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Quote Number: 3288.01

Date: 16 May 2025

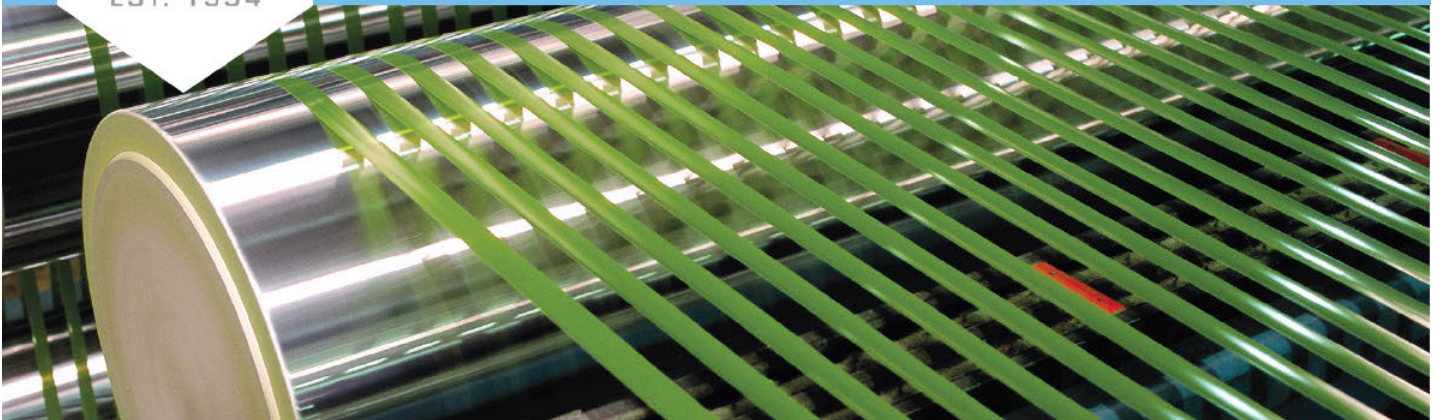
Client Ref:

Description	Quantity	Unit	Rate	Amount
Sub Totals				4,312.05
005, Synthetic Grass Surfacing				
Supply and Install Elite 19mm - white linemarking for tennis all green - sand infill	1,284.00	m2	40.83	52,425.72
Supply and Install Urban Sport - white linemarking for tennis all green - sand infill	1,284.00	m2	39.82	
Sub Totals				52,425.72
006, Accessories				
Net posts and Net Supply and Install removeable tennis net posts and net	2.00	Pair	1,987.82	3,975.64
Sub Totals				3,975.64
Total - Exclusive of GST				147,573.71
GST				14,757.37
Total - Inclusive of GST				162,331.08





# THE SMART MONEY IS ON AUSTRALIAN YARNS



**APT Asia Pacific is one of the world's foremost synthetic yarn manufacturers. Our yarns are made in Australia and ideally suited for Australian conditions.** APT yarns have inbuilt proprietary features not found in other yarns. They are purpose suited, manufactured with ISO quality assurance, proven by continuous testing going back 25 years and backed by a generous warranty.



#### CONTAMINANT FREE POLYMERS

APT polymers are clean and safe. There are no contaminants that could cause ongoing reactions and ultimately mechanical failure of the yarn.



#### DESIGNER AESTHETICS THAT SUIT THE AUSTRALIAN ENVIRONMENT

We work closely with sports administrators, stadium owners and landscape designers. We offer them an unmatched set of grass types, colour palette and other aesthetic options.



#### UV STABILISED

APT's proprietary, in-house masterbatch formulation empowers our yarns with unmatched resistance to the degrading effects of light. For Australian use this is vitally important.



#### HEAT STABILISED

APT yarns are also heat stabilised by exclusive proprietary methods. They will survive many hot Australian summers with no visible change or mechanical breakdown.



#### PRECISE SYNERGISTIC FORMULA

APT uses up to 24 unique components to produce a stable and long-lasting formulation.



#### SAFE PIGMENTS

APT uses only safe pigments that meet global standards and do not pose a health risk. They are a safe alternative to inorganic pigments, which can pose a health risk if they contain heavy metals.



#### COMPATIBLE PIGMENTS

The pigments we use are a stable mix. They cannot act as catalysts causing ongoing reactions resulting in colour changes and physical degradation.



#### RESEARCH AND DEVELOPMENT

By processing feedback and responding to new ideas and custom requests, APT have developed a product range comprising exactly what our Australian customers want. It's survival of the fittest, on harsh playing fields.



#### QUALITY ASSURANCE

APT quality is certified by the International Standards Organisation (AS/NZS ISO 9001:2008)



#### APT WARRANTY

APT yarns are the quality benchmark in many markets. We stand behind everything we make with a comprehensive, generous warranty.



#### FIRST QUALITY RAW MATERIALS

APT uses the highest grade raw materials, rejecting anything that doesn't meet internal quality standards.

# NO OTHER YARN MANUFACTURER CAN CLAIM 25 YEARS OF CONTINUOUS EXPOSURE TESTING IN AUSTRALIAN TROPICS

At the Allunga Exposure laboratory in Townsville, where the tropical heat is high and the UV content of natural light is extreme, we monitor fading and tensile strength loss. We also run simultaneous accelerated testing on APT yarns as well as yarns sourced from other manufacturers around the world.

We know whose yarns will last when put to the test. We know whose yarns are most at risk of failure, and what will make them fail. We know in precise commercial terms the advantages of using yarns that are designed for, and proven in, the Australian environment.

## SOME YARNS ARE NO BARGAIN AT ANY PRICE!

The lure of lower price can be tempting. Yarns that imitate ours do not behave in the same way, nor do they have the same endurance.

Customers are entitled to rely on a supplier's assertion that theirs is a quality product, one that will live to expectations and deliver a long service life.

APT gives that assurance and stands by it.

## PRE PURCHASE CHECKLIST

Use this checklist to rate how other manufacturers yarns stack up against APT.

FEATURES	APT Yarn	Supplier 2	Supplier 3
 Contaminant free polymers	✓		
 First quality raw materials	✓		
 Precise synergistic formula	✓		
 UV stabilised	✓		
 Heat stabilised	✓		
 No heavy metals in pigments	✓		
 Compatible pigments	✓		
 Developed for the Australian ports and landscaping market	✓		
 25 years exposure testing in Australian environment	✓		
 ISO Quality Assurance	✓		
 Warranty	✓		
 Do you know where your yarn comes from?	✓		

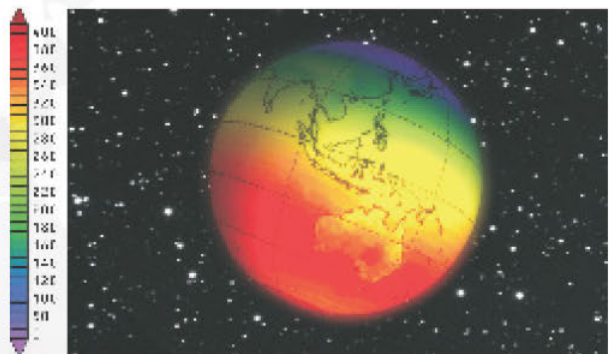
Any price comparison with competitors' yarns should be made with this checklist in mind. Every feature marked 'yes' adds value, every 'no' or 'not sure' or 'unconfirmed' reduces the value of that supplier's product.



## ALLUNGA EXPOSURE LABORATORY

is accredited with the Australian National Association of Testing.

Authorities, specialising in materials testing and durability evaluation. Allunga is a global reference for natural and accelerated exposure testing. At latitude 19° South, the sun passes directly overhead twice each year. The region has a harsh tropical climate that is ideal for weathering and durability testing.



## MONTHLY RADIATION FALLOUT IN W/M2

Those who live in the northern hemisphere can only imagine the high levels of Ultraviolet radiation that bombard Australia in summer. It's no accident that APT have developed the world's best ways of standing up to it.



**APT ASIA PACIFIC**  
THE SYNTHETIC  
YARN EXPERTS





**SUPERGRASSE™**

Grassports Elite 19

#### Finished Product Details

Product Code	3001
Application	Tennis
Pile Height (mm)	19 mm
Colours Available	Green
Total Product Weight g/m <sup>2</sup>	1,900 g/m <sup>2</sup>

#### Supply

Available Width	3.71m
Standard Roll Length	24.0 lm
Approx. Shipping Weight	7.0 kg/lm
Line Systems	As requested

#### Infill Materials

Stabilising Infill	N/A
Performance Infill	Washed and dried fine silica sand (24 kg/m <sup>2</sup> )

#### Product Warranty

Warranty	Seven (7) year limited warranty as per manufacturer's standard warranty terms
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#### Configuration

Machine Gauge	7.94mm (5/16")
Stitch Rate	23 per 100 mm
Yarn Weight	1,150 g/m <sup>2</sup>
No. of Tufts (m <sup>2</sup> )	28.967
Perforated	On request

#### Yarn Properties

Yarn Construction	Twisted PE Tape
Linear Density	890 Tex
Environment	APTA manufactures with heavy metal free yarns which may be used anywhere without restriction
UV Stability	APTA yarns are protected against UV degradation and light fastness meets the highest standards

#### Primary Backing

Construction	Woven PP/non-woven
Primary Layers	Multi-layer

#### Secondary Coating

Compound Base	Hybrid Emulsion
Tuft Anchorage	40 Newtons (minimum)
Antioxidising Agent	Present

Manufactured in Australia.  
As with any manufactured products, specifications  
may vary within industry tolerances. April 2024

www.aptaasiapacific.com  
1800 688 888  
info@aptaasiapacific.com

**APT** ADVANCED  
POLYMER  
TECHNOLOGY  
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# Urban Sport

Active Grass Range



Urban Active Plus is a true all-rounder that can be used both indoors and outdoors. Ideal for gym sled tracks or “active” areas, sporting surfaces, water parks, schools/childcare and landscape applications. Made using texturised yarn that gives you one of the hardest wearing surfaces around. As with all Urban Turf please refer to the Care Guide for optimal performance.

<b>Quality:</b>	760 Tex Sports grade yarn that is texturized to give optimal performance. Ideal for most applications
<b>Pile Content:</b>	Polyethylene, U.V. Protected, Texturised, Sports Yarn
<b>Backing:</b>	A combination of 100% Woven Polypropylene and Water resistant Ultra Bonding Strength Latex
<b>Pile Height:</b>	15mm finished which means when it is pulled out straight it measures 19mm
<b>Pile Gross Weight:</b>	926 g/m <sup>2</sup>
<b>Total Weight:</b>	1667 g/m <sup>2</sup>
<b>Shipping weight</b>	7 kg per lineal metre or 1.9 k/m <sup>2</sup>
<b>Machine Gauge:</b>	3/8" or 9.52mm
<b>No. Stitches/SQM:</b>	28,350
<b>Width:</b>	3.71m
<b>Colour:</b>	Green
<b>Infill Material:</b>	Washed and Kiln dried Silica sand.
<b>Grade (mm):</b>	1mm – 0.3mm (rounded)
<b>Application Rate:</b>	For Tennis Courts 15kg/m <sup>2</sup> other application 8 kg/m <sup>2</sup> – 10 kg/m <sup>2</sup>



**Warranty:** This product comes with a 7 year manufacturer's warranty protecting the consumer's product against UV protection failure, manufacturer's workmanship, primary and secondary backing failure, unreasonable product deterioration under normal usage circumstances. This warranty does not cover misuses, negligence, incorrect installation methods or use of non specified chemicals on the surface.



UV stabilised to minimise fading



Low maintenance



No watering



No fertilisers



Pet and child friendly



Reduces allergy triggers



Looks great all year

Urban Turf Solutions Pty Ltd ABN 45 127 653 543

12 Telford Circuit, Yatala Queensland 4207. | p 1800 872 268 | f 61 (0)7 3807 4665 | w [urbanturfsolutions.com.au](http://urbanturfsolutions.com.au)

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You can have *Peace of Mind* when engaging Grassports Australia.

Our guarantee to you is that your project will be constructed by experienced professionals, using the best and latest products available in the market, completed to an exceptionally high standard.

*So how do we do it?*

- Grassports has been in business for over 50 years.
- We have completed thousands of projects, private residences and multi-million-dollar sports facilities.
- Our team is comprised of highly competent employees, supplemented with a select group of specialist primary subcontractors.
- Your project is assigned to a Senior Foreman who is your contact for the entire project.
- All team members hold current Construction Industry White Cards (or equivalent), working with children's cards and police checks (where required). The values we share as a company:
  - Teamwork
  - Honesty
  - Loyalty
  - Passion
  - Customer delight
  - Creativity
  - Communication
  - Workplace health and safety
- Grassports has OH&S accreditation equivalent to AS/NZ4801, and an exemplary record.
- We are fully insured.
- We use Australian made products, sourced from reputable manufacturers.

Visit our website to view many successful completed projects at [www.grassports.com.au](http://www.grassports.com.au).



**grassports.com.au**





## CAULFIELD PARK TENNIS CENTRE

Grassports completed the en tout cas court conversion on the five courts at Caulfield Park Tennis Centre.

We reprofiled the existing base with crushed rock. Then resurfaced the courts using 100% Australian made Supergrasse Court Turf PE for the new courts (field green internal and olive-green outsides). We demolished the existing fencing and installed new black PVC chain mesh powder coated pipe work fencing. The club and its members are thrilled with the outcome and quality of the new courts. We look forward to regular ongoing maintenance of the facility.

*"The Victorian Tennis Academy Pty Ltd and myself as a Director of VTA have known and dealt with Bernard and Grassports over a number of years, 20 years plus I believe. I would recommend Bernard and his team at Grassports for any projects that they tender or apply for both in Australia and overseas." – Rick Foley - Director Victorian Tennis Academy, Tiebreak Tennis Academy, Tennis Australia Master Tennis Professional.*



[grassports.com.au](http://grassports.com.au)

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## **TERRIFIC TENNIS COURTS FOR ELSTERNWICK PARK TENNIS CENTRE!**

Elsternwick Park Tennis Centre had 8 worn courts that needed resurfacing. Grassports Australia installed new synthetic tennis courts, ready for action at the busy tennis centre.

Our open communication, competitive pricing, industry expertise and past dealings, were all factors in the club choosing Grassports Australia as their preferred supplier.

Grassports installed approx. 4,426m<sup>2</sup> of high quality, 100% Australian made Supergrasse Court Turf 19mm synthetic grass specifically designed for tennis, in an attractive two-tone blue colour palate, will be a long lasting, safe solution for the club's thriving social and competitive membership.

*"The Victorian Tennis Academy Pty Ltd and myself as a Director of VTA have known and dealt with Bernard and Grassports over a number of years, 20 years plus I believe. I would recommend Bernard and his team at Grassports for any projects that they tender or apply for both in Australia and overseas." – Rick Foley - Director Victorian Tennis Academy, Tiebreak Tennis Academy, Tennis Australia Master Tennis Professional.*



[grassports.com.au](http://grassports.com.au)

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## REFRESH FOR SANDRINGHAM TENNIS CLUB

The existing tennis courts at Sandringham Club were worn and in need of refreshing. Long-time customer, Sandringham Club chose us to undertake the works from our 50 years' industry experience and our ability to deliver fantastic customer service, as well as a great project.

We began by removing the existing turf and recompact the base with a twin drum heavy roller. Using **100% Australian made Supergrasse Probounce Cool Plus** for the new courts (blue internal with green surrounds and white line markings).

The club and its members are thrilled with the outcome and quality of the new courts. We look forward to maintaining the courts for Sandringham Club and keeping a close relationship.



[grassports.com.au](http://grassports.com.au)

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## ***POLICAY HITS BRIGHTON GRAMMAR ROOFTOP!***

Grassports is proud to have completed the surfacing of three top-quality Polyclay tennis courts atop the Duigan Centre at Brighton Grammar School, in collaboration with Vaughan Constructions.

Spanning an area of 2060m<sup>2</sup>, the courts were surfaced using Australian-made Polyclay synthetic grass with red sand infill, a material specifically chosen for its ability to replicate the playing characteristics of a traditional clay tennis court.

Having previously completed the school's soccer field, it was an obvious choice for Grassports to be selected for the tennis courts, given our successful track record and expertise in delivering high-quality sports surfaces. The result is a surface that not only looks fantastic but also offers an authentic, high-performance playing experience.



[grassports.com.au](http://grassports.com.au)

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### Tennis Clubs Grassports Has Worked With

- AF Walker Res Whittlesea Tennis Club
- Albury Tennis Club
- Ardrie Park Tennis Club
- Auburn Tennis Club
- Bacchus Marsh Tennis Club
- Beaumaris Lawn Tennis Club
- Beecroft Lawn Tennis Club
- Belvedere Park Tennis Club
- Benella gardens Tennis Club
- Berala Carramar Tennis Association
- Bittern Tennis Club
- Bluebell Hill Tennis Club
- Boneo Tennis Club
- Braidwood Tennis Club
- Bunyip Tennis Club
- Burwood Tennis Club
- Cahill Tennis Club
- Canterbury Bankstown Tennis Association
- Carlton Gardens Tennis Club
- Castlemaine Lawn Tennis Club
- Caulfield Park Tennis Club
- Clifton Creek Tennis Club
- Coburg Tennis Club
- Cockatoo Tennis Club
- Collaroy Tennis Club
- Deer Park Tennis Club
- Doreen Tennis Club
- Doutta Gala Tennis Club
- East Melbourne Tennis Centre
- Eastern Suburbs Tennis Association
- Eildon Park Tennis Centre
- Elsternwick Park Tennis Centre
- Elwood Park Tennis Club
- Empire Bay Tennis
- Endeavour Hills Tennis Club
- Epping Tennis Club
- Fawkner Park Tennis Centre
- Forrest Tennis Club
- Gian Paolo Aprino Tennis Academy
- Glen Waverley Tennis Club
- Gosford Tennis Club
- Greensborough Tennis Club
- Greythorn Park Tennis Club
- Hayfield Tennis Club
- Hampton Park Tennis Club
- Healesville Tennis Club
- Howe Park Tennis Club
- Hurstbridge Tennis Club
- Jimboomba Tennis Club
- Kananook Tennis Club
- Kendall Tennis Club
- Kew Tennis Club
- Keysborough Tennis Club
- Kooyong Lawn Tennis Club
- Kyenton Lawn Tennis Club
- Lakes Entrance Tennis Club
- Lalor Tennis Club
- Long Island Tennis Club
- Maccabi Tennis Club
- Maidstone Tennis Club
- Malvern Tennis Centre
- Match Point Tennis
- Mayors Park Tennis Club
- Melbourne Park Tennis Centre
- Merlynston Tennis Club
- Metung Tennis Club
- Mill Park Tennis Club
- Montrose Tennis Club
- Mount Evelyn Tennis Club
- Mount Martha Tennis Club
- Mudgee Tennis Club
- Narre Warren North Tennis Club
- Narre Warren South Tennis Club
- Norris Banks Tennis Club
- North Balwyn Tennis Club
- Oakleigh Tennis Club
- Ocean Grove Tennis Club
- Officer Tennis Club
- Orrong Park Tennis Club
- Pakenham Regional Tennis Centre
- Pakenham Tennis Club
- Pakenham Upper Tennis Club
- Panton Hills Tennis Club
- Park Orchards Tennis Club
- Parkdale Tennis Club
- Parkville Tennis Club
- Point Lonsdale Tennis Club
- Riverside Tennis Club
- Rosswood Tennis Club
- Serpell Tennis Club
- Shenley Park Tennis Club
- South Camberwell Tennis Club
- South Gisborne Tennis Club
- South Hawthorn Tennis Club
- South Wagga Tennis Club
- Springvale South Tennis Club
- St Anthonys Tennis Club
- St Francis Xavier Tennis Club
- St Josephs Tennis Club Black Rock
- St Lukes Tennis Club
- St Patricks Tennis Club
- St Therese Tennis Club
- St Thomas Tennis Club
- St Monicas Tennis Club
- Strathmore Tennis Club
- Supergrasse Tennis Club
- Templeton Tennis Club
- Tuttle Reserve Tennis Club
- Victoria Park Tennis Centre
- Victorian Tennis Academy
- West Laylor Tennis Club
- Wheelers Hill Tennis Club
- Williamstown Central Tennis Courts
- Yackandandah Tennis Club
- Yan Yean Tennis Club
- Yarraville Tennis



[REDACTED]  
[REDACTED]  
[REDACTED]

Grassports Australia  
Attention: Ash Whitfield

[REDACTED]  
[REDACTED]

Dear Ash and the team at Grassports Australia,

On behalf of the Hamlyn Park Tennis Club, I would like to extend a sincere thank you for the recent court resurfacing of three artificial surface courts in 2021.

We have had plenty of positive feedback from players using the new synthetic grass surface including our coach, members, competition players and those that have hired a court. The court resurfacing, lighting upgrade and clubroom refresh has made a difference and it is noticeable in our membership uptake since restrictions have been eased.

Despite the challenges and uncertain times of the COVID – 19 Pandemic we felt that we were always informed by the Site Manager Greg and yourself. We also appreciate the co-ordination / flexibility of the installation team to work around the lighting installation which was a separate project run by the City of Greater Geelong noting that there were no additional costs to facilitate that exercise and work with us and the City of Greater Geelong.

The Grassports team were great communicating with our committee as the project was in progress and managed to complete it in reasonable time despite the challenges thrown up by the Winter weather. We understand this wasn't easy, but the time extensions and durations were always relayed and communicated in advance so we could plan as a committee to notify our members on a regular basis.

Thank you once again. We are preparing a professional video to promote the re launch of the club with the upgraded facilities and services we provide to the community. We would like to recognise Grassports Australia in this footage if with approval from yourself. This video should be ready by the end of the year showing the facility at its best during the day and night. Please feel free to share our project with other clubs or private facilities considering a similar upgrade.

Many thanks

Robert Arzanovski  
President  
Hamlyn Park Tennis Club Inc.

[REDACTED]

6<sup>th</sup> December 2020

To Whom it May Concern

I have been asked to provide a reference for Grassports Australia Pty Ltd by Bernard Evans The Managing Director and it is with great pleasure that I will do this.

The Victorian Tennis Academy Pty Ltd and myself as a Director of VTA have known and dealt with Bernard and Grassports over a number of years. 20 years plus I believe.

Grassports have been involved in resurfacing The Malvern Tennis in Union Street Armadale a number of years ago and lately 3 courts at Fawkner Park Tennis Centre in South Yarra.

FPTC was in September 2019 and involved replacement of 3 badly damaged synthetic grass courts. The job including grass removal, tree root damage repair, new grass and sanding was completed in 5.5 days. If it hadn't rained on the 5th day in the afternoon it would have been completed in 5 days.

My other company is Tiebreak Tennis Academy which runs Elsternwick Park Tennis Centre. Grassports have replaced 8 courts with new two toned blue synthetic grass courts that are open and look fantastic. Obviously with COVID19 it was an interesting time to be doing this project both for Tiebreak and Grassports. Both companies were able to professionally get through this unusual time.

A project that I was not financially involved with is Scotch College where my company does the coaching in the Junior School.

Grassports over the last three years have put down 6 new tennis multi purpose tennis courts with a running track and hockey field that doubles also as a playground, soccer field plus football practise. Also Senior School with 8 new courts that is a hockey field and multi purpose for many other activities.

I would recommend Bernard and his team at Grassports for any projects that they tender or apply for both in Australia and overseas.

Kind Regards,  
Richard Foley  
Director  
Victorian Tennis Academy.  
Tiebreak Tennis Academy.  
Tennis Australia Master Tennis Professional.

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Richard Foley  
Director  
Victorian Tennis Academy  
[www.victennissacademy.com.au](http://www.victennissacademy.com.au)

[Redacted signature]







**Post: P.O. Box 2005, Rosebud, VIC 3939.**

**Web: [www.tennis.com.au/boneotc](http://www.tennis.com.au/boneotc)**

**Phone:** [REDACTED]

**Email: [boneotennis@gmail.com](mailto:boneotennis@gmail.com)**

Wednesday 14<sup>th</sup> November 2019

**Grassports Australia**

Attention: Ash Whitfield  
[REDACTED]

Dear Ash and the team at Grassports Australia,

On behalf of the Boneo Tennis Club, I would like to extend a sincere thank you for the recent resurfacing project delivered in 2019.

We have had plenty of positive feedback from players using the new synthetic grass surface including our coach, members, competition players and those that have hired a court.

The decision to lay the new surface with a change in colour (blue courts and green surrounds) from the old green throughout has made the facility distinctly different and noticeably improved. As you suggested, players have said the visibility of the ball at night is far better and we have had players say this is the case during daylight also. Thank you for guiding us through these options.

Our committee agrees that we felt well informed during the planning process and appreciate you being flexible to stage the works in two stages allowing us to secure the necessary funds. Thank you also for meeting with our local council representatives from Mornington Peninsula Shire and complying with all of their policies and procedures.

The Grassports team were great communicating with our committee as the project works were in process and managed to complete it all within our estimated timeframe. We understand this wasn't easy with adverse weather conditions and repairs to the court subsurface required.

Thank you once again. We are thrilled to have our club looking and performing at its best right in time for the peak tennis season over summer. Please feel free to share our project with other clubs or private facilities considering a similar upgrade.

In appreciation,

**Georgie Keach**

**Secretary and Membership**

**Boneo Tennis Club**

**Phone:** [REDACTED]

**Email: [boneotennis@gmail.com](mailto:boneotennis@gmail.com)**



Wheelers Hill Tennis Club,  
PO Box 62  
MULGRAVE NORTH VIC 3170

Nikki Bradford,  
Marketing Manager,  
GrasSports Australia Pty Ltd.,



Dear Nikki and the GrasSports team

On behalf of the Wheelers Hill Tennis Club, I would like to thank the team at GrasSports for the wonderful job they did in replacing our 4 ageing synthetic grass courts.

One of the greatest challenges with this project was to get our 42 year old base back to a reasonable condition. The GrasSport team spent many hours working on the base ending up with an excellent result for us. The laying of the synthetic grass, sand and grooming was completed within the projected 3 weeks.

Our members are delighted with the new surface and I have also received positive feedback from visiting teams and compliments from people walking the Scotchmans Creek trail that passes our club.

The GrasSports team were very professional and listened to all our requests. I would have no hesitation recommending GrasSports to any Sporting club.

Kind Regards  
Brian Hovey  
Vice President/Junior Convenor  
Wheelers Hill Tennis Club.

# Certificate of Accreditation

This is to certify

GRASSPORTS AUSTRALIA PTY LTD

*is an accredited Platinum status agent of APT Asia Pacific  
and is authorised to offer products in accordance with their terms  
and conditions of their sales and distribution agreement.*



CHIEF EXECUTIVE OFFICER  
Sport Group Asia Pacific

S. NIVEN  
CHIEF EXECUTIVE OFFICER  
Sport Group Asia Pacific

**APT** ADVANCED  
POLYMER  
TECHNOLOGY



2<sup>nd</sup> July 2024

To Whom It May Concern,

RE: Grassports Australia

APT Asia Pacific (APT) are the leading manufacturer and distributor of synthetic sports, recreational and protective surfaces in Australia. Our range of products include Ligaturf® Football Turf systems, POLIGRAS® Hockey Turf systems, Supergrasse® Tennis products, Supergrasse® Cricket products, Laykold® acrylic court systems, as well as polyurethane systems for athletic tracks, playgrounds, and indoor sports flooring applications.

Grassports is a nominated subcontractor of APT/Polytan Ligaturf® Football Turf systems and have been an accredited installer since 2004. Grassports have installed many Ligaturf® football pitches over the past 14 years, including FIFA-certified pitches. An example of their recent work is the certified Ligaturf HB 250 pitch installed at the Veneto Club in 2018.

Further, Grassports have installed many hundreds of thousands of square meters of APT products over the past 15 years, spanning nearly the full range of APT surfaces, including many full sized POLIGRAS® hockey pitches, hundreds of Supergrasse® cricket wickets and tennis courts, Laykold® tennis courts, not to mention their stellar reputation as a market leader of providing innovative, multi-sport surfaces for Victorian schools.

I believe it is worth noting that Grassports have supplied and installed a significant amount of prestigious tennis court projects throughout the Victorian region which have been used as project references for APTA when clients are looking to visualize installed products to see how they look and play.

APT formally review and assess the work undertaken by Grassports every year and provide an official APT accreditation certificate that provides them with the right to undertake future installations. Grassports have been awarded 'Platinum Status Agent' – our highest status – for at least the past 2 years.

If you have any further questions, please feel free to contact me at any time.

Kind Regards,



Jim Tritt  
Director



## CERTIFICATE OF MEMBERSHIP

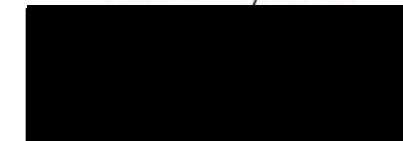
THIS IS TO CERTIFY THAT

**GRASSPORTS AUSTRALIA**

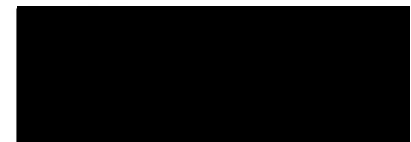
IS A MEMBER OF SAPIA IN THE PRINCIPAL CONTRACTORS DIVISION

2024 - 2025

THE PEAK INDUSTRY BODY FOR  
SPORTS AND RECREATION CONSTRUCTION IN AUSTRALASIA  
Builders & Installers—Manufacturers & Suppliers—Professional Services  
[www.sapia.org.au](http://www.sapia.org.au)  
1800 208 202



MARK EDMONDSON - PRESIDENT



ROBYN WILCOX - SECRETARY

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# CERTIFICATE OF CURRENCY



## 1. STATEMENT OF COVERAGE

This employer is registered for WorkCover Insurance to cover its liabilities under the *Workplace Injury Rehabilitation and Compensation Act 2013* (and amendments).

This Certificate is valid from:

01/07/2024

to:

30/06/2025

The information provided in this Certificate of Currency is correct at:

07/06/2024

## 2. EMPLOYER'S INFORMATION

WorkCover Employer Number:

11489131

Employer Legal Name:

GRASSPORTS AUSTRALIA P/L

Employer Trading Name:

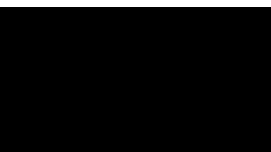
GRASSPORTS AUSTRALIA

ABN:

87 110 205 840

ACN/ARBN:

110 205 840



Chris Papadopoulos  
Premium and Policy Manager  
**EML VIC Pty Ltd**  
For and on behalf of the Victorian WorkCover Authority  
A.C.N. 606 104 910  
GPO Box 4695 MELBOURNE VIC 3001  
Telephone (03) 7000 0700  
Toll Free 1800 365 842 (1800 EML VIC)  
Fax (03) 7000 0701





## Professional Indemnity

Certificate of Currency

**Cover Note Number:** SUAGRAAUSPL310325

**Insured:** Grassports Australia Pty Ltd

**Address:** Unit 1, 38 GREEN STREET, DOVETON VIC 3177

**Professional Business:** Design and Construction, Principally Specializing in Sporting Fields as more fully described in the Proposal Form signed and dated 11/03/2022

**Period of Insurance:** From: 4pm on 31/03/2025  
To: 4pm on 31/03/2026

**Excess:** \$50,000 each and every claim including costs and expenses

**Limit of Liability:** \$5,000,000 any one claim and in the aggregate including costs and expenses plus one reinstatement

**Premium Details:** As Agreed

**Policy Wording:** Australian Design & Engineering 0422

**Security:** Certain Underwriters at Lloyd's, led by Westfield Specialty Managing Agency Ltd, Westfield (open market) - WSM1200

**Territorial Limits:** Worldwide excluding United States of America and Canada

**Jurisdiction:** Worldwide excluding United States of America and Canada

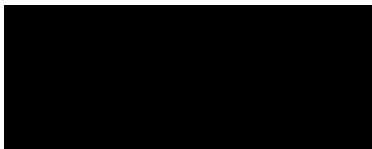
**Choice of Law & Jurisdiction:** The Commonwealth of Australia

**Retroactive Date:** 12/03/2019 excluding all known claims and circumstances

**Conditions:** See Policy Schedule

**Date and Place of Issue:** Melbourne on Tuesday, 1 April 2025


Signed for and on behalf of CFC Underwriting Pty Ltd



Anita Lane – Managing Director

### CFC Underwriting Pty Ltd

Level 18, 140 William Street  
Melbourne VIC 3000

  
[enquiries.au@cfc.com](mailto:enquiries.au@cfc.com)  
[cfc.com/en-au](http://cfc.com/en-au)

ABN 68 139 214 323 AFSL 407780

MEL SYD BNE PER

# Certificate of Currency



## Primary Liability Insurance Certificate of Currency

### This Certificate:

- Is issued as a matter of information only and confers no rights upon the holder.
- Does not amend, extend or alter the coverage afforded by the Policy(ies) listed.
- Is only a summary of the cover provided.
- Reference must be made to the current Policy wording for full details.
- Is current at the date of issue only.

This certificate confirms that the under mentioned Policy is effective in accordance with the details shown:

**INSURED:** Grassports Australia Pty Ltd

**POLICY NUMBER:** ME-CAS-24-431612

**PERIOD OF INSURANCE:** From: 31 March 2025  
To: 31 March 2026  
Both dates 4:00pm local standard time

**LIMIT OF INDEMNITY:** AUD20,000,000 any one Occurrence in respect of public liability and in the aggregate during the Period of Insurance in respect of Product liability.

**LIBERTY SHARE:** 100%



For and on behalf of  
Liberty Specialty Market

31 March 2025  
Date

Liberty Specialty Markets is a trading name of Liberty Mutual Insurance Company  
(ABN 61 086 083 605). Incorporated in Massachusetts, U.S.A. (The liability of members is limited)

This Certificate and the documents which it includes by reference are provided solely for the prospective insured named in this Certificate and may not be relied on in whole, or in part, by any other person or entity. The information in this Certificate is confidential and is intended for the use of the individual or entity named above. If you have received this communication in error, please notify us immediately by telephone 02 8298 5800 and return or securely destroy the Certificate and any enclosed documents. Thank you.

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**Power St Reserve Tennis Club**

Power Street Reserve, Williamstown VIC 3016

Email: [REDACTED]

Phone: [REDACTED]

21/05/2025

**To:**

Community Grants and Facilities Department

**Hobsons Bay City Council**

115 Civic Parade

Altona VIC 3018

**Subject: Urgent Funding Request – Power St Reserve Tennis Club Court Upgrades**

Dear Grants and Facilities Team,

On behalf of the **Power St Reserve Tennis Club (the Club)**, I write to urgently request funding support from Hobsons Bay City Council for the upgrade of our tennis courts at Power Street Reserve, Williamstown.

We are seeking:

- **\$160,000** (approx.) to resurface and upgrade **two existing courts** (with \$25,000 to be contributed by the Club).

The additional investment would significantly boost community access to tennis and provide long-term benefits by increasing the Club's capacity to serve our growing local membership.

**About the Club**

History

- The Power Street Reserve Tennis Club is a heritage community institution with over **100 years of history** and is one of the oldest tennis clubs operating in the area. It is a two-court club operating in Williamstown North.
- Our charming clubhouse reflects the historical character of the Williamstown area, and our facilities have long served as a welcoming hub for players of all ages.
- Next year, the Club will celebrate its centenary as a Club, with festivities currently being planned to celebrate this event.



- In the lead up to 2019, the existing Committee of the Club advised that it no longer wished to continue as a committee and in order to ensure that the Club would continue to operate, a new Committee was formed and installed in 2019.
- At that time, the Club comprised of only 14 members and had material outstanding membership fees due. The Club did not offer any coaching services and no junior competition was played.

#### Growth of the Club

- The Committee developed a number of initiatives to both increase the membership base of the Club, generate community engagement and the increase tennis participation, including the following:
  - We undertook a rejuvenation of the clubrooms and facilities – including a number of working bees to clean, organise and make the clubrooms functional, and purchasing new equipment (such as kitchen appliances, furniture, tennis equipment, first aid, Defib, and other necessary equipment).
  - Following the removal of asbestos by the Council, we painted the clubrooms and conducted the necessary repairs to ensure working male and female toilets were in order.
  - We took steps to implement a new locking system (Bluetooth lock – first of any tennis club in Australia – as advised by Tennis Vic.) to ensure that members were paid up before they could use of courts
  - We hosted a number social nights to build connection in the community and generate memberships.
  - We utilised funds on hand to replace the tennis court lights, with the existing lights donated to Council, which we understand were reused at another sporting venue.
- As a result of the above, our membership base grew to being at one point, the highest of any club in Hobsons Bay, notwithstanding being only a two court facility. (Advised by Tennis Australia, Power St had one of the highest membership bases in Australia for a 2 court setup) Since 2019, our membership numbers have been as follows (noting the impact of COVID from 21/22:
  - 20/21 – 308 (65 juniors)
  - 21/22 173 (39 juniors)
  - 22/23 – 190 (53 juniors)
  - 23/24 – 131 (48 juniors)
- In addition to the above, the Committee also sought a coaching organisation to undertake coaching activities at the Club and ultimately entered into a coaching arrangement with Vida Tennis. We are proud to have **Victorian / Australian tennis legend Andrew Whittington** as our Club Coach as part of Vida Tennis,

delivering high-quality coaching programs to a large number of **local children** and families. In addition, Vida has hosted primary school programs at the Club.

### **Basis for Funding Sought**

#### Condition of the Court surface

- Funding has been sought by the Club to undertake the necessary repairs and restoration of the existing two tennis courts at the Club.
- Our courts have deteriorated to the point where they are **nearing unplayable**. Without urgent investment, the Club risks **closure**, and our vital **junior coaching program will be forced to cease**. This would have a significant negative impact on local sport, youth engagement, and community health.
- We note that Council provided \$52K of funding in February 2022 to undertake repairs of these two courts (comprising, replacing the court carpet and to conduct repairs on the base that had become uneven). At this stage, a full restoration of the Courts was not considered (due to budget restraints), as we understood from Council that this work would extend the life of the courts by a further 10 years.
- In June 2023, only 9 months after the repairs had been completed, given issues that had started to become apparent with the lifting of tree roots and other unevenness, Council arranged some repairs to this work to reduce the impact of same.
- Over the last 6 months, the state of the courts has deteriorated significantly. Further tree root damage is becoming evident and stark dips and lumps in the court have developed, which we believe to be caused by drainage issues / effect of water. We consider that at least one of the courts is currently unplayable – with significant volatility in court play and bounce and a stark uneven surface to run and play on.
- Given the concerns in respect of the potential impact of these matters, we have ceased competition and quarantined this court so that it is unavailable for play.

#### Impact of current court condition

- The Club only operates with two courts, meaning that both courts are required to be in playable condition to allow any competition.
- At its peak, the Club had 4 junior teams on Saturday mornings, 2 junior teams on Sunday mornings. This has now reduced to only two teams on a Saturday morning.

In addition, we previously had two teams for the mid-week ladies day competitions, with both teams moving from the Club given state of court.

- At this stage, we have put short-term measures in place to arrange alternate court hire for existing competition teams for the remainder of the current season, which has come at a cost to the Club. In the absence of any strategy to repair the courts, we do not consider that we can offer competition play at the Club.
- Currently, we have 146 players (136 juniors / 10 adults) enrolled in coaching at the Club. These players will be directly impacted by the need to close the courts. We note that in recent times it has impacted on the ability to coach players at a certain level, noting the inability to play rally's given the poor bounce of the court.
- At this stage, given the state of the courts, we are unable to promote the Club, such as hosting further social events, offering a broader and more diverse service offering, including cardio tennis, ladies social competition and other coaching/tennis offerings.
- In addition to the above, the members of the Club only have access to one Court to book for social play.
- Ultimately, without a clear strategy and timeframe for the courts to be repaired, it is likely that our membership numbers will reduce dramatically, as we can't offer competition, coaching or two courts for our members to use socially.

#### **Proposal for repair**

- Given the short amount of time since the last repairs were undertaken, we do not consider it worthwhile to incur further costs to patch the courts, and believe that it is a better use of funds to find a longer terms solution by undertaking a full restoration.
- We have obtained a quote for full base and resurfacing works, as per the attached document.
- As an initial step however, we are seeking Council to engage / arrange for an engineer to inspect the courts to consider the current status of the courts and provide a recommendation on a viable solution.
- We note that the Club currently has some funds on hand – which was initially earmarked for making wheelchair (all abilities) access changes to the Club and



undertaking necessary improvements to the kitchen/bathroom facilities of the clubrooms.

- Having regard to the urgency of repairs required to the courts as set out above, and given that we are a tennis club, we note the importance of having suitable and available courts. For that reason, we have reconsidered our initiatives and believe that the Club can contribute \$25,000 towards the necessary works.

We believe this project aligns strongly with Hobsons Bay's vision for inclusive, active, and connected communities. With your support, we can:

- Deliver safe, modern, and accessible facilities for local residents
- Sustain one of Hobsons Bay's oldest community sports clubs
- Preserve and grow a high-quality coaching program for local youth.

#### **Longer term strategic plan**

- We note in the *Hobsons Bay City Council Tennis Needs Assessment 2017-2027 Summary Report* that it has been identified that more courts are required in the Williamstown / Williamstown North areas and that providing more public access to Courts is an goal of the Council.
- Our longer term strategy at the Club is to work towards expanding the Club by installing two new courts (with potential to those courts being multipurpose – eg Pickleball), to allow for greater tennis participation within the area and potentially being able to offer additional courts for public hire.

**Final Note**

This is a critical moment in the life of our club. We are fully committed to working with Council to ensure successful delivery of the project and maximising value for our local community.

Thank you for considering this urgent request. We welcome the opportunity to discuss this proposal further.

Warm regards,

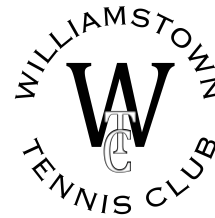
**Mark Steedman -President**

**Power St Reserve Tennis Club**

Hobsons Bay City Council

Proposed Annual Budget 2025-26 Submission

Williamstown Tennis Club Inc.



The Williamstown Tennis Club committee proposes that the renovation of the Williamstown Tennis Club pavilion at Morris Street be included in the 2025-26 budget. The pavilion is in poor condition, with rectifiable structural issues caused by bad water management, inappropriate vegetation and its exposed location. There is also damage from water ingress to the heritage interior, and there are internal and external asbestos materials in the building. The toilets are in original condition, which would not meet current standards, are not in a sanitary condition, and some showers do not operate. The toilets are not accessible to all community members, including club members.

The need for vital maintenance to the inglenook fireplace, upgrade to bathroom facilities and removal of asbestos was noted by council representatives at least nine years ago when the committee was fundraising to convert the flexipave courts to modgrass. During that decade, the tennis club has seen council funds spent on refurbishing and rebuilding many other sporting clubs within Hobsons Bay. It would be a proud opportunity for the club and council to share in the celebration of the clubroom's centenary in 2028, but the scale of the works requires a firm plan and action that begins during the next financial year.

This renovation will benefit the community of Hobsons Bay in three ways; community health, heritage and community resilience.

Community health is increased when more community members are active in sports. This is particularly important for young people, building physical activity and connectedness as life-time habits. The club had 125 members in May 2025, of whom 13 are junior members, and there are 40 family memberships that include children. Almost all members are Hobsons Bay residents. Members of other Hobsons Bay tennis clubs also use the pavilion when playing competition. The book-a-court facility makes the courts available to everyone in the wider community. In 2024 there were 544 bookings from non-members, but there are no toilets available for those users. More sanitary, pleasant and accessible facilities can only improve user safety and the facility's utilisation.

This council-owned property is a beautiful part of Hobsons Bay's architectural heritage. It is a building that all citizens can be proud of and that visitors admire. Built in 1928, it is approaching its centenary year in 2028. It is described in the council's Heritage Study of 2006 as "... a locally superior and intact (both internally and externally) example of an Interwar sporting pavilion, which is notable for its unique design in an eclectic style."



A provision in the lease agreement is to make the pavilion available in the case of civil emergencies. The pavilion has a kitchen and heat-pump heating and cooling, so if the toilets were up to standard and the showers were in working order, it could assist if required.

The council's Sports and Recreation team and the Assets team have been assessing the condition of the pavilion and have worked with the club committee to identify the issues with the building. The assets team has appointed a project manager for the renovation project. We support this process and look forward to a successful outcome for the community.

**Contact Person:** Derek Campbell

**Phone:** [REDACTED]  
[REDACTED]  
[REDACTED]



Dear Mayor and Councillors,

The Williamstown CYMS Football Club, Newport Power Junior Football Club, and Williamstown Juniors Football Club appreciate the opportunity to present this submission to the Hobsons Bay City Council 2025–26 Budget. Collectively, our focus is the renewal of the northern oval at Loft Reserve in Newport (Loft 2)—a crucial step in addressing the growing demands for safe, functional, and inclusive sporting infrastructure across our expanding club communities.

We respectfully seek Council support for the following initiatives:

- Complete renovation of Loft 2, including removal of the velodrome track to enlarge the field **for multipurpose use.**
- Installation of competition-grade lighting on both ovals at Loft Reserve to expand usage for training and night games.
- Construction of two additional changerooms, allowing male and female teams to participate simultaneously.
- Provision of compliant umpire changerooms in line with WFNL and VAFA standards.
- Installation of timekeepers’ boxes and digital scoreboards on both ovals.
- Irrigation and drainage systems for Loft 2 to ensure all-weather usability.
- Replacement of the current concrete cricket pitch with turf to ensure safety and flexibility.
- Construction of coaches’ and players’ benches for both ovals to support match-day operations.

**Club Backgrounds**

**Williamstown CYMS Football Club**

As the second-largest senior club in the VAFA (by player numbers), the Williamstown CYMS Football Club fields eight teams:

- Four men’s teams
- Two women’s teams
- Two Under-19 teams

The senior women’s team now competes in the William Buck Premier Women’s Division, the top women’s grade in the VAFA. In 2026, the club anticipates adding an Under-19 women’s side, drawing from the female junior development pathways in the Williamstown Juniors Football Club.

**Newport Power Junior Football Club (NPJFC)**

In 2024, Newport Power Junior Football Club was the largest junior football club by both player numbers and team registrations in Melbourne’s western suburbs.

In 2025, the club is fielding approximately 430 players across 20 teams, which include 16 boys' teams and four girls' teams.

Despite this strong participation, NPJFC was forced to turn away over 20 prospective players due to insufficient ground availability. This issue is most acute during the September to March pre-season period, when access to Bryan Martyn Oval is significantly restricted.

This ongoing lack of facilities not only limits opportunities for young athletes to participate in community sport, but also places additional pressure on the Western Football Netball League (WFNL) in terms of fixture planning and venue scheduling.

#### **Williamstown Juniors Football Club (WJFC)**

In 2025, Williamstown Juniors Football Club is fielding 19 teams, including six female teams. This number continues to grow, with expectations that more girls' teams will be added in the coming years.

The club now has over 400 registered players across male and female competitions. Importantly, girls' football is viewed as the key growth area, forming a vital part of the player development pathway. As players graduate from Under-16s, many will progress into senior women's football, directly supporting the future expansion of Williamstown CYMS Football Club's women's program.

#### **Loft Reserve – Background and Current Challenges**

Between 2012 and 2018, the Williamstown CYMS Football Club expanded from four to seven teams following the establishment of the Football Williamstown alliance, a partnership between:

- Williamstown CYMS Football Club
- Williamstown Juniors Football Club
- Williamstown Football Club
- Williamstown Superules
- Williamstown FIDA

Despite this growth, CYMS has operated with access to only one home ground — Fearon Reserve. In response to increasing demand, the club approached Hobsons Bay City Council in 2018 to propose the development of a second ground at Bayside College, Paisley Campus.

At the Council's request, CYMS agreed instead to take up tenancy at Loft Reserve, contingent on the following commitments:

- Installation of two additional light towers on Loft 2
- Improvements to the playing surface by winter 2021



These commitments were formalised in writing by then-President Stephanie Payne on March 4, 2019. However, six years later, these conditions remain unmet.

This delay has had ongoing impacts not only on CYMS but also on co-tenants:

- Newport Power Junior Football Club
- Williamstown Juniors Football Club

With pre-season training now a standard practice from November, access is increasingly restricted due to cricket clubs retaining tenancy until April. This overlap continues to stretch existing facilities and limits the ability of football clubs to adequately prepare for their seasons.

Redeveloping Loft Reserve provides a practical solution to these challenges, enabling year-round use and alleviating pressure across both summer training and winter competition.

### **Case for Redevelopment**

#### **Enlargement of Loft 2**

The removal of the old velodrome is crucial to creating a regulation-size oval suitable for a broad range of teams — from senior women's teams to junior boys. Our assessment indicates the playing surface can be expanded by 7–10 metres, aligning its dimensions with Loft 1 (~150 metres).

This project must also include:

- Full drainage and irrigation systems to maintain long-term surface quality.
- Replacement of the concrete wicket with a turf wicket, improving safety and versatility.
- Nets behind the goals to ensure footballs don't end up in trees or neighbours' backyards.

#### **Competition-Grade Lighting for both ovals**

Upgrading the lighting on both ovals to competition standard will:

- Enable Friday night fixtures, relieving league scheduling constraints for junior football.
- Increase umpire scheduling flexibility across the weekend.
- Allow extended training hours, reducing overuse of existing grounds.

### **Timekeepers' Boxes and Coaches/Players' Benches**

Both ovals at Loft Reserve currently lack adequate infrastructure to support match-day operations. We request the installation of:

- Dedicated timekeepers' boxes on each oval.
- Permanent coaches' and players' benches to replace temporary or outdated setups.

These upgrades will improve operational efficiency, safety, and comfort for match-day volunteers and participants.

### **Digital Scoreboards**

The current manual scoreboard is no longer fit for purpose and presents occupational health and safety risks. We request the installation of digital scoreboards on both ovals to:

- Improve visibility and user operation.
- Modernise facilities in line with other league-standard venues.
- Reduce the risk associated with the manual handling of outdated equipment.

### **Additional Changerooms**

The existing two changerooms are insufficient to service both ovals, especially as mixed gender participation grows. We request the addition of:

- Two new unisex changerooms.
- Compliant umpire changerooms.

This will ensure clubs meet WFNL and VAFA league obligations and provide safe, inclusive facilities for all players and officials.

### **Funding Strategy**

We understand that Hobsons Bay City Council owns land between 169–171 Mason Street, which could be sold to substantially offset redevelopment costs.

Moreover, the proposed additional changerooms would be eligible for co-funding through Sport and Recreation Victoria's Female Friendly Sports Infrastructure Program.

The clubs would also seek funding from outside parties, such as the Telstra Footy Country Grants program (up to \$20,000), to help fund some of the smaller infrastructure.

## **Conclusion & Next Steps**

The *Hobsons Bay's Sports Needs Analysis* of 2018 identified that the municipality required two new Australian Rules Football grounds in the east of the municipality. It identified Loft Reserve as the location for those two grounds, provided the rugby club could be relocated.

The Williamstown CYMS FC had hoped redevelopment of Loft 2 would have occurred by now in line with the agreement reached in 2019. All three clubs had hoped the redevelopment of Loft Reserve would be included in the 2025–26 Budget. At the very least, we ask that:

- Funding be allocated in the 2025-26 Budget for the planning of the redevelopment of Loft Reserve.
- Works be scheduled for the 2026–27 Budget.
- Oval redevelopment be scheduled for delivery in September–October 2026.
- A meeting be held with representatives from the three clubs, council officers, and relevant ward councillors to advance this proposal.
- Lobbying of the State Government in 2025-26 to help fund the pavilion expansion.

We believe this submission represents a cost-effective, community-driven solution to a growing problem and aligns with Council's goals of inclusive, accessible, and well-maintained public infrastructure. It fits within the aims of the *Hobsons Bay 2030 Community Vision*, particularly its vision for community wellbeing and interconnectedness. Collectively, the three football clubs represent more than 1000 players and their families. It goes without saying that the benefits of the redevelopment would also flow on to cricket clubs using the grounds.

Thank you for your consideration.

Sincerely,

**Dene Macleod**

President  
*Williamstown CYMS Football Club*

**Tim Warrener**

President  
*Newport Power Junior Football Club*

**Rachael Turner**

President  
*Williamstown Juniors Football Club*





# Steps to Complete the Pavilion Upgrade Project (with Estimated Costs)

## 1. Finalise Design and Planning Approvals

- Confirm final architectural plans
- Obtain planning permits and council approvals
- Engage consultants (e.g. engineering, accessibility)
- Estimated Cost: \$35,000–\$45,000

## 1. Secure Funding and Sponsorship

- Apply for state/local government grants (e.g. SRV, council infrastructure funds)
- Seek club sponsors and community donations
- Estimated Cost: Administrative; internal effort or in-kind support

## 1. Procure Contractors and Materials

- Tender for builders and suppliers
- Ensure quotes align with budget and quality standards
- Estimated Cost: \$10,000–\$15,000 (tender management, legal review, admin)

## 1. Site Preparation and Safety Measures

- Demolition (if needed), groundworks, temporary fencing
- Ensure site OH&S compliance
- Estimated Cost: \$35,000–\$55,000

## 1. Construction Phase

- Steel shelter structure and roof installation
- Concrete works, tiered seating, railings, and accessibility features
- Electrical and lighting installation
- Estimated Cost: \$450,000–\$550,000
- (this is the largest part of the project and may vary significantly depending on scale and materials)

## 1. Landscaping and Final Touches

- Gardens, paths, bins, signage
- Finishing seating, furniture, and fencing
- Estimated Cost: \$30,000–\$50,000

## 1. Community Launch and Promotion

- Host opening event (media, BBQ, club day)
- Marketing materials and signage
- Estimated Cost: \$7,000

## 1. Ongoing Maintenance Plan

- Establish maintenance schedule (cleaning, inspections, repairs)
- Potential service contracts (lighting, seating checks)
- Estimated Annual Cost: \$5,000–\$10,000/year



Total Estimated Project Cost: \$575,000–\$735,000

## Why Altona East Phoenix Soccer Club Deserves Funding for the Pavilion Upgrade

Altona East Phoenix Soccer Club is proud to be the first club in Australia to achieve the prestigious 3-Star Football Victoria Club Changer accreditation. Over the past five years, we've experienced significant growth and become a vital part of the Hobsons Bay community. From MiniRoos at just 4 years old to senior players aged 50+, our inclusive programs support players of all ages, abilities, and backgrounds.

We are a club deeply connected to our community. Our expanding female football program, strong ties with the Greek and Indonesian communities, and commitment to sponsoring players who face financial hardship reflect our inclusive values and open-door culture. We are proud to actively remove barriers so that football is accessible for everyone.

As our participation grows, so too does the demand on our facilities. The current pavilion area is no longer safe or adequate – with steep embankments, no proper shelter, and multiple reports of spectators falling and injuring themselves. This poses a serious risk to children, elderly visitors, and people with disabilities. Our goal is to create a safe, accessible, and inclusive space where the entire community can gather and enjoy football in comfort and security.

This upgrade will include a sheltered spectator area, improved pathways, and safe viewing zones, creating a welcoming environment for all. It will also support our ambition to become a leading hub for female football in Hobsons Bay and across Melbourne's west – driving visibility, participation, and leadership for women in the game.

In addition, we are positioning Altona East as a training site for coaches in the western suburbs, supported by Football Victoria and the CCC/Xventure programs. Our volunteers and coaching staff are empowered through ongoing education, and safeguarding remains central to our club culture.

Looking to the future, we are introducing new sustainability initiatives to reduce our carbon footprint – including reducing waste, encouraging active transport, and exploring renewable energy solutions such as solar for the pavilion. These steps reflect our commitment to long-term environmental responsibility.

This project is not just about bricks and mortar – it's about building a safe, inclusive, and sustainable community hub that reflects the values and aspirations of Altona East Phoenix Soccer Club and the wider Hobsons Bay region.





NEW CONCEPT MASTERPLAN  
WILLIAMSTOWN BOWLS CLUB  
REVISION D JANUARY 2023  
UPDATED CONCEPT ISSUE FOR DISCUSSION

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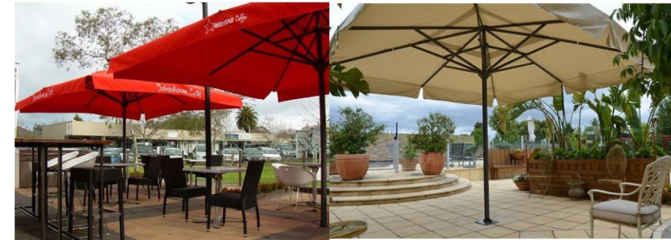
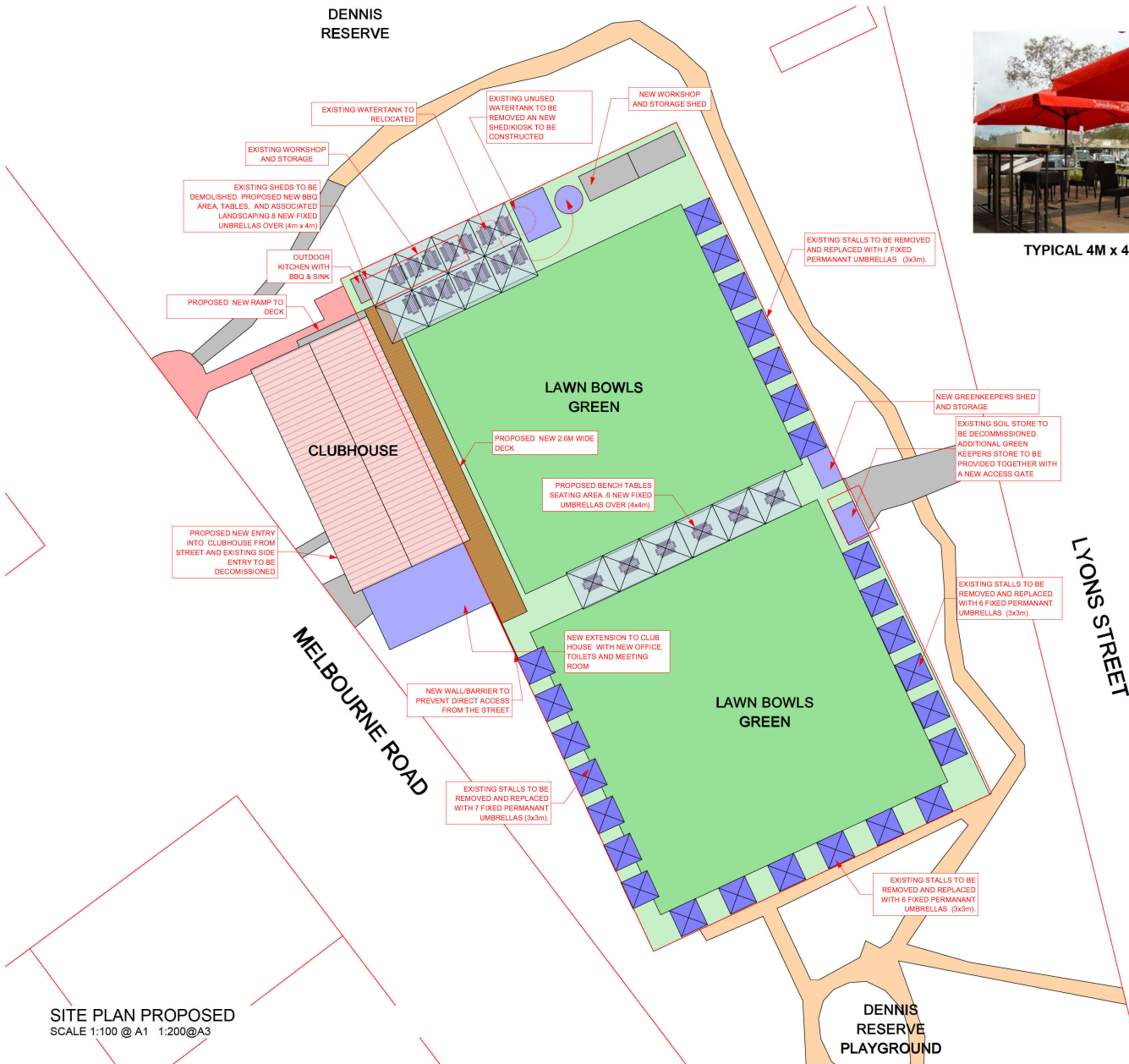


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A	PRELIMINARY E/S USE	S M	13/09/2022
B	PRELIMINARY E/S USE	J M	15/09/2022
C	UPDATE E/S USE	J M	13/10/2022
D	UPDATE E/S USE	J M	23/01/2023

Project:  
WILLIAMSTOWN BOWLS CLUB  
45-55 MELBOURNE ROAD  
WILLIAMSTOWN  
VIC 3016  
Project Number:  
22 TO 1

Drawing:  
COVER PAGE  
Drawing Number:  
SK000  
Project Status:  
CONCEPT  
Scale: 1:50

Revision: **D**



TYPICAL 4M x 4M SQUARE COMMERCIAL UMBRELLA



TYPICAL 3M x 3M SQUARE COMMERCIAL UMBRELLA

SITE PLAN PROPOSED  
SCALE 1:100 @ A1 1:200 @ A3

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**GROVE**  
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ACN 608 187 815

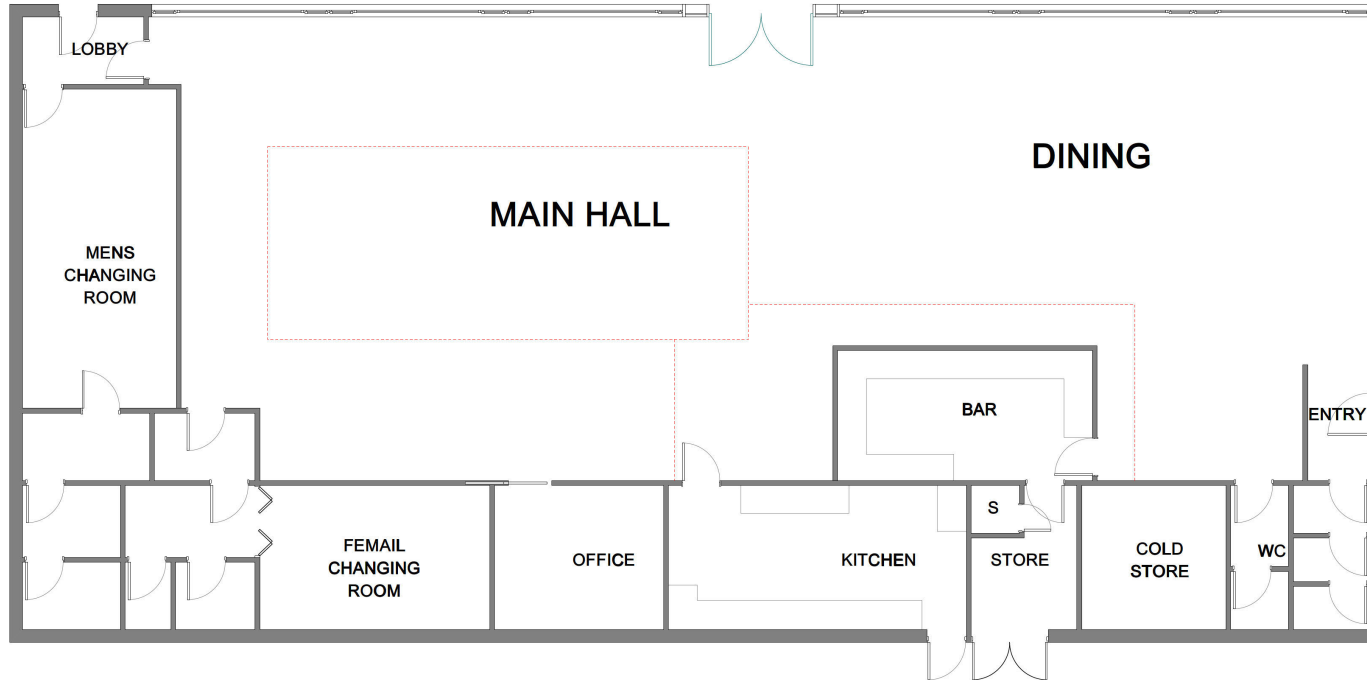


Revisions	By	Date
A	SM	13/06/2022
B	JAG	15/06/2022
C	JAG	13/10/2022
D	JAG	23/01/2023

Project  
WILLIAMSTOWN BOWLS CLUB  
40-58 MELBOURNE ROAD  
WILLIAMSTOWN  
VIC 3016  
Project Number  
22101

Drawing  
SITE PLAN GROUND FLOOR  
Drawing Number  
SK01  
Project Status  
CONCEPT  
Scale 1:50

Revision **D**



EXISTING CLUBHOUSE PLAN  
SCALE 1:100 @ A1 1:200@A3

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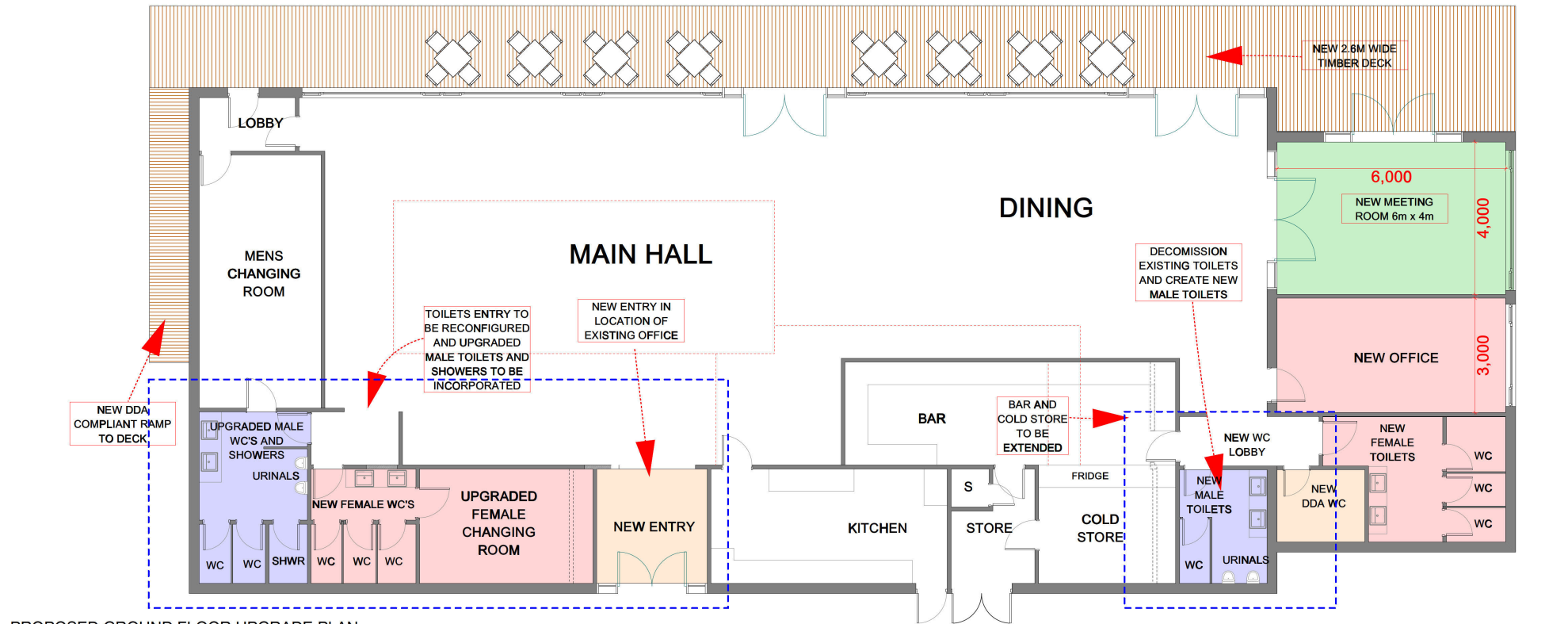
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A	PRELIMINARY ISSUE	SM	13/06/2022
B	PRELIMINARY ISSUE	JAG	15/06/2022
C	UPDATED ISSUE	JAG	13/10/2022
D	UPDATED ISSUE	JAG	23/01/2023

Project  
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40-58 MELBOURNE ROAD  
WILLIAMSTOWN  
VIC 3018  
Project Number  
22101

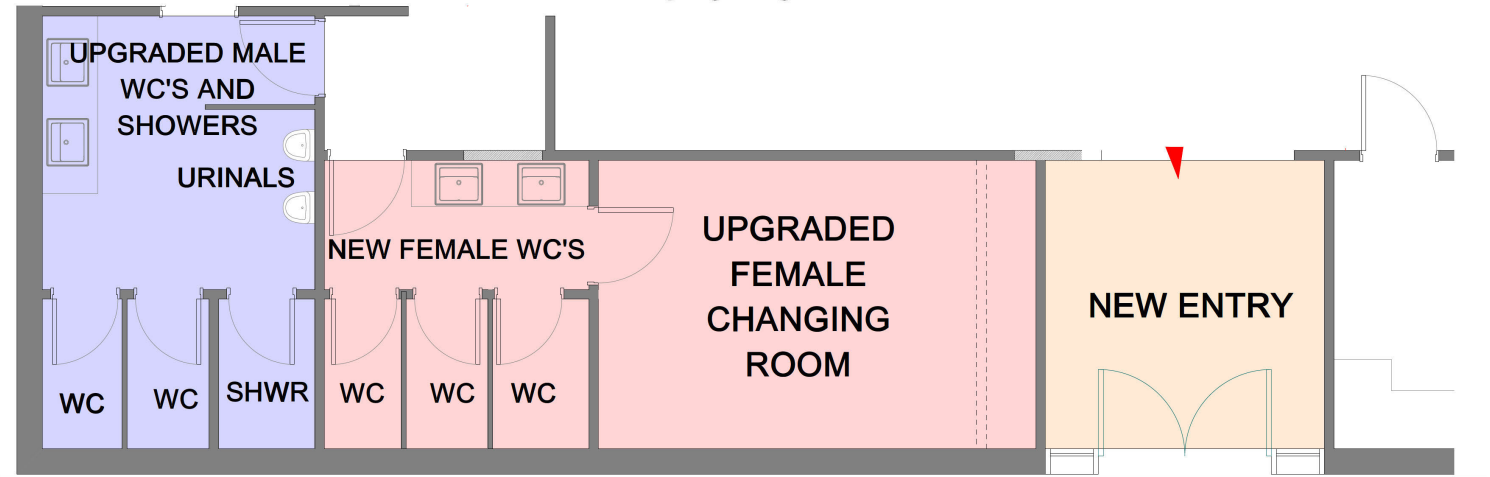
Drawing  
EXISTING PLAN  
Drawing Number  
SK02  
Project Status  
CONCEPT  
Scale 1:50

Revision **D**





PROPOSED GROUND FLOOR UPGRADE PLAN  
SCALE 1:50 @ A1 1:100 @ A3



ENLARGEMENT OF CHANGING AREAS  
SCALE 1:25 @ A1 1:50 @ A3

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ARCHITECTURE  
Suite 2.34 Joseph Street  
Blackburn North, Victoria, Australia 3130  
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B PRELIMINARY ISSUE	JAC	15/06/2022
C UPDATED ISSUE	JAC	13/10/2022
D UPDATED ISSUE	JAC	23/01/2023

Project  
WILLIAMSTOWN BOWLS CLUB  
45-58 MELBOURNE ROAD  
WILLIAMSTOWN  
VIC 3018  
Project Number  
22101

Drawing  
**GROUND FLOOR PLAN**  
Drawing Number  
SK03  
Project Status  
CONCEPT  
Scale 1:50

Revision **D**

A photograph of a green lawn with three bowling balls. One dark ball is in the foreground, slightly to the right of center. A white ball is to its left, and another dark ball is in the background to the right. The text is overlaid on the image.

**WILLIAMSTOWN BOWLS CLUB**

**STRATEGIC PLAN  
PRELIMINARY DISCUSSION**





STARTING A BUSINESS  
NEED PROPER PLANNING WHICH  
STARTS WITH RESEARCH



# WILLIAMSTOWN DEMOGRAPHICS

## MEDIUM AGE OF POPULATION

- Have approx. 15,000 residents Females 51% and Males 49%
- Under 20 - 25.8%
- 20-29 - 9.8%
- 30-39 - 10.4%
- 40-49 - 16.1%
- 50-59 - 16.8%
- 60-69 - 11.4%
- Over 70 - 9.5%
- Target 40-59 which make up 32.9%

# VISIT TO MOORABBIN BOWLS CLUB

- 7 Years ago they were struggling – ageing and diminishing membership, desperate financial position, only 2 Pennant teams
- Had a planning day with 20 members from the club to get them involved in the decisions and be part of the plan. In this way you get more buy in from members and more willing to help implement the plan.

# MOORABBIN PLANNING DAY AGENDA

- What do we stand for and what are our key values
- 3-5 Year Strategic Direction
- 12 month Operational Plan – start with SWOT Analysis
- Key Objectives in the next 12 months
- Key Club Functions – Where are we at and where do we want to get to?
  - Bowls
  - Facilities
  - Bar and Social
  - Membership
  - Marketing
  - Finances
- ACTIONS



# SWOT ANALYSIS

## Strengths

- Location
- Synthetic and Lawn greens
- Blue Army of Volunteers
- "We / Team" culture
- Clubhouse size and flexibility
- Recent new stream of bowlers
- Experienced bowlers to teach new bowlers
- Talented bowlers
- Gender balance
- Reputation
- Administrators
- Financial position
- Council and State Government Relationship
- Sponsors support
- Community Relationship and engagement
- Facebook/website/social media

## Opportunities

- Associations with local sports clubs
- Our Corporate Cup/ Comp
- Moorabbin Junction development
- Catering on Saturday nights
- Holmsglen Tafe
- Schools Comp
- The Healy
- Moorabbin Business District/Community

## Weaknesses

- Training and coaching of the lower grades in the club
- Lack of a youth program
- Car Park management
- Aging club house
- Social calendar of events
- Understanding of internal competitions and conditions of play
- Documented procedures for kitchen and functions
- Formal training and communications of the coaching program
- Catering offerings
- Visitor details capture

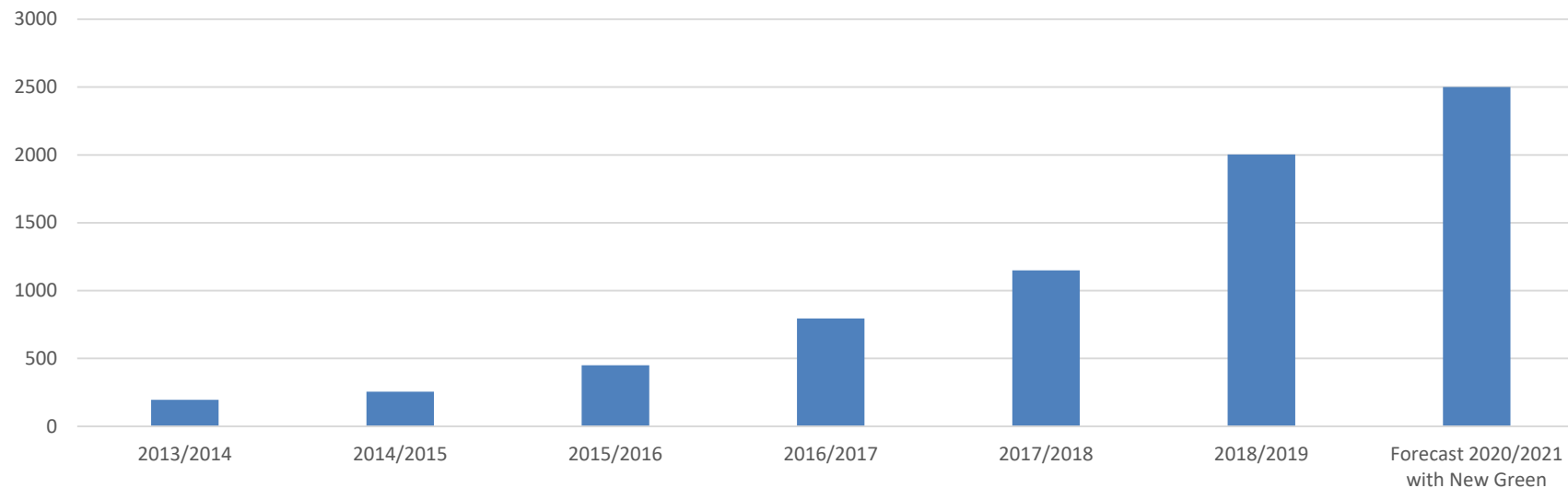
## Threats

- Threat of vandalism
- Covid impact on 2021/22 revenue
- Covid impact on bowler numbers

# MOORABBIN – Historical and Forecast Social Bowls Visitors

- 2013/14 – 195, 2015/16 – 450, 2018/19 - 2004

Total Visiting Social Bowlers



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# MOORABBIN RESULTS

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## 2020-2021

- Membership 156 of which 52 are women
- Have 5 Weekend Pennant Teams, 2 Midweek Pennant Teams and 1 Tuesday Night Pennant Team. Have entered a 6<sup>th</sup> Weekend Pennant Team in 2021/22 season
- Average age of players has reduced by 25 years
- Rebuilding their 3<sup>rd</sup> Green which was not used for 30 years.

# Achievements

- Pathway program of Barefoot – Jack Attack (Corporate) - Night Pennant – Saturday Pennant is working
- Five fold increase in lady pennant players
- Most successful winter bowls in Sandbelt – sold out each week
- 40% + of members volunteer at the club

# Achievements

- Massive improvement to the facility
- Improved communications to members and public - website, facebook and email etc
- Mobilised the locals, passionate, they care
- Attracting new and higher grade bowlers
- 2000 social bowlers visited this summer
- 44 local companies used the club this summer – xmas parties,
- All the local primary schools use MBC for their fund raising venue



# Key Values

- Provide a **Welcoming and fun environment** for all visitors
- Show **Care** for all members to support them in any challenges they face
- Treat each other with **Respect** - in all our communications
- Provide a club focussed on **Bowls and the Community**

# WBC – NEXT STEPS PROPOSAL

- Have a Strategic Planning Day with as many members as possible to attend.
- See if John Smith from Moorabbin can run the planning day. As he is a business advisor and planner in his daily work we may have to pay him but will be worthwhile to have a professional run it.



BE POSITIVE – NEGATIVE THINKING IS THE  
DANGER. IF YOU THINK YOU CAN YOU  
WILL, IF YOU THINK YOU CAN'T YOU  
WON'T



**Thank you 😊**

## **WILLIAMSTOWN BOWLING CLUB**

### **SUMMARY OF STRATEGIC PLANNING MEETING at 1.00pm on 24<sup>th</sup> JANUARY 2022**

**Meeting Presenter/Conductor** – John Smith from Moorabbin Bowling Club

**Participants** – Jeff Fawcus, Arthur Cassidy, Mike Kadniak, Gavin Lally, Sammy Hammersley, Mats Gamby, Jeff Newton, Bob Evans, Heather Henderson, Richard Round, John O’Keefe, Jock Garnsworthy, Ian Worthington, Julie Hanaphy, Tyrone Paternott, June Emmett, Bruce Emmett, Carol de Ravel, Eric de Ravel

#### **PURPOSE OF THIS MEETING**

The Williamstown Bowling Club is facing a crisis in the coming years due to the decrease in the number of bowlers. The management committee decided something needs to be done about this and agreed to start the process of having a Strategic Plan in place. This is the first part of it. More planning will need to be done over the next months/years.

The active participation of **all** our members is critical to the continuing viability and success of the club. “Many hands make light work”.

John Smith is the president of Moorabbin Bowling Club. He was instrumental in taking the struggling club, with only 2 pennant teams 7 years ago, to a strong club with 6 Saturday and 3 midweek pennant teams. The management committee invited him to conduct a strategic planning meeting for us so that we could benefit from his experience.

#### **ITEMS DISCUSSED and AGREED ON**

##### **1. WHAT DOES THE CLUB NEED**

**1.1 NEW MEMBERS** especially **YOUNGER PLAYERS** and **MORE LADIES**

**1.2 A STRUCTURED PLAN**

**1.3 MORE ENTHUSIASM**

**1.4 SHARE** the **WORK LOAD**

**1.5 BETTER COMMUNICATION**

**1.6 POSITIVE MENTALITY**

**1.7 DELEGATE STRENGTHS**

##### **2. CORE VALUES OF THE CLUB**

2.1 Treat each other with **RESPECT and INTEGRITY** in all our communications

2.2 Provide a **WELCOMING and FUN** environment for new members and visitors

2.3 **SUPPORT TEAMATES** by encouraging and supporting them in any challenges they face

2.4 Have a **POSITIVE ATTITUDE**

2.5 **VOLUNTEER ASSISTANCE** with running of the club and functions as we are a members’ not for profit club

2.6 Be **UNDERSTANDING and HELPFUL to NEW BOWLERS** as they do not know the rules of the game

### **3. 3 YEAR PLAN**

- 3.1 **ADDITIONAL 35 PENNANT BOWLERS** – Allowing for a retirement rate of 5 bowlers a year, this would be a net gain of 20 pennant bowlers
- 3.2 Aim for **5 SATURDAY and 2 TUESDAY PENNANT TEAMS**
- 3.3 Have a **YOUNGER DEMOGRAPHIC** of pennant players. Aim to reduce the average age by 15 years from the present average age of 70.
- 3.4 **INCREASE** the overall percentage of **LADY PLAYERS** to 35% from the present base of around 20%.
- 3.5 Have the **GREENS FULL** at least **3 EVENINGS A WEEK** during summer
- 3.6 Have a **KNOWN PATHWAY FOR BOWLERS** from social/barefoot bowls to pennant
- 3.7 Have an **APPOINTED CLUB COACH**

### **4. OUR STRENGTHS**

- 4.1 Social Member Numbers – have around 75
- 4.2 Location - Williamstown
- 4.3 Bar, kitchen and club rooms – big enough for functions
- 4.4 A good committee
- 4.5 Core group of volunteers
- 4.6 Money in the bank – we are financial
- 4.7 The compatibility of members – most members get along well
- 4.8 Members pride in their club

### **5. OUR WEAKNESSES**

- 5.1 Gender balance and diversity – need younger and lady bowlers
- 5.2 Social Media – can do a lot more with facebook, Instagram etc
- 5.3 Acceptance of new ideas – old members reluctant to accept change
- 5.4 Apart from core group – lack of helpers
- 5.5 Design of the club – entrance and changeroom facilities/location
- 5.6 Visibility to non-members/passing motorists
- 5.7 Social/Deck/Shade – need more fixed outdoor tables
- 5.8 Parking – can't do much about this
- 5.9 Access to visitor bowls – kept in locked storeroom
- 5.10 Don't provide catering for social/barefoot bowlers

### **6. OPPORTUNITIES FOR GROWTH**

- 6.1 Attract players from local sports clubs
- 6.2 Social/barefoot bowls
- 6.3 Attract people from new housing developments
- 6.4 Contacts from local services
- 6.5 Local businesses/shops
- 6.6 Excite others

We did not consider threats as these are outside influences such as Covid over which we have no control. We must adapt to circumstances as they arise.



After discussing the above and due to the time constraint for the meeting, it was agreed to look at our immediate short-term objectives for 2022.

## **2022 OBJECTIVES**

### **1. BOWLS**

- 1.1 Organize social bowls Friday event to run for 6 weeks from beginning of March to Easter
- 1.2 Form sub-committee to provide support for new bowlers
- 1.3 Update bowls needed for visitors especially bowls for children
- 1.4 Provide a pathway for social bowlers to progress to pennant
- 1.5 Make our facility more welcoming for social bowls

### **2. IMPLEMENT A COMMUNICATIONS PLAN**

- 2.1 Flyers for barefoot bowls
- 2.2 Facebook and possibly Instagram communication
- 2.3 Posters in local shops
- 2.4 Email members
- 2.5 Email visitors – look at QR code sign in for visitors so we get their contact details
- 2.6 Local clubs and businesses to be approached

## **SPECIFICS OF SOCIAL/BAREFOOT BOWLS 6 WEEK PROGRAM**

- 1. Will run every Friday from 4<sup>th</sup> March to 8<sup>th</sup> April 2022.
- 2. Suggested time 6.00pm to 8.30pm
- 3. Provide good hamburger.
- 4. Cost for burger, beer/drink and bowls - \$20 per person
- 5. Will also have fun competition on the evening – for example the “spider” with small prize.
- 6. Idea is not to make money on the entrance fee. Profit will be made in the bar and aim is to attract people who may then take up bowling.
- 7. Pathway from this evening if people interested will be through social bowls on a Wednesday and Saturday.
- 8. Will require to spend some money – outside speakers for music (someone to do the music selection as well), shade umbrella tables etc to make facility more welcoming.
- 9. Use above communication channels and target new developments (Waterline Place)
- 10. Will need to create a volunteer program – up to 10 people on a Friday – 2 in the kitchen, 2 on the BBQ and up to 6 welcoming and helping with bowls. Will have a roster and ask people to volunteer for at least 1 session
- 11. Need a banner to put on our fence facing the road
- 12. Eric volunteered to manage the program and get a committee together.

Meeting concluded just before 4.00pm by examining if the meeting and plan met most of our needs as discussed at the beginning of the meeting. It was agreed that the plan did meet most of these needs and all that was left was for us to implement it.

Everyone in the club needs to be part of this incentive by promoting it and being part of it.

**“IF YOU THINK WE CAN, WE WILL. IF YOU THINK WE CAN’T, WE WON’T”. SO BE POSITIVE**

**Altona Roosters Rugby League Club, Westside Touch Association & Seabrook Cricket Club 2025-26 Annual Budget Submission.**

Dear Hobsons Bay City Council

My name is Efu Koka, President of the Altona Roosters Rugby League Club based at Bruce Comben Reserve, Altona Meadows and I writing on behalf of all three clubs currently co-tenanting BCR seeking URGENT support and endorsement of our 2025-26 budget submission.

We appreciate that council will receive many submissions during this time requesting support but we believe that our submission has more merit than any others that may be forwarded.

Our request to be included in the 2025-26 Annual Budget with a prioritised list as follows:

**1. NEW Pavilion**

- a. Our current pavilion has not kept pace with the growth of our clubs and has NO Female Friendly changing room facilities and not fit for purpose. Comments from female participants
  - i. ***We have never showered or changed in the change rooms, due to safety & privacy concerns***
  - ii. ***We have entered the bathroom and accidentally walked in on males using toilets or showers***
  - iii. ***Males have walked in on us while changing into our playing gear***
  - iv. ***Must ensure someone stands by doorway to make it known that women are using change facility***
- b. Although we have DRAFT concept plans which is a 2-level building with a similar footprint of our existing pavilion, we believe that the full length of the building should be utilised creating a space that could possibly cater up to 500+ people.
- c. This offers opportunities to local communities who may have events requiring a large venue which currently is not available in Hobsons Bay or designed so smaller rooms can be catered for.
- d. The estimated costs of a NEW Pavilion in 2024 was a minimum \$8.9 million (Concept Plans and Costing attached )

**2. Upgrade of playing fields and development of rear reserve for additional field**

- a. Our fields are in a bad state and have not been upgraded for more than a decade with many undulating surfaces , cracks & holes on all 3 fields which is becoming a safety issue for players. During winter the fields quickly turn to mud after a day of rain and sometimes forcing us to minimise games or relocate to another venue over the years.
- b. The development of an additional International sized field will allow the Cricket turf on the main oval to be better preserved with reduced wear and tear.
- c. Redevelopment/upgrade of all fields will allow us to host visiting professional and international teams such as the NRL NZ Warriors, Canterbury Bulldogs who have enquired in the past ,but found our grounds not suitable due to condition. If we act fast enough, we could be considered as a training venue for the upcoming rugby league world cup end of 2026 and 2027 Rugby World Cup. This will great for the local economy again due to easy access from freeway.
- d. Cost to upgrade fields unsure, but possible \$2 million

**3. Upgrade of Field lighting on Southern fields**

- a. There has been several government Infrastructure Grants that we have tried to apply for but not supported by council over the years and believe this is an opportunity to ensure that costs to rate

- payers are minimised. The current lighting system on the southern fields does not allow us to host ALL our teams when games need to start later in the evening.
- b. Costs of upgrade to lights minimum \$100 thousand. ( Quote attached )

We are a very large melting pot of ethnicities participating and contributing to the wellbeing of the Hobsons Bay Community. The economic benefit to the local economy is significant in our view given the thousands of visitors who come through Altona Meadows and surrounding areas on any given weekend.

Our clubs have been very inclusive of the community welcoming everyone regardless of their ethnicity, religion or gender. We are proud to recognise the First Nations People of Hobsons Bay, Yalukit-willam, meaning 'river camp' or 'river dwellers' in the design of our Playing Jersey.



All three clubs proudly and openly support more female participants in our respective Sport with, Women in League round, Women ONLY coaching clinics, etc.

The location of Bruce Comben Reserve is easily accessible to visitors with the freeway only meters from the reserve and providing a facility that appeals to a wider Melbourne Community has a huge benefit for local businesses.



### **Brief History of Clubs**

#### **Altona Roosters Rugby League Club**

- 2<sup>nd</sup> oldest Rugby League club in Victoria established in 1987
- The largest Rugby League club in Victoria with just over 850 members (2025) and predicted to reach 1000 members by 2027.
- 36 teams with 10 being Female ONLY teams.
- Have the highest number of female participants in Victoria
- Most successful Rugby League Club with 8 Premierships
- Developed dozens of NRL and International players
- Numerous Female referees now officiating in NRL Vic

#### **Westside Touch Association**

- Established approximately 10years ago
- Fastest growing club with 1000 members with 60% Junior players
- 50% female participants
- Operating 2 nights a week during summer

#### **Seabrook Cricket Club**

- Established in 1971
- Over 250 members consisting of 9 Junior Teams and 5 Senior teams
- Female participation growing in Junior teams

We sincerely ask for our submission to be endorsed in its entirety to ensure Female participants, members & visitors have a safe place to enjoy and infrastructure that is inclusive, accessible the wider Melbourne Community.

We are also grateful for the letters of support from Local Members of Parliament Mathew Hilakari & Hon Tim Watts.

If you have any questions please do not hesitate to contact me

Efu Koka

President

Altona Roosters Rugby League Club

[Altona.roostersrlc@gmail.com](mailto:Altona.roostersrlc@gmail.com)



Letters of Support from Hon Tim Watts & MP Mathew Hilakari ( **Originals can be provided on request** )

Hon Tim Watts Federal MP  
455 Melbourne Road, Newport  
VIC 3015  
Phone [REDACTED]  
Email [tim.watts.mp@aph.gov.au](mailto:tim.watts.mp@aph.gov.au)  
Web [timwatts.net.au](http://timwatts.net.au)  
timwattsm

9 May 2025

Dear Hobsons Bay City Council,

The Altona Roosters Rugby League Club are seeking support to deliver a much-needed new pavilion for their growing community. In 2024, the Altona Roosters became the largest club in NRL Victoria, registering close to 800 members, including more than 200 women and girls. This is an extraordinary achievement and a testament to the club's inclusive, community-focused approach and its long-standing commitment to providing accessible sporting opportunities for people of all ages and backgrounds in Melbourne's West.

The club and its pavilion also serve as an important hub for the local Pasifika community, fostering connection, cultural pride, and community wellbeing through sport.

However, this growth has significantly outpaced the club's existing infrastructure. The current facilities are no longer fit for purpose, particularly in supporting female participation, which continues to rise. The club urgently needs additional change rooms, expanded storage, and more functional space to accommodate both players and volunteers.

I understand that discussions are ongoing with Council regarding funding initially allocated to the Altona Meadows Western Aquatic Centre project, which may no longer proceed in its current form due to broader funding constraints. Should that project not go ahead, I would strongly support reallocating those resources to the Altona Roosters' facility development at Bruce Comben Reserve.

Investing in grassroots sport is one of the most effective ways we can strengthen community wellbeing, boost local participation, and support the health and development of young people. The Altona Roosters are doing an exceptional job in this space, and they deserve the infrastructure to match. I am eager to engage with Council to ensure the Altona Roosters and our community receive the support they need to thrive.

Yours sincerely,  
The Hon. Tim Watts MP

---

Mathew Hilakari  
Member for Point Cook

Dear Hobsons Bay City Council,

I have recently been approached by the Altona Roosters Rugby League Club who are seeking financial and administrative assistance for a new pavilion.

Altona Roosters Rugby League Club is the 2<sup>nd</sup> oldest Rugby League club in Victoria about to celebrate its 40<sup>th</sup> Year in 2026 and is also the largest club with just under 800 members.

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Altona Roosters Rugby League Club does not provide female friendly change facilities and given the growth of female participants it is an urgent matter for the club and has been for many years.

Their proposal will provide a new pavilion that suitable opportunities of support for the occupying tenants ( clubs )

I look forward to hearing from and engaging with council regarding what can be done to better support Altona Roosters Rugby League Club and our community.

Mathew Hilakari MP  
Member for Point Cook





PAVILION CONCEPT SITE PLAN

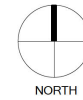
BRUCE COMBEN PAVILION CONCEPT - OPTION 1

FILE: R:\Projects & Proposals\G2005 Bruce Comben Pavilion Concept\7.0 Architectural Drawings\Bruce Comben Pavilion Concept New Build\_OPTION 1.rvt

Attachment 8.1.1.1

CLIENT:  
HOBSONS BAY CITY COUNCIL  
SITE ADDRESS:  
BRUCE COMBEN RESERVE

0 2000 4000 6000 8000 10000m  
SCALE: 1:200 AT ORIGINAL SIZE



FOUR18.COM.AU  
Info@four18.com.au  
2 Wright Place Geelong  
PO Box 748 Geelong 3220  
T: 03 5222 5944 F: 5222 5049



DATE: 24/05/2023  
JOB NO: G23005  
SCALE: 1:200  
DRAWING NO: @A1

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SK02



PAVILION CONCEPT - LEVEL 1

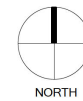
BRUCE COMBEN PAVILION CONCEPT - OPTION 1

FILE: R:\Projects & Proposals\G23005 Bruce Comben Pavilion Concept\7.0 Architectural Drawings\Bruce Comben Pavilion Concept New Build\_OPTION 1.rvt

Attachment 8.1.1.1

CLIENT:  
HOBSONS BAY CITY COUNCIL  
SITE ADDRESS:  
BRUCE COMBEN RESERVE

0 2000 4000 6000 8000 10000mm  
SCALE: 1:200 AT ORIGINAL SIZE



FOUR18.COM.AU  
Info@four18.com.au  
2 Wright Place Geelong  
PO Box 748 Geelong 3220  
T: 03 5222 5944 F: 5222 5049



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255

Note: This drawing is copyright, unauthorized use of this design is prohibited and may only be reproduced with the architects.  
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# QUOTE



Altona Roosters Rugby League Club

Attn: Efu Koka

T: [REDACTED]

E: [REDACTED]

Date

27/02/2025

Expiry

29/03/2025

Quote Number

QU-20250219-01

AREALUX Pty Ltd trading as

ABN 71 621 826 560

2 / 116 Crockford Street

NORTHGATE QLD 4013

1300 222 589 | 1300 AAA LUX

admin@aaa-lux-lighting.com.au

Reference **ALTONA ROOSTERS RLC - BRUCE COMBEN RESERVE, ALTONA MEADOWS VIC**

Description **Football (all codes) - Club Competition / 150 Lux**

## LIGHTING PACKAGE - OFFER

- Includes:
- Lighting Design
  - Standard Warranty - Luminaire 5 Years / Driver 5 Years / InControl LCMS 2 Years
  - Lighting Control Management System (LCMS)
  - Supply Only
  - Commissioning assistance available at hourly rates

ITEMS QUOTED	Quantity	Unit Price	TOTAL
Luminaires: WS270.5070.7.4.00.LS	14	\$3,990.00	\$55,860.00
WSSTAD01.5070.7.4.00.LS	5	\$3,990.00	\$19,950.00
WSSTAD05.5070.7.4.00.LS	2	\$3,990.00	\$7,980.00
Accessories: Light Spill Shield (LS)	168	included	

## WIRELESS LIGHTING CONTROL

LCMS: Local Dimming via PC, Tablet or Smartphone App.  
Remote Access requires Internet connection / SIM Card (not included)

Controller:	Control Box 2.0 with Antenna Box	1	\$2,960.00	\$0.00
Router:	Industrial Router 4G with DIN Rail Kit	1	\$490.00	\$0.00

<b>PROJECT OFFER</b>	<b>\$87,240.00</b>
FREIGHT (Estimate Only Ex-Brisbane, max 5 luminaires per pallet)	\$3,750.00
Total GST 10%	\$9,099.00

<b>TOTAL AMOUNT (AUD)</b>	<b>\$100,089.00</b>
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## TERMS

This quote is valid for 30-days unless stated otherwise.

Our Payment Terms are 50% deposit payable upon placement of order and the balance payable prior to delivery.

The order is not placed until the deposit funds have been received and a contract is formed.

Prices quoted are ex-Works Brisbane. Delivery charges, if quoted, are indicative only and are to be confirmed prior to dispatch.

Please allow minimum 14 weeks for delivery. The estimated delivery date will be advised once manufacture schedule is known.

For all trading terms and conditions that apply to this quotation please refer to our General Terms and Conditions of Sale located on our website.