



SPECIAL MEETING OF THE PORT PHILLIP CITY COUNCIL

MINUTES

26 JUNE 2024



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**MINUTES OF THE SPECIAL MEETING OF THE PORT PHILLIP CITY
COUNCIL HELD 26 JUNE 2024 IN ST KILDA TOWN HALL AND VIRTUAL
VIA TEAMS**

The meeting opened at 6:34pm.

IN ATTENDANCE

Cr Cunsolo (Chairperson), Cr Bond, Cr Clark, Cr Crawford, Cr Martin, Cr Nyaguy, Cr Pearl, Cr Sirakoff.

Chris Carroll, Chief Executive Officer, Brian Tee, General Manager City Growth and Development, Tarnya McKenzie, Interim General Manager Community Wellbeing and Inclusion, Lachlan Johnson, General Manager, Operations and Infrastructure, Claire Stevens, General Manager Organisational Capability and Experience, Joanne McNeill, Executive Manager Governance and Organisational Performance, Xavier Smerdon, Head of Governance, Rebecca Purvis, Senior Business Advisor, Peter Liu, Chief Financial Officer, Spyros Karamesinis, Head of Financial Business Partnering, Analysis and Compliance, Jacky Bailey, Head of Corporate Planning, Lauren Bialkower, Executive Manager City Growth and Culture.

The City of Port Phillip respectfully acknowledges the Traditional Owners of this land, the people of the Kulin Nations. We pay our respect to their Elders, past and present. We acknowledge and uphold their continuing relationship to this land.

1. APOLOGIES

An apology was received from Councillor Baxter.

2. DECLARATIONS OF CONFLICTS OF INTEREST

Nil.

3. WELL GOVERNED PORT PHILLIP

3.1 Council Plan 2021-2031 Year Four - Municipal Health & Wellbeing Plan, Financial Plan, Revenue & Rating Plan, and Budget 2024-25: Adoption

1. PURPOSE

- 1.1 To present for adoption, with consideration of the results of the community consultation, the updated Rating Strategy 2022-25 and the Council Plan 2021-2031 updated for year four including the Budget 2024/25 and the declaration of rates and charges for 2024/25.



PART 1

MOVED Crs Bond/Martin

That Council:

- 3.1 Notes that community consultation on the updated *Rating Strategy 2022-25* took place from 18 April to 13 May 2024, with the results of the consultation summarised in Section 5 of this report and detail provided in **Attachment 8** which included over 70% support for the new differential rates for Derelict, Unactivated Retail, and Vacant Land.
- 3.2 Notes that since the updated *Rating Strategy 2022-25* was consulted on:
- 3.2.1 the number of properties classified as Vacant, Derelict and Unactivated land has reduced by eleven properties. This reduction is due to retail properties being activated and opened for trade and due to construction progressing for several pieces of vacant land.
- 3.2.2 there are also several long-term vacant land properties that have commenced the planning process, suggesting that the updated rating strategy is encouraging development and therefore working towards achieving its objective.

A vote was taken and the MOTION was CARRIED unanimously.

- 3.3 Adopts the updated *Rating Strategy 2022-25* (**Attachment 1**) including the expansion of differential rating in 2024/25 to land types that are negatively impacting the municipality and the additional refinements to the strategy following community consultation:
- 3.3.1 Derelict Land calculated at 400 per cent (four times) of the residential rate per dollar.

A vote was taken and the MOTION was CARRIED unanimously.

- 3.3.2 Unactivated Retail Land calculated at 400 per cent (four times) of the residential rate per dollar.

A vote was taken and the MOTION was CARRIED.

Councillor BOND called for a DIVISION.

FOR: Crs Bond, Martin, Pearl, Cunsolo, Nyaguy, Crawford

AGAINST: Crs Clark, Sirakoff

- 3.3.3 Vacant Land calculated at 300 per cent (three times) of the residential rate per dollar.

A vote was taken and the MOTION was CARRIED.

Councillor Bond called a DIVISION.

FOR: Crs Bond, Martin, Pearl, Nyaguy and Crawford

AGAINST: Crs Clark, Sirakoff, Cunsolo



- 3.3.4 The definition for vacant land to be amended to include an exemption for properties in the financial year after approval at frame stage has been provided in accordance with Building Permit issued for the development of the site (under the Building Act 1993) and provided that the building permit has not expired.

A vote was taken and the MOTION was CARRIED unanimously.

- 3.3.5 Inclusion of an internal process to manage objections to classification of land (in addition) to the statutory process.

A vote was taken and the MOTION was CARRIED unanimously.

PART 2

MOVED Crs Bond/Nyaguy

That Council:

- 3.4 Notes that, as the State Government's Fire Services Levy is included in Council's Rates Notices and collected by Council on behalf of the State Revenue Office, it is important to be transparent with our community that they are not Council charges and Council is not responsible for the significant increases in 2024/25. The increases for 2024/25 include:

- 3.4.1 Fixed component of the Fire Services Levy to increase by 5.1 to 5.6% depending on the type of property.
- 3.4.2 Variable component of the Fire Services Levy to increase between 4% for industrial properties to 89% for residential properties.
- 3.4.3 Majority of residential properties will see an increase between \$30 to \$140 depending on the value of their property. The increase is greater than the increase of Council's rates & charges between 50% to 200% more.

A vote was taken and the MOTION was CARRIED unanimously.

PART 3

MOVED Crs Martin/Bond

- 3.5 Endorses a 2.75 percent average rate increase for 2024/25 which is consistent with the rates cap set by the Victorian Government and is lower than inflation.

A vote was taken and the MOTION was CARRIED.

Councillor Nyaguy called a DIVISION.

FOR: Crs Bond, Martin, Cunsolo, Nyaguy and Crawford

AGAINST: Crs Clark, Sirakoff and Pearl

PART 4

MOVED Crs Bond/Crawford

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3.6 Declares rates Budget 2024/25 as required by Section 94 of the Local Government Act as follows:

3.6.1 An amount of \$135,413,759 to be raised by general rates for the period 1 July 2024 to 30 June 2025.

3.6.2 A differential rate in the dollar based on type or class of land on the 2024 Capital Improved Value of all rateable properties within the municipality:

| Type or class of land | Rate per \$ Capital Improved Value |
|---|------------------------------------|
| General rate for rateable residential land | 0.001723 |
| General rate for rateable commercial land | 0.002058 |
| General rate for rateable industrial land | 0.002036 |
| General rate for rateable vacant land | 0.005169 |
| General rate for rateable derelict land | 0.006892 |
| General rate for rateable unactivated retail land | 0.006892 |

3.6.3 The properties on **Attachment 6** to be “Recreational and Cultural Lands” and that the level of general rates for these properties be set in accordance with percentages of the general rate also shown in this attachment.

3.6.4 Grants a rebate equivalent to half the general rate for the elderly persons flats as outlined in **Attachment 7**, in accordance with the agreement between Council and the Ministry of Housing.

3.6.5 Subject to the consent of the Minister for Local Government, treats any person(s) who has been excused the prescribed amount of the general rate for the year ending 30 June 2024 in accordance with the State Concessions Act 2004 as being similarly eligible for 2024/25.

3.6.6 A Council rebate of \$220 maximum (an increase of 4.8 percent) to those persons who satisfy eligibility requirements noting that the total value of the combined State Government rebate of approximately \$259.50 (maximum) and Council rebate will not exceed 50 percent of the general rate payable for the financial year.

3.6.7 A one-off waiver of a maximum of \$750 on application up to 50 percent of general rates and charges to the Chief Financial Officer in cases of extreme financial hardship.

A vote was taken and the MOTION was CARRIED unanimously.

Moved Crs Crawford/Nyaguy

PART 5A

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3.7 Declares services charges for Budget 2024/25 as required by Section 94 of the Local Government Act as follows:

3.7.1 An amount of \$15,066,593 of net waste service charges for the period 1 July 2024 to 30 June 2025.

3.7.2 A default waste charge for all rateable properties of \$203.60 and a kerbside FOGO collection charge for single unit dwellings of \$68.00.

A vote was taken and the MOTION was TIED.

The Mayor used their casting vote in FAVOUR of the MOTION.

The MOTION was CARRIED.

PART 5B

3.7.3 An annual garbage charge of \$450.00 per property on all non-rateable properties that receive waste management services from the City of Port Phillip. Notes additional charges may apply for multiple waste bins.

3.7.4 An annual garbage bin surcharge of \$255.00 for properties that are provided with a 240-litre bin for the collection of non-recyclable waste.

3.7.5 An 80-litre waste bin annual rebate of \$82.00 for properties that take up a small waste bin.

3.7.6 A private waste collection rebate of \$69.50 for residential properties that have private collection for waste.

3.7.7 Removal of the Commercial car park space waste charge for commercial carparks and or storage areas.

A vote was taken and the MOTION was CARRIED unanimously.

PART 6

MOVED Crs Martin/Crawford

3.8 Notes the previously declared special rate schemes for 2024/25:

3.8.1 Port Melbourne Business Precinct for marketing, management and business development to the maximum of \$320,000.

3.8.2 Carlisle Street Business Precinct for the purpose of marketing, promotion, business development and centre management expenses up to the maximum of \$200,000.

3.8.3 Fitzroy Street and Environs Business Precinct for marketing, management and business development to the maximum of \$200,000 based on the new agreement commencing 1 July 2024.

3.8.4 Acland Street Village Business Precinct for marketing, management and business development to the maximum of \$187,320 based on the new agreement commencing 1 July 2024.

3.9 Adopts the following payment dates and due dates for rates and associated charges:

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| Payment Type Description | Due Date | Interest from |
|-----------------------------------|---------------|---------------------|
| 3.10.1 Full Payment | 15 Feb, 2025 | Same as instalments |
| 3.10.2 1 st Instalment | 30 Sept, 2024 | 1 Oct, 2024 |
| 3.10.3 2 nd Instalment | 30 Nov, 2024 | 1 Dec, 2024 |
| 3.10.4 3 rd Instalment | 28 Feb, 2025 | 1 Mar, 2025 |
| 3.10.5 4 th Instalment | 31 May, 2025 | 1 Jun, 2025 |

3.10 Authorises the Chief Financial Officer and the Coordinator Revenue and Valuations to collect all rates and charges and the Fire Services Property Levy.

3.11 Notes that the penalty interest rate set in accordance with the Penalty Interest Rates Act 1983 at the prescribed rate (10 percent) as at 1 July 2024 fixed by the Governor in Council for general rates and charges that remain unpaid after the payment dates prescribed by the Governor in Council.

A vote was taken and the MOTION was CARRIED unanimously.

PART 7

Moved Crs Pearl/Cunsolo

That Council:

3.12 Notes the community consultation on the Council Plan 2021-2031 updated for year four including the Budget 2024/25 took place from 18 April to 13 May 2024, and that is summarised in Section 5 of this report and detail provided in **Attachment 8**.

3.13 Directs Officers to respond in writing to thank all those that have made formal written submissions and to advise them of the outcome of Council's decision.

A vote was taken and the MOTION was CARRIED unanimously.

3.14 Having considered all the submissions received and those heard at the Council Meeting of 14 May 2024, and having completed its budget deliberations, agrees to include the following community requests into the Budget 2024/25 (and the 10-year Financial Plan) in addition to those already included as part of the draft Budget 2024/25:

3.14.1 **Elwood Park Tennis Club** – To provide total funding of \$85,000 towards proposed capital works including \$60,000 to install a tree root barrier and \$25,000 towards asset renewal works.

A vote was taken and the MOTION was CARRIED.

3.14.2 **South Melbourne Symphony Orchestra** – To provide to the South Melbourne Symphony Orchestra \$9,000 per annum commencing 2024/25, for three-years, to cover the budget shortfall caused by the need to rent a

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space outside the municipality while the South Melbourne Town Hall undergoes works.

A vote was taken and the MOTION was CARRIED.

3.14.3 **Port Phillip Multifaith Network** – To provisionally allocate \$13,000 in 2025/26 within the 10-year financial plan for the Port Phillip Multifaith Network to facilitate the Faith Communities Council of Victoria's Victorian Interfaith Networks Festival (VINF) that must be held at St Kilda Town Hall.

A vote was taken and the MOTION was TIED.

The Mayor exercised their casting vote in FAVOUR of the MOTION.

The MOTION was CARRIED.

PART 8

MOVED Crs Martin/Cunsolo

That Council:

- 3.15 Notes the full year forecast cumulative cash surplus for 2023/24 has reduced from \$0.24 million to \$0.14 million since release of the draft Budget.
- 3.16 Notes the financial changes identified and incorporated into the proposed Budget 2024/25 in **Attachment 5** of this report including timing changes for delivery of the portfolio and additional cost pressures including persistent inflation.
- 3.17 Notes that the Budget 2024/25 proposed by Officers includes a cumulative cash surplus of \$0.62 million providing higher than normal contingency reflective of the current economic operating environment.
- 3.18 Notes that Budget 2024/25 does not contain any new borrowings.
- 3.19 Adopts Year 4 of the Council Plan 2021-31, which includes the updated (10-year) Financial Plan, the Revenue and Rating Plan, the Budget 2024/25 and the 10-year community vision as set out in **Attachments 2-4**, and incorporates all changes made by resolution in this meeting.
- 3.20 Delegates authority to the CEO to reflect any changes made by Council at tonight's meeting, which are not reflected in **Attachments 2-4**, to make minor typographical corrections and changes to images before final publication and to make editorial changes to the Plan that reflect any changed obligations to Council required by state government agencies.

A vote was taken and the MOTION was CARRIED unanimously.

As there was no further business the meeting closed at 8.28pm.

Confirmed: 3 July 2024

Chairperson _____