



# MEETING OF THE PORT PHILLIP CITY COUNCIL

## AGENDA

**5 FEBRUARY 2025**



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# MEETING OF THE PORT PHILLIP CITY COUNCIL 5 FEBRUARY 2025



## **Welcome**

*Welcome to this Meeting of the Port Phillip City Council.*

*Council Meetings are an important way to ensure that your democratically elected representatives are working for you in a fair and transparent way. They also allow the public to be involved in the decision-making process of Council.*

## **About this meeting**

*There are a few things to know about tonight's meeting. The first page of tonight's Agenda itemises all the different parts to the meeting. Some of the items are administrative and are required by law. In the agenda you will also find a list of all the items to be discussed this evening.*

*Each report is written by a Council officer outlining the purpose of the report, all relevant information and a recommendation. Council will consider the report and either accept the recommendation or make amendments to it. All decisions of Council are adopted if they receive a majority vote from the Councillors present at the meeting.*

## **Public Question Time and Submissions**

*Provision is made at the beginning of the meeting for general question time from members of the public.*

*All contributions from the public will be heard at the start of the meeting during the agenda item 'Public Questions and Submissions.' Members of the public have the option to either participate in person or join the meeting virtually via Teams to ask their questions live during the meeting.*

*If you would like to address the Council and /or ask a question on any of the items being discussed, please submit a 'Request to Speak form' by 4pm on the day of the meeting via Council's website:*

[Request to speak at a Council meeting - City of Port Phillip](#)



# MEETING OF THE PORT PHILLIP CITY COUNCIL 5 FEBRUARY 2025



## MEETING OF THE PORT PHILLIP CITY COUNCIL

### To Councillors

Notice is hereby given that a **Meeting of the Port Phillip City Council** will be held in **St Kilda Town Hall and Virtually via Teams** on **Wednesday, 5 February 2025 at 6:30pm**. At their discretion, Councillors may suspend the meeting for short breaks as required.

### AGENDA

- 1 **APOLOGIES**
- 2 **MINUTES OF PREVIOUS MEETINGS**  
*Minutes of the Meeting of the Port Phillip City Council 11 December 2024.*
- 3 **DECLARATIONS OF CONFLICTS OF INTEREST**
- 4 **PUBLIC QUESTION TIME AND SUBMISSIONS**
- 5 **COUNCILLOR QUESTION TIME**
- 6 **SEALING SCHEDULE**  
*Nil*
- 7 **PETITIONS AND JOINT LETTERS.....5**
  - 7.1 *Petition - Demand Proactive Measures for Community Safety and Crisis Services in City of Port Phillip.....5*
- 8 **PRESENTATION OF CEO REPORT**
  - 8.1 *Presentation of CEO Report Issue 113 - November 2024.....9*
- 9 **INCLUSIVE PORT PHILLIP**  
*Nil*
- 10 **LIVEABLE PORT PHILLIP**
  - 10.1 *Planning permit application at 1 and 2/30 Kalymna Grove St Kilda East .....48*
  - 10.2 *Planning permit application at 51 Pakington Street St Kilda.....65*
- 11 **SUSTAINABLE PORT PHILLIP**  
*Nil*
- 12 **VIBRANT PORT PHILLIP**  
*Nil*

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## **13 WELL GOVERNED PORT PHILLIP**

- 13.1 *Audit and Risk Committee - Appointment of Audit and Risk Committee Chairperson 2025 AND Reappointment of Independent Member .....86*
- 13.2 *Updates to Appointments of Councillors to the Esplanade Market Reference Committee and Older Persons Advisory Committee .....89*
- 13.3 *Appointment of Authorised Officer Pursuant to the Planning and Environment Act 1987.....92*

## **14 NOTICES OF MOTION .....96**

- 14.1 *Notice of Motion - Mayor Crawford - South African Soldiers Memorial Rededication Event.....96*

## **15 REPORTS BY COUNCILLOR DELEGATES**

## **16 URGENT BUSINESS**

## **17 CONFIDENTIAL MATTERS**

*Nil*



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## 1. APOLOGIES

## 2. MINUTES OF PREVIOUS MEETINGS

### RECOMMENDATION:

That the minutes of the Meeting of the Port Phillip City Council held on 11 December 2024 be confirmed.

## 3. DECLARATIONS OF CONFLICTS OF INTEREST

## 4. PUBLIC QUESTION TIME AND SUBMISSIONS

## 5. COUNCILLOR QUESTION TIME

## 6. SEALING SCHEDULE

Nil

## 7. PETITIONS AND JOINT LETTERS

- 7.1 *Petition - Demand Proactive Measures for Community Safety and Crisis Services in City of Port Phillip*..... 5

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## 7.1

### PETITION - DEMAND PROACTIVE MEASURES FOR COMMUNITY SAFETY AND CRISIS SERVICES IN CITY OF PORT PHILLIP

A Petition containing 1,111 signatures, was received via change.org.

#### **The Petition states the following:-**

*The deeply affected area of City of Port Phillip, where fear controls the lives of the locals, businesses shut down, and the once vibrant community is on the verge of surrender to the escalating crime rates. It is no secret that we are vulnerable and anxious. The time is now to ask the state government and the city of Port Phillip what they are going to do to improve safety and security.*

*In our area, homelessness prevails, playing a significant role in the observed crime rates. The link between homelessness and crime is well-documented, with a study from the Australian Institute of Criminology showing a strong correlation between homeless individuals and the likelihood to fall into criminal activities. Adding to that the concerns for mental health that often remain unaddressed, and the situation becomes severe.*

*People aren't just losing their businesses and sense of security; they are losing hope. We demand transparency and a detailed plan on how the government intends to address these issues. Are there plans to enhance security in our area? How do the city council and state govt plan to address the homelessness and support mental health services on our streets? How are you using technology to fill the significant void in police numbers? Why haven't you considered PSO's on our high streets?*

*Let us urge our government to take necessary actions. Stand with us, sign this petition. Together, we will be stronger. Together, we can bring about change.*

#### **OFFICER COMMENT**

The City of Port Phillip shares our community's concerns about safety and stands with the community in our expectation and commitment to Port Phillip as being a safe, liveable and vibrant place to live, work and visit.

The City of Port Phillip has a range of services dedicated to improving the safety and amenity of our municipality and increasing its vibrancy and economic outcomes including the following

1. Invested in CCTV in Fitzroy Street to enable Police to monitor activity.
2. Purchased a mobile CCTV unit that Victoria Police move around the city to deter poor behaviour and to provide footage of specific problem areas.
3. Introduced the 7 day a week Rapid Response crew to provide 'instant' response to incidents, spillages, waste and cleanliness problems.
4. Introduced the 7 day a week City Amenity Officers' team to undertake daily patrols to identify and manage hotspot areas.
5. Increased overnight street sweeping and pressure washing of both Fitzroy and Acland Streets.
6. Weekly meetings with social service agencies such as Better Health Network and Launch Housing to provide outreach and other services.
7. Service agreements with local housing and health outreach services to support people experiencing homelessness.

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8. Advocated for additional Police resources to provide an increased presence, improved response times and for Police to accompany our Officers on joint patrols. For example, recently the Mayor wrote to the Chief Commissioner formally requesting additional Police resourcing in the City of Port Phillip and a commitment to weekly joint patrols with our Local Laws staff
9. Invested and partnered with the State Government and St Kilda Community Housing in the Wellington Street Common Ground Project, to provide 26 self-contained units for people with complex needs who have been sleeping rough.
10. Council is working with the Municipal Association of Victoria and other organisations to advocate for increased resources, funding and programs to increase community safety.
11. Committed to community engagement on the review of Council's current Community Safety Plan in 2025. The current Plan focuses on the built environment and cultural, social, and economic factors which impact health and wellbeing and is guided by gender equity, social justice, community strengthening partnerships and placemaking. The Plan is organisation-wide and comprises project delivery and advocacy.

We are always looking for ways to improve the services to our community including through changes to our Local Laws that can help address community safety issues, particularly in our high streets and surrounding areas.

On 11<sup>th</sup> December 2024 Council approved a Notice of Motion to reaffirm its commitment to a safe, liveable and just community with specific actions to address the issue including initiating a round table of key stakeholders to provide advice and recommendations to address community safety.

It also requested that the Mayor write to the Chief Commissioner of Victoria Police seeking advice and recommendations on local laws in the City of Port Phillip, and a proposal on how any changes to the local laws would be used and work in practice. The Notice also noted that officers have commenced work on the update of the City of Port Phillip's Community Safety plan including opportunities for the public to share their lived experiences in relation to community safety and that Councillors will be updated on this regularly.

These are not issues we can solve on our own and we support advocacy to the State Government, we understand this petition has also been tabled with the Premier of Victoria Jacinta Allen. We thank the community for raising these concerns.

### RECOMMENDATION

That Council:

1. Receives and notes the Petition.
2. Reaffirms its commitment to a safe and liveable community.
3. Continues to consider additional resources and improvements to council polices and programs to improve community safety and perceptions of safety.
4. Continues to advocate for state government resources including police resources and services that will improve community safety and perceptions for safety.

### ATTACHMENTS

Nil



## **8. PRESENTATION OF CEO REPORT**

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# MEETING OF THE PORT PHILLIP CITY COUNCIL

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### 8.1 PRESENTATION OF CEO REPORT ISSUE 113 - NOVEMBER 2024

**EXECUTIVE MEMBER:** ROBYN BORLEY, DIRECTOR, GOVERNANCE AND PERFORMANCE

**PREPARED BY:** KIHM ISAAC, CORPORATE PLANNING AND PERFORMANCE ADVISOR

#### 1. PURPOSE

- 1.1 To provide Council with a regular update from the Chief Executive Officer regarding Council's activities and performance.

#### 2. EXECUTIVE SUMMARY

- 2.1 In March 2014, the City of Port Phillip introduced a program of more regular performance reporting through the CEO Report.
- 2.2 Quarterly CEO reports are comprised of detailed service area updates, major projects, finance and statistics. Monthly CEO reports (attached for November 2024) are comprised of short stories of performance, major projects, finance and key statistics.
- 2.3 Both reports represent Councils Performance against the Council Plan presented by each strategic direction; Liveable, Inclusive, Vibrant, Sustainable and Well-Governed.
- 2.4 CEO reports are published to the Council Performance Reporting webpage after the Council Meeting : [Performance reporting - City of Port Phillip](#)

#### 3. RECOMMENDATION

That Council:

- 3.1 Notes the CEO Report – Issue 113 (provided as Attachment 1)
- 3.2 Authorises the CEO or their delegate to make minor editorial amendments that do not substantially alter the content of the reports.

#### 4. OFFICER MATERIAL OR GENERAL INTEREST

- 4.1 No officers involved in the preparation of this report have a material or general interest in the matter.

**ATTACHMENTS** 1. CEO Report - Issue 113 November [Download](#)

# CEO Report

## November 2024, Volume 113

Council 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.



[portphillip.vic.gov.au](http://portphillip.vic.gov.au)



## What we did in November...



Diverted 40.3% of waste away from landfill meeting our 40% monthly target.



Environmental Leadership Course participant, Sabrina Jein Ku brought innovation, creativity and sustainability together hosting a live workshop at South Melbourne Market.



We launched a series of pop-up sessions to inform the community about recent changes to aged care in collaboration with the Australian Department of Health and Aged Care and the Australian Library and Information Association (ALIA).



We welcomed our new Councillors.

Top row, from left: Crs Justin Halliday, Louise Crawford, Bryan Mears, Beti Jay. Bottom row, from left: Crs Libby Buckingham, Heather Cunsolo, Alex Makin, Serge Thomann, Rod Hardy.



Resolved 88.8% of community service requests within agreed timeframes surpassing the 80% target.



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## Message from the CEO

Welcome to the November 2024 CEO Report, which includes a range of updates on the priorities that Council has set for me.

### Deliver the Council Plan

Overall project portfolio delivery status for November is 75 per cent on-track and progressing as planned, 16 per cent at-risk, and 9 per cent off-track.

In this report we provide a more in-depth update on the status of some long-term, large-scale projects like the Children's Centres Improvement Plan to update six childcare centres, the EcoCentre Redevelopment, Fisherman's Bend Program, and Community Safety and Wellbeing Plan.

With the new Council elected we have commenced supporting them on developing their new Council Plan including an overview of the requirements, the current plan, and initial discussion on approaches to community engagement and of their priorities, concerns, and questions.

### Governance and Advocacy

In November our Victorian Electoral Commission declared our nine new Councillors elected by their community. In November our new Councillors were sworn into office and

commenced their induction program. Councillor Louise Crawford from Elwood Ward was elected to lead the Port Phillip community as Mayor for the next year, and Councillor Bryan Mears from Lakeside Ward was elected Deputy Mayor.

We have been working with our new councillors to understand our current advocacy priorities and identify the types of activities and levers available to progress them. The new Council will review its advocacy priorities alongside development of their new Council Plan.

Excitingly, Council received a \$1.7 million contribution from the Australian Government's Urban Rivers and Catchments Program, an initiative aimed at improving the health of urban waterways and to improve Elster Creek's aquatic habitat and water quality.

Council also received \$100,000 for the St Kilda Festival from the Revive Live program administered by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts. Funding will go towards programming, promotional expenses, and artist fees.

### Community, Stakeholder, and Customer

For November, 92.8 per cent of community complaints and 88.8 per cent of community service requests were resolved within agreed

timeframes, exceeding the target of 80 per cent for both.

In November, we asked community members for input into the following projects:

- Plan for Port Phillip, our new Council Plan
- Community Engagement Policy
- Middle Park Library Upgrade
- Smith St (Fishermans Bend) Streetscape Plan

We also popped up for community conversations at eight neighbourhood sites around the municipality. We spoke to 217 people at those events about their ideas to inform the new Council Plan and what we can do to make it easier to engage on Council's projects.

During November, 10 joint patrols were conducted with police, and 90 clean ups were undertaken in hotspot areas of Fitzroy, Acland, and Carlisle Streets. In addition to the cleans ups and patrols, Council officers also offer support and assistance to those sleeping rough. Our housing and homelessness services assisted four people to be housed in November.

In collaboration with the Australian Department of Health and Aged Care and the Australian Library and Information Association (ALIA), the City of Port Phillip launched a series of pop-up sessions in November to inform the community

about recent changes to aged care services. This initiative aimed to help older individuals, their families, and carers navigate the evolving landscape of aged care by providing accessible information and encouraging open discussions.

#### **Finance, assets, and value for money**

As of 30 November 2024, the full year cash surplus forecast for 2024/25 was \$0.34 million which was \$0.28 million lower than Budget 2024/25. The decrease was primarily due to additional expenditure required for public space minor capital works and items approved as part of the first quarter financial review including enhancing Council's emergency management processes, preparation of a community safety plan, and to fast track electrical line clearance works.

We also have a working capital ratio of 275 per cent, noting that this is dependent on delivery of a significant capital works program over the next year. As well as this, our cash and investment balanced increased to \$131 million (\$124 million October 2024). The difference is mainly due to the recognition of the deposit for the Australia Post site land purchase deposit.

#### **Culture and capability**

November total staff turnover was 16 per cent. The higher-than-average turnover is attributable to recent Australian Government aged care reforms and the transition of some of our in-home services to other providers. The voluntary

turnover rate is 11.3 per cent which is a reduction from 11.9 per cent last month.

In November, the percentage of occupational health and safety incidents reporting within 24 hours was 74.2 per cent, which is also below the 80 per cent target. Additional communication in relation to the importance of timely reporting has been undertaken with staff.

In November we also progressed education and training on support for employees and line managers relating to Family and Domestic violence.



**Chris Carroll**

CEO, City of Port Phillip

## Inclusive Port Phillip

**A City that is a place for all members of our community, where people feel supported and comfortable being themselves and expressing their identities.**

### Aged care information sessions

In collaboration with the Australian Department of Health and Aged Care and the Australian Library and Information Association (ALIA), the City of Port Phillip launched a series of pop-up sessions to inform the community about recent changes to aged care services.

This initiative aimed to help older individuals, their families, and carers navigate the evolving landscape of aged care by providing accessible information and encouraging open discussions.

The program included pop-up booths at Emerald Hill Library and Albert Park Library throughout early November. Additionally, an information session on accessing local aged care services was held at Albert Park Library on 6 November, offering practical guidance on how to engage with My Aged Care and other services available across Port Phillip.

### Activism against gender-based violence

The global 16 Days of Activism against Gender-Based violence campaign ran from 25 November (the International Day for the Elimination of Violence Against Women) to 10 December (Human Rights Day), recognising that violence against women and girls is one of the most prevalent human rights abuses in the world. In Australia, more than one in three women have experienced men's violence.

St Kilda Town Hall was lit up orange – the official colour of the 16 Day Campaign – and orange respect flags were flown.

City of Port Phillip also held two free community events to encourage men in our community to have meaningful conversations about how outdated stereotypes and assumptions can affect health and wellbeing, relationships and lead to violence against women.

On 19 November, "Conversations that matter: an evening for men" at Caulfield Park Pavilion in partnership with Glen Eira and Stonnington City Councils was attended by 100 men of varied ages and backgrounds. This event was facilitated by Tomorrow Man, with special guest Collingwood football captain, Darcy Moore.

On 25 November, St Kilda Library hosted a panel discussion with three men who have changed

their violent and abusive behaviour, with the aim of understanding their experience and encouraging other men to seek help. This allowed the audience to hear from three ordinary men about their difficult journey from being an abuser to becoming an advocate for ending violence against women and children.



*Ryder from Tomorrow Man facilitating conversations that matter.*

### Early Years Assertive Outreach

The Early Years Assertive Outreach (EYAO) program is dedicated to helping families access quality children's services while strengthening local service providers to better support vulnerable families.

The team is currently reviewing the program to identify areas of success and opportunities for improvement, shaping the future direction of the service.

One example of the program's impact involves a vulnerable family facing housing, financial, and visa challenges. The EYAO team helped the family secure funding through Council's Early Education Grant to cover childcare for 12 months, despite their ineligibility for government assistance. By collaborating with Housing, the Department of Education, and Childcare Services, the team navigated the complex application process, ultimately securing a federal subsidy that provided \$438 in weekly financial support. This allowed the family to maintain childcare enrolment while the mother worked toward securing stable housing and financial security.

Through efforts such as these, the program continues to align with and support key Children's Service Policy objectives.



*Early years support Council team members providing consultation and support to children's services.*

### Melbourne Ghost Signs

On Tuesday, 26 November the Emerald Hill Library hosted its final heritage program for the year, featuring Sean Reynolds, creator of the @melbourne\_ghostsigns Instagram page and author of Melbourne Ghost Signs.

Reynolds captivated an audience of over forty attendees by sharing fascinating stories about historical advertising signs still visible across South Melbourne, highlighting the personal histories behind these ghost signs, many of which are tied to the South Melbourne Football Club.

Reynolds also shared stories of notable figures from the area, such as Terry Brain, the son of a bootmaker whose name adorns a Cecil Street wall, and Archibald Crofts, a former mayor, and avid Swans supporter. The event offered a unique glimpse into Melbourne's past and its connections to local history and sports.



*Melbourne Ghost Signs*

### Halloween fun at the library

In anticipation of Halloween, the library organised a fun-filled series of activities across all branches. Families were encouraged to stop by and join in the spooky fun, with posters promoting the event available to share with the community, and all libraries added to the official Halloween trick-or-treat map.

To prepare, each branch stocked up on candy, ensuring that visitors received a handful of treats. Additionally, each library featured a lolly jar guessing game, where children could make one guess per visit.

The activities aimed to create a festive atmosphere, bringing local families together for a safe and enjoyable Halloween celebration.



*Ghostly Guessing at the Library*

## Strategic priorities and major initiatives

Project	Update	Date	24/25 Forecast/ Budget
<b>Children's Centres Improvement Plan to update six childcare centres</b>			
<b>Stage: Discover and concept to Planning and design</b> <b>Status: At Risk to Off-track</b>  <b>About this project:</b> The City of Port Phillip is investing in the upgrade of six (6) Children's Centre over the following six years.	Overall, the projects are progressing well and to budget. Approval to grant a planning permit has been received for North St Kilda Children's Centre, The Avenue, and Clarendon Street Children's Centre.  Critically however, the programme has a significant budget shortfall for the construction of the centres, so is off track from that perspective. Council is working with the Victorian School Building Authority (VSBA), and advocating to the Federal government, to address this budget shortfall.	<b>Target completion date:</b> May 2030  <b>Adjusted completion:</b> September 2030	\$999k / \$1.145m
<b>In Our Back Yard – Implementation / Review</b>			
<b>Stage: Delivery</b> <b>Status: At Risk</b>  <b>About the project:</b> Aimed at accelerating and maximising new affordable housing in Port Phillip, the implementation of In Our Backyard (IOBY) is negotiating delivery of a target of 447- 498 units	Implementation of the In Our Backyard (IOBY) strategy is targeting effort to accelerate and maximise the delivery of new affordable housing in Port Phillip. Funding opportunities under the Victorian Government's 'Big Housing Build' provide the best opportunities to deliver new housing projects (to date, 301 units in 8 eight projects have confirmed Victorian Government funding), and 447 - 498 units have been achieved through all IOBY strategies. Work is underway to identify further project opportunities for the remainder of IOBY strategy implementation. Four key areas of focus for the program are: <ul style="list-style-type: none"> <li>• Working with the Victorian Government and St Kilda Community Housing (St KCH) to progress development of supported social housing at 28 Wellington Street, St Kilda, using the Common Ground model to provide 26 units of long-term housing for persons who are sleeping rough. On 1 March 2023 Council confirmed its commitment to contribute \$4.755 M in cash and a surplus adjoining lane to enable delivery by St KCH. A Tripartite MOU with Homes Victoria and St KCH, and Partnership and Funding Deeds with St KCH ensure Council's housing outcomes are met. This project is scheduled for completion in 2025.</li> <li>• Delivery of 46 units through the Marlborough Street community housing development</li> </ul>	<b>Target completion date:</b> April 2025  <b>Adjusted completion:</b> April 2025	\$2.855m / \$2.855m

Project	Update	Date	24/25 Forecast/ Budget
	<p>in Balaclava by HousingFirst, including a replacement public car parking. Project construction was completed in early 2023.</p> <ul style="list-style-type: none"> <li>• Working with Homes Victoria to ensure positive housing and broader community benefits via public housing renewal, and to support effective engagement with the local community. This including progressing master planning for the renewal of the Emerald Hill Court public housing site in South Melbourne and providing advice to Homes Victoria for redevelopment of the Barak Beacon site in Port Melbourne.</li> <li>• Preparation of a draft Social and Affordable Housing Regional Agreement with Homes Victoria for the M9 group of inner Melbourne Councils, to outline how the supply of social and affordable housing can be increased across the region.</li> <li>• Continuing to facilitate and broker new affordable rental housing in private developments.</li> </ul>		
<b>Lagoon Reserve Pavillion and Sports Field</b>			
<p><b>Stage: Deliver</b> <b>Status: On track</b></p> <p><b>About this project:</b> We're upgrading Lagoon Reserve in Port Melbourne to provide greater access to sport and recreation opportunities. Upgrades to the entire reserve include a new pavilion, cricket nets, public toilets, BBQ, picnic facilities, a reconstructed sports field, new sports ground lighting and upgraded path network.</p>	<p>The project is On Track with the contractor finalising detailed design drawings for building permit application.</p> <p>Following receipt of building permit, offsite works (building modules) to commence and progress through to March 2025. Onsite works to follow with Practical Completion programmed on 30 July 2025.</p>	<p><b>Target completion date:</b> June 2025</p> <p><b>Adjusted completion:</b> November 2025</p>	<p>\$3.211m / \$3.234m</p>
<b>JL Murphy sports field redevelopment</b>			

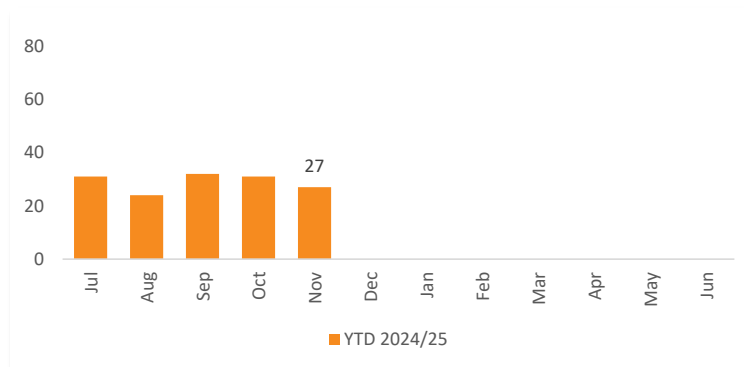
Project	Update	Date	24/25 Forecast/ Budget
<b>Stage: On track</b> <b>Status: On Track</b>  <b>About this project:</b> JL Murphy Reserve is the largest Council-managed Park in Port Phillip. Upgrades to park include the baseball field lighting and infield reconstruction, as well as the resurfacing of two community pitches (pitch 2 and 3)	<b>Pitch 2 &amp; 3 Upgrade</b> The project is On Track with work on both pitches progressing well. The reserve remains open, however minor disruptions may occur around the perimeter of the sportsgrounds. Project scheduled to open to the public prior to the start of the winter sport season in April 2025.	<b>Target completion date:</b> June 2025  <b>Adjusted completion:</b> June 2025	\$6.099m / \$5.964m
<b>Construction of new netball courts, pavilion, car parking and lighting at Elder Smith Reserve</b>			
<b>Stage: Planning and design</b> <b>Status: Off Track</b>  <b>About this project:</b> With support from the Victorian Government, Council has an opportunity to develop a new netball facility at Elder Smith Reserve, Port Melbourne including four outdoor netball courts with sports lighting, a pavilion and on-site car parking. The facility will support the growth of netball and improve the provision for female-led sports within the municipality.	The project remains Off Track following preliminary feedback received from the underground service asset owners on Council's submitted design.  A detailed analysis exploring risks, cost implications and impact on schedule has commenced and will be discussed with Councillors shortly.	<b>Target completion date:</b> July 2025  <b>Adjusted completion:</b> July 2026	\$342k / \$342k
<b>Aged Care Reform Response</b>			
<b>Stage: Delivery</b> <b>Status: On track</b>	The Village Model continues to be optimised with a focus on meeting Commonwealth funded targets and maintaining cost neutrality to Council. The Community Connectors continue to provide a visible presence in the community and will have a permanent	<b>Target completion date:</b>	\$150k / \$150k

Project	Update	Date	24/25 Forecast/ Budget
<p><b>About this project:</b></p> <p>The Australian Government made changes to how it funds services for older people as part of its aged care reforms. As a result of this, Council will continue to offer community-based services like social programs, transportation, delivered meals and the hop-on hop-off bus service whilst transitioning in home services such as cleaning, personal care, respite care, and property maintenance and modifications to specialist providers appointed by the Australian Government.</p>	<p>presence in the libraries moving forward. Collateral informing the community about the services and supports Council can provide has been finalised ready for distribution to community centres, senior centres, GPs and chemists as well as networks such as linking neighbours. The new single assessment service for City of Port Phillip catchment area has recently been announced which will be an important network to improve referral pathways into the Commonwealth funded services Council provides.</p>	<p>August 2024</p> <p><b>Adjusted completion:</b></p> <p>January 2025</p>	



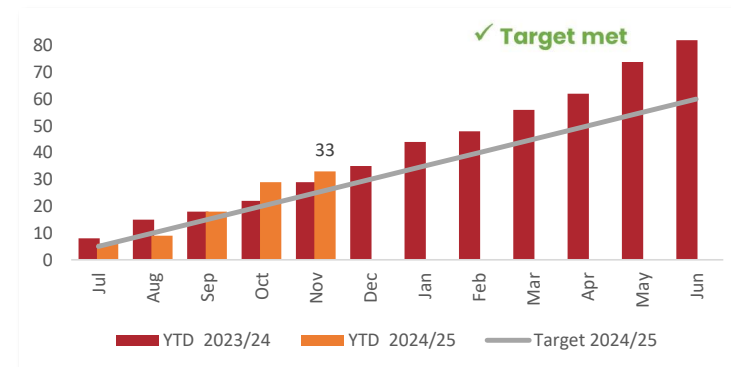
## Monthly service statistics

Number of people actively sleeping rough (monthly data)



Data for this measure is provided by Launch Housing. During November, there were 27 people sleeping rough in our community (including in squats and vehicles) which is four less than last month. Council continues to support a coordinated response to rough sleeping. This involves a range of Council services and partnering with community organisations and Police.

Number of older local persons housed (cumulative year to date)



For November 2024, the number of older persons housed was four against a monthly target of five bringing the year-to-date figure to 33. This is more than the same time last year where 29 older persons were housed. Several housing vacancies were available through Council's sponsorship housing agreement with Housing Victoria, which enabled these housing outcomes.

## Liveable Port Phillip

A City that is a place to live, where our community has access to high quality public spaces, development and growth are well-managed, and it is safer and easy to connect and travel within.

### The Posh and The Riff Raff

On 14 November, the Carlisle Arts Space hosted a second screening of The Posh and The Riff Raff, a popular documentary exploring the cultural evolution of St Kilda.

The event quickly sold out after its initial screening and captivated the local community with its detailed mapping of St Kilda's history from the post-goldrush era to its underground music scene in the 1970s. The documentary delved into the contrasting elements of St Kilda, blending the area's upper-class history with its vibrant counterculture.

By popular demand, this screening attracted a large audience eager to revisit the rich, multifaceted history of one of Melbourne's most iconic neighborhoods.

### Social and amenity update

During November, 10 joint patrols were conducted with police, and 90 clean ups were undertaken in hotspot areas of Fitzroy, Acland and Carlisle Streets. As part of these clean-ups, 26 shopping trolleys were removed from Fitzroy Street alone.

In addition to the cleans ups and patrols, Council officers also offer support and assistance to those sleeping rough. There are 58 people on the Port Phillip by Name List (BNL) which is 10 more than last month. Of the 58 people, 27 were sleeping rough (including squats and in vehicles), 19 identified as Aboriginal or Torres Strait Islander and 7 people were over aged over 55. Our housing and homelessness services assisted four people to be housed in November.

We are committed to a coordinated approach in addressing rough sleeping and homelessness. This includes collaboration between the Council's Housing and Homelessness services, City Amenity, Indigenous Policy as well as partnerships with community organisations and the Police.

For further information, visit our website here:

[Community safety – City of Port Phillip.](#)

## Strategic priorities and major initiatives

Project	Update	Date	24/25 Forecast/ Budget
<b>Fishermans Bend Program</b>			
<b>Stage: Delivery</b> <b>Status: At Risk</b> <b>About this project:</b> <p>The Fishermans Bend Urban Renewal Area is the largest urban renewal area in Australia.</p>	<p>The major focus has continued to be in responding to Planning Scheme Amendment GC224 for Fishermans Bend's Development Contributions Plan (DCP). The DCP identifies a funding gap for local infrastructure of a potential \$800 million. Council is making representations at the public planning panel which concludes on 19 December.</p> <p>The Fishermans Bend Program is supporting several projects, including:</p> <ul style="list-style-type: none"> <li>Sandridge Recreation Precinct Master Planning, which will identify opportunities to deliver new and enhanced recreation facilities and open space around North Port Oval, including the Bunnings site, the DHL site and the Australia Post site.</li> <li>Developing designs for Smith Street to cater for the new Fishermans Bend Primary School.</li> <li>Johnson Street Park. Council has been working with a developer and the State Government to close part of Johnson Street to deliver a new park in the Montague Precinct.</li> <li>Fishermans Bend Gymnastics Facility Feasibility Study is underway to identify possible sites, costs and benefits for relocation.</li> </ul>	<b>Target completion date:</b> July 2024 <b>Adjusted completion:</b> June 2025	\$537k/ \$537k
<b>Housing Strategy</b>			
<b>Stage: Delivery</b> <b>Status: On Track</b> <b>About this project:</b> <p>The Housing Strategy sets out a municipal wide housing Vision guiding Council's actions to respond to our housing needs</p>	<p>Council endorsed of the final strategy on 21 August 2024.</p> <p>The implementation of the Housing Strategy for FY 24-25 consists of two consultancy projects funded by the Federal Housing Grant:</p> <ul style="list-style-type: none"> <li>Residential Zone and Policy Review</li> <li>Residential Zone Review: Heritage Advice</li> </ul> <p>The project is on track, with both the Residential Zone and Policy Review RFQ and the Residential Zone and Policy Review - Heritage Advice RFQ issued to the market.</p>	<b>Target completion date:</b> <b>August 2024</b> <b>Adjustment completion</b>	\$360k/ \$10k

Project	Update	Date	24/25 Forecast/ Budget
and aspirations over the next 15 years.	Preferred candidates were selected for each RFQ, and contracts have been prepared pending approval. The inception meeting is scheduled for early November.	<b>date:</b> August 2025	
<b>Inkerman Safe Travel Corridor between St Kilda Road and Orrong Road</b>			
<b>Stage: Discovery and Concept</b> <b>Status: On track</b> <b>About this project:</b> The Inkerman Safe Travel Corridor project addresses the high crash rate on Inkerman Street and aims to provide safer travel alternatives for various users, including cyclists and other active travel users, pedestrians, and motorists.	At a Council meeting in May 2024, officers received direction to proceed to detailed design on Option B (buffered bike lanes). In September 2024, the design consultant submitted the draft 50% detailed design to officers for review. In November 2024, the review responses, along with the Road Safety Audit (RSA) comments, were reflected in the drawings by the consultant. Traffic Signal Plans (TSP) and 50% detailed design were submitted to the Department of Transport and Planning (DTP) and Melbourne Water for review and approval. The project is on track and the key milestone of 50% detailed design was achieved on time. The following key milestone is 80% completion of the detailed design by 14 February 2025.	<b>Target completion date:</b> May 2028 <b>Adjusted completion:</b> November 2027	\$455k / \$410k
<b>Park Street Streetscape Improvement Project</b>			
Stage: Delivery Status: On track <b>About this project:</b> Park Street is a strategically important east-west bike-riding corridor, linking the Domain Precinct and future ANZAC Station to the South Melbourne Activity Centre and beyond to Fishermans Bend.  The Park Street Streetscape Improvement project will create a safe and refreshed streetscape for those living on or nearby, travelling through and using Park Street.	At a Council meeting in August 2024, officers received direction to award the contract to build the bike link and road reconstruction. In September 2024, the construction contract was awarded. In November 2024, the contractor provided the construction program, including staging construction works and traffic management plans. Council officers have reviewed them and provided comments. The notification letter to the residents (regarding the construction timeline) was mailed out on 20 November 2024. Fortnightly progress meetings with the contractor are continuing.  The project is on track and the key milestone of awarding the contract for construction was achieved on time. The following key milestone is construction commencement by 30 January 2025.	<b>Target completion date:</b> June 2025 <b>Adjusted completion:</b> December 2025	\$3,105m/ \$3,149m

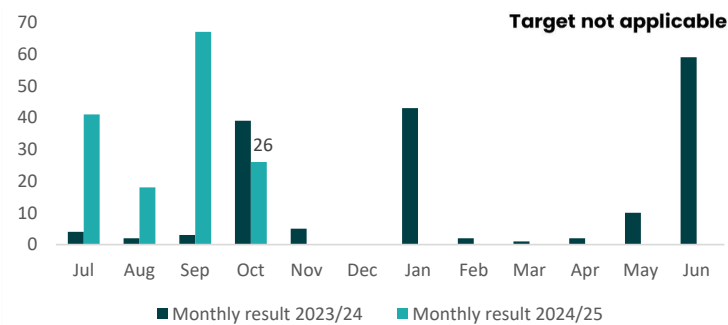
Project	Update	Date	24/25 Forecast/ Budget
The two projects include the Park Street Bike Link and the Streetscape Improvement project.			
<b>Elwood foreshore facilities development project</b>			
<b>Stage:</b> Discovery and concept <b>Status:</b> On track <b>About this project:</b> Council is developing a masterplan for Elwood Foreshore to ensure it meets the demands of our growing and changing community. We know that many of the buildings are ageing, that climate change might impact this area in coming years, that there are challenges for the way traffic and people move about the site, and that there are growing numbers of females in organised sports that we need to plan for. This initiative aims to address these concerns and develop a plan for development across the site over the next decade.	A detailed plan of design, engagement with stakeholders and development approval is being finalised.  Council continues to work closely with Melbourne Water on mitigating the impacts of the Head Street Drain Duplication construction works. In early 2025 Council will formally consider the agreement with Melbourne Water.	<b>Target completion date:</b>  June 2034 <b>Adjustment completion date:</b>  No adjustment	\$430k/ \$487k
<b>South Melbourne Structure Plan</b>			
<b>Stage: Delivery</b> <b>Status: On track</b> <b>About this project:</b> Council has prepared a new South Melbourne Structure Plan to manage change and help respond to challenges	In September 2024, officers lodged a request for authorisation to the Minister for Planning to prepare and exhibit Amendment C219port to the Port Phillip Planning Scheme. Officers have not yet received a response from the Minister for Planning.  In anticipation of receiving authorisation to exhibit Amendment C219port, officers are preparing notices, Have your Say page and other collateral.	<b>Target completion date:</b>  August 2024 <b>Adjusted completion:</b> August 2024	\$0 \$0

Project	Update	Date	24/25 Forecast/ Budget
such as climate change and population growth.  The Plan sets out the long-term strategic vision for South Melbourne and an action plan on how it will be achieved.			
<b>Gasworks Arts Park upgrade</b>			
<b>Stage: Delivery</b> <b>Status: On track</b> <b>About this project:</b> The upgrade of and landscape renewal of Gasworks Art Park is a priority action identified within the City of Port Phillip's <i>Public Space Strategy 2022-2032</i> . The two-phased project includes a new playground and park upgrade.	The contractor has submitted a revised construction program to complete construction which extends the practical completion date from September 2024 to March 2025.  Building works are continuing. The building has reached the lock-up stage with all external walls, doors, windows and roof constructed. Fit-out works are continuing with internal walls and glazing as well as joinery being installed.	<b>Target completion date:</b> May 2025  <b>Adjustment completion date:</b> June 2025	\$3.732m/ \$3.777m
<b>Palais Theatre and Luna Park Precinct hostile vehicle mitigation and amenity upgrades</b>			
<b>Stage: Complete</b> <b>Status: Complete</b> <b>About this project:</b> The Palais Theatre and Luna Park precinct revitalisation was undertaken in order to create a safer, pedestrian friendly and attractive user-friendly space.	The works have been undertaken.	<b>Forecast completion:</b> July 2024  <b>Actual completion:</b> August 2024	\$1.367m/ \$1.373m
<b>Partner with the Australian Marina Development Corporation to deliver the St Kilda Marina redevelopment</b>			
<b>Stage: Delivery</b> <b>Status: Off track</b>	The timeline for the redevelopment works for the St Kilda Marina has been impacted. Council and the tenant continue to work together to resolve outstanding issues.	<b>Forecast completion:</b> September 2025	\$330k/ \$330k

Project	Update	Date	24/25 Forecast/ Budget
		<b>Adjusted completion:</b> TBC	
<b>Partner with the Victorian Government to ensure appropriate outcomes for our community are achieved through the redevelopment of St Kilda Pier</b>			
<b>Stage: Discovery and Concept</b> <b>Status: On track</b>  St Kilda Pier is being upgraded by Parks Victoria. We've recognised there's a great opportunity to extend their design, revitalise and upgrade the surrounding foreshore area and develop connecting paths between the promenade, park and other visitor attractions.	Tender documentation is in progress and is due for completion in December 2024, with the tender release date scheduled for end of January 2025.	<b>Forecast completion:</b> January 2026 <b>Adjusted completion:</b> No Adjustment	\$949k/ \$662k

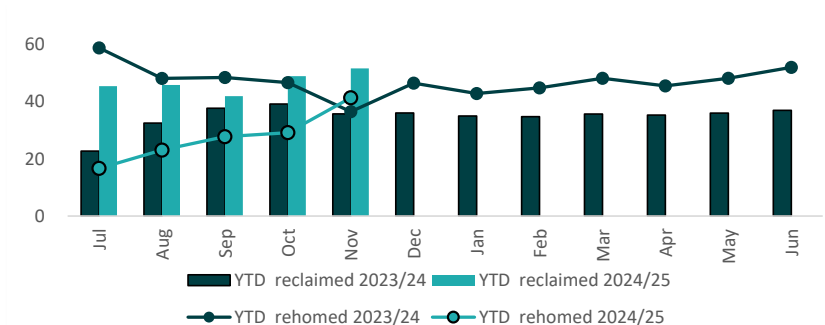
## Monthly service statistics

Number of fines issued related to animal management



For November 2024, there were 26 fines issued related to animal management. This is a decrease of 41 fines compared to last month.

Percentage of collected animals reclaimed and rehomed (year to date)



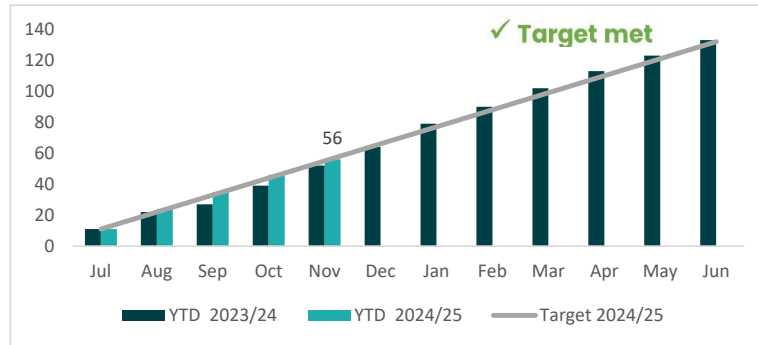
Of the 60 animals collected from 1 July 2024 to 30 November 2024, 31 animals (51.7%) were reclaimed by their owners. Out of the remaining 29 animals, 12 were rehomed (41.4%).

A further 4 animals (13.79%) out of the remaining 29 were being assessed at the time this report was generated. All avenues are explored to ensure animals find new homes.

15 out of the 60 animals collected were surrendered by their owners (25.0%). Number of euthanised of the remaining animals (29) was 13 (44.8%). All avenues are explored to ensure animals find new homes.



Number of sealed local road requests (year to date)



Council received 10 sealed local road requests in November 2024 which is within the monthly threshold target of not more than 11 requests per month. The requests were related to damaged kerb and channel and laneways. Year-to-date there have been 56 requests against a year-to-date target of 55 requests

## Sustainable Port Phillip

A sustainable future, where our environmentally aware and active community benefits from living in a bayside City that is greener, cooler, cleaner, and climate resilient.

### Commitment to sustainability

In 2023, South Melbourne Market introduced the Early Adopter Sustainability Grant Program (EASG) – an initiative of the Market's 2023–27 Environmental Sustainability Strategy. The program financially supports Market traders who want to introduce practices that reduce the environmental impact of their business operation.

Luna & Soul is an ethical yoga and activewear brand based at South Melbourne Market and was one of the recipients of the grant in its first year, with the funding contributing to the business's transition to plastic-free packaging. The business is now proud to use perforated cardboard wrap, kraft tape, and labels printed in soy ink on biodegradable paper.

Additionally, the business has replaced plastic candle lids with cork, now attaches garment labels with cotton instead of nylon, and all external signage has been constructed from all natural materials.

Luna & Soul is one of three small businesses at the Market who are implementing sustainable initiatives in their businesses this year.



*Raja, owner of Luna & Soul, South Melbourne Market*

### Harvesting stormwater in Elster Creek

Lower Elster Creek will be cleaner and greener under a \$3.1 million partnership between City of Port Phillip and the Australian Government.

Environment and Water Minister Tanya Plibersek, federal member for Macnamara Josh Burns and representatives from Melbourne Water, local community groups and Council officially launched the collaboration in November.

Council is contributing \$1.4 million to the two-part project and the Government is providing \$1.7 million under its Urban Rivers and Catchments Program.

The stormwater harvesting plan aims to improve water quality by reducing damaging stormwater flows while the planting plan will establish and improve the quality of the habitat along the banks of lower Elster Creek through targeted vegetation management and plantings.

By harvesting, cleaning, and using stormwater from lower Elster Creek for irrigation of our reserves, Council expects to support aquatic ecosystems and fauna by reducing sediment plumes and the risk of algal blooms by preventing pollutant nitrogen from entering the environment.

Other benefits flowing from this partnership include:

- enhanced habitat quality for local flora and fauna relying on Elster Creek, including fish and waterbirds
- improved urban green spaces in Port Phillip, including the Elwood Canal and MO Moran Reserve.

Detailed design is scheduled to begin in 2025, with construction planned for completion in late 2027.



*Lower Elster Creek (also called Elster Canal)*

### **Solar Savers program update**

City of Port Phillip joined the 'Solar Savers' program in 2024/25 to provide residents and businesses with access to quality solar systems, batteries, heat pump hot water systems and split systems for heating and cooling. Solar Savers is a local government program that is available to homeowners, renters, businesses and landlords.

To date, 44 households have used the program to receive quotes on solar power systems and energy efficient appliances, with many enquiring about multiple products. Two installations of solar panels and a heat pump have already occurred with many others pending.

Each Solar Savers information session attracts over 90 Port Phillip attendees, including a mix of residents and businesses. Feedback on the professionalism and quality of the information and service has been very good to date.

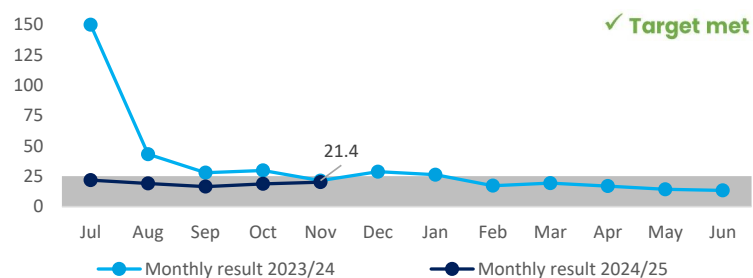
## Strategic priorities and major initiatives

Project	Monthly Update	Date	24/25 Forecast/ budget
<b>Deliver an updated Foreshore Management Plan, Marine and Coastal Management Plan and Coastal Adaptation Plan</b>			
<b>Stage: Discovery and Concept</b> <b>Status: At Risk</b> <b>About this project:</b> Council is embarking on two projects to strategically manage our coastline and better prepare us for the future: a Foreshore Management Plan (FMP) and a Coastal Adaptation Plan (CAP). These plans will operate together to form a holistic and comprehensive approach to managing the Port Phillip coastline through the integrated project, Our Coastal Future.	Background reports are progressing, and a Foreshore Community Reference Committee will be established in the new year.  Closing date of photo competition extended to 31 March 2025 to cover summer period and the next community consultation stage.	<b>Target completion:</b> June 2027  <b>Adjusted completion:</b> June 2026	\$383k/ \$395k
<b>Shrine to Sea</b>			
<b>Stage: Initiation</b> <b>Status: On track</b> <b>About this project:</b> The Shrine to Sea project will deliver landscape, artistic and civil works to the Kerferd Road median and pier forecourt, in accordance with the State Government's Shrine to Sea Masterplan.	The process to engage a design consultant is underway. Site investigations underway for irrigation, trees, and cultural heritage.  An introduction with the Bunurong Land Council Aboriginal Corporation has been undertaken.	<b>Target completion:</b> June 2027 <b>Adjusted completion:</b> No change	\$525k / \$300k
<b>New Community Safety and Wellbeing Plan</b>			
<b>Stage: Initiation</b> <b>Status: On Track</b>	Council's internal Community Safety Committee and Project Control Group meet monthly to monitor delivery of the Community Safety Plan and other projects. The Public Place CCTV Renewal Business Case is progressing with	<b>Target completion:</b> April 2024	\$225k \$225k

Project	Monthly Update	Date	24/25 Forecast/ budget
<b>About this project:</b> The Community Safety Plan outlines how we're working towards building a safe and connected community where everyone feels safe to live, work and play. We are working on the next Community Safety Plan 2025-2029	cameras being replaced as they reach end of lifespan. The Business Case is on track for procurement in April 2025.  Delivery of the Community Safety Plan includes Crime Prevention Through Environmental Design assessments of park and reserve amenities, ongoing deliver or diversity, equity and inclusion programs, Local Laws and Rapid Response patrols, coordination of the Port Phillip Zero program and housing and homelessness service provision and other partnerships. Various Council initiatives are underway to support the development of a new Community Safety Plan including investigation of a Community Safety Advisory Group. Work will continue to bring community, stakeholders and Council together on these issues.	<b>Adjusted completion:</b> October 2025	
<b>Eco-Centre Redevelopment</b>			
<b>Stage: Delivery</b> <b>Status: At Risk</b> <b>About this project:</b> Since 1999, the Port Phillip EcoCentre has delivered education, programs and services to more than 19,000 participants annually. The popularity of the EcoCentre over this time has seen it outgrow its current building which is no longer fit for purpose. A new building will increase the EcoCentre's ability to deliver sustainability programs, meet compliance requirements, and provide a leading example of environmentally sustainable design. It offers a larger space for the community to book, and includes Australia's first Citizen Science Lab.	The contractor has submitted a revised construction program to complete construction which extends the practical completion date to from September 2024 to March 2025. Officers are working to understand the cause of this delay and to develop mitigation strategies to try to reduce the length of this delay.  Building works are continuing. The building has reached the lock-up stage which all external walls, doors, windows and roof constructed. Fit-out works are continuing with internal walls and glazing as well as joinery being installed.	<b>Target completion:</b> May 2024  <b>Adjusted completion:</b> March 2025	\$2.838m  \$2.188m

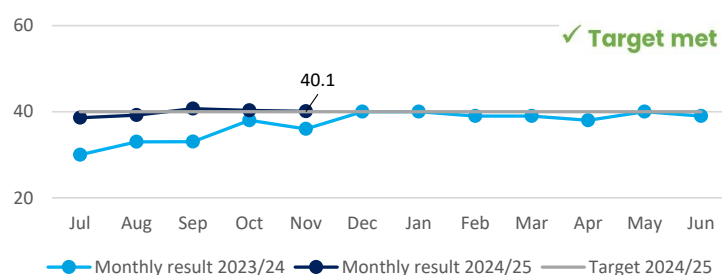
## Monthly service statistics

Kerbside bin collection requests (per 1,000 households)



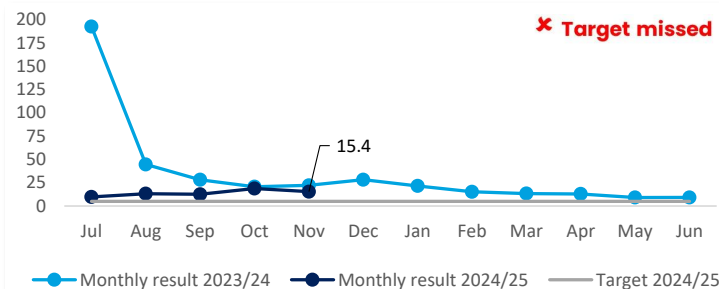
There were 20.15 kerbside bin collection requests for November 2024, against a monthly target of less than 25 requests per 1,000 households. The number of requests is significantly down from last year following issues after the contract transition to the new provider.

Percentage kerbside collection waste diverted from landfill



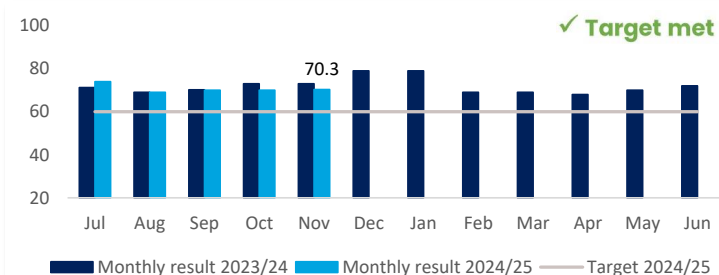
During November 2024, 40.1 per cent of kerbside collection waste was diverted from landfill which meets the 40 per cent target and is an improvement compared to the same time last year at 36 per cent. The uplift trend is attributable to the roll-out of FOGO to multi-unit dwellings.

Kerbside collection bins missed (per 10,000 scheduled kerbside bin lifts)



Kerbside missed bins was 15.42 collections per 10,000 bins in November 2024 against a target of less than five. This is an improvement on the same time last year at 22.18 missed collections per 10,000 bins. The improvement trend is continuing in line with previous month performance.

Percentage of investment in fossil-free institutions



Investment in fossil-free investment for November was 70.3 per cent, which is above a 60 per cent target. The percentage of investment in fossil-free institutions has been relatively stable over the past year and consistently above the target.

## Vibrant Port Phillip

**A flourishing economy, where our community and local businesses thrive, and we maintain and enhance our reputation as one of Melbourne's cultural and creative hubs.**

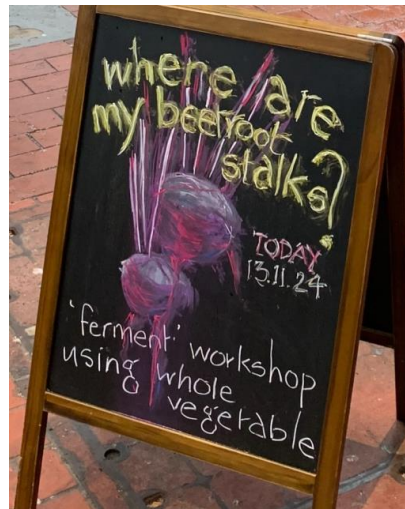
### Where are my beetroot stalks?

In collaboration with traders, Sabina Jein Ku hosted a live demonstration and workshop at the South Melbourne Market, to teach people how to make beetroot kimchi using discarded fruit and vegetable stalks.

Growing up in Korea, fermented foods were a daily staple for Sabina. Yet, she used to feel hesitant sharing dishes like kimchi due to its strong aroma and unique appearance. However, moving to Melbourne changed everything. Missing her favourite flavours, she started making her own kimchi using vibrant, locally sourced ingredients. This journey led her to create a unique ruby-red kimchi and sparked a passion for reducing food waste through fermentation.

Inspired by her heritage and an eye-opening moment during a food shop where she noticed discarded beetroot stalks, Sabina reimagined how we view and use vegetable parts that are often overlooked.

Sabina was a participant in Council's Environmental Leadership Course, and this workshop was her course project.



*Sustainability workshop at South Melbourne Market  
'Where are my beetroot stalks.'*

### Advocacy update

We have been actively working with the new Mayor and councillors to understand our current advocacy priorities and identify the types of activities and levers available to progress them.

A significant highlight for the month was hosting the Federal Minister for the Environment and Water at Elster Creek to celebrate the successful funding received for our environmental initiatives. Additionally, we continued to leverage our partnerships with advocacy groups, including M9, by hosting the M9 Planning and Housing Working Group and meeting with the CEO of Homes Victoria to discuss the numerous changes in the State planning policy environment.

We also supported local traders in their advocacy efforts with State Ministers, particularly concerning issues related to the Grand Prix.

### Successful grant applications

Council received a \$1.7 million contribution from the Australian Government's Urban Rivers and Catchments Program, an initiative aimed at improving the health of urban waterways and to improve Elster Creek's aquatic habitat and water quality. Council also received \$100,000 for the St Kilda Festival from the Revive Live program administered by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts. Funding will go towards programming, promotional expenses, and artist fees.

## Strategic priorities and major initiatives

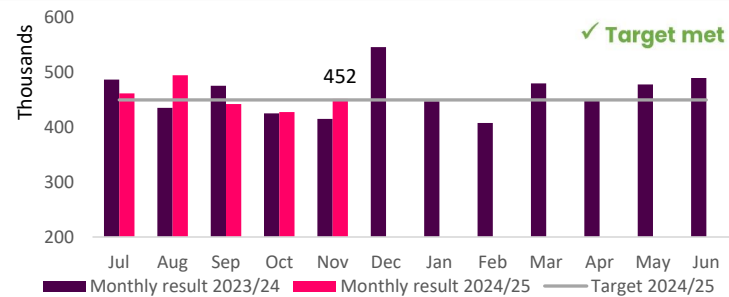
Project	Monthly update	Date	2024/25 Forecast/ Budget
<b>St Kilda Triangle Project (Feasibility)</b>			
<b>Stage: Delivery</b> <b>Status: On track</b> <b>About this project:</b> <p>The St Kilda Triangle is located on the St Kilda foreshore, next to the Palais Theatre and Luna Park across from one of the city's busiest beaches. In 2016 Council adopted a masterplan for the site to provide guidelines for development. In 2022, a feasibility study for the site as a live music and performance venue was made, followed by the backing of a proposal to transform the triangle into a 5,000-person standing room live music venue. The next phase of this project relies on strong engagement and support from the Victorian Government.</p>	<p>The project remains on track. At a public meeting on 17 July 24 Council endorsed the direction for the project, from three options presented, to undertake Government advocacy while other project works pause.</p> <p>An advocacy strategy informed by the outcomes of the targeted market engagement program has been finalised and is currently being implemented, with the outcomes to be reported to the new Council in February 2025. The outcomes of the advocacy program will be accompanied by another set of options to facilitate a decision about the next steps for this St Kilda Triangle project.</p>	<b>Target completion:</b> June 2025 <b>Adjusted completion:</b> May 2025	\$67k \$0
<b>Implementation of New Creative and Prosperous City Strategy 23-26 and the Live Music Action Plan – Music Precincts project</b>			
<b>Stage: Delivery</b> <b>Status: On track</b> <b>About this project:</b> <p>The Creative and Prosperous City Strategy 2023-2026 is designed to deliver on the Vibrant Port Phillip Strategic Direction of Port Phillip's Council Plan 2021-31.</p>	<p>We are currently finalising actions from the current LMAP and preparing consultation for the new music plan. This will build on the success achieved over the past 3 years and look towards the formalisation of the St Kilda Live Music Precinct.</p> <p>Fairy lights have been installed on awnings along Clarendon Street and new banners have been erected along the St Kilda Foreshore. These will be utilised to promote events and the Esplanade Market.</p> <p>The Acland Street prospectus will be finalised, and significant uplift has</p>	<b>Target completion:</b> July 2025 <b>Adjusted Completion:</b> July 2025	\$75k \$75k



Project	Monthly update	Date	2024/25 Forecast/ Budget
	<p>occurred on Council's website to facilitate greater provision of information to businesses.</p> <p>Work on creating the neighbourhood vision statements has also commenced. These will be integral to how we brand and activate via precinct moving forward.</p>		
<b>South Melbourne Town Hall redevelopment and ANAM lease</b>			
<p><b>Stage: Delivery</b></p> <p><b>Status: Off Track</b></p> <p><b>About:</b> South Melbourne Town Hall is a 140-year-old building, and in fair condition overall but due for major restoration and renewal. It requires some repair, due to a collapse of part of the ceiling in 2018 that triggered the fire system, causing water damage.</p> <p>Further structural investigation completed in December 2020 confirmed the need to keep it closed until the project is complete. This will ensure the safety of the building.</p>	<p>Asbestos was identified in several areas of the building. Works have paused temporarily to facilitate the safe removal of the asbestos.</p> <p>This will protract the overall timeline and cost of the works. The removal is critical to safety and the long-term integrity of this significant heritage building. Accordingly, a budget and schedule adjustment are being sought.</p>	<p><b>Target completion:</b> April 2026</p> <p><b>Forecast completion:</b> April 2026</p>	<p>\$10.313m</p> <p>\$10.705m</p>
<b>Carlisle Street Carparks Redevelopment</b>			
<p><b>Stage: Planning and design</b></p> <p><b>Status: On Track</b></p>	<p>In August 2024 Council resolved to commence the statutory consultation of the proposal to discontinue roads and sell land to adjoining property owner Coles Group Property Developments Ltd. However, the community engagement will now commence in February 2025, rather than 2024, to allow time for the new Councillor group to be briefed.</p> <p>A change request is being prepared to reflect the rescheduling.</p>	<p><b>Target completion:</b> February 2025</p> <p><b>Forecast completion:</b> February 2025</p>	<p>\$57k</p> <p>\$57k</p>

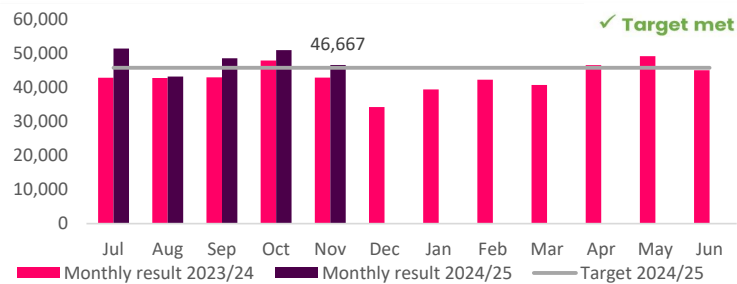
## Monthly service statistics

### Visits to South Melbourne Market

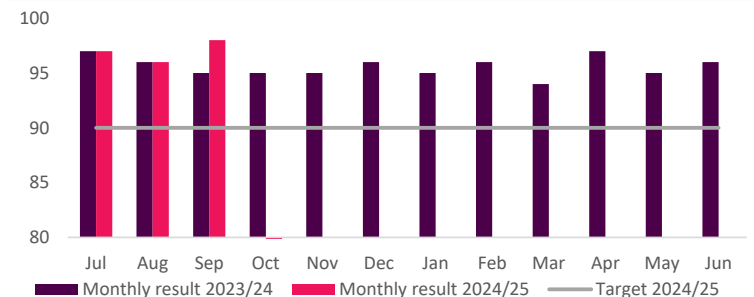


In November 2024, there were 451,813 visits to the South Melbourne Market which exceeds the 450,000 monthly target by 6 per cent and is an 8.7 per cent increase on visits at the same time last year (415,522 visits).

### Visits to libraries



### Percentage of street cleaning audit compliance



The street cleaning audit compliance data for October to December 2024 will not be available due to resourcing constraints. It is hoped this issue will be resolved in the new year and performance assessments for street cleaning can resume.

In November 2024, there were 46,667 visits to libraries which is above the 45,833 monthly target. This is also an 8.7 per cent increase on the same time last year.

## Well-Governed Port Phillip

A leading local government authority, where our community and our organisation are in a better place as a result of our collective efforts.

### Engagement report

In November, we asked community members for input into the following projects:

- Plan for Port Phillip
- Community Engagement Policy
- Middle Park Library Upgrade
- Smith St (Fishermans Bend) Streetscape Plan

We also popped up for community conversations at eight neighbourhood sites around the municipality. We spoke to 217 people at those events about their ideas to inform the Plan for Port Phillip and what we can do to make it easier to engage on Council's projects.

Current and past projects can be viewed on our Have Your Say website: [Home | Have Your Say Port Phillip](#)

### Safety and wellbeing report

Council has continued implementation of the employee annual safety and wellbeing plans. Key activities for November are:

- A wellbeing seminar on sleep was held with attendance by over 100 staff.
- Hazardous substances training for project and building maintenance teams was held.
- An audit program relating to our building emergency management processes and safety incident processes was undertaken.
- Progressed education and training on support for employees and line managers relating to Family and Domestic violence.

### Governance update

The Victorian Electoral Commission declared the nine candidates elected to represent their community on Port Phillip City Council until the next general council election in October 2028.

[Our new Councillors](#) were sworn into office and commenced their induction program, which is a legislative requirement and must be completed within four months from taking the oath or affirmation of office. They had their first meeting on Thursday 14 November at which they elected a Mayor and Deputy Mayor for 2024–25.

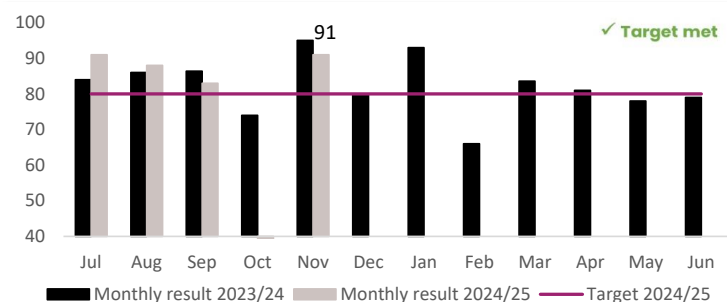
Councillor Louise Crawford from Elwood Ward was elected to lead the Port Phillip community as Mayor for the next year, and Councillor Bryan Mears from Lakeside Ward was elected Deputy Mayor.



Mayor Louise Crawford with Deputy Mayor Bryan Mears

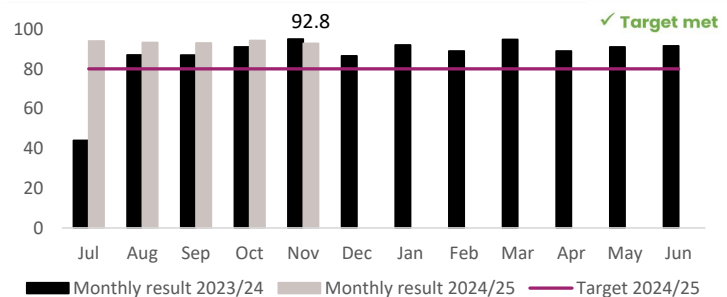
## Monthly service statistics

Percentage of councillor requests resolved within agreed timeframe



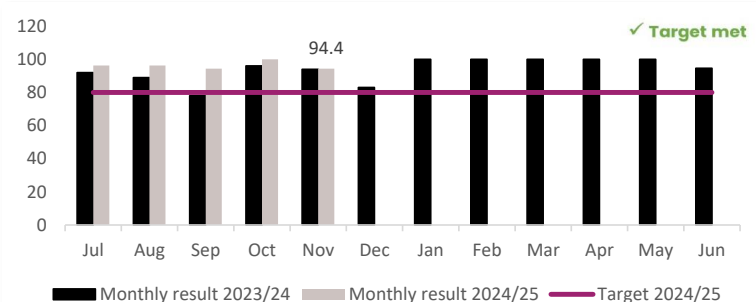
In November, 91 per cent of councillor requests were resolved within the required timeframes. This was against a target of 80 per cent.

Percentage of community complaints resolved within agreed timeframes



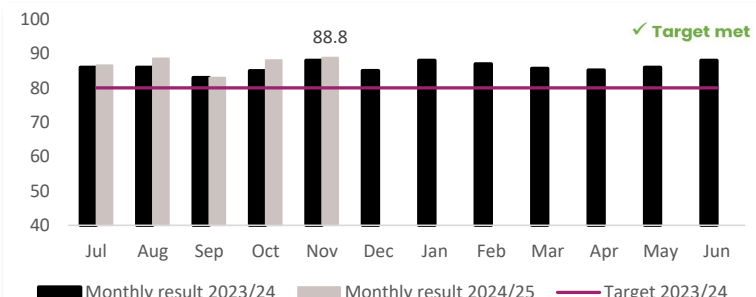
For November, 92.8 per cent of community complaints were resolved within agreed timeframes, exceeding the target of 80 per cent and the result the previous year (91 per cent for October 2023).

Percentage of councillor attendance at council meetings

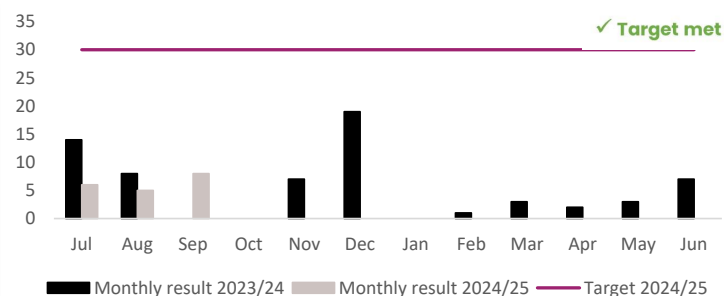


For November, there was 94.4 per cent councillor attendance at Council meetings. One apology was received from a councillor for the 27 November Council meeting.

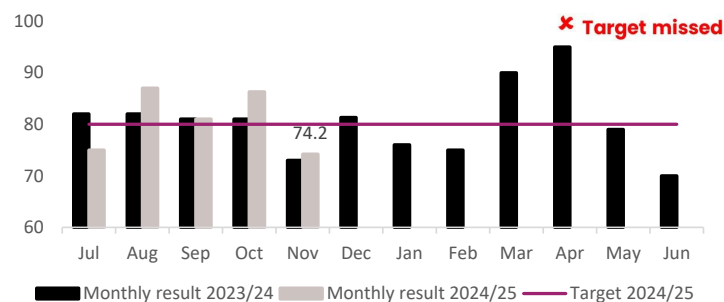
Percentage of community requests resolved within agreed timeframes



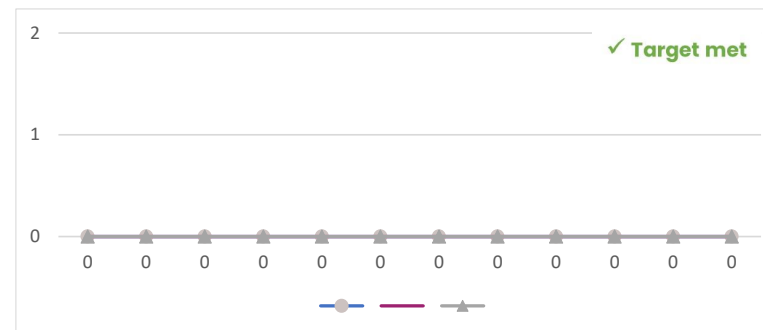
For November, 88.8 per cent of community service requests were resolved within agreed timeframes. This result surpassed the 80 per cent target and is on par to performance for the same time last year (88 per cent for October 2023).

**Percentage of Council decisions made at meetings closed to the public**

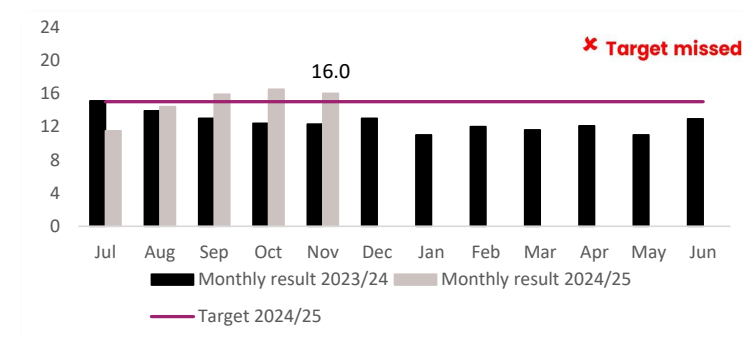
A total of 15 decisions were made at Council meetings held during November 2024. None of these decisions were made in a meeting closed to the public.

**Percentage of occupational health and safety incidents reported within 24 hours (cumulative)**

In November, the percentage of occupational health and safety incidents reporting within 24 hours was 74.2 per cent which is below the 80 per cent target. Additional communication in relation to the importance of timely reporting has been undertaken.

**Number of material legislative breaches**

There were no material legislative breaches for November 2024.

**Staff turnover (rolling 12-month average)**

November staff turnover was 16.0 per cent which is above the 15 per cent threshold target. The higher-than-average turnover is attributable to recent Australian Government aged care reforms and the transition of some of our in-home services to other providers. We will continue to deliver community-based services. The voluntary turnover rate is 11.3 per cent which is a reduction from 11.9 per cent last month. Without aged care included the result would be 12.1 per cent, as a rolling twelve-month average.

## Project portfolio report

### Overall status

The project portfolio is made up of projects and programs which achieve the initiatives set out in the Council Plan and Budget 2021- 2031.



#### On track 75%

Latest result has achieved target for measure. On track across all elements.

#### At risk 16%

Latest result experienced a minor miss in relation to target for measure. One or more elements

#### Off track 9%

There is a significant variation from targeted result for measure. Off track for one or more elements.

#### No report 0%

Status update was not available at the time this report was generated.

Detailed project updates are provided under each Strategic Direction of this report.

### Portfolio status trend

	12-month average	Sep-24	Oct-24	Nov- 24
<b>On track</b>	70%	70%	74%	75%
<b>At risk</b>	16%	14%	13%	16%
<b>Off track</b>	12%	15%	14%	9%
<b>No report</b>	2%	1%	1%	0%

### Portfolio financial performance

	Number of projects	Annual budget (\$ million)	Annual forecast (\$ million)	YTD forecast (\$ million)	YTD actuals (\$ million)	YTD variance (\$ million)	Forecast remaining (\$ million)
<b>Capital</b>	118	63.3	64.1	19.7	13.7	6.0	50.4
<b>Operating</b>	57	10.2	10.7	5.5	4.6	0.9	6.1
<b>Total</b>	<b>175</b>	<b>73.5</b>	<b>74.8</b>	<b>25.2</b>	<b>18.3</b>	<b>6.9</b>	<b>56.5</b>

## Financial report

As of 30 November 2024, the full year cash surplus forecast for 2024/25 was \$0.34 million which was \$0.28 million lower than Budget 2024/25. The decrease was primarily due to additional expenditure required for public space minor capital works and items approved as part of the first quarter financial review including enhancing Council's emergency management processes, preparation of a community safety plan and to fast track electrical line clearance works.

In prior months, the forecast was also updated to include additional resourcing cost pressures and maintenance requirements for the ANZAC station precinct which were partly offset by additional efficiency savings achieved. There were also other movements that did not impact the cash surplus including an increase in forecast depreciation, additional developer open space contributions (held in reserve for future capital delivery) and a small reduction in net waste charge income through lower property growth (offset by the waste charge reserve).

The opening forecast was also updated to include project deferrals processed at year end after the adoption of the budget for 2024/25. Project deferrals do not change Council's cumulative cash surplus, however, change the timing of delivery of the projects. The net movement in project deferrals resulted from a mix of projects with some project completed ahead of schedule and brought forward and others deferred to 2024/25.

### Summarised Income Statement Converted to Cash

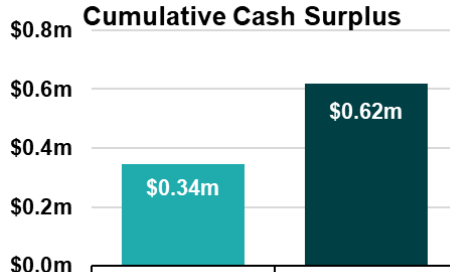
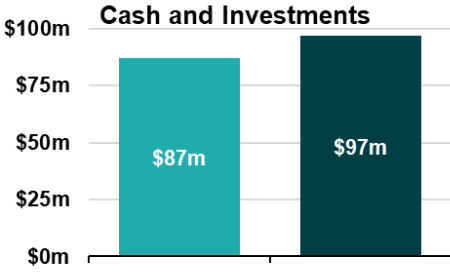
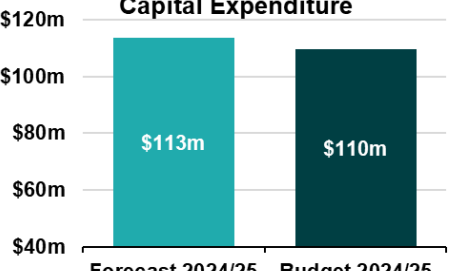
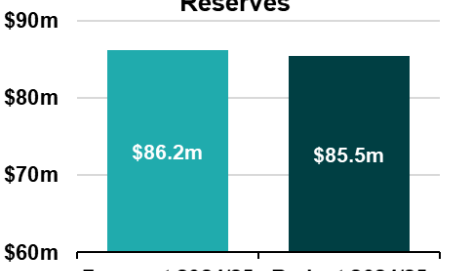
	Year to Date				Full Year			
	Actual (\$,000's)	Forecast (\$,000's)	Variance (\$,000's)	%	Forecast (\$,000's)	Budget (\$,000's)	Variance (\$,000's)	%
Total Income	119,664	118,659	1,004	1%	267,711	266,337	1,373	1%
Total Expenses	100,370	101,005	635	1%	257,683	255,839	(1,714)	(1%)
<b>Operating Surplus/ (Deficit)</b>	<b>19,294</b>	<b>17,655</b>	<b>1,639</b>	<b>9%</b>	<b>10,028</b>	<b>10,498</b>	<b>(340)</b>	<b>(3%)</b>
<b>Income Statement Converted to Cash:</b>								
Capital Expenditure	(25,921)	(31,797)	5,876	(18%)	(113,447)	(109,786)	(3,662)	(3%)
Non-cash operating items	10,587	10,649	(63)	(1%)	39,672	39,129	543	1%
Financing Items	(592)	(550)	(41)	(8%)	(1,321)	(1,321)	0	0%
Net Reserves Drawdown (Replenish)	0	0	(160)	100%	65,295	61,959	3,336	5%
<b>Current Year Cash Surplus/(Deficit)</b>	<b>3,368</b>	<b>(4,043)</b>	<b>7,411</b>	<b>(183%)</b>	<b>226</b>	<b>479</b>	<b>(253)</b>	<b>(53%)</b>
Opening cash surplus balance	118	118	0	0%	118	140	(22)	(16%)
<b>Accumulated Cash Surplus</b>	<b>3,486</b>	<b>(3,925)</b>	<b>7,411</b>	<b>(189%)</b>	<b>344</b>	<b>619</b>	<b>(275)</b>	<b>(44%)</b>

**Key Financial Updates and Indicators:**

- A forecast cumulative cash surplus balance of \$0.34 million noting ongoing risk of changing economic conditions and inflationary pressures. Persistent inflation continues to increase the cost of delivering core council services. This is particularly relevant to delivery of capital works.
- Overall low risk rating using the Victorian Auditor General's Office (VAGO) financial sustainability indicators.
- Forecasted net operating result of \$10.0 million (3.8 per cent of total revenue).
- A working capital ratio of 275 per cent, noting that this is dependent on delivery of a significant capital works program over the next year.
- Working towards a target of \$1.8 million efficiency savings for Budget 2024/25. Noting efficiency savings are becoming increasingly hard to achieve.
- The cash and Investment balanced increase to \$131 million (\$124 million October 2024). The difference to forecast is mainly due to the recognition of the deposit for the Australia Post site land purchase deposit (treated as prepayment in 2023/24 \$3.9m).
- Council offers support for ratepayers who are suffering extreme financial hardship. This year rates waivers totalling \$1,226 (2 waivers) have been issued. This is in addition to waivers totalling \$4,407 (10 waivers) issued in the prior year.



## Financial Statement Snapshot

→ Income Statement	→ Cash and Investments
<p><b>Cumulative Cash Surplus</b></p>  <p>The full year cash surplus forecast for 2024/25 is \$0.34 million, which is lower than Budget 2024/25. Forecast has decreased predominately due to additional expenditure required for public space minor capital works, new maintenance requirements for the ANZAC station precinct which were partly offset by additional efficiency savings achieved.</p>	<p><b>Cash and Investments</b></p>  <p>The forecasted cash balance has reduced compared to budget due to higher levels of receivables compared to budget. This is predominately rates income outstanding from prior years. While collections are strong (around 97%), there is growth in the outstanding balance each year. Majority of this balance is held in reserves and tied to specific delivery of projects and services (e.g., open space developer contributions, project deferrals and specific grants)</p>
↑ Capital Works	→ Reserves
<p><b>Capital Expenditure</b></p>  <p>The increase in capital expenditure is primary due to \$3.7m of capital deferred from 2023/24 after budget adoption. Project deferrals have been caused by various factors including limited availability of project managers, supply chain issues (initially due to the pandemic and more recently from global conflict). Additionally, \$0.5m of capital has been brought forward for commence early works and design for future projects.</p>	<p><b>Reserves</b></p>  <p>Council reserves are forecast to be consistent with budget. This is due to a small increase in the opening balances, offset by project deferrals and other project timing changes between financial years. While the balance of reserves appears significant, these funds are held for specific purposes and will help to fund the significant capital portfolio over the next ten years.</p>

Detailed financial statements and notes will be published on a quarterly basis as part of the quarterly financial updates and mid-year review.



## City of Port Phillip

99a Carlisle Street, St Kilda, VIC 3182

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普通話 9679 9858 Русский 9679 9813 Other 9679 9814



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🌐 [relayservice.gov.au](http://relayservice.gov.au)



**9. INCLUSIVE PORT PHILLIP**

Nil

**10. LIVEABLE PORT PHILLIP**

- 10.1 *Planning permit application at 1 and 2/30 Kalymna Grove St Kilda East*  
..... 48
- 10.2 *Planning permit application at 51 Pakington Street St Kilda.....* 65

# MEETING OF THE PORT PHILLIP CITY COUNCIL

## 5 FEBRUARY 2025



10.1

### PLANNING PERMIT APPLICATION AT 1 AND 2/30 KALYMNA GROVE ST KILDA EAST

**LOCATION/ADDRESS:** 1 AND 2/30 KALYMNA GROVE ST KILDA EAST  
**EXECUTIVE MEMBER:** BRIAN TEE, GENERAL MANAGER, CITY GROWTH AND DEVELOPMENT  
**PREPARED BY:** MAX ENGLAND, URBAN PLANNER

#### 1. PURPOSE

- 1.1 To determine a planning application involving full demolition of a significant graded dwelling and associated outbuildings and structures on land subject to a Heritage Overlay.

#### 2. EXECUTIVE SUMMARY

<b>WARD:</b>	Alma Ward
<b>TRIGGER FOR DETERMINATION BY COUNCIL:</b>	Pursuant to the Instrument of Delegation to Members of Council Staff dated November 2024, an application that involves 'substantive non-compliance with the Scheme or Council policy' are to be reported to the Planning Committee or Council. This application involves substantive non-compliance with Council's Heritage Policy at Clause 15.03 of the Scheme in relation to the demolition of a significant graded dwelling.
<b>APPLICATION NO:</b>	PDPL/00440/2024
<b>APPLICANT:</b>	Contour Consultants Australia Pty Ltd on behalf of Port Phillip City Council
<b>EXISTING USE:</b>	Dwelling
<b>ABUTTING USES:</b>	The subject land has one direct abuttal to the south, a single dwelling zoned as Neighbourhood Residential.
<b>ZONING:</b>	Neighbourhood Residential Zone – Schedule 5 (NRZ5)
<b>OVERLAYS:</b>	Heritage Overlay – Schedule 389 (HO389)
2.1	The application seeks planning permission for the demolition of a significant graded dwelling and associated outbuildings and structures on site at 1 and 2/30 Kalymna Grove St Kilda East <b>(site)</b> .
2.2	The demolition would enable the construction of park on the site. However, development of the park does not form part of this application. The scope of council's consideration relates only to the proposed demolition of the buildings on site.



- 2.3 The site is within the Neighbourhood Residential Zone (NRZ5). A zoning map is contained within **Attachment 1**. There are no permit requirements for demolition under the NRZ5.
- 2.4 The site is also subject to a Heritage Overlay (HO389). The dwelling is graded as a 'significant heritage place'. Significant heritage places:
- Includes buildings and surrounds that are individually important places of either Victorian, regional or local heritage significance, or are places that, together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area, or as an individually listed heritage place.*
- 2.5 The site is not individually significant and does not have an individual heritage citation within the City of Port Phillip Heritage Review (**Incorporated Document in the Port Phillip Planning Scheme**).
- 2.6 The proposal is subject to the local heritage policy of Clause 15.03-1L of the Port Phillip Planning Scheme (Scheme). These applicable strategies are to 'Demolition and relocation' which discourage the complete demolition of a significant or contributory building and encourage conservation unless a building is structurally unsound and cannot be repaired.

**Places for People: Public Space Strategy 2022-32 (City of Port Phillip, 2021) (Strategy).**

- 2.7 On 8 December 2021, Council resolved to adopt the Places for People: Public Space Strategy 2022-32 (City of Port Phillip, 2021) (Strategy). The Strategy guides the planning of existing and future public open space within the municipality.
- 2.8 Priority Action 14 of this strategy titled 'Land acquisition in St Kilda East' reads:
- Provision for land acquisition for new public open space in St Kilda East. Location to be determined as part of a Land Acquisition and Road Discontinuance Strategy.*
- 2.9 Council consulted with the community during the development of the Strategy. This provided opportunity for the public to input the future planning of public open spaces in the City of Port Phillip. Community feedback supported the expansion of public open space, particularly in Balaclava/St Kilda East, which has the lowest amount of open space across the municipality.
- 2.10 The demolition of the existing dwelling is considered acceptable where it would not adversely affect the heritage significance of the wider precinct. The Kalymna Grove/Inkerman Street East St Kilda precinct would retain its significance and heritage value, despite the removal of the dwelling. This is due to the heritage significance coming from the collective heritage significance of the area as a whole rather than the individual significance of any one heritage building.
- 2.11 In the consideration of the impact on the collective heritage significance, the sites position as a corner site and at the edge of the street would ensure that the demolition would not create any 'break' or 'hole' in the heritage streetscape along Kalymna Grove. Moreover, the subject dwelling is not the only dwelling of its type and style within the precinct. It is also not a particularly unique or valuable example compared to other dwellings within the Heritage Overlay. The modified entry / porch and the replacement Colourbond roof means that the subject dwelling is less representative of the settlement in the precinct area.



- 2.12 It follows that, subject to the requirement from Council's Heritage Advisor for the submission of a Heritage Impact Statement, the demolition of the dwelling at 1 and 2/30 Kalymna Grove St Kilda East would not adversely affect the heritage significance of the place and is an acceptable heritage outcome. It is recommended that Council grants a planning permit.

### 3. RECOMMENDATION

- 3.1 That a Planning Permit be issued for the land at 1 and 2/30 Kalymna Grove St Kilda East with the following permissions:

- Clause 43.01-1 – Demolish or remove a building

- 3.2 That the decision be issued subject to the following conditions:

#### **No alterations**

1. The extent of demolition and works shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority.

#### **Satisfactory continuation and completion**

2. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

#### **Heritage Interpretation Strategy**

3. Before the demolition starts, a Heritage Interpretation Strategy (HIS) must be submitted to and approved to the satisfaction of the Responsible Authority. When approved, the HIS will form part of this permit. The HIS must be prepared by a suitably qualified heritage expert to identify how the history (Indigenous and post-contact) and significance of the heritage place will be incorporated into the planning and design of the future reserve.

#### **Permit expiry**

4. This permit will expire if one of the following circumstances applies:
- a) The development is not started within two years of the date of this permit.
  - b) The development is not completed within four years of the date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

### 4. RELEVANT BACKGROUND

- 4.1 There is no relevant history or background for this site.

### 5. PROPOSAL

- 5.1 Demolition of the existing significant heritage building and associated outbuildings and structures on the site.
- 5.2 Removal of vegetation from the site, the removal of the existing vegetation on site would not require planning permission.



5.3 A copy of the proposed demolition plan is contained within **Attachment 2**.

## 6. SUBJECT SITE AND SURROUNDS

Description of Site and Surrounds	
Site Area	The site is rectangular in shape with a 12.9 metre frontage to Kalymna Grove and a depth of 40.23 metres. The site is a total of 492m <sup>2</sup>
Existing building & site conditions	<p>The site falls in an east-west direction and also in a north-south direction, with the lowest point of the site being the south-west corner.</p> <p>The site has three separate street frontages:</p> <p>West: Kalymna Grove</p> <p>North: Kurrajong Avenue</p> <p>East: Lansdowne Road</p> <p>The site is improved with a single storey dwelling of brick construction with a hipped corrugated iron roof. The dwelling has historically been split into two flats, being 1/30 and 2/30 Kalymna Grove.</p> <p>The Heritage Impact Statement that was submitted with the application provides a detailed summary of the existing dwelling. This statement describes the dwelling as a double fronted single storey house constructed in 1916-1917 with a Federation/early bungalow expression confused by the front verandah and entry.</p> <p>The Heritage Impact Statement notes that there are several elements that are not original or have been extensively modified. This includes the verandah / entry porch and the roof.</p> <p>The veranda / entry porch is noted as a feature having a more inter-war character, and which has been altered with infill between the verandah pillars with windows. The infill describes this more thoroughly as a feature that may have been done early after construction of the verandah or coincided with the verandah construction to create a sleep-out, however the use of sash horns that differ from those of the double hung windows to the house along the Kurrajong Avenue frontage demonstrate that at least the infill of the verandah was not a part of the original design.</p> <p>In describing the roof, the Heritage Impact Statement details that the main roof is hipped and clad in corrugated sheets in long lengths and appears to be</p>



# MEETING OF THE PORT PHILLIP CITY COUNCIL

## 5 FEBRUARY 2025



	<p>a replacement of the original roofing. It is also noted that within Kalymna Grove the only other house with corrugated metal roofing is at No 27 Kalymna Grove.</p> <p>There is a garage to the north-east corner of the dwelling, serviced by a crossover to Kurrajong Avenue.</p> <p>The dwelling has a low masonry fence to Kalymna Grove and Kurrajong Avenue, wall on boundary from the garage and a timber paling fence present to the rear at Lansdowne Road.</p>
Surrounds/neighbourhood character	<p>The subject site is located at the north-eastern boundary of HO389 – Kalymna Grove/Inkerman Street (East St Kilda).</p> <p>The City of Port Phillip Heritage Review <b>(Incorporated Document in the Port Phillip Planning Scheme)</b> describes the precinct as:</p> <p><i>The built fabric in the Kalymna Grove/Inkerman Street precinct consists almost entirely of housing dating from the second half of the 1910s. Most of these are single-storey brick houses (either in the form of detached dwellings or semi-detached pairs) in the Queen Anne Revival style, popularly referred to 'Federation'. These are typically asymmetrical in composition, with irregular hipped or gabled rooves mostly clad in red terracotta tiles, although some along Inkerman Street (eg Nos 346-48, 354-56, 358-60) have corrugated galvanised steel rooves.</i></p> <p>The surrounding built form is low scale residential with a built form of single to double storey.</p> <p>As outlined above, the site directly abuts roads on three sides. There is a direct abuttal with 28 Pakington Street to the south, a single storey dwelling graded as contributory within the heritage overlay.</p>



# MEETING OF THE PORT PHILLIP CITY COUNCIL 5 FEBRUARY 2025



Figure 1 Aerial view of the site and surrounds (source: Adapted from IntraMaps, captured 14 November 2024)



Figure 2 Subject site viewed from the west (source: taken by officer, August 2024)



# MEETING OF THE PORT PHILLIP CITY COUNCIL 5 FEBRUARY 2025



*Figure 3 subject site viewed from the north-west (source: taken by officer, August 2024)*



*Figure 4 subject site viewed from the north-east (source taken by officer, August 2024)*



*Figure 5 subject site viewed from the east (source: taken by officer, August 2024)*



## 7. PERMIT TRIGGERS

- 7.1 The following zone and overlay controls apply to the site, with planning permission required as described.

Zone or Overlay	Why is a Permit Required?
Clause 32.09-7 Neighbourhood Residential Zone – Schedule 5 (NRZ5)	<p>Pursuant to Clause 32.09-7 a permit is required to:</p> <ul style="list-style-type: none"> <li>Construct a dwelling if there is at least one dwelling existing on the lot.</li> <li>Construct two or more dwellings on a lot.</li> <li>Extend a dwelling if there are two or more dwellings on the lot.</li> <li>Construct or extend a dwelling if it is on common property.</li> <li>Construct or extend a residential building.</li> </ul> <p>This application is for demolition only, <b>no planning permit is required under the Neighbourhood Residential Zone.</b></p>
Clause 43.01-1 Heritage Overlay – Schedule 389 (HO389)	<p>Pursuant to Clause 43.01-1 a permit is required to:</p> <ul style="list-style-type: none"> <li>Demolish or remove a building</li> </ul> <p><b>A planning permit is required under the Heritage Overlay.</b></p>

## 8. PLANNING SCHEME PROVISIONS

### 8.1 Municipal Planning Strategy

- Clause 02 Municipal Planning Strategy
- 02.1 Context
  - 02.02 Vision
  - 02.03 Strategic Directions
  - 02.04 Strategic Framework Plans

### 8.2 Planning Policy Framework

- Clause 15.03 Heritage
- 15.03-1S Heritage conservation
  - 15.03-1L Heritage policy

### 8.3 Particular Provisions

- Clause 52.31 Local Government Projects
- 52.31-2 Exemption from notice and review



### 8.4 General Provisions

- Clause 65 Decision Guidelines
- 65.01 Approval of an Application or Plan

### 8.5 Operational Provisions

- Clause 71 Operation of this Planning Scheme
- 71.01 Operation of the Municipal Planning Strategy
- 71.02 Operation of the Planning Policy Framework
- 71.03 Operation of Zones
- 71.04 Operation of Overlays
- 71.05 Operation of Particular Provisions

### 8.6 Incorporated Documents

- City of Port Phillip Heritage Policy Map (December 2021)
- Port Phillip Heritage Review – Volumes 1-6 (December 2021)

### 8.7 Background Documents

- Heritage Design Guidelines (City of Port Phillip, 2022)
- Places for People: Public Space Strategy (City of Port Phillip, 2021)

### 8.8 Relevant Planning Scheme Amendment/s

There are no planning scheme amendments relevant to this application.

## 9. REFERRALS

### 9.1 Statutory referrals

The application was not required to be referred to any statutory referral authority.

### 9.2 Internal referrals

#### Heritage Advisor

No objection, subject to recommended condition:

*This is an exceptional circumstance where the full demolition of a Significant heritage place may be permitted as there will be a demonstrated 'net community benefit' in the form of provision of public open space in an area that Council has identified has a demonstrated need. This provides a strategic justification that outweighs the impacts upon the integrity and significance of the Kalymna Grove heritage precinct. In accordance with good heritage practice I understand that several sites were considered, including some not included in the HO, but that this was ultimately deemed to be the most suitable. A similar approach was taken with the recent demolition of 49 Pakington Street. To mitigate the potential the permit should include a condition similar to the one applied at 49 Pakington street for the development of an interpretation plan to identify how the history of the site and surrounding precinct can be interpretation in the future landscape design for the public open space.*

#### **Building**





*I have reviewed the engineer's report prepared by Irwin Structures Forensic Engineers, dated 23 April 2024. The report identifies the need for restumping and/or repairs to the timber-framed subfloor, which is typical for a building of this age. However, it does not highlight any critical structural issues with the masonry walls that would necessitate the demolition of the building. Based on the provided information, it is reasonable to conclude that the building is not structurally unsound, and the masonry elements could be retained as part of any redevelopment if required by the council's heritage policy.*

## 10. PUBLIC NOTIFICATION

- 10.1 Clause 52.31 (Local Government Projects) is applicable and provides exemptions for the development of land undertaken by or on behalf of a municipal council. The application meets the following exemption requirements in Clause 52.31-2 in that:
- The permit application is an application to develop land by or on behalf of the Council.
  - The permit application does not have an estimated cost of development of more than \$10 million. The estimated cost of development is \$38,800.
- 10.2 Of relevance, *'the demolition or removal of a building or works'* falls within the definition of 'development' as defined at section 3 of the *Planning and Environment Act 1987 (Act)*.
- 10.3 The application is therefore exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

## 11. OFFICER'S ASSESSMENT

### Policy

- 11.1 There is policy support for the conservation of heritage buildings at both a state and local level.
- 11.2 State policy for Heritage conservation at Clause 15.03-1S has the following objective:
- To ensure the conservation of places of heritage significance*
- 11.3 Local Heritage policy includes the following general relevant strategies:
- Conserve and enhance Significant and Contributory buildings as identified in the incorporated document in Schedule to Clause 72.04 'City of Port Phillip Heritage Policy Map'.*
- Avoid development that would result in the incremental or complete loss of significance of a heritage place by:*
- *Demolishing or removing a building or feature identified as Significant or Contributory in the incorporated document in Schedule to Clause 72.04 'City of Port Phillip Heritage Policy Map.'*
- 11.4 Specific local strategies for demolition and relocation include the following:
- Discourage the complete demolition of any building or feature that contributes to the significance of a heritage place unless the building or feature is structurally unsound and the defects cannot be rectified.*
- 11.5 The above policy outlines that the demolition of significant heritage buildings is to be discouraged. Conservation of heritage places is prioritised over demolition.



11.6 The decision guidelines of the Heritage Overlay include:

- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place*

### **Structural soundness**

11.7 The heritage policy does provide support for the demolition of a heritage buildings where they are found to be structurally unsound with defects that cannot be rectified.

11.8 The applicant has provided an engineer's report prepared by Irwin Structures Forensic Engineers, dated 23 April 2024.

11.9 Council's building officer has reviewed the engineers report and provided comments outlined at section 9.1 of this report.

11.10 Council's building officer agreed that the report identified issues in need of repair, for example restumping.

11.11 However, they have concluded that the building is not structurally unsound with defects that cannot be rectified:

*However, it does not highlight any critical structural issues with the masonry walls that would necessitate the demolition of the building. Based on the provided information, it is reasonable to conclude that the building is not structurally unsound, and the masonry elements could be retained as part of any redevelopment if required by the council's heritage policy.*

11.12 It is therefore considered that the building is not structurally unsound and irreparable, despite having some structural issues.

### **Heritage Impact Statement**

11.13 The applicant has provided a Heritage Impact Statement in support of the application prepared by John Briggs – Architect and Conservation Consultant.

11.14 The report contends that:

*'The proposed removal of the extant dwelling on the subject site, in my view, can be accepted as having no detrimental effect upon either the understanding or the appreciation of the heritage value of the Kalyrna Grove / Inkerman Street Precinct'.*

11.15 Key considerations that underpin this contention include

- *'the subject house makes no particular or specific contribution that could be seen to be essential or fundamental to the heritage experience'*
- *'At the periphery of the heritage precinct, and particularly with its very unique siting at the top of the hill with three street frontages, its removal will produce no obvious gap in the heritage streetscape or leave the streetscape evidently incomplete'.*
- *The significant grading does not establish that the house on the property is individually significant, but rather that it is a place that contributes to a wider precinct as part of a significant collective group of places.*

11.16 The report questions the significant grading applied to the subject site and conducts a comparative analysis of other, similar dwellings that have no heritage grading.

11.17 The report contends that the subject site contributes to the streetscape of the heritage streetscape as a whole but does not make an individual contribution to the heritage

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overlay compared to other local dwellings from the same period outside of the Heritage Overlay.

- 11.18 The location of the subject site at the edge of the Heritage Overlay precinct (refer figure 6) is looked upon favourably by the report, contended to limit the impact of any demolition on the precinct.
- 11.19 The report looks forward to the proposed public open space for the land as outlined in **Places for People: Public Space Strategy 2022-32 (City of Port Phillip, 2021) (Strategy)**.
- 11.20 The report contends that there would be net community benefit as a result of the subject land being used for the purposes of a public park.
- 11.21 The report acknowledges that policy support for the demolition of the existing dwelling at Clause 43.01 and 15.03 is limited, especially as the dwelling is not considered to be structurally unsound.

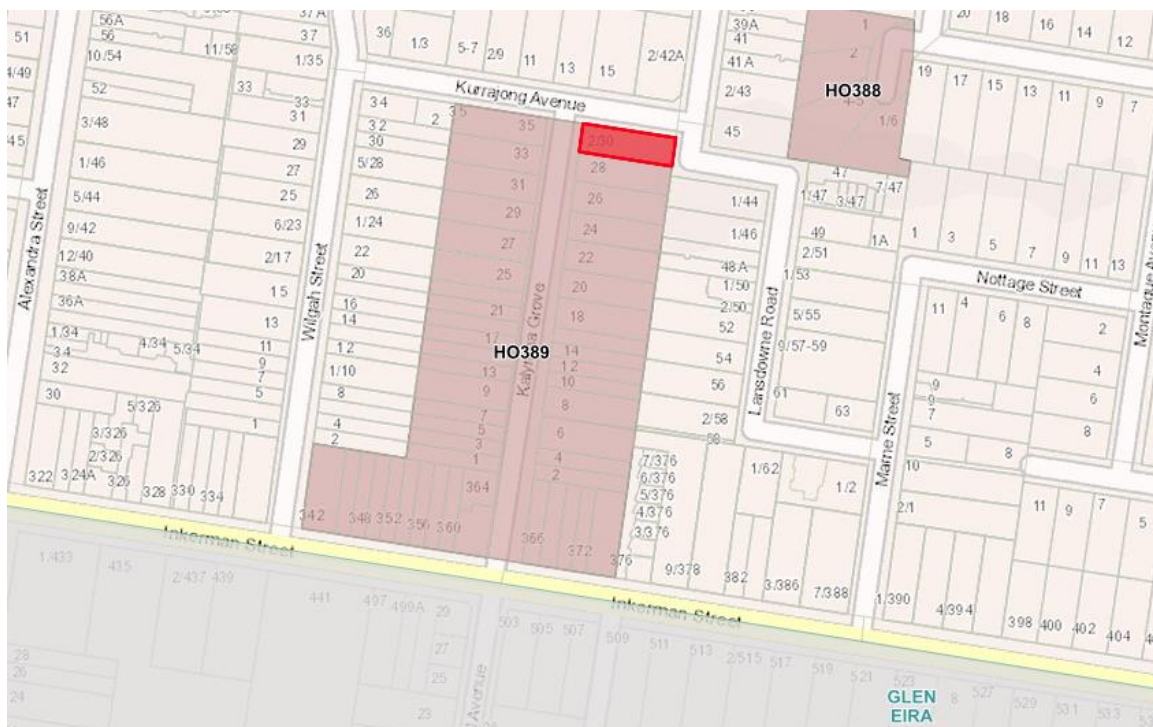


Figure 6 Extent of Heritage Overlay - Schedule 389 with the subject site shown in red, source: intramaps

## Heritage Referral Comments

- 11.22 Council's Heritage Advisor has reviewed the proposal and provided referral comments in support of the application for demolition:

*This is an exceptional circumstance where the full demolition of a Significant heritage place may be permitted as there will be a demonstrated 'net community benefit' in the form of provision of public open space in an area that Council has identified has a demonstrated need. This provides a strategic justification that outweighs the impacts upon the integrity and significance of the Kalymna Grove heritage precinct.*



- 11.23 The referral comments look forward to the proposed public open space for the land as outlined in **Places for People: Public Space Strategy 2022-32 (City of Port Phillip, 2021) (Strategy)**.
- 11.24 The referral comments contends that there would be net community benefit as a result of the subject land being used for the purposes of a public park.
- 11.25 The comments acknowledge this is an exceptional circumstance, with policy support for the demolition of the existing dwelling at Clause 43.01 and 15.03 limited, especially as the dwelling is not considered to be structurally unsound.

**Is the demolition of the existing dwelling and associated outbuildings and structures on the site an acceptable planning outcome?**

**Public Park**

- 11.26 The Planning report and Heritage Impact Statement look forward to the proposed public open space for the land as outlined in **Places for People: Public Space Strategy 2022-32 (City of Port Phillip, 2021) (Strategy)** in favour of the application.
- 11.27 Similarly, Council's Heritage Advisor also assesses this as being in favour of the application.
- 11.28 It is important to note, this planning application is for the demolition of the buildings and structures on site only. The application does not include buildings and works for a new public park, or the rezoning of the land for a public park use.
- 11.29 Consideration can only be given to the Heritage Overlay and relevant heritage policy in determining this application.

**Demolition**

- 11.30 The proposed demolition of the dwelling would affect the significance of the subject site, by removing the significant building.
- 11.31 It is important to consider whether the removal of the dwelling would have unreasonable impacts on the Heritage Overlay precinct.
- 11.32 The statement of significance for the Kalymna Grove/Inkerman Street (East St Kilda) is as follows:

*Historically, the Kalymna Grove/Inkerman Street Precinct provides evidence of a significant phase of settlement in the East St Kilda area. The estate, laid out from 1914 on the site of a market garden, developed very quickly over the next few years, and thus ably demonstrates how sought-after this area had become as a residential address in the early twentieth century.*

*Aesthetically, the Kalymna Grove/Inkerman Street Precinct is a fine and particularly cohesive streetscape of housing from the period 1914 to c. 1919, including representative and intact examples of detached and semi-detached housing of both brick and timber construction, almost entirely in the Queen Anne Revival style. They are characterised by asymmetrical composition, face red brickwork with rendered banding, bay windows and verandahs with turned timber posts and ornamental timberwork. The streetscape is enhanced by the sympathetic (if not original) timber picket fences to many properties.*

- 11.33 In isolation, its demolition, while not desirable, will not unreasonably impact the significance of the heritage place (Kalymna Grove/Inkerman Street (East St Kilda)).





- 11.34 In Kalymna Street, the individual dwellings and their proximity combine to give the Heritage Overlay its value. That is to say, the whole is greater than the sum of its parts.
- 11.35 No one individual dwelling within Kalymna Grove is considered to contribute to the Heritage Overlay more than the other dwellings within Kalymna Grove. This is evidenced by none of the properties within this heritage overlay having an individual citation within the City of Port Phillip Heritage.
- 11.36 The value of the heritage overlay precinct comes from the collective, rather than the individual.
- 11.37 The proposed demolition of the dwelling is not considered to have an unreasonable impact on the significance of the Heritage Overlay Precinct Kalymna Grove/Inkerman Street (East St Kilda) HO389 for the following reasons:
- The site is at the north-west corner of the Heritage Overlay area (refer figure 6). The site is also uniquely positioned with three street frontages. These site characteristics ensure that there would be no 'break' or 'hole' the Heritage Streetscape along Kalymna Grove.
  - The peripheral location of the site would ensure that the heritage character of Kalymna Street is not unreasonably affected.
  - The dwelling does contribute to the significance of the Heritage Overlay area. However, this contribution is not to the extent that its demolition would adversely affect the Heritage value of the wider precinct. The HO389 would retain its significance and heritage value, despite the removal of the dwelling.
  - The dwellings are consistent within the Heritage Overlay precinct with the statement of significance noting *'With only four exceptions, the housing dates from the period 1914 to c.1919 and includes semi-detached pairs of brick dwellings and detached dwellings of both brick and timber construction, almost all in a Queen Anne Revival style'*. The site is not the only dwelling of its type and style within the precinct, its loss would not render the precinct devoid of this style of dwelling.
  - The dwelling is not considered to be particularly unique or valuable compared to other dwellings within the Heritage Overlay and indeed outside of the Heritage Overlay area as identified in the Heritage Impact Statement. In fact, some of the specific features of the dwelling such as the modified entry / porch and the replacement Colourbond roof makes this a dwelling that it is less representative of the settlement in the East St Kilda Road area. The dwelling does not provide the typical aesthetic features of other dwelling within the heritage overlay. Most notably, the dwelling does not provide the terracotta tiles roof, bay window and verandah form and timber picket fence which are the key recognisable features that are identified in the heritage citation.
  - Council's Heritage Advisor, acknowledging the unique situation, has provided support for the proposed demolition of the dwelling.
  - Council's Heritage Advisor has sought a HIS which would identify how the history of the site and surrounding precinct can be interpreted in a future landscape design for the public open space. (refer recommended condition 3). This would help to ensure the history of the site and precinct is respected and incorporated into the sites future as it undergoes change.

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### 12. COVENANTS

- 12.1 The registered search produced 5 August 2024 indicates there is no restrictive covenant for the site, formally known as Lot 24 on Plan of Subdivision 006638, parent title Volume 03971 Folio 049.

### 13. CONCLUSION

- 13.1 Clause 71.02 - integrated decision making of the planning scheme requires the decision maker to integrate the range of policies relevant to the issues to be determined and balance the positive and negative environmental, social and economic impacts of the proposal in favour of net community benefit and sustainable development. In this instance, the range of policies that can be considered are limited to those policies relevant to heritage where the only permit trigger is demolition of an existing dwelling within a Heritage Overlay.
- 13.2 The demolition of the existing dwelling is considered acceptable where it would not adversely affect the heritage significance of the wider precinct. The Kalymna Grove/Inkerman Street East St Kilda (HO389) would retain its significance and heritage value, despite the removal of the dwelling. This is due to the heritage significance coming from the collective heritage significance of the area as a whole rather than the individual significance of any one heritage building.
- 13.3 In the consideration of the impact on the collective heritage significance, the sites position as a corner site and at the edge of the street would ensure that the demolition would not create any 'break' or 'hole' in the heritage streetscape along Kalymna Grove. Moreover, the subject dwelling is not the only dwelling of its type and style within the precinct. It is also not a particularly unique or valuable example compared to other dwellings within the Heritage Overlay. The modified entry / porch and the replacement Colourbond roof means that the subject dwelling is less representative of the settlement in the East St Kilda Road area. It does not provide the terracotta tiles roof, bay window and verandah form and timber picket fence which are the key recognisable features that are identified in the Kalymna Grove/Inkerman Street East St Kilda heritage citation.
- 13.4 It follows that, subject to the requirement from Council's Heritage Advisor for the submission of a Heritage Impact Statement, the demolition of the dwelling at 1 and 2/30 Kalymna Grove St Kilda East would not adversely affect the heritage significance of the place and is an acceptable heritage outcome.
- 13.5 It is recommended that Council grants a planning permit.

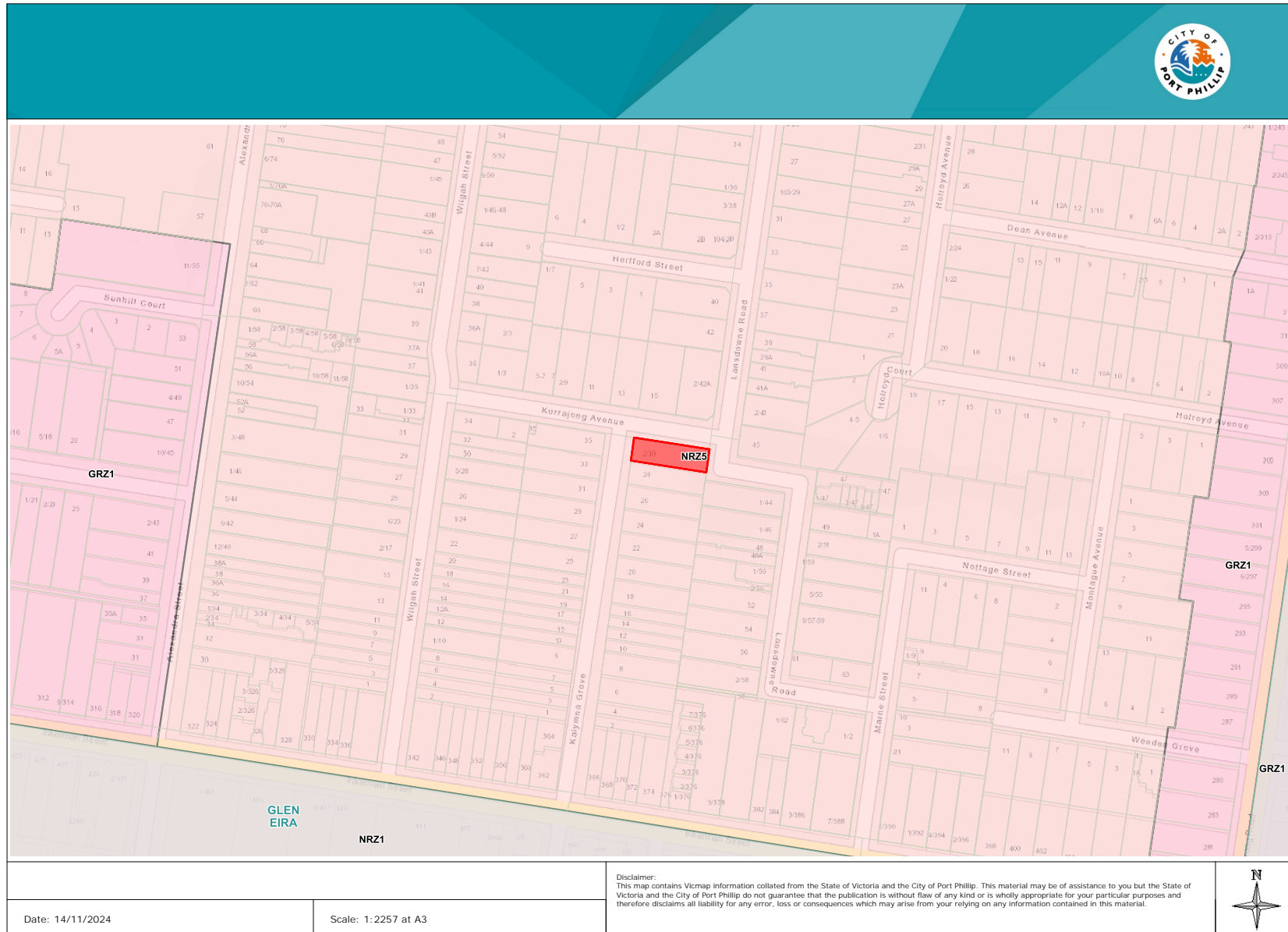
### 14. OFFICER MATERIAL OR GENERAL INTEREST

- 14.1 No officers involved in the preparation of this report have any material or general interest in the matter.

### ATTACHMENTS

1. Demolition Plan 
2. Zoning Map 





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10.2

### PLANNING PERMIT APPLICATION AT 51 PAKINGTON STREET ST KILDA

**LOCATION/ADDRESS:** 51 PAKINGTON STREET ST KILDA

**EXECUTIVE MEMBER:** BRIAN TEE, GENERAL MANAGER, CITY GROWTH AND DEVELOPMENT

**PREPARED BY:** MAX ENGLAND, URBAN PLANNER

#### 1. PURPOSE

- 1.1 To determine a planning application involving full demolition of a significant graded dwelling and associated outbuildings and structures on land subject to a Heritage Overlay.

#### 2. EXECUTIVE SUMMARY

**WARD:** Balaclava Ward

**TRIGGER FOR DETERMINATION BY COUNCIL:** Pursuant to the Instrument of Delegation to Members of Council Staff dated November 2024, an application that involves 'substantive non-compliance with the Scheme or Council policy' are to be reported to the Planning Committee or Council. This application involves substantive non-compliance with Council's Heritage Policy at Clause 15.03 of the Scheme in relation to the demolition of a significant graded dwelling.

**APPLICATION NO:** PDPL/00529/2024

**APPLICANT:** Ratio Consultants on behalf of City of Port Phillip

**EXISTING USE:** Dwelling

**ABUTTING USES:** The site directly abuts residential uses.

**ZONING:** Neighbourhood Residential Zone – Schedule 1

**OVERLAYS:** Heritage Overlay – Schedule 7 (St Kilda, Elwood, Balaclava, Ripponlea precinct)  
Special Building Overlay – Schedule 1

- 2.1 The application seeks planning permission for the demolition of a significant graded dwelling and associated outbuildings and structures on site at 51 Pakington Street, St Kilda **(site)**.
- 2.2 The demolition would enable the expansion and upgrade to Pakington Street Reserve. However, the development of the park does not form part of this application. The scope



of Council's consideration relates only to the proposed demolition of the existing dwelling.

- 2.3 The site is within the Neighbourhood Residential Zone (NRZ1). There are no permit requirements for demolition under the Neighbourhood Residential Zone. A zoning map is contained at **Attachment 1**.
- 2.4 The site is subject to a Special Building Overlay (SBO1). There are no permit requirements for demolition under the Special Building Overlay.
- 2.5 The site is also subject to a Heritage Overlay (HO7). Pursuant to Clause 43.01-1 of the Port Phillip Planning Scheme, a permit is required to demolish or remove a building on land subject to a Heritage Overlay.
- 2.6 The dwelling is graded as a 'significant heritage place'. Significant heritage places:  
*Includes buildings and surrounds that are individually important places of either Victorian, regional or local heritage significance, or are places that, together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area, or as an individually listed heritage place.*
- 2.7 The site is not considered to be individually significant and does not have an individual heritage citation within the City of Port Phillip Heritage Review (**Incorporated Document in the Port Phillip Planning Scheme**).
- 2.8 The proposal is subject to the local heritage policy of Clause 15.03-1L of the Port Phillip Planning Scheme (Scheme). These applicable strategies are for 'Demolition and relocation' which discourage the complete demolition of a significant or contributory building and encourage conservation unless a building is structurally unsound and cannot be repaired.

### **Places for People: Public Space Strategy 2022-32 (City of Port Phillip, 2021) (Strategy).**

- 2.9 On 8 December 2021, Council resolved to adopt the Places for People: Public Space Strategy 2022-32 (City of Port Phillip, 2021) (Strategy). The Strategy guides the planning of existing and future public open space within the municipality. Expansion and upgrade of Pakington Street Reserve is Priority Action 17 of the Strategy. This resolution has since guided the planning of the Pakington Street Reserve and adjoining land, including the following activities:
  - 2.9.1 Lodgement and approval of Planning Application No. **PDPL/00053/2023** in July 2023 to allow for the 'Demolition of a dwelling, fencing and outbuildings in the Heritage Overlay (Schedule 7)' at 43 Pakington Street, St Kilda.
  - 2.9.2 Lodgement and approval of Planning application No. **PDPL/00142/2024** in July 2024 to allow for 'Clause 43.01-1 – Demolish or remove a building' at 49 Pakington Street, St Kilda.
- 2.10 Council consulted with the community during the development of the Strategy. This provided opportunity for the public to input the future planning of public open spaces in the City of Port Phillip. Community feedback supported the expansion of public open space, particularly in Balaclava/St Kilda East, which has the lowest amount of open space across the municipality.
- 2.11 The dwelling on site has been heavily modified from its original state. This includes imitation heritage modifications under permit no. 595/2000 which are discouraged by





current council policy. It's contribution to the streetscape and the wider precinct has been diluted.

- 2.12 The Pakington Streetscape is fragmented, presenting with a wide range of dwelling typologies. There is great variation in the era's, street setbacks, roof forms and materials of dwellings. The retention value of the individual dwelling is therefore lower than if the dwelling formed part of a consistent row or pair within a highly consistent streetscape.
- 2.13 The demolition of the existing dwelling is considered acceptable where it would not adversely affect the heritage significance of the wider precinct. The *St Kilda*, *Elwood*, *Balaclava*, *Ripponlea* (HO7) would retain its significance and heritage value, despite the removal of the dwelling. This is due to the heritage significance coming from the collective heritage significance of the area rather than the individual significance of any one single 'contributory' dwelling.
- 2.14 It follows that the demolition of the dwelling at 51 Pakington Street would not adversely affect the heritage significance of the place and is an acceptable heritage outcome. It is recommended that Council grants a planning permit.

### 3. RECOMMENDATION

- 3.1 That a Planning Permit be issued for the land at 49 Pakington Street St Kilda with the following permissions:

- Clause 43.01-1 – Demolish or remove a building

- 3.2 That the decision be issued subject to the following conditions:

#### **No alterations**

1. The extent of demolition and works shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority.

#### **Satisfactory continuation and completion**

2. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

#### **Permit expiry**

3. This permit will expire if one of the following circumstances applies:
- a) The development is not started within two years of the date of this permit.
  - b) The development is not completed within four years of the date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

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## 4. RELEVANT BACKGROUND

- 4.1 The following relevant applications have previously been considered for the subject site:

Application No.	Proposal	Decision	Date of Decision
585/2000	Construction of a second level addition to the existing house and new carport at rear	Approved – Delegate	21 September 2001

## 5. PROPOSAL

- 5.1 Demolition of the existing significant heritage building and associated outbuildings and structures on site.
- 5.2 Removal of vegetation on site, the removal of the existing vegetation on site would not require planning permission.
- 5.3 A copy of the proposal demolition plan is contained within **Attachment 2**.

## 6. SUBJECT SITE AND SURROUNDS

Description of Site and Surrounds	
Site Area	The site is located on the south side of Pakington Street, St Kilda. It is regular in shape with a frontage of 7.7m to Pakington Street a depth of 26.29m. The site has a total area of 202 square metres.
Existing building & site conditions	<p>There is a 'right of carriageway' easement abutting the western boundary of the site.</p> <p>The site is occupied by a double storey Edwardian weatherboard dwelling. The dwelling has a hipped roof, prominent verandah and a timber picket front fence (refer figures 1 &amp; 2).</p> <p>The dwelling has had a double storey extension constructed to the rear under planning permit 585/2020. This extension mimics the existing heritage form of the retained portion of the dwelling, being constructed in the same materiality, weatherboarding and style.</p> <p>A rear carport is accessed by the right of carriageway to the west of the site.</p> <p>Refer figures 1-4 below for existing building and site conditions as of December 2024.</p>





<p>Surrounds/neighbourhood character</p>	<p>Pakington Street has a diverse neighbourhood character. The streetscape is not consistent and exhibits a range of building typology.</p> <p>There are heritage dwellings comprising of significant and contributory graded buildings of single storey construction, some with first floor rear extensions.</p> <p>There are several non-contributory dwellings within the streetscape that have no heritage value.</p> <p>There are also examples of medium density development, both in a postwar style and newer contemporary development. There are also commercial buildings and uses, with part of the street zoned for Mixed Use.</p> <p><b>Immediate interfaces:</b></p> <p><b>East:</b> 53 Pakington Street a single dwelling graded 'contributory' within the Heritage Overlay.</p> <p><b>South:</b> 49A Pakington Street a single dwelling graded 'significant' within the Heritage Overlay, accessed via the right of way between 51 and 49 Pakington Street.</p> <p><b>West:</b> across the aforementioned 'Right of carriageway' easement is 49 Pakington Street, a single dwelling graded contributory and approved to be demolished under planning permit <b>PDPL/00142/2024.</b></p> <p><b>North:</b> the dwelling fronts Pakington Street at its northern boundary.</p> <p>Refer figures 1-12 below for examples of the surrounds and neighbourhood character of the area as of December 2024.</p>
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*Figure 1 Subject site viewed from Pakington Street, (source: officer site visit December 2024)*



*Figure 2 Subject site viewed from Pakington Street, (source: officer site visit December 2024)*



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*Figure 3 Subject site viewed from Pakington Street, (source: officer site visit December 2024)*



*Figure 4 subject site from adjacent ROW, (source: officer site visit December 2024)*





*Figure 5 Subject site aerial of surrounds (source: Intramaps, captured 14 November 2024)*



*Figure 6 Pakington Street Reserve viewed from Pakington Street, (source: officer site visit December 2024)*





*Figure 7 Pakington Street Reserve from Lynott Street, (source officer site visit December 2024)*



*Figure 8 49 Pakington Street, (source: officer site visit December 2024)*





*Figure 9 43 Pakington Street, (officer site visit December 2024)*



*Figure 10 Pakington Street facing west from outside subject site, ( source: officer site visit December 2024)*



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Figure 11 Facing West along Pakington Street, (source: officer site visit December 2024)



Figure 12 Heritage dwellings within Pakington Street, green = contributory and red = significant, (source: Intramaps)



### 7. PERMIT TRIGGERS

- 7.1 The following zone and overlay controls apply to the site, with planning permission required as described.

Zone or Overlay	Why is a permit required?
Clause 32.09-5 Neighbourhood Residential Zone – Schedule 1 (NRZ1)	<b>A planning permit is not required</b> under Clause 32.09-5 of the Scheme as the proposal does not involve the construction or extension of a dwelling.
Clause 44.05-2 Special Building Overlay – Schedule 1 (SBO1)	<b>A planning permit is not required</b> under Clause 44.05-2 of the Scheme as the proposal is not to construct a building or to construct or carry out works.
Clause 43.01-1 Heritage Overlay – Schedule 7 (HO7)	<b>A planning permit is required</b> under Clause 43.01-1 of the Scheme to demolish or remove a building.

### 8. PLANNING SCHEME PROVISIONS

#### 8.1 Municipal Planning Strategy

- Clause 02 Municipal Planning Strategy
  - 02.1 Context
  - 02.02 Vision
  - 02.03 Strategic Directions
  - 02.04 Strategic Framework Plans

#### 8.2 Planning Policy Framework

- Clause 15.03 Heritage
  - 15.03-1S Heritage conservation
  - 15.03-1L Heritage policy

#### 8.3 Particular Provisions

- Clause 52.31 Local Government Projects
  - 52.31-2 Exemption from notice and review

#### 8.4 General Provisions

- Clause 65 Decision Guidelines
  - 65.01 Approval of an Application or Plan

#### 8.5 Operational Provisions

- Clause 71 Operation of this Planning Scheme





- 71.01 Operation of the Municipal Planning Strategy
- 71.02 Operation of the Planning Policy Framework
- 71.03 Operation of Zones
- 71.04 Operation of Overlays
- 71.05 Operation of Particular Provisions

#### **8.6 Incorporated Documents**

- City of Port Phillip Heritage Policy Map (December 2021)
- Port Phillip Heritage Review – Volumes 1-6 (December 2021)

#### **8.7 Background Documents**

- Heritage Design Guidelines (City of Port Phillip, 2022)
- Places for People: Public Space Strategy (City of Port Phillip, 2021)

#### **8.8 Relevant Planning Scheme Amendment/s**

There are no planning scheme amendments relevant to this application.

### **9. REFERRALS**

#### **9.1 Statutory referrals**

The application was not required to be referred to any statutory referral authority.

#### **9.2 Internal referrals**

##### Heritage Advisor

Expresses concern that the proposal is not in line with policy expectations that seek to protect buildings with heritage significance within a Heritage Overlay area. The advice has considered the demolition in isolation from the purpose that it is sought to be demolished, ie. to increase public open space (which does not require a planning permit).

### **10. PUBLIC NOTIFICATION/OBJECTIONS**

- 10.1 Clause 52.31 (Local Government Projects) is applicable and provides exemptions for the development of land undertaken by or on behalf of a municipal council. The application meets the following exemption requirements in Clause 52.31-2 in that:
  - The permit application is an application to develop land by or on behalf of the Council.
  - The permit application does not have an estimated cost of development of more than \$10 million. The estimated cost of development is \$38,800.
- 10.2 Of relevance, *'the demolition or removal of a building or works'* falls within the definition of 'development' as defined at section 3 of the *Planning and Environment Act 1987 (Act)*.
- 10.3 The application is therefore exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.



## 11. OFFICER'S ASSESSMENT

### Policy

- 11.1 There is policy support for the conservation of heritage buildings at both a state and local level.
- 11.2 State policy for Heritage conservation at Clause 15.03-1S has the following objective:  
*To ensure the conservation of places of heritage significance*
- 11.3 Local Heritage policy includes the following general relevant strategies:  
*Conserve and enhance Significant and Contributory buildings as identified in the incorporated document in Schedule to Clause 72.04 'City of Port Phillip Heritage Policy Map'.*  
*Avoid development that would result in the incremental or complete loss of significance of a heritage place by:*
- *Demolishing or removing a building or feature identified as Significant or Contributory in the incorporated document in Schedule to Clause 72.04 'City of Port Phillip Heritage Policy Map.'*
- 11.4 Specific local strategies for demolition and relocation include the following:  
*Discourage the complete demolition of any building or feature that contributes to the significance of a heritage place unless the building or feature is structurally unsound and the defects cannot be rectified.*
- 11.5 The above policy outlines that the demolition of significant heritage buildings is to be discouraged. Conservation of heritage places is prioritised over demolition.
- 11.6 The decision guidelines of the Heritage Overlay include:
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place*

### Structural soundness

- 11.7 The heritage policy does provide support for the demolition of a heritage building where they are found to be structurally unsound with defects that cannot be rectified.
- 11.8 The application does not submit that the dwelling is structurally unsound. Council officers' assessment also contends that the dwelling is not structurally unsound.
- 11.9 It is considered that the building is not irreparably structurally unsound.

### Planning Report

- 11.10 The report looks forward to the proposed public open space for the land as outlined in **Places for People: Public Space Strategy 2022-32 (City of Port Phillip, 2021) (Strategy)**.
- 11.11 The report contends that there would be net community benefit as a result of the subject land being used for the purposes of a public park.
- 11.12 The report acknowledges that policy support for the demolition of the existing dwelling at Clause 43.01 and 15.03 is limited, especially as the dwelling is not considered to be structurally unsound.

### Heritage Referral comments

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- 11.13 Council's heritage advisor is not supportive of the proposed demolition of the dwelling.
- 11.14 The key reasons for the concern are as follows:
- The subject site is graded as 'significant' where previous approvals adjacent at 43 and 49 Pakington Street were graded as 'contributory'.
  - Impact on access to 49A via the 'Right of Carriageway'.
  - Cumulative impact of demolition given 43 & 49 Pakington have both recently been approved for demolition.
- 11.15 It is noted the application does not propose any works to the 'Right of Carriageway' access to 49A Pakington Street, the demolition of the dwelling at 51 Pakington Street would not involve the removal of the 'Right of Carriageway'.
- 11.16 Council's officer has resolved to support the proposal despite the concerns from the heritage advisor, with reasoning to follow.

### **Is the demolition of the existing dwelling and associated outbuildings and structures on the site an acceptable planning outcome?**

#### **Public Park**

- 11.17 The submitted planning report looks forward to the proposed public open space for the land as outlined in **Places for People: Public Space Strategy 2022-32 (City of Port Phillip, 2021) (Strategy)** in favour of the application.
- 11.18 It is important to note, this planning application is for the demolition of the buildings and structures on site only. The application does not include buildings and works for a new public park, or the rezoning of the land for a public park use.
- 11.19 Consideration can only be given to the Heritage Overlay and relevant heritage policy in determining this application.

#### **Demolition**

- 11.20 The proposed demolition of the dwelling would affect the significance of the subject site by removing the significant building.
- 11.21 It is important to consider whether the removal of the dwelling would have unreasonable impacts on the Heritage Overlay precinct (Elwood, St Kilda, Balaclava, Ripponlea – HO7).
- 11.22 The statement of significance for the Elwood, St Kilda, Balaclava, Ripponlea – Ho7 at section 6.11.4 of the City of Port Phillip Heritage Review is as follows:

*The Elwood – St. Kilda Botanical Gardens – Balaclava Ripponlea Area is both extensive and architecturally diverse. It is culturally important especially on account of the influence of the St. Kilda Botanical Gardens, the Brighton road, the Brighton Beach railway and the public buildings precinct at the site of the former market reserve which collectively impart civic distinction. The residential areas are noteworthy for their late Victorian, Federation period and inter-war housing; the apartments of the latter period and the terraces of the former being especially noteworthy. The intact inter-war buildings within the Brunning's Estate demonstrate the development of that nursery post 1926. The capacity of the Area to inform the observer about past lifestyles and living standards is important, there being great diversity evident during the major contributory development periods. The Brighton*



*road has further distinction for the manner in which it has attracted residential development of a high standard. Finally, the street trees and smaller parks are invariably important elements, having their origins in the interwar period and on occasions being also overlooked by buildings of the period to create urban landscapes representative of the highest urban planning standards of the day. The shopping centres are also distinguished for their high levels of integrity, Carlisle Street reflecting through its buildings the phases in its growth. The Glen Eira Road centre, in conjunction with the railway station and railway gardens, is highly representative of the era of the Great War, enhanced by the group of inter-war banks towards its east end.*

- 11.23 Pakington Street is not mentioned within the above Statement of Significance at section 6.11.4 of the City of Port Phillip Heritage Review.
- 11.24 The proposed demolition of the dwelling is not considered to have an unreasonable impact on the significance of the Heritage Overlay Precinct (Elwood, St Kilda, Balaclava, Ripponlea – HO7) for the following reasons:

### **Prior Modification of subject dwelling**

- The existing dwelling on site has been heavily modified through a first-floor extension **595/2000**. This extension is constructed in a faux heritage style, with imitation heritage features and materials designed so as to make the extension look as if it was an original feature of the dwelling. These features include:
  - Imitation pitched roofing with matching roof sheeting to the retained portion of the dwelling.
  - Continuation of weatherboards in the same colour and formation for the entire exterior of the site.
  - Matching paint colours, downpipes and guttering.
- Imitation heritage or faux heritage extensions is discouraged by current Heritage policy. Council's heritage design guidelines for additions recommend that '*new work should be distinguishable from old*' and '*avoiding the use of faux historic detailing*'.
- This leaves the dwelling heavily modified, and its Heritage significance reduced. The faux Heritage construction has devalued the heritage significance of the original retained portion of the dwelling.

### **Streetscape inconsistency**

- The Pakington Street streetscape is inconsistent and presents with a wide range of dwelling typologies. Dwelling era's, street setbacks, roof forms and materials all differ in this section of Pakington Street.
- This is a collection of dwellings with Heritage significance, not a collection of consistent heritage dwellings with Heritage significance. The retention value of the individual dwelling is therefore lower than if the dwelling formed part of a consistent row or pair within a highly consistent streetscape.
- The lack of consistency in the streetscape extends beyond just the dwellings and also includes the street tree types (range of street tree types and sizes present) and the parking types (parallel to north side, angled to south side).



- The dwelling does contribute to the significance of the Heritage Overlay area. However, this contribution is not to the extent that its demolition would adversely affect the Heritage value of the wider precinct. The HO7 would retain its significance and heritage value, despite the removal of the dwelling.

**Approved demolition of surrounding sites**

- The previous approvals for the demolition of the dwellings at 43 and 49 Pakington Street would result in a large gap within the streetscape, further reducing the consistency of the streetscape.
- The streetscape in these instances where demolition has been approved, has been assessed as being of a fragmented nature. The streetscape will ultimately be further fragmented because of these approvals.
- There is an existing gap within the streetscape for the entry to Pakington Street Reserve, which would become wider due to the approved demolition of 43 and 49 Pakington Street.

**Retention of the significance of the Heritage Overlay Precinct (Elwood, St Kilda, Balaclava, Ripponlea – Ho7)**

- This Heritage Overlay precinct covers a large area through four different suburbs.
- The Pakington Street area forms a small part of the wider Heritage Overlay precinct. This is unlike some Heritage Overlay areas which may only cover only one specific street or a small precinct of a suburb.
- Given the size and scope of the HO7, the demolition of a single dwelling within Pakington Street would not significantly affect the value of the Heritage Overlay area.
- The unique Heritage character of the Elwood, St Kilda, Balaclava and Ripponlea areas as described in the above statement of significance would be maintained.

**12. COVENANTS**

- 12.1 The registered search produced 16 September 2024 indicates there is no restrictive covenant on the titles for the subject site known as Lot 1 on Title Plan 702102R. [Parent Title Volume 01948 Folio 448].

**13. CONCLUSION**

- 13.1 Clause 71.02 - integrated decision making of the planning scheme requires the decision maker to integrate the range of policies relevant to the issues to be determined and balance the positive and negative environmental, social and economic impacts of the proposal in favour of net community benefit and sustainable development. In this instance, the range of policies that can be considered are limited to those policies relevant to heritage where the only permit trigger is demolition of an existing dwelling within a Heritage Overlay.
- 13.2 The demolition of the existing dwelling is considered acceptable where it would not adversely affect the heritage significance of the wider precinct. The Heritage Overlay Precinct (Elwood, St Kilda, Balaclava, Ripponlea – HO7) would retain its significance and heritage value, despite the removal of the dwelling. This is due to the heritage



significance coming from the collective heritage significance of the area as a whole rather than the individual significance of any one heritage building.

- 13.3 The dwelling on site has been heavily modified from its original state. This includes imitation heritage modifications under permit no. 595/2000 which are discouraged by current council policy. It's contribution to the streetscape and the wider precinct has been diluted.
- 13.4 The Pakington Streetscape is fragmented, presenting with a wide range of dwelling typologies. There is great variation in the era's, street setbacks, roof forms and materials of dwellings. The retention value of the individual dwelling is therefore lower than if the dwelling formed part of a consistent row or pair within a highly consistent streetscape.
- 13.5 The demolition of the dwelling at 51 Pakington Street would not adversely affect the heritage significance of the place and is an acceptable heritage outcome. It is recommended that Council grants a planning permit.
- 13.6 While not requiring a planning permit, the intended use of the land as a park would provide community benefit in an area that is lacking in accessible public open space. In dense inner city areas, the delivery of new open space is challenging.
- 13.7 It is therefore recommended to support the demolition of the existing dwelling.

#### **14. OFFICER MATERIAL OR GENERAL INTEREST**

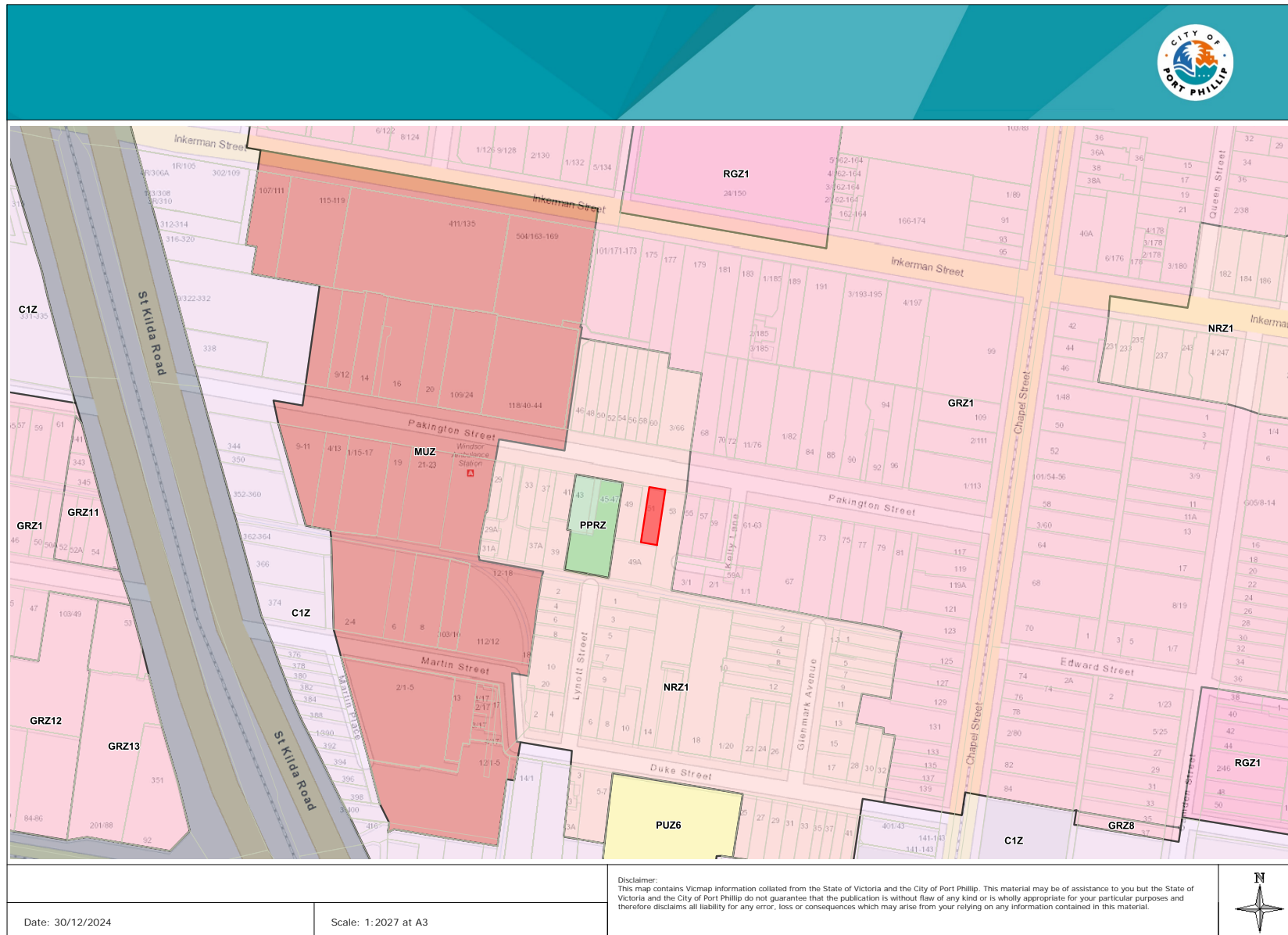
- 14.1 No officers involved in the preparation of this report have any material or general interest in the matter.

#### **ATTACHMENTS**

- 1. Zoning Map  
- 2. Demolition Plan  



# Attachment 1: Zoning Map







# MEETING OF THE PORT PHILLIP CITY COUNCIL 5 FEBRUARY 2025



## 11. SUSTAINABLE PORT PHILLIP

Nil

## 12. VIBRANT PORT PHILLIP

Nil

## 13. WELL GOVERNED PORT PHILLIP

- 13.1 *Audit and Risk Committee - Appointment of Audit and Risk Committee Chairperson 2025 AND Reappointment of Independent Member .....* 86
- 13.2 *Updates to Appointments of Councillors to the Esplanade Market Reference Committee and Older Persons Advisory Committee.....* 89
- 13.3 *Appointment of Authorised Officer Pursuant to the Planning and Environment Act 1987 .....* 92

# MEETING OF THE PORT PHILLIP CITY COUNCIL

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### 13.1 AUDIT AND RISK COMMITTEE - APPOINTMENT OF AUDIT AND RISK COMMITTEE CHAIRPERSON 2025 AND REAPPOINTMENT OF INDEPENDENT MEMBER

**EXECUTIVE MEMBER:** ROBYN BORLEY, DIRECTOR GOVERNANCE AND PERFORMANCE

**PREPARED BY:** JULIE SNOWDEN, COORDINATOR RISK AND ASSURANCE

#### 1. PURPOSE

- 1.1 To seek the Council's approval to reappoint an independent member to the City of Port Phillip Audit and Risk Committee.
- 1.2 To appoint a chairperson of the Audit and Risk Committee for 2025.

#### 2. EXECUTIVE SUMMARY

- 2.1 Council is required by the Local Government Act 2020 to establish an Audit and Risk Committee as an advisory committee of the Council.
- 2.2 The membership structure of the Audit and Risk Committee is set out in the Committee Charter.
- 2.3 In accordance with the Charter:
  - The appointment of independent members is the responsibility of Council.
  - Independent members shall be appointed for an initial term of up to three years. At the conclusion of their first term, existing members are eligible to apply to be reappointed for a further three-year term at the discretion of Council.
  - Each calendar year the Council appoints one of the three independent members of the Committee as Chairperson.
- 2.4 The most recent meeting of the Audit and Risk Committee was held on 17 December 2024 where the Committee considered the reappointment of existing independent member Mr Brian Densem and the matter of Chairperson for the 2025 calendar year.
- 2.5 Independent member Brian Densem was appointed to the Audit and Risk Committee following a competitive recruitment process, for a three-year term beginning 01/04/2022 and expiring 01/04/2025 and was first appointed as Chairperson for the 2020 year.
- 2.6 Brian Densem has expressed his desire to continue as an independent member of the Committee.
- 2.7 Extending Brian Densem's tenure for a further three years enables the retention of corporate knowledge gained during his time on the Committee and continuity in the smooth running of the Committee.

# MEETING OF THE PORT PHILLIP CITY COUNCIL

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### 3. RECOMMENDATION

That Council:

- 3.1 Extends Brian Densem's tenure as an independent member of the City of Port Phillip Audit and Risk Committee for an additional three years, commencing 01 April 2025.
- 3.2 Appoints Brian Densem to the position of Chairperson of the City of Port Phillip Audit and Risk Committee for the 2025 calendar year, commencing 01 January 2025 through to 31 December 2025.

### 4. KEY POINTS/ISSUES

- 4.1 Council is required by the Local Government Act 2020 (the Act) to establish an audit committee as an advisory committee of Council.
- 4.2 The membership structure of the Audit and Risk Committee is set out in the Committee Charter as follows:
  - The Mayor and one other Councillor; and
  - Three (3) independent members, one of who will be appointed by Council as Chair of the Committee.
- 4.3 Brian Densem has been a member of the Audit & Risk Committee since 2011 being most recently appointed as an independent member by Council in 2022 and was first appointed as Chairperson for the 2020 year. Brian Densem is a Certified Practising Accountant (CPA), a Professional Fellow of the Institute of Internal Auditors and, until very recently, was Chief of Audit at a leading Australian mutual company. He has now retired from full time executive roles, focusing on non-executive governance positions. He has extensive knowledge of internal audit, risk management and compliance processes, and has been exposed to numerous industries with a primary focus on financial services. Mr Densem chairs another local government Audit and Risk Committee, and a further two in the Health and Water Catchment sectors.
- 4.4 The Audit and Risk Committee, at its most recent meeting 17 December 2024 unanimously agreed to recommend Brian Densem's tenure be extended for a further 3 years for Council's consideration.
- 4.5 The Audit and Risk Committee has been functioning well as a group for a period of time, with Brian Densem as the Chair. He has a solid understanding of how Port Phillip Council works, is very personable and well respected by all existing members, fits in well and will continue to add value.
- 4.6 The Audit and Risk Committee also considered the matter of Chairperson for 2025 at its 17 December 2024 meeting resulting in only one nominee.
- 4.7 The Committee unanimously endorsed Brian Densem as their nomination. Council is requested to approve Brian Densem as Chairperson of the Committee for 2025.

### 5. CONSULTATION AND STAKEHOLDERS

- 5.1 The permanent members of the Audit and Risk Committee: nominate the Chairperson for the following calendar year annually at the final meeting of the calendar year and agree on the reappointment of independent members before recommending to Council.



**6. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY**

- 6.1 Strategic Direction 5 – Well Governed. Our commitment to you through improving community engagement, advocacy, transparency, and governance.

**7. LEGAL AND RISK IMPLICATIONS**

- 7.1 Persons appointed to the Audit & Risk Committee should have relevant experience and meet the professional qualifications of the Charter. Brian Densem meets these requirements.

**8. FINANCIAL IMPACT**

- 8.1 The remuneration paid to independent members of the Audit and Risk Committee is allocated in the budget process.

**9. GENDER IMPACT ASSESSMENT**

- 9.1 A gender impact assessment is not required for this report because 'Inclusive and bias-free recruitment and promotion' has been considered and forms part of our Gender Equality Action Plan and current recruitment practices.

**10. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY**

- 10.1 Strategic Direction 5 – Well Governed. High quality governance, risk, and assurance services over the operations of Council.

**11. OFFICER MATERIAL OR GENERAL INTEREST**

- 11.1 No officers involved in the preparation of this report have a material or general interest in the matter.

**ATTACHMENTS** Nil

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### 13.2 UPDATES TO APPOINTMENTS OF COUNCILLORS TO THE ESPLANADE MARKET REFERENCE COMMITTEE AND OLDER PERSONS ADVISORY COMMITTEE

**EXECUTIVE MEMBER:** ROBYN BORLEY, DIRECTOR, GOVERNANCE AND PERFORMANCE

**PREPARED BY:** MITCHELL GILLET, COORDINATOR COUNCILLOR AND EXECUTIVE SUPPORT

#### 1. PURPOSE

- 1.1 To appoint Councillor Beti Jay as Council's delegate to the Esplanade Market Reference Committee and to appoint Councillor Louise Crawford and Councillor Libby Buckingham to Older Persons Advisory Committee (OPAC).

#### 2. EXECUTIVE SUMMARY

- 2.1 This report facilitates that Councillor Beti Jay will replace Councillor Louise Crawford as Council's delegate to the Esplanade Market Reference Committee and facilitates Councillor Louise Crawford and Councillor Libby Buckingham to replace Councillor Bryan Mears as Council's delegate to the OPAC for the remainder of the Council term, unless otherwise resolved by Council.

#### 3. RECOMMENDATION

That Council:

- 3.1 Appoints Councillor Beti Jay as Council's delegate to the Esplanade Market Reference Committee for the remainder of the Council term, unless otherwise resolved by Council.
- 3.2 Appoints Councillor Louise Crawford and Councillor Libby Buckingham to Older Persons Advisory Committee (OPAC) for the remainder of the Council term, unless otherwise resolved by Council.
- 3.3 Notes that Councillor Louise Crawford and Councillor Libby Buckingham will share the Councillor delegate responsibilities for OPAC and that both Councillors will not be present at each OPAC meeting.
- 3.4 Notes that when Councillors are appointed to committees and external bodies at the beginning of the next Council term, officers will provide Councillors with a forward schedule of meeting dates for all advisory committees and external bodies to aid with appointments.

#### 4. KEY POINTS/ISSUES

- 4.1 Council participates in various delegated, advisory and external boards and committees. Each requires Council to nominate Councillor representation.
- 4.2 On 11 December 2024, Councillors were appointed to Council's various advisory committees and external bodies.
- 4.3 In January 2025, during the forward scheduling of advisory committee meetings for the year, officers were advised that some Councillors were unable to fulfil their obligations due to scheduling conflicts.

# MEETING OF THE PORT PHILLIP CITY COUNCIL

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- 4.4 As a result, appointments to respective committees have now been updated as is reflected in attachment 1.

### **5. CONSULTATION AND STAKEHOLDERS**

- 5.1 Councillors are requested to make use of the standing item on the Council agenda "Reports by Councillor Delegates" to report back to Council on the activities of respective advisory and external bodies.

### **6. LEGAL AND RISK IMPLICATIONS**

- 6.1 There are no legal or risk impacts arising as a result of this report.

### **7. FINANCIAL IMPACT**

- 7.1 There are no financial impacts arising as a result of this report.

### **8. ENVIRONMENTAL IMPACT**

- 8.1 There are no environmental impacts arising as a result of this report.

### **9. COMMUNITY IMPACT**

- 9.1 Appointments to external bodies is at the discretion of the Council, however, there is a possibility that Council and the community would lose a significant voice in an important forum if Council was not represented.

### **10. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY**

- 10.1 The appointment of Councillors to committees is consistent with Council's strategic direction and commitment to the community of a financially sustainable, high performing, well governed organisation that puts the community first.

### **11. IMPLEMENTATION STRATEGY**

#### **11.1 TIMELINE**

- 11.1.1 Appointments will take effect from the date of this resolution.

#### **11.2 COMMUNICATION**

- 11.2.1 Once resolved, officers will advise the respective advisory committee administrators of their updated Councillor delegates.

### **12. OFFICER MATERIAL OR GENERAL INTEREST**

- 12.1 No officers involved in the preparation of this report have any material or general interest in the matter.

### **ATTACHMENTS 1. Councillor Committee Appointments 2024 (UPDATED)**



**Appointments of Councillors to Committees and external bodies:** Council has a number of Advisory Committees and panels which councillors get appointed to. Councillors will be appointed to ARCO on 27 November and to other committees and external bodies on 11 December. Updates to Councillor committee appointments will be made at 5 February Council Meeting.

Advisory committees and panels: 27 Nov Council Mtg		Appointees			
Audit and Risk Committee ARCO	Mayor & 1 Cllr	Mayor Crawford	Deputy Mayor Mears		
Updates to Advisory committees and panels: 5 Feb Council Mtg		Appointees			
CEO Employment Matters Committee	Mayor, Deputy & 2 Cllrs	Mayor Crawford	Deputy Mayor Mears	Cr Alex Makin	Cr Justin Halliday
Business Advisory Group (BAG)	2 Cllrs	Cr Beti Jay	Cr Serge Thomann		
Esplanade Market Reference Committee	2 Cllrs	Deputy Mayor Mears	Cr Beti Jay		
South Melbourne Market Advisory Committee	2 Cllrs	Cr Alex Makin	Cr Beti Jay		
Art Acquisition Reference Committee	1 Cllr	Cr Serge Thomann			
Cultural Heritage Reference Committee	1 Cllr	Cr Libby Buckingham			
Friends of Suai Reference Committee	1 Cllr	Cr Serge Thomann			
LGBTIQA+ Advisory Committee (Rainbow AC)	1 Cllr	Cr Serge Thomann			
Multicultural Advisory Committee (MAC)	1 Cllr	Cr Libby Buckingham			
Older Persons Advisory Committee (OPAC)	1 Cllr	Mayor Crawford/ Cr Libby Buckingham			
Youth Advisory Committee (YAC)	1 Cllr	Cr Rod Hardy			
Community Grants Assessment Panel	2 Cllrs	Deputy Mayor Mears	Cr Libby Buckingham		
Cultural Development Fund	1 Cllr	Cr Heather Cunsolo			
Quick Response Grant Program	Mayor & 1 Cllr	Mayor Crawford	Cr Alex Makin		
Rupert Bunny Visual Arts Fellowship (bi-	1 Cllr	Cr Heather Cunsolo			
External Bodies					
Association of Bayside Municipalities	1 Cllr	Cr Justin Halliday			
Bubup Womindjeka Family and Children's Centre Board	1 Cllr	No appointment for 2025			
Gasworks Arts Inc. Board of Management	1 Cllr	Cr Heather Cunsolo			
HousingFirst Board (Up to two Councillors)	2 Cllrs	Cr Justin Halliday	Cr Beti Jay		
Linden New Art Board of Management	1 Cllr	Mayor Crawford			
Metropolitan Transport Forum	1 Cllr	Cr Alex Makin			
Municipal Association of Victoria (MAV)	1 Cllr	Cr Libby Buckingham	Cr Rod Hardy		
M9	Mayor	Mayor Crawford			
South East Councils Climate Change Alliance (SECCCA)	1 Cllr	Cr Justin Halliday			



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### 13.3 APPOINTMENT OF AUTHORISED OFFICER PURSUANT TO THE PLANNING AND ENVIRONMENT ACT 1987

**EXECUTIVE MEMBER:** ROBYN BORLEY, DIRECTOR, GOVERNANCE AND PERFORMANCE

**PREPARED BY:** KATRINA COLLINS, SENIOR GOVERNANCE ADVISOR

#### 1. PURPOSE

- 1.1 To approve the three new appointments as an Authorised Officer pursuant to the *Planning and Environment Act 1987*.

#### 2. EXECUTIVE SUMMARY

- 2.1 In accordance with the *Planning and Environment Act 1987* (the Act), Council is required to authorise officers for the purpose of enforcing the provisions of the Act.
- 2.2 It is proposed to appoint the Officer detailed below as an Authorised Officer pursuant to Section 147(4) of the Act

#### 3. RECOMMENDATION

That Council:

- 3.1 Approves the appointment of the Raghav Kurapathi Balaji as an Authorised Officer pursuant to section 147 (4) of the *Planning and Environment Act 1987*, as set out in the Instruments of Appointment.
- 3.2 Signs and affixes the common seal of Council to the Instrument of Appointment at **Attachment 1**.

#### 4. KEY POINTS/ISSUES

- 4.1 The *Planning and Environment Act 1987* regulates enforcement of the Act and is reliant on authorised officer acting on behalf of the Responsible Authority which is Council.
- 4.2 Council routinely appoints staff members as, Authorised Officers. Typically, they are directly appointed by the Chief Executive Officer through the power of delegation conferred through the S5 Instrument of Delegation, but section 188 (2)(c) of the *Planning and Environment Act 1987* does not allow this function to be delegated to the Chief Executive Officer. The Act specifically requires that staff members be appointed by resolution of the Council and sealed.
- 4.3 The Instrument of Appointment and Authorisation has been prepared based on advice from Maddocks Lawyers and empowers the relevant officers to exercise those powers granted in the Instrument.
- 4.4 The appointment will come into force immediately upon execution under the Seal of Council and will remain in force until varied or revoked by Council or the officer ceases employment with Council.

#### 5. CONSULTATION AND STAKEHOLDERS

- 5.1 The relevant officer has been consulted in relation to the proposed appointment.

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### 6. LEGAL AND RISK IMPLICATIONS

- 6.1 It is essential that relevant council officer has the proper authorisation required under the *Planning and Environment Act 1987* to enable them to undertake their positions responsibilities.
- 6.2 The Instrument of Authorisation template is based on the latest version supplied by Maddocks Lawyers.

### 7. FINANCIAL IMPACT

- 7.1 There are no financial implications as a direct result of this report.

### 8. ENVIRONMENTAL IMPACT

- 8.1 There are no environmental implications as a direct result of this report.

### 9. COMMUNITY IMPACT

- 9.1 There are no community impact implications as a direct result of this report.

### 10. GENDER IMPACT ASSESSMENT

- 10.1 A Gender Impact Assessment was not completed because the new appointments as an Authorised Officer pursuant to the *Planning and Environment Act 1987* does not have a 'direct' and 'significant' impact on the community.

### 11. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

- 11.1 The proposed Instrument of Appointment and Authorisation is consistent with the Council Plan. The report aligns with the outcomes of strategic direction 5 – *Well Governed Port Phillip*, by ensuring Council meets its statutory obligations.

### 12. IMPLEMENTATION STRATEGY

#### 12.1 TIMELINE

- 12.1.1 The appointment as an Authorised Officer pursuant to the *Planning and Environment Act 1987* will be effective immediately upon execution under the Seal of Council.

#### 12.2 COMMUNICATION

- 12.2.1 Pursuant to section 224(1A) of the *Local Government Act 1989* Council must maintain a register that shows the names of all people appointed to be authorised officers.
- 12.2.2 Additionally, sections 224(2) and (4) require authorised officers to be issued with an identity card which must be produced upon being requested to do so.

### 13. OFFICER MATERIAL OR GENERAL INTEREST

- 13.1 No officers involved in the preparation of this report have a material or general interest in the matter.

### ATTACHMENTS

- 1. **S11A Instrument of Appointment - P&E Act - Raghav Kurapathi Balaji - January 2025** 

*S11A Instrument of Appointment and Authorisation (Planning and  
Environment Act 1987)*

**Port Phillip City Council**

**Instrument of Appointment and Authorisation  
(*Planning and Environment Act 1987* only)**

## Instrument of Appointment and Authorisation (Planning and Environment Act 1987)

In this instrument "**officer**" means -

a) **Raghav Kurapathi Balaji**

By this instrument of appointment and authorisation **Port Phillip City Council** -

1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
2. under section 313 of the *Local Government Act 2020* authorises the officer either generally or in a particular case to institute proceedings for offences against the Acts and regulations described in this instrument.

It is declared that this Instrument comes into force immediately upon its execution; and

- remains in force until varied or revoked; or
- until the officer ceases to be employed by Council.

This instrument is authorised by a resolution of the Port Phillip City Council on **5 February 2025**.

**THE COMMON SEAL OF THE  
PORT PHILLIP CITY COUNCIL**  
was hereunto affixed in the presence of:

Mayor

Chief Executive Officer

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## 14. NOTICES OF MOTION

14.1	<i>Notice of Motion - Mayor Crawford - South African Soldiers Memorial Rededication Event .....</i>	96
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14.1

### NOTICE OF MOTION - MAYOR CRAWFORD - SOUTH AFRICAN SOLDIERS MEMORIAL REDEDICATION EVENT

**I, Councillor Louise Crawford, give notice that I intend to move the Motion outlined below at the Ordinary Meeting of Council on 05 February 2025:**

That Council

1. Coordinates a rededication event for the South African Solders Memorial located in Albert Reserve, South Melbourne in May 2025.
2. Allocates \$6,000 to cover associated costs of the event, drawn from the following existing budgets:  
\$4,000 from Civic Events  
\$2,000 from the Art and Heritage Collection
3. Notes the contribution of officer resourcing to work with the committee to deliver the event.

#### Supporting Information

1. Plans for the South African Solders memorial began in 1916 when a public meeting was held to discuss the construction of a memorial in honour of the Australians who fought and died in the Boer War (1889-1902).
2. A committee was established to organise funds for it to be built and it was eventually completed and situated prominently in Albert Reserve and dedicated in 1924.
3. It was funded by public subscription and on dedication was accepted by the Mayor of the City of South Melbourne for custody and care. This responsibility was then passed on to the City of Port Phillip after amalgamation, where it is now listed as a Council Asset and forms part of the Port Phillip City Collection.
4. The memorial is a grey granite obelisk set on a podium. It is embellished with a bronze dagger, plaque and a wreath and is surrounded by four sandstone lions set on granite pedestals on each corner of the podium.
5. The memorial is listed on the Victorian Heritage Register (H1374) and is of considerable historical and social significance as the major memorial associated with the Boer War in Victoria.
6. In 2017 a permit was issued by Heritage Victoria for the Memorial to be dismantled and placed in temporary storage to allow for the construction of the Melbourne Metro Rail Project and associated Domain Station, which included the relandscaping of Albert Reserve.
7. In 2024 the memorial was conserved and reassembled in the newly landscaped Albert Reserve site.
8. To commemorate the reinstatement of the memorial and to mark the 100 years since it was first installed, the Boer War Association have sought Council support for a rededication ceremony, in keeping with the original 1924 dedication ceremony attended by the then Governor of Victoria Lord Stradbroke.
9. The event has received expressions of support from the Royal Historical Society of Victoria, Heritage Victoria, and The Hon. Tim Bull MP, Member for East Gippsland. It is also being

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supported by organisations within Port Phillip and across Victoria, including the Salvation Army and the RSL.

10. The cost associated with the event include:

- 10.1 PA system, lectern, power supply, temporary ramps and ground surface cover and technical support;
- 10.2 Tables and chairs for up to 200 people, with the committee responsible for provision of a marquee
- 10.3 Operational assistance by Council Officers to ensure the event is conducted in accordance with Council's event permit requirements and project managed accordingly;
- 10.4 Administrative support by Council Officers.
- 10.5 Access to parking near the Memorial for equipment loading and unloading, including light horse material, banners, flags, etc.



# MEETING OF THE PORT PHILLIP CITY COUNCIL 5 FEBRUARY 2025



## **15. REPORTS BY COUNCILLOR DELEGATES**

Nil

## **16. URGENT BUSINESS**

## **17. CONFIDENTIAL MATTERS**

Nil