



MEETING OF THE PORT PHILLIP CITY COUNCIL

MINUTES

24 SEPTEMBER 2025



Please consider
the environment
before printing



Consider carefully how
the information in this
document is transmitted

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



MINUTES OF THE MEETING OF THE PORT PHILLIP CITY COUNCIL HELD 24 SEPTEMBER 2025 IN ST KILDA TOWN HALL AND VIRTUAL VIA TEAMS

The meeting opened at 7:05pm.

IN ATTENDANCE

Cr Crawford (Chairperson) (online), Cr Buckingham, Cr Cunsolo, Cr Halliday, Cr Jay, Cr Makin, Cr Mears, Cr Thomann.

Chris Carroll, Chief Executive Officer, Brian Tee, General Manager City Growth and Development, Bridget Monro-Hobbs, Acting General Manager Community Wellbeing and Inclusion, Lachlan Johnson, General Manager, Operations and Infrastructure, Claire Stevens, General Manager Organisational Capability and Experience, James Gullan, Acting Director Governance and Performance, Vicki Tuchtan, Manager Property and Assets, James Ackroyd, Property Development Associate, Paul Wood, Manager City Development, Matthew Schreuder, Principal Planner, Emily Williams, Senior Council Business Advisor, Joshua Vearing, Council Business Advisor.

The Council respectfully acknowledges the Traditional Owners and Custodians of the Kulin Nation. We acknowledge their legacy and spiritual connection to the land and waterways across the City of Port Phillip and pay our heartfelt respect to their Elders, past, present, and emerging.

Mayor Crawford noted that the meeting commenced at a later time of 7:00pm instead of the originally scheduled 6:30pm. This adjustment was made in recognition of Rosh Hashanah, the Jewish New Year, which is celebrated by many within the Port Phillip community. The Mayor extended their warmest wishes those observing the occasion.

1. APOLOGIES

An apology was received from Councillor Hardy.

Mayor Crawford left the meeting at 9:38pm.

2. CONFIRMATION OF MINUTES

Moved Crs Thomann/Mears

That the minutes of the Meeting of the Port Phillip City Council held on 17 September 2025 be confirmed.

A vote was taken and the MOTION was CARRIED unanimously.



3. DECLARATIONS OF CONFLICTS OF INTEREST

Councillor Halliday declared a potential perceived conflict of interest in relation to item 8.1 'PDPL/00117/2025 – 1/16A Murchison St, St Kilda' due to residing within close proximity of the application being considered. Councillor Halliday noted they would leave the meeting for consideration of this item.

CHANGE TO ORDER OF BUSINESS

Moved Crs Mears/Thomann

In line with the earlier start time of the meeting, Mayor Crawford advised in recognition of Rosh Hashanah, the Jewish New Year and in accordance with provision 21 of the Governance Rules the order of business be amended to hear 'Councillor Question Time' before 'Public question time and Submissions'.

A vote was taken and the MOTION was CARRIED unanimously.

5. COUNCILLOR QUESTION TIME

- **Councillor Halliday:** In relation to the rideshare scooter program that is ran within the City of Port Phillip, what is Council doing about the narrow footpath obstructions that these scooter cause in light of the recent City of Yarra Victorian Civil and Administrative Appeals Tribunal (VCAT) decision?

Brian Tee, General Manager City Growth and Development advised that on 11 September 2025 a matter between a City of Yarra resident and Yarra City Council was heard at VCAT. We are still awaiting the formal outcome of that decision, but the case does concern the Equal Opportunity Act 2010 (Vic) and scooters blocking of footpaths which occurred in the City of Yarra prior to their Escooter trial concluding in April 2025.

City of Port Phillip since this occurrence, has worked closely with our Escooter providers, we have put a number of processes in place and continue to work with our providers to use technology to make sure that our footpaths are not obscured. 100 per cent of the fleet within the City of Port Phillip is now equipped with footpath detection technology, the first city in Australia to achieve this and the requirements in Port Phillip requirements does not allow riding on footpaths. This technology includes an audible alert to users if they are riding on footpaths which will reduce the allowed throttle speeds to a walking pace in high activity centres. The operators follow up to either educate, fine or ban riders who do not comply with the regulations. Council officers continue to monitor the effectiveness of this new technology across the municipality.

Council does not allow parking on footpaths of less than 1.5 meters. Council are working through geofencing all of our footpaths to identify those that are narrower than 1.5 meters wide so that we can exclude Escooter riders from those footpaths. stop parking in areas where footpaths are identified as being less than 1.5 m wide. Users are also required to take photo showing their Escooter is appropriately parked. The charging mechanism is such that until that that photo has been taken and accepted, the rider continues to be charged for the use of the Escooter. We are also looking at allocating designated parking bays to improve parking of Escooters, we have already allocated twelve locations.

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



Council is aware of some of the amenity and safety impacts that Escooters cause within the municipality and will continue to work with the providers to reduce the impacts and address the concerns for the community.

- **Councillor Makin:** We recently had the Victorian Auditor-General's Office undertake an audit in terms of the delivery timeframes around a number of projects within Fishermans Bend. That audit found that a number of projects, whether transport or State required infrastructure, had not been delivered in a timely manner. What collaboration have we had with the City of Melbourne given the split governing arrangements of Fishermans Bend in pursuing some of those items at a joint advocacy level?

Brian Tee, General Manager City Growth and Development acknowledged the concerns raised by Councillor Makin. Council shares the concern that without adequate infrastructure, particularly around transport, there will be an impact on the community and their capacity to get to and from Fishermans Bend. It is an advocacy priority for Council and at the recent M9 meeting attended by myself and the Mayor, this issue was raised with the City of Melbourne. It was agreed that it was a shared concern and Council is looking to set up a meeting with the both the Chief Executive Officer and the Lord Mayor at the City of Melbourne to look at advocacy opportunities to ensure a better outcome.

4. PUBLIC QUESTION TIME AND SUBMISSIONS

Public Questions are summarised below. The submissions were made verbally and can be listened to in full on our website: <http://webcast.portphillip.vic.gov.au/archivephp>.

Public Question Time:

- **Isaac Herman:** Raising questions on behalf of the Elwood Canal Action Team incorporated. What were the conditions or requirements to be fulfilled by Bayside Council upon receipt of Port Phillip's \$350,000 funding of works associated with the Yalukit Willam Nature Reserve? What part of this funding was associated with Reserve Masterplan of 2020? Did the City of Port Phillip engage in any oversight of contractual funding obligations? Was there an 'acquittal of funding' process in place?

Will the City of Port Phillip acknowledge that the City of Bayside has made arrangements and carried out works contrary to the Masterplan with specific regards to: an extreme reduction from flood retarding capacity goals and the deliberate removal of between 66 to 81 trees in the Reserve Southern Wetland above what was actually specified in the Masterplan that included the culling of three mature River Red Gums, and also a reduction in envisaged biodiversity subsequent to the shallow depth and proposed sealing of the new wetland? Will the City of Port Phillip now investigate these concerns?

Will the City of Port Phillip request that Bayside consequently undertake substantive remedial works in line with the Masterplan principles, targets, and actions? And or that Bayside refund part or all of Port Phillip's funding relative to their deviation from the Masterplan to date? And or, that Bayside be held to account for making false claims on the previous protection from flooding that Elwood residents would enjoy inherent with the adoption of the Masterplan of 2020, that may constitute a contractual breach of faith? Will the City of Port Phillip now withhold any and all planned for or potential future funding of Bayside's Nature Reserve (reportedly to be in the vicinity of \$650,000) subsequent to an investigation?

Brian Tee, General Manager City Growth and Development thanked Isaac for their ongoing interests in this matter and advised that Council did have a funding agreement with Bayside

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



Council which expired in 2023. The Council funding provided \$350k and this was Council's contribution to the masterplan, along with detailed design and construction of a concrete seating wall, known as the 'active edge public amenity'. In terms of oversight of the funding, Council participated in the Project Working Group to ensure that the project deliverables were met and that Council received value for money. Council is satisfied that the milestones were met and that the City of Bayside has met the terms of that funding agreement.

In relation to the reduction of funding capacity from that provided in the masterplan, it was confirmed that as the project has gone from that high level masterplan to concept design, and finally through detailed design and into construction, there has been a reduction in flood capacity from that provided in the master plan. This was due to site constraints that were not foreseen at the time of the masterplan and Melbourne Water requirements for retarding basins. In projects of this nature it is not unusual that, as you move through the design stages the outcomes are modified as more information becomes available.

In response to if Bayside has met the masterplan requirements particularly in relation to the loss of trees, the City of Port Phillip does not have oversight over how Bayside delivers the Masterplan in Bayside. This is not a matter that Council has oversight or jurisdiction over and therefore cannot investigate it. In terms of the impact on Port Phillip, we believe that all the requirements have been met.

In relation to the referenced additional funding of \$650,000, the City of Port Phillip does not have any allocation in its budget for the Bayside Nature reserve.

Brian Tee undertook to provide a detailed response in writing to Isaac Hermann.

Mayor Crawford followed up to clarify if there is \$650,000 in budget kept for the possible stormwater management?

Brian Tee confirmed that there is funding allocated to the Stormwater Harvesting Program, but took the question on notice to clarify the dollar figure.

- **Frank Artuso:** Would Council produce a companion flowchart illustrating protocols of Division 4 Motions & Debate (section 23-43) of the new Council Governance Rules supporting efficient and effective running of Council meetings?

One of the "Clever Port Phillip" initiatives is improving financial efficiency. Would Council explore an AI Tool or Excel spreadsheet to analyse parking infringements delinquencies which reflect on operating cash flow ratio? Would analysis by Rego number plate identifying local, metro, regional, interstate, rental vehicles, age and type of vehicles and hotspot areas better scope the \$3.3million or 15.77% budgeted allowance for impairments on parking infringement problems we have here. Council minutes from 2 September 2025 stated that a formal review has not been undertaken. Does no action mean you treat it as the cost of doing business?

Would you advise how many M9 Alliance Council meetings have been held in person since the last Council election? The scope of attendees by way of Councillors, Officers and external subject matter experts. When was the last face to face discussion on one of the six key strategic priorities being community resilience or community cohesion undertaken? Does the City of Port Phillip review other Councils' meeting agendas to identify similar subjects that are addressed from a contrasting perspective, particularly the diversity of diaspora within a 30 minute drive of this Town Hall?

Given the Councillors' role is part-time, what are the usual hours involved, and what processes and preparation is typically required for a council meeting?

Brian Tee, General Manager City Growth and Development advised in relation to Council's exploration of an AI tool to analyse parking infringements, Council has limited parking

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



available in Port Phillip and parking restrictions ensure a fair share of that parking. This is particularly an issue for businesses who are keen to keep parking bays open for customers. Of course there is no point in having restrictions unless they are enforced and we are always looking at technology to ensure that we get the right enforcement outcomes. Council currently uses data analysis tools including spreadsheets and PowerBI to analyse delinquency and implement targeted cost mitigation approaches via the Courts to increase collection of owed fees. Council is also able to use the registration number to identify if the vehicle is local, interstate and so on. At last count, approximately 17% of vehicles issued with parking infringements in the City of Port Phillip originated in suburbs within the municipality, with decreasing volumes from our neighbouring municipalities based on distance. In terms of pursuing infringements, within Victoria there is a process and we work through the courts and use the State Government system that allows us to effectively pursue those. Interstate infringements are more difficult, costly and time consuming, but we do still peruse them, but on occasions there are limits in terms of our jurisdictions, for example, collection via interstate Sheriff departments is not something that we can do in those rare case that this is required. On all other occasions, we do pursue all other infringement returns

James Gullan, Acting Director Governance and Performance advised that in relation to a Council process flow chart, in light of the Governance Rules endorsed at the 2 September 2025 Council meeting, as part of the uplift, Council is undertaking a review of its Governance webpages, particularly in relation to the user experience, civic education, and how the community could better register to speak. James Gullan took on board Frank's suggestions as part of these uplifts and welcomed any further feedback. The City of Port Phillip remains committed to continuously improving the efficiency of Council meetings, ensuring they are as accessible to the community as possible.

In relation to Councillor roles and hours involved, the Victorian Local Government Association (VLGA) census report of 2024 surveyed 301 Councillors. The survey showed that the average weekly committed time that Councillors reported spending on Council related activities was in excess of 30 hours per week per Councillor. This included attending meetings, engaging with constituents, reading briefing materials, and participating in community events and advisory committees. The role often requires working seven days a week and some of their remit never stops. For example, in preparation for the Council meeting that evening, Councillors read and reviewed agendas and papers, sought briefings and clarification, consulted with the community, drafted amendments, and continuously spent time to better understand the Governance Rules. It was a big job and an important one. James Gullan took the opportunity to thank Councillors for the work that they do.

In relation to meetings with M9, M9 is a strategic advocacy membership of which Port Phillip is a part of, along with eight other inner metropolitan councils. M9 works closely and continuously together. Since the last Council election, M9 held a number of meetings with key political stakeholders and regular CEO and Mayoral meetings have also occurred. I also meet with them frequently to review advocacy opportunities for collective action or advocacy, and to review what was upcoming on our Council meeting agendas

Chris Carroll, Chief Executive Officer added that in their twelve years of experience at City of Port Phillip, this cohort of Councillors are some of the hardest working Councillors, and reiterated that 25-30+ hours is the general expectation of Council hours over seven days a week. Particularly now with social media, emails, Councillors are always on, they work very hard and the expectations are significant and Councillors all work very diligently to meet those expectations.

The CEO also added that the Mayor and Brian Tee had met with the Planning Minister to discuss important topics of planning around housing which is a key part of the strategic

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



directions in the Council Plan. Meetings and discussions around priorities of community safety and social cohesion which will be an emerging priority for the M9 Alliance Council. Council still has strong relationships with neighboring Council's that are not included in the M9 Alliance, specifically Glen Eira, Bayside and Kingston Councils, and are working with these Councils on issues of community safety and social cohesion.

- **Gill Don:** As some people may not be aware the lost dogs home is planning to move within the future. This means they might have to move a suburb out the other side of Melbourne. Can there be a scheme organised so that people on low incomes can have the rangers bring their dogs back to us? Secondly, can Council investigate, on the opposite side to where I live the Bothwell side of Bowen St, tree roots that have not been flattened out and cause a tripping hazard for residents?

Brian Tee, General Manager City Growth and Development took the question relating to the lost dogs home on notice.

Lachlan Johnson, General Manager, Operations and Infrastructure took the question relating to tree roots on Bowen Street on notice and advised that asset inspectors will investigate to resolve the issue and provide a response.

Mayor Crawford advised that a further public question was received in relation to the safety of women. This question was disallowed in accordance with clause 58.3.3 of the City of Port Phillip Governance Rules, the Chair may disallow a question if it deals with subject matter that has already been addressed or could cause embarrassment. On review, the proposed question related to a matter that had previously been responded to through formal Council channels, including prior meetings and published correspondence. However, noted an officer will reach out to the member of the public who asked this question.

Council Report Submissions:

Item 8.1 PDPL/00117/2025 – 1/16A Murchison St, St Kilda

- Natalie Andrews
- Naomi Ambarchi
- Sam Lane
- Michelle Marr-Deszcz
- Bernie Curtis
- David Imber
- Rowan Opat

Item 11.1 Carlisle Street Proposed Sale of Land

- David Vorchheimer
- Ruth Slonimsky
- Lisa Milburn
- Geraldine McLoughlin
- Helen Halliday
- Jennifer Edge
- Julien Vincent
- Abigail Jabines
- Arianna Wilson

6. PETITIONS, JOINT LETTERS & DEPUTATIONS

Nil.



CHANGE TO ORDER OF BUSINESS

In light of public interest relating to agenda item 11.1 'Carlisle Street Proposed Sale of Land - Recommendations' and 8.1 'PDPL/00117/2025 - 1/16A Murchison Street St Kilda' in accordance with Chapter 2 Provision 21 of Council's Governance Rules, Mayor Crawford made a change to the order of business.

11. A VIBRANT AND THRIVING COMMUNITY

11.1 Carlisle Street Proposed Sale of Land - Recommendation

PURPOSE

- 1.1 To present to Council the outcomes of the process undertaken to consider the discontinuance of laneways and sale of Council-owned land adjacent to Coles supermarket, Balaclava.
- 1.2 To present the final outcomes of the negotiations between Council and Coles, that have been based on extensive community engagement and feedback, to secure community benefit from the transaction.
- 1.3 To seek Council's determination on whether to proceed with the proposed discontinuance of laneways and sale of Council-owned land in accordance with the *Local Government Act 2020* (Vic).

The following question was taken on notice during discussion of the item:

Cr Thomann: This development will be of several millions, do the normal conditions apply that a development over a certain amount of money, a certain percentage of the development has to be allocated to public art?

Lachlan Johnson, General Manager Operations and Infrastructure took the question on notice.

The Mayor adjourned the meeting for a break at 8:56pm.

The meeting resumed at 9:05pm.

Moved Crs Buckingham/Halliday

That Council having considered submissions received in response to public notices:

- 3.1 Resolves to discontinue laneways R3979, R3743, R3977, and R4141 as it considers that it may result in a better use of land, the land has no strategic value to Council, and Council, on behalf of the community, may obtain a fair and equitable return on land that was originally set aside for a public purpose.
- 3.2 Resolves to sell the discontinued laneways and land described below for no less than market value to an adjoining property owner, Coles Group Property Developments Ltd, by private negotiation to be determined on an equitable value basis.
 - 3.2.1 Laneway R3979 that comprises land contained in Volume 8945 Folio 006 with an area of 269m², being Lot #1 on TP4388679C;

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



- 3.2.2 Laneway R3743 that comprises land contained in Memorial No 975 Book 539 with an area of 44m²;
- 3.2.3 Laneways R3977 and R4141 that comprise land contained in Volume 00268 Folio 542 with an area of 94m² and 167m² respectively, being Lot #1 on TP923236K;
- 3.2.4 2-8 Alfred Street, Balaclava Vic 3182, that comprises land with an area of 1053m² contained in:
 - Volume 3412 Folio 302, being Lot 1 on plan TP846586J; and
 - Volume 2437 Folio 239, being lot 1 on plan TP748693E;
- 3.2.5 49-53 Nelson Street, Balaclava Vic 3182, that comprises land with an area of 614m² contained in:
 - Volume 8945 Folio 008, being lot 1 on plan TP438679C;
 - Volume 6274 Folio 720, being lot 1 on plan TP904522R;
 - Volume 5928 Folio 437, being lot 1 on plan TP232252P; and
 - Volume 5968 Folio 409, being lot 1 on plan TP245869W.
- 3.3 Notes that proceeds from the sale will go into Council's Strategic Property Reserve, used to support the acquisition and development of public assets which, subject to future budget processes, may include:
 - Investment in the refurbishment of the St Kilda Library.
 - Delivery of future elements of the Balaclava Urban Forest Precinct Plan.
 - Delivery of streetscape and public realm upgrades identified as part of the Carlisle Street and Surrounds, Streetscape Plan.
- 3.4 Directs that a notice pursuant to clause 3 of Schedule 10 of the *Local Government Act 1989* (Vic) is published in the Victorian Government Gazette.
- 3.5 Authorises the Chief Executive Officer or their delegate to execute a Contract of Sale and associated section 173 Agreement, securing delivery of the following community benefit obligations and subject to the conditions specified in 3.6:
 - 3.5.1 Contemporary full line supermarket;
 - 3.5.2 Replacement of 142 at-grade parking spaces with the same number of spaces available to the public in a basement car park;
 - 3.5.3 Securing access for pedestrians and vehicles, including by members of the public, to the rear of 246-252, 256, 258, 260, 262, 264-266, 268 and 270-272 Carlisle Street, Balaclava;
 - 3.5.4 New public toilets (male, female, accessible);
 - 3.5.5 New public open space of at least 250sqm;
 - 3.5.6 Multiple, clearly defined entrances to the new development to provide for pedestrian permeability and access, including from Carlisle Street;

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



- 3.5.7 The retention, conservation and integration of existing heritage buildings in accordance with the Heritage Overlay provisions of the Planning Scheme; and
- 3.5.8 Residential development; which must include affordable housing.
- 3.6 In respect of 3.5.3 above, directs the CEO to resolve the following to their satisfaction:
 - 3.6.1 The implementation and registration of a section 173 agreement prior to settlement of the sale, which provides:
 - A. An obligation to maintain ongoing access to the rear of the properties outlined; and
 - B. The registration of the carriageway easement referred to in 3.6.2 below; and
 - 3.6.2 Securing a carriageway easement for the benefit of the properties outlined.
- 3.7 Confirms Council will enter into a Memorandum of Understanding upon execution of a Contract of Sale with Coles to undertake engagement with Council and the community prior to lodging a development application under the Victorian Government's Development Facilitation Pathway (DFP).
- 3.8 Directs that the Owner be required to consolidate the title to the discontinued Road with the title to the Owner's land (or such part of it approved by Council) within 12 months of the date of the transfer of the discontinued Road.
- 3.9 Authorises the CEO to do all things necessary to enable the sale and transfer of land, including (if required) affixing the Common Seal of Port Phillip City Council to the relevant legal documents including the Contract of Sale, section 173 Agreement, and Memorandum of Understanding.
- 3.10 Directs that executed copies of the section 173 Agreement and Memorandum of Understanding are published on Council's website.

A vote was taken and the MOTION was CARRIED unanimously.

Mayor Crawford adjourned the meeting for a break at 9:38pm

The Mayor left the meeting and vacated the role of Chair at 9:38pm.

The meeting resumed at 9:46pm and Deputy Mayor Mears Assumed the role of Chair.

8. A HEALTHY AND CONNECTED COMMUNITY

8.1 PDPL/00117/2025 - 1/16A Murchison Street ST KILDA

PURPOSE

- 1.1 To consider and determine Planning Application PDPL/00117/2025 for partial demolition and buildings and works comprising an extension to the two existing

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



dwelling in the Neighbourhood Residential Zone – Schedule 5 and the Heritage Overlay.

Councillor Halliday declared a potential/perceived conflict of interest in relation to this item and left the meeting at 9:47pm.

Moved Crs Makin/Cunsolo

- 3.1 That the Responsible Authority, having caused the application to be advertised and having received and noted the objections, issue a Notice of Decision to Grant a Permit.
- 3.2 That a Notice of Decision to Grant a Permit be issued subject to the following permissions:

Planning Scheme Clause No:	Description of what is allowed
32.09- 7	Extend a dwelling if there are two or more dwellings on the lot
43.01-1	Demolish or remove a building
43.01-1	Construct a building or construct or carry out works

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

Amended plans required

- 1 Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the application plans identified as 16A Murchison Street St Kilda Alterations and Additions pages TP01-TP17 and prepared by Opat Architecture Pty Ltd, but further modified to show:
- Storage areas for each apartment in accordance with Standard B3-11 of the Storage Objective of Clause 55.03-11.
 - Solar protection to the ground floor north facing windows of Apartment 1 in accordance with Standard B5-4 of the Solar protection to new north facing windows objective of Clause 55.05-4.
 - Any changes as required by the landscape plans required by Condition 12 of this permit in accordance with Standard B2-7 of the tree canopy objective of Clause 55.02-7.
 - Any changes as required by the water sensitive urban design report required by Condition 7 of this permit in accordance with Standard B5-1 of the Permeability and Stormwater Management Objective of Clause 55.05-1.

No alterations

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



- 2 The development as shown on the endorsed plans must not be altered or modified (unless the Port Phillip Planning Scheme specifies a permit is not required) except with the prior written consent of the Responsible Authority.

Walls on or facing boundaries

- 3 Before the building is occupied, the walls on or facing the boundary of adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority. Painted or bagged walls must be finished to a uniform standard and unpainted or unrendered walls must have all excess mortar removed.

No equipment or services

- 4 No plant, equipment or domestic services (including any associated screening devices) or architectural features, other than those shown on the endorsed plan are permitted, except where they would not be visible from a street frontage (other than a lane) or public park except with the prior written consent of the Responsible Authority.

Water Sensitive Urban Design response

- 5 Concurrent with the endorsement of plans required by Condition 1, a Water Sensitive Urban Design Response must be submitted to and approved by the Responsible Authority. When approved, the Water Sensitive Urban Design Response will be endorsed and will then form part of the permit. It must:
 - a) Demonstrate how the development meets the water quality performance objectives as set out in the Urban Stormwater – Best Practice Environmental Management Guidelines (CSIRO, 1999) or its updated equivalent. This must include:
 - i. Design details of the water sensitive urban design stormwater treatments to be used, including cross-sections and connection to legal point of discharge.
 - ii. A plan showing all stormwater catchment areas, permeable and impermeable areas in square metres (m²).
 - iii. A plan illustrating the location of the nominated water sensitive urban design stormwater treatment measures in relation to buildings, sealed surfaces and landscaping areas, with connection notations.
 - b) Details of how the water sensitive urban design stormwater treatment measures will be maintained on an on-going basis. This must be demonstrated by providing a maintenance manual including the following information:
 - i. A full list of maintenance tasks.
 - ii. The required frequency of each maintenance task (monthly, annually etc.).
 - iii. Person responsible for each maintenance task.

Incorporation of Water Sensitive Urban Design measures



- 6 The provisions, recommendations and requirements of the endorsed Water Sensitive Urban Design Response must be implemented and complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

Pre-occupation compliance with Water Sensitive Urban Design requirements

- 7 Before the development is occupied, a report must be submitted confirming that all measures specified in the endorsed Water Sensitive Urban Design Response have been implemented in accordance with the approved plan. The report must be prepared by a suitably qualified professional and be to the satisfaction of the Responsible Authority.

Construction Management Water Sensitive Urban Design

- 8 The developer must ensure that throughout the construction of the development and construction and carrying out of works allowed by this permit:
- a) No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the site.
 - b) All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system.
 - c) The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the site.
 - d) No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system.
 - e) The site is developed and managed to minimise the risks of stormwater pollution through the contamination of run-off by chemicals, sediments, animal wastes or gross pollutants in accordance with currently accepted best practice.

Car parking area must be available

- 9 Car parking areas and access lanes must be developed and kept available for those purposes at all times and must not be used for any other purpose such as storage to the satisfaction of the Responsible Authority.

Lighting

- 10 External lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.

Landscape and canopy tree plan

- 11 Before the development starts, a Landscape and Canopy Tree Plan (LCTP) to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the LCTP will be endorsed and will then form part of the permit. The LCTP must be prepared by a suitably qualified or experienced in landscape design, drawn to scale with dimensions, and show how the proposal meets the canopy cover, tree type, deep soil, and planter requirements of Standard B2-7 of Clause 55.02-7, or indicate how and

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



alternative solution provides a suitable outcome, through submission of the following:

- a) A site plans that indicates the required amount of canopy cover, number and type of canopy trees, deep soil, and planter requirements
- b) A development summary table that includes:
 - i. The site area
 - ii. The required number of canopy trees and their size in diameter, and total amount of canopy cover provided for the site, including any existing trees that are retained and can be used in calculating canopy cover
 - iii. The required amount of deep soil and volume of planter soil, and the total amount provided for the site.
- c) A planting schedule of all proposed vegetation including botanical names, common names, pot sizes, sizes at maturity, quantities of each plant, and details of surface finishes throughout landscaped areas.
- d) Canopy tree species selection to be to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.

The responsible authority may consent in writing to vary these requirements.

Landscaping implementation

- 12** Before the dwellings are occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works (including canopy tree planting) shown on the endorsed Landscape and Canopy Tree Plan must be carried out and completed to the satisfaction of the Responsible Authority.

Landscape maintenance

- 13** The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.

Permit expiry

- 14** 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.

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of *Planning and Environment Act 1987*.

A vote was taken and the MOTION was TIED.

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

The MOTION was CARRIED.

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



Cr Jay called for a DIVISION.

FOR: Crs Makin, Mears, and Cunsolo

AGAINST: Crs Jay, Thomann and Buckingham

The MOTION was TIED.

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

The MOTION was CARRIED.

Councillor Halliday returned to the meeting at 10:11pm.

EXTENSION OF TIME

Moved Crs Makin/Thomann

That council, in line with provision 10.2 of the governance rules extends the meeting on 24 September by 30 minutes (until 10:30pm).

A vote was taken and the MOTION was CARRIED unanimously.

7. PRESENTATION OF CEO REPORT

7.1 Presentation of CEO Report Issue 120 - July 2025

PURPOSE

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

Deputy Mayor Mears noted that on page 17 of the CEO Report Issue 130 July 2025, the completion date of St Kilda Pier Landside Works project was incorrectly reported as June 2026, (correct date being February 2026. This will be updated in the final CEO report published to Council's website.

Moved Crs Thomann/Halliday

That Council:

- 3.1 Notes the CEO Report – Issue 120 (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 report.
- 3.3 Approves the increase in funding from \$1.44 million to \$1.55 million from the Stormwater Harvesting Program for Council's contribution to the Elwood Park Expansion Stormwater Harvesting Scheme.

A vote was taken and the MOTION was CARRIED unanimously.



9. AN ENVIRONMENTALLY SUSTAINABLE AND RESILIENT CITY

Nil.

10. A SAFE AND LIVEABLE CITY

Nil.

12. AN ENGAGED AND EMPOWERED COMMUNITY

12.1 Status of Council Decisions and Questions taken on Notice Recorded by Council: 1 April - 30 June 2025

PURPOSE

- 1.1 To provide Councillors with an update on the status of all Resolutions passed by Council at Council and Planning Committee Meetings between 1 April to 30 June 2025 and the status of actions that were previously reported as outstanding in the last quarterly status report.
- 1.2 To provide Council with an update on the status of Questions Taken on Notice during Council Meetings from 1 April to 30 June 2025.

The following question was taken on notice during discussion of this item:

- **Councillor Makin:** In relation to the two Council decisions from 20 March 2024 'Council submission to the Victorian Government's Fishermans Bend Urban Renewal Redevelopment Contribution Plan' and the 'Council submission to the Montague Precinct'. I have noticed that these resolutions included letters sent by the Mayor, has Council received responses from those letters?

Brian Tee, General Manager City Growth and Development took the question on notice.

- **Councillor Thomann:** In relation to the Chapel Street, St Kilda – Proposed Pedestrian operated signal' resolution from 21 May 2025. I believe this decision has been incorrectly reported as 'completed' as the pedestrian crossing has not been delivered?

Brian Tee, General Manager City Growth and Development undertook to follow up and report back the status of this decision as part of the next quarterly status report.

Moved Crs Makin/Thomann

That Council:

- 3.1 Notes the implementation status of Council and Planning Committee Resolutions as contained in Attachments 1 and 2.
- 3.2 Notes the response status of questions taken on notice during Council Meetings as contained in Attachment 3.

A vote was taken and the MOTION was CARRIED unanimously.

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



12.2 Councillor Expenses Monthly Reporting - August 2025

PURPOSE

- 1.1 To report on the expenses incurred by Councillors during August 2025 in accordance with the Councillor Expenses and Support Policy.

The following question was taken on notice during discussion of the item:

- **Councillor Halliday:** I note that two Councillors attended a conference recently which appears in their expenses, but a third Councillor attended the same conference which does not appear in their expenses?

James Gullan, Acting Director Governance and Performance took the question on notice.

Moved Crs Thomann/Halliday

That Council:

- 3.1 Notes the monthly Councillor expenses report for August 2025 (attachment 1) and that this will be made available on Council's website.

A vote was taken and the MOTION was CARRIED unanimously.

13. A TRUSTED AND HIGH-PERFORMING ORGANISATION

13.1 Procurement Australia Renewal 2026 - 2029

PURPOSE

- 1.1 This report provides an overview of the review into Council's use of labour hire and agency staffing arrangements (conducted in 2024) and recommends to Council that City of Port Phillip renews its contractual agreements with Procurement Australia for the provision of recruitment services including short term temporary and permanent placements with the organisation.

Moved Crs Halliday/Thomann

That Council:

- 3.1 Authorises the CEO to enter into a new Contract with Procurement Australia on a four-year term from 1 January 2026 to 31 December 2029 for up to \$37 million over the life of the contract.
- 3.2 Authorises the CEO to enter an extension of the current Recruitment services agreement with Procurement Australia (Recruitment, Training and associated Services 000649) for up to 12 months, with an additional contract expenditure of \$7.9M in the unlikely event the new agreement from Procurement Australia is not delivered by 1 January 2026.
- 3.3 In the event that 3.2 is required due to Procurement Australia panel not being finalised by 31 December 2025, authorises the CEO to enter into a new contract with

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



Procurement Australia on a four-year term from the date of panel commencement (to be confirmed), for \$37m over the life of the four-year contract.

- 3.4 Authorises the Chief Executive Officer or their delegate the selection and use of the recruitment vendors approved on the Procurement Australia panel.
- 3.5 Notes that officers will undertake a detailed review of services in year three of the contract to evaluate continued value for money and alignment with council needs.

A vote was taken and the MOTION was CARRIED unanimously.

13.2 Proposed Discontinuance and Sale - Part Union Place (Adjoining 154-158 Bank Street) South Melbourne

PURPOSE

- 1.1 For Council to consider whether part of Union Place, South Melbourne, more particularly described on the City of Port Phillip's Register of Roads as UNIP01-10 and shown hatched in the image below (the Road), should be discontinued pursuant to the *Local Government Act 1989* (Vic) (the Act) and sold to an adjoining property owner.

Moved Crs Jay/Makin

That Council:

Having considered that there were no submissions received in response to the public notice regarding Council's proposal to discontinue the road being the land more particularly known as part of Road UNIP01-10:

- 3.1 Resolves to discontinue the Road as it considers that the Road is not reasonably required for public use for the following reasons:
 - 3.1.1 Does not form part of a thoroughfare for pedestrian or vehicular traffic to any other public road; and
 - 3.1.2 Other than providing pedestrian and vehicular access to the applicant, benefits only one other adjoining owner situated at 206-208 Bank Street, South Melbourne;
- 3.2 Resolves to sell the discontinued Road for market value plus disbursement of Council's costs to facilitate this transaction to the adjoining owner of 154-158 Bank Street, South Melbourne ("Owner");
- 3.3 Notes that proceeds from the sale will go into Council's Strategic Property Reserve used to support the acquisition and development of the property portfolio;
- 3.4 Authorises the Chief Executive Officer or their delegate to negotiate, approve, and enter into such documentation to complete the discontinuance, sale, and transfer of the Road as described;
- 3.5 Directs that the Chief Executive Officer or their delegate signs an authorisation allowing Council's solicitors to execute transfer documents and any other documents

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



required to be signed on Council's behalf in connection with the transfer of the discontinued Road to the Owner;

- 3.6 Directs that any easements, rights or interests required to be created or saved over the Road by any public authority be done so and not be affected by the discontinuance and sale of the Road; and
- 3.7 Directs that the Owner be required to consolidate the title to the discontinued Road with the title to the Owner's land (or such part of it approved by Council) within 12 months of the date of the transfer of the discontinued Road.

A vote was taken and the MOTION was CARRIED unanimously.

EXTENSION OF TIME

Moved Crs Makin/Halliday

That council in line with provision 10.2 of the governance rules extends the meeting on 24 September by 30 minutes (until 11pm).

A vote was taken and the MOTION was CARRIED unanimously.

14. NOTICES OF MOTION

Nil.

15. REPORTS BY COUNCILLOR DELEGATES

Nil.

16. URGENT BUSINESS

Nil.

17. CONFIDENTIAL MATTERS

Moved Crs Thomann/Jay

That Council resolves to move into confidential to deal with the following matters pursuant to section 66(2) of the *Local Government Act 2020*:

17.1 Update on the implementation of the Village Model

- 3(1)(a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

Reason: The report contains information that if prematurely released would impact Council's ability to deliver aged care services, including service planning and delivery given it operates within a competitive and market-driven landscape

A vote was taken and the MOTION was CARRIED unanimously.

MINUTES - MEETING OF THE PORT PHILLIP CITY COUNCIL - 24 SEPTEMBER 2025



The meeting closed to members of the public at 10:36pm.

The meeting reopened to members of the public at 10:59pm.

As there was no further business the meeting closed at 10:59pm.

Confirmed: 15 October 2025

Chairperson _____