

Council Meeting Minutes

23 June 2025

Council Chamber
Hobsons Bay Civic Centre
115 Civic Parade, Altona

HOBSONS
BAY CITY
COUNCIL



OUR MISSION

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

OUR VALUES

Respectful
Community driven and focused
Trusted and reliable
Efficient and responsible
Bold and innovative
Accountable and transparent
Recognised

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

CONDUCT OF COUNCIL MEETINGS

Meetings of Hobsons Bay City Council are to be conducted in accordance with Council's Governance Rules, which can be viewed at:

<https://www.hobsonsbay.vic.gov.au/Council/About-Council/Governance/Governance-Rules>

Members of the public attending Council meetings must abide by the standards of behaviour set out in section 13.3 of the Governance Rules. Any person engaging in disruptive or disorderly behaviour may be required by the Chairperson to leave the meeting in accordance with the Governance Rules.

Chairperson:

Cr Daria Kellander (Mayor)

Altona Ward

Councillors:

Cr Rayane Hawli (Deputy Mayor)

Altona North Ward

Cr Diana Grima

Altona Meadows Ward

Cr Paddy Keys-Macpherson

Laverton Ward

Cr Kristin Bishop

Spotswood Ward

Cr Lisa Bentley

Williamstown Ward

Cr Michael Disbury

Williamstown North Ward

Kerry Thompson
Interim Chief Executive Officer
Hobsons Bay City Council

TABLE OF CONTENTS

1 Council Welcome and Acknowledgement..... 5

2 Apologies 5

3 Disclosure of Interest 5

4 Confirmation of Minutes..... 5

5 Councillor Questions..... 6

6 Public Question Time 7

7 Petitions and Joint Letters 12

 7.1 Petitions and Joint Letters Received..... 12

 7.2 Responses to Petitions and Joint Letters 12

8 Business..... 13

 8.1 Corporate Services 13

 8.1.1 Community Budget Submissions on the Proposed Annual Budget and
 Revenue and Rating Plan..... 13

 8.1.2 Adoption of Annual Budget 2025-26 and Revenue and Rating Plan 2025-26
 to 2028-29 14

 8.1.3 Cancellation of Council Meeting scheduled for Tuesday 24 June 2025 17

9 Committee and Delegate Reports 18

10 Notices of Motion..... 18

11 Record of Assembly of Councillors..... 18

12 Supplementary Public Question Time..... 19

13 Urgent Business 20

14 Close of Meeting 20

Minutes of the Council Meeting held on 23 June 2025 at 7.00pm.**Present****Chairperson**

Cr Daria Kellander (Mayor)

Altona Ward

Councillors

Cr Rayane Hawli (Deputy Mayor)

Altona North Ward

Cr Diana Grima

Altona Meadows Ward

Cr Paddy Keys-Macpherson

Laverton Ward

Cr Kristin Bishop

Spotswood Ward

Cr Lisa Bentley

Williamstown Ward

Cr Michael Disbury

Williamstown North Ward

Officers

Ms Kerry Thompson

Interim Chief Executive Officer

Ms Allison Kenwood

Interim Director Corporate Services

Ms Elyse Rider

Interim Director Sustainable Communities

Mr Matthew Irving

Director Infrastructure and City Services

Ms Marlo Emmitt

Acting Manager Corporate Integrity

Mr Hamish Munro

Chief Financial Officer

Ms Beti Flaherty

Governance Officer and Timekeeper

Miss Jessica Maunder

Proof Reading Officer and Minute Secretary

1 Council Welcome and Acknowledgement

The Chairperson welcomed members of the public and acknowledged the Bunurong People of the Kulin Nation as the Traditional Owners of these municipal lands and waterways.

2 Apologies

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

Nil

3 Disclosure of Interest

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

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

4 Confirmation of Minutes

Confirmation of the minutes of the Council Meeting of Hobsons Bay City Council held on 27 May 2025 (copy previously circulated).

Motion

Moved Cr Bentley, seconded Cr Disbury:

That Council confirms the open and closed minutes of the Council Meeting of Hobsons Bay City Council held on 27 May 2025.

Carried unanimously

5 Councillor Questions

Cr Daria Kellander asked for an update on Techno Park.

Cr Diana Grima declared a material conflict of interest and left the Chamber at 7.03pm.

Elyse Rider, Interim Director Sustainable Communities, advised that Council officers are in the final stages of assessing the application for existing use rights for Block 11 at Techno Park and it was expected that the assessment would be completed that week in readiness for a decision.

Cr Grima returned to the Chamber at 7.04pm after discussion on the matter had concluded.

6 Public Question Time

Louise Karch

Q What specific evidence or formal evaluation informed the decision to discontinue the Hobsons Bay Homegrown Authors cultural program, given that no Council staff attended any of the literary events, conducted post-event evaluations, or consulted with any of the 110 members of Hobsons Bay Homegrown Authors?

- A A comprehensive, evidence-based review was conducted by our Libraries team. This included the formal evaluation included analysis of:
- website traffic data showing views to the homegrown authors section of the website over the past 12 months
 - borrowing rates across our collection
 - resource utilisation in administering program
 - participation data from the six events delivered for Homegrown Authors in 2024.

Funding is recommended for Homegrown Authors program in the 2025-26 budget to continue support for local authors and to celebrate local talent.

Q Given that the discontinued Hobsons Bay Homegrown Authors Program generated an estimated \$111,300 in direct local business stimulus and authors donated over 650 volunteer hours worth \$23,000 for free community events, how does Council reconcile the program's dissolution with its commitment to being a Creative City and supporting arts-based, free, economically beneficial community programs?

- A Council will provide assistance in the following ways:
- access to meeting rooms in Council facilities to support regular coordination and planning activities of the Homegrown authors program
 - support for continued participation in local events, including the Williamstown Literary Festival
 - exploration of how the group can contribute to broader Council initiatives, including the Council Plan, Arts and Culture Strategy, Libraries programming and the like.

Council officers will work directly with members of the Homegrown Authors group to co-design and plan an engagement process that aligns with Council's strategic and cultural priorities while recognising the group's unique contribution to the literary and creative life of Hobsons Bay.

Q Libraries would not exist without authors. Providing free, diverse and accessible events with local authors is part of their mandate. Will Council commit to reinstating the Hobsons Bay Homegrown Authors Program under the umbrella of the proposed Centre of Excellence for Heritage, Writing and Publishing, given the program's well-attended track record of delivering cultural and economic value to the community at minimal Council cost?

- A Council is considering the budget bid by Homegrown Authors, outlining an opportunity to workshop with the Homegrown Authors and explore the engagement and possible strategic purpose for the group going forward, and Council's possible support for the group beyond this year (which is proposed).

Rowena Joske

Q [Regarding Fabric Drive] Can Council please provide details on what Council is doing to assist Mirvac and other landowners to remove and relocate this driveway?

A Council officers have been having discussions with Mirvac to provide alternative access from Fabric Drive to the adjoining land to the west. Council will continue to pursue this within its statutory remit.

Q The current permit for the Fabric Drive intersection includes a signalisation plan, which is designed to accommodate the existing industrial driveway. Will this signalisation plan be redesigned, with the driveway removed and resubmitted for approval to the Department of Transport and Planning for approval?

A As the responsibility for the approval of the intersection rests with the Victorian Department of Transport and Planning, this is between Mirvac and the Department of Transport.

Q As Council acknowledged in 2023, the currently permitted intersection plan for Fabric Drive does not comply with the Precinct 15 Comprehensive Development Plan (CDP). Will the Council take this opportunity to ensure that Mirvac designs and builds the intersection as an ultimate and compliant intersection and that it includes a pedestrian crossing and safety refuge on the western side of the intersection?

A The current intersection design is an interim arrangement. The ultimate intersection can only be delivered when the additional land from the property to the west is developed. Council will uphold its legislative role in requiring a compliant final intersection.

Merged questions regarding Williamstown Swimming and Life Saving Club

Paul Austin

Q Roughly how big will the “substation” proposed to be built on a prominent piece of public land on or near the Esplanade be – as big as a shoebox, a cupboard, a wardrobe, a shed, or a house – and has council sought advice on whether it could be located in a less-obtrusive place, such as within the boundaries of the expanded club?

Q Do the councillors think a gymnasium and an entertainment space are essential for a life-saving club, and if so, why, and if not, will they disallow the second storey of the redevelopment, which will house a gym and a party space?

Q Do councillors agree that a double-storey entertainment complex in this heritage area will damage community amenity, with more noise, traffic, alcohol, late-night hooning, and other disruptive and dangerous behaviour in what is already a notorious hooning hot-spot in Williamstown?

Josephine Cafagna

Q Why is council and the club hiding details about the height of the buildings proposed in the redevelopment?

(questions continue next page)

Robert Ferris

Q Can Council advise if Planning Application PA 250139 for the redevelopment of the Williamstown Swimming and Life Saving Club been reviewed by Council's Statutory Planning team and if so, what was their assessment

Q Can Council advise what point on the existing heritage Life Saving Club building has been used to determine the height of the proposed second storey redevelopment of the club.

A These questions relate to Planning Application PA250139, which is currently under review by Council's Statutory Planning team, and a full assessment has not yet been undertaken.

The full architectural plans, including details regarding the development, will be made available during the public notification period. Residents will be given the opportunity to view plans and accompanying reports and make submissions to the planning application when the application is on public exhibition.

Additional question from Josephine Cafagna

Q Can the council confirm that senior council officers have advised leadership of the Williamstown Swim and Life Saving Club not to answer specific questions from local residents about details of the redevelopment plans? If so, why?

A There has been no instruction to committee members to not talk to local residents about the project, and Council actively encourages the committee to engage with the community.

Residents are encouraged to discuss technical design elements with Council's Planning team, as this project is subject to a town planning permit application which is currently under assessment.

Craig Rowley

Q Can Council please clarify whether the scope of the \$1.035 million carryover includes the originally proposed facilities – namely, an activity/meeting room for Wetlands Centre volunteers and the community, undercover outdoor activity space, offices, and toilets – as outlined in the March 2024 communication?

A Delivery of early works at the Hobsons Bay Wetlands site in line with the overall conceptual vision will continue into next financial year using the \$1.035 million carryover. The works that are planned to be carried out in next financial year will include landscaping and delivery of gathering spaces in line with the vision for the site.

Additional works as mentioned in the question that were initially envisioned to occur including facilities such as activity/meeting room, office, cafe and toilets are not forecast for delivery now as market testing for construction of these elements were significantly higher than budget allocation.

The revised approach that is in line with the vision of the site has been developed in consultation with members of the Hobsons Bay Wetlands Centre Group including the Chair, and will deliver positive outcomes at the Wetlands site.

Q If Council has reduced the original scope of the Wetlands Centre Early Works Stage 1 project, and will not deliver an activity/meeting room for Wetlands Centre volunteers and the community, offices and toilets, could Council please explain why it reduced the scope of the project rather than allocate funds in the 2025-26 budget to deliver the full original scope of the project?

A The scope has been revised to meet current budget allocation. This proposed approach work will seek to deliver on the early works objectives including:

- aligning works with the original concept to reduce waste and requirement for demolition in the future
- establishing a foundation aspect of the project to be better able to advocate for future funding for completion of final stages.

Completion of this initial stage of works will allow Council to advocate for future funding and it is recommended that this significant amount of external funding is secured before proceeding with any further stages of the project.

Anthony Chandler

Q I congratulate the Hobsons Bay Council on its involvement with International Women's Day earlier this year; in light of this I am wondering what involvement the council will have in this year's International Men's Day on the 19th November this year.

A Council recognises the importance of promoting the health and wellbeing of men and boys in our community.

Council proudly supports initiatives that foster men's health and social connection all year round. This includes partnerships with organisations like the local Men's Sheds and the Western Bulldogs Community Foundation to deliver the Sons of the West program.

Council will use the occasion of International Men's Day 2025 as an opportunity to promote local engagement for men to be healthy and stay connected in Hobsons Bay.

Efu Koka

Q Which Council owned sports facilities and clubs in Hobsons Bay have had more than 1 million dollars of Council funds spent on upgrading their facilities over the past 15 years including NEW & Existing facilities?

A Council has invested significantly in sport and recreation infrastructure over the last 15 years, ensuring compliant facilities offering participation opportunities for the Hobsons Bay community and visitors to the municipality.

During this timeframe, 21 Council sites have received more than \$1 million in funding towards new and existing facilities.

Many clubs have benefited from upgrades to sporting pavilions, sportsfield redevelopment, floodlighting improvements and a range of other projects through this investment.

Q Who are the Top 20 Clubs or Organizations that have received HBCC Grant or other Funding over the past 10 years?

A Many sporting clubs have benefited from funding through Council's Make it Happen Community Grants Program. These are assessed on merit in line with program guidelines. All clubs are encouraged to submit applications through this funding opportunity.

Council's Sport Facility Needs Analysis was endorsed in 2018, guiding short, medium and long-term priorities over a 10-year period. Over the next 12 months, Council officers will be assessing the priorities from the Sports Facility Needs Analysis to inform Council of the priorities for the next five years and beyond. Community sporting clubs will have the opportunity to contribute to this process.

Q If the Aquatic Centre which is currently paused gets scrapped altogether, will HBCC put a formal and detailed proposal to State Government to retain, redirect the \$10 million pledge towards the Bruce Comben reserve Pavilion and Field upgrades?

A A review of the Council Aquatic Facilities Action Plan is underway, and until this review work is significantly progressed, any advocacy relating to external funding pledged towards the Western Aquatic Facility project will not occur.

7 Petitions and Joint Letters

7.1 Petitions and Joint Letters Received

No petitions or joint letters were received.

7.2 Responses to Petitions and Joint Letters

There were no responses to petitions or joint letters.

8 Business

8.1 Corporate Services

8.1.1 Community Budget Submissions on the Proposed Annual Budget and Revenue and Rating Plan

Directorate: Corporate Services
Responsible Officer: Chief Financial Officer
Reviewer: Interim Director Corporate Services
Attachments: Community Budget Submissions 2025-26 [8.1.1.1 - 633 pages]

Purpose

To formally receive and note the community submissions made in relation to the public exhibition process for the Proposed Annual Budget 2025-26 and the Proposed Revenue and Rating Plan 2025-26 to 2028-29.

Motion

Moved Cr Bishop, seconded Cr Hawli:

That Council, having given public notice of the preparation of the Proposed Annual Budget 2025-26 and Proposed Revenue and Rating Plan 2025-26 to 2028-29 in accordance with Council's Community Engagement Policy 2023:

- 1. Receives and notes the submissions following the public exhibition period for the Proposed Annual Budget 2025-26 and the Proposed Revenue and Rating Plan 2025-26 to 2028-29.**
- 2. Notes that submissions were considered in finalising the Annual Budget 2025-26 and Revenue and Rating Plan 2025-26 to 2028-29.**
- 3. Notes that a review will be conducted on community consultation and budget submission processes and timing in relation to the Annual Budget.**
- 4. Responds in writing to all submitters under the signature of the Interim Director Corporate Services.**

Carried unanimously

8.1.2 Adoption of Annual Budget 2025-26 and Revenue and Rating Plan 2025-26 to 2028-29

Directorate:	Corporate Services
Responsible Officer:	Chief Financial Officer
Reviewer:	Interim Director Corporate Services
Attachments:	<ol style="list-style-type: none"> 1. Annual Budget 2025-26 [8.1.2.1 - 124 pages] 2. Revenue and Rating Plan 2025-2029 [8.1.2.2 - 35 pages]

Purpose

To adopt the Annual Budget 2025-26 (Attachment 1) and Revenue and Rating Plan 2025-26 to 2028-29 (Attachment 2) and declare rates and charges for the year ending 30 June 2026.

Motion

Moved Cr Bishop, seconded Cr Hawli:

That Council, having given public notice of the preparation of the Proposed Annual Budget 2025-26 and the Proposed Revenue and Rating Plan 2025-26 to 2028-29 in accordance with Council's Community Engagement Policy 2023:

- 1. Adopts the Annual Budget 2025-26 annexed to this report as Attachment 1 in accordance with section 94 of the *Local Government Act 2020*.**
- 2. Adopts the Revenue and Rating Plan 2025-26 to 2028-29 annexed to this report as Attachment 2 in accordance with section 93 of the *Local Government Act 2020*.**
- 3. Authorises the Chief Executive Officer to give public notice of the decision to adopt the Annual Budget 2025-26 and Revenue and Rating Plan 2025-26 to 2028-29.**
- 4. Declares Rates and Service Charges totalling \$146.025 million (refer to section 4.1.1 of the Annual Budget 2025-26) for the year ending 30 June 2026 in accordance with section 158(1) of the *Local Government Act 1989* as follows:**
 - a. Declares general rates in respect of the 2025-26 financial year, raised by the application of differential rates as follows:**
 - i. A general rate of 0.209541 cents in the dollar on capital improved value (CIV) of all rateable residential properties**
 - ii. A general rate of 0.356219 cents in the dollar on CIV of all rateable vacant residential properties**
 - iii. A general rate of 0.481944 cents in the dollar on CIV of all rateable commercial properties**
 - iv. A general rate of 0.712439 cents in the dollar on CIV of all rateable industrial properties**

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- v. A general rate of 0.838164 cents in the dollar on CIV of all rateable petrochemical properties
- vi. A rating concession of 0.094293 cents in the dollar on CIV of all rateable recreational properties
- b. Under section 171(1)(a) of the *Local Government Act 1989*, provides a waiver of \$100 for all residential properties occupied by a ratepayer who holds an approved pension card based on the same criteria as the State Government funded concession.
- c. Declares an annual service charge on properties in accordance with section 158(1) of the *Local Government Act 1989* for the collection, disposal and processing of garbage, recycling, food organics and garden organics (FOGO) and hard waste for the year ending 30 June 2026 to be raised as follows:

\$348.95	Standard (base waste service charge for four bins: 120L garbage, 120L FOGO, 120L glass, 240L mixed recycling)
\$295.91	Shared (replaces standard base charge for properties in multi-unit dwellings/apartments/villages with shared bins)
\$138.17	U1 – Upsize to 240L garbage bin
\$46.07	U2 – Upsize to 240L FOGO bin
\$0.00	UF1 – Free upsize to 240L garbage bin
\$0.00	UF2 – Free upsize to 240L garbage bin for medical reasons
\$353.14	A1 – Additional 240L garbage bin
\$214.95	A2 – Additional 120L garbage bin
\$138.17	A3 – Additional 240L recycling bin
\$214.95	A4 – Additional 240L FOGO bin
\$168.89	A5 – Additional 120L FOGO bin
\$92.13	A6 – Additional 120L glass bin
\$314.06	BRF – Business Reduce Service with FOGO bin
\$314.06	BRG – Business Reduce Service with Glass bin
\$314.06	BRS – Business Reduce Service
\$308.37	BSH – Business Shared

5. In accordance with section 158(4) of the *Local Government Act 1989*, requires that general rates and annual service charge must be paid by four instalments made on or before the following dates:

Instalment 1	30 September 2025
Instalment 2	30 November 2025
Instalment 3	29 February 2026
Instalment 4	31 May 2026

(continued next page)

6. In accordance with section 172 of the *Local Government Act 1989*, requires persons to pay interest on any general rate or annual service charge, which that person is liable to pay and which has not been paid by the date specified for payment.
7. Authorises the Team Leader Rates of Council to levy and recover the general rates, annual service charges and interest where applicable in accordance with the *Local Government Act 1989*.

Carried

Amendment 1

Moved Cr Disbury, seconded Cr Bentley:

That the following wording be added at the end of paragraph 1 of the motion:

“, with the following amendment:

1.1 Reduce the funding for The Substation by \$25,000 (from \$250,000 to \$225,000) in 2025-26.”

Amendment lost

Amendment 2

Moved Cr Disbury, seconded Cr Bentley:

That the following wording be added at the end of paragraph 1 of the motion:

“, with the following amendment:

1.1 Allocate \$50,000 for scoping works for the redevelopment of Loft Reserve.”

Amendment lost

Procedural motion

Cr Bentley requested a time extension while speaking on Amendment 2.

Procedural motion carried

As all amendments were lost, the original motion remained the substantive motion and was put and carried.

8.1.3 Cancellation of Council Meeting scheduled for Tuesday 24 June 2025

Directorate: Corporate Services
Responsible Officer: Acting Manager Corporate Integrity
Reviewer: Interim Director Corporate Services
Attachments: Nil

Purpose

To cancel the Council meeting scheduled to be held on Tuesday 24 June 2025 commencing at 7pm in the Council Chamber.

Motion

Moved Cr Keys-Macpherson, seconded Cr Hawli:

That Council:

- 1. Notes a special (unscheduled) Council meeting was called for Monday 23 June 2025 to consider the proposed 2025-26 Annual Budget and Revenue and Rating Plan (along with submissions received in relation to these), to enable the Mayor and Deputy Mayor to participate in the Australian Local Government Association's 31st National General Assembly in Canberra from Tuesday 24 June to Friday 27 June 2025.**
- 2. Resolves to cancel the Council meeting originally scheduled to be held on Tuesday 24 June 2025 commencing at 7pm in the Council Chamber.**

Carried

9 Committee and Delegate Reports

9.1 Committee Reports

Nil reports

9.2 Delegate Reports

Nil reports

10 Notices of Motion

No notices of motion were received.

11 Record of Assembly of Councillors

The Record of Assembly of Councillors for June is to be considered at the Council meeting on 1 July 2025.

12 Supplementary Public Question Time

Paul Austin and Josephine Cafagna

Q How big would the proposed substation have to be for councillors to reject it as an unacceptable new structure on the Esplanade near Williamstown Beach?

Q Do councillors agree that if a developer came to them proposing a double-storey gym and party venue overshadowing a heritage building on Williamstown Beach, they would reject it out of hand?

Q Is Council working with the Club in supporting its planning application or is Council a neutral umpire or is Council representing residents and ratepayers?

A Council is undertaking a statutory planning assessment process which is consistent with all planning applications and is being assessed on its merits in line with the Planning and Environment Act. So this includes an assessment of the development's height and the proposed usages.

Efu Koka

Q I submitted three questions at the meeting earlier but the first two questions were not responded to in detail as per the question, especially who received the funding.

A I think what I'm hearing is you want the details of that, so if it's alright, we'll take that in writing and respond in writing to that because we don't have that information here tonight. I understand there's two questions. Where we can provide that information, we will.

13 Urgent Business

There was no urgent business.

14 Close of Meeting

There being no further business, the Chairperson declared the meeting closed at 8.30pm.



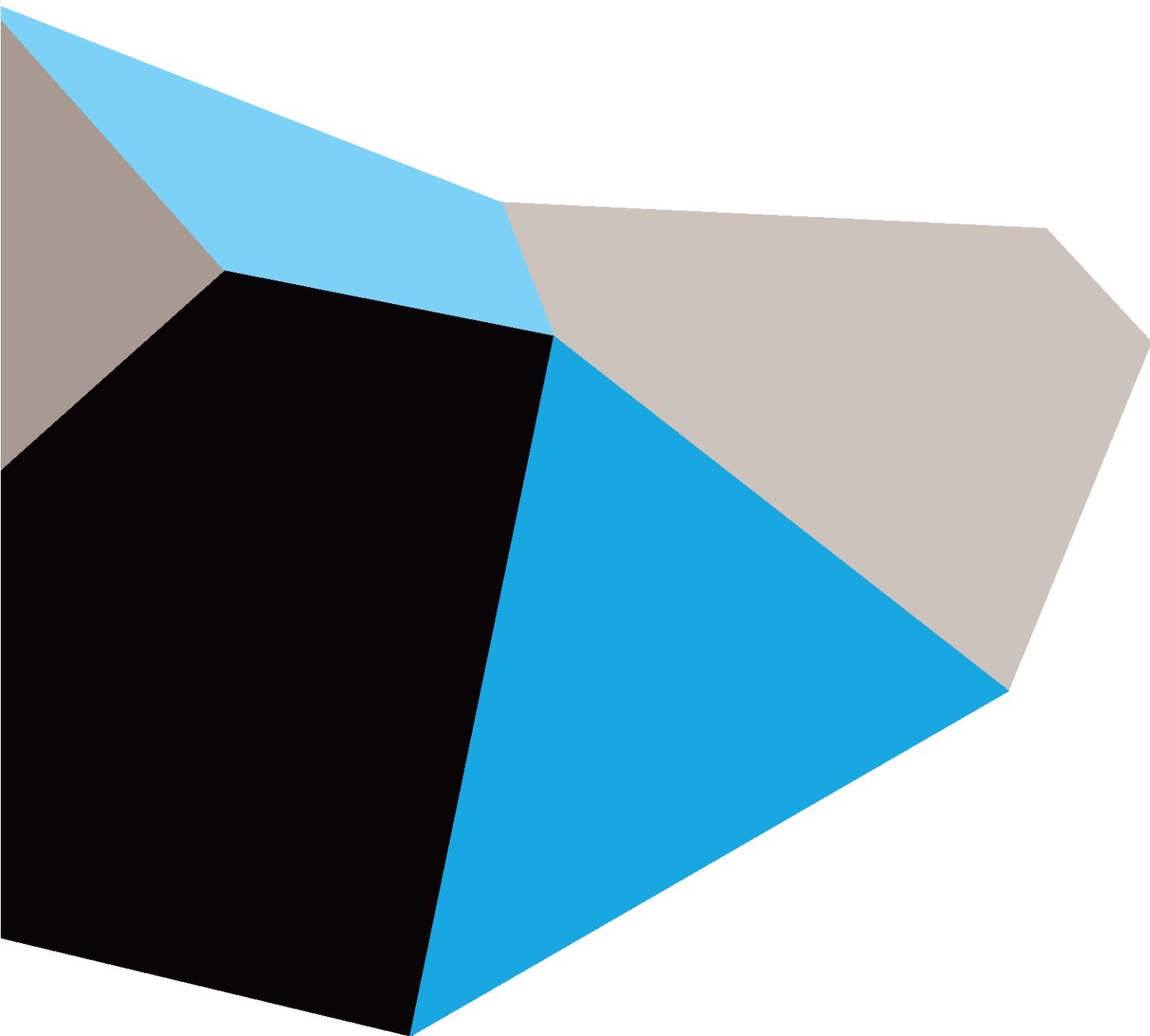
Chairperson – Cr Daria Kellander

Signed and certified as having been confirmed

29 July 2025

HOBSONS
BAY CITY
COUNCIL





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