



**STRATEGY AND POLICY
REVIEW COMMITTEE**

MINUTES

4 AUGUST 2008

**MINUTES OF THE STRATEGY AND POLICY REVIEW COMMITTEE
OF THE PORT PHILLIP CITY COUNCIL HELD ON 4 AUGUST 2008, IN
THE COUNCIL CHAMBER, ST KILDA TOWN HALL**

The meeting opened at 6.00pm.

PRESENT

Cr Cribbes (Chairperson), Cr Bolitho, Cr Gross (from 6.08pm), Cr Klepner, Cr Logan, Cr Ray, Cr Sait, David Spokes Chief Executive Officer, Geoff Oulton Executive Director Community Development & Planning, Sally Calder Executive Director Organisation Systems and Support, David Yeouart Executive Director Community Assets and Services, George Borg Manager City Development, Ian Hicks Manager Culture & Recreation, Cathy Henderson Manager Governance and Community Relations, Sam Hewett Manager Asset Services, Carol Mayell Manager Community Development, David Graffen Property Coordinator, Katrina Terjung Coordinator Strategic Planning, Fiona Blair Coordinator Youth and Recreation, Ruth McLean Curatorial Team Leader, Penny Morison Heritage Officer, Suzy Thomas Strategic Planner, Norm McClelland Governance Advisor.

Council pays its respects to the people and elders, past and present, of Yalukit Willam and the Kulin Nation. We acknowledge and uphold their relationship to this land.

1. APOLOGIES

MOVED Crs Sait/Logan

It was noted that Cr Gross will be arriving late to the meeting.

A vote was taken and the MOTION was CARRIED.

2. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

MOVED Crs Ray/Sait

That the Minutes of the Strategy and Policy Review Committee held on 7 July 2008 be confirmed.

A vote was taken and the MOTION was CARRIED.

3. CORRESPONDENCE

Nil.

4. PUBLIC QUESTION TIME

Nil.

5. COUNCILLOR QUESTION TIME

Nil.

6. PRESENTATION OF REPORTS

The order of business was as follows:

POLICY AND PLANNING

- A3 SOUTH MELBOURNE TOWN HALL - PARAMETERS FOR THE LEASE OF VACANT SPACE ON THE 1ST FLOOR
- A4 MONUMENTS AND MEMORIALS
- A5 PROPOSED RE-DEVELOPMENT OF NORTH PORT OVAL (AKA PORT MELBOURNE CRICKET GROUND)
- A1 AMENDMENT C74 – UPDATES AND CORRECTIONS TO THE PORT PHILLIP PLANNING SCHEME
- A2 AMENDMENT C62 – REVISED LOCAL PLANNING POLICY FRAMEWORK (MSS AND LOCAL POLICIES) AND SCHEDULE TO CLAUSE 52.01

GOVERNANCE AND COMPLIANCE

- A6 AUDIT COMMITTEE ACTIVITIES UPDATE
- A8 NAMING OF RESERVE BOUNDED BY CNRS VICTORIA AVENUE, O'GRADY & MOUBRAY STREETS, ALBERT PARK
- A9 PROPOSED DISCONTINUANCE AND SALE OF A SECTION OF RIGHT OF WAY NO. R2791 (510) AT THE REAR OF 208 ALBERT ROAD, SOUTH MELBOURNE
- A10 NEIGHBOURHOOD PROGRAMS COMMITTEE
- A7 PROPOSED LEASE AGREEMENT TO MELBOURNE WATER CORPORATION - USE OF FENNEL RESERVE, MELBOURNE MAIN SEWER REPLACEMENT
- A11 CAPITAL WORKS END OF FINANCIAL YEAR POSITION

A3 SOUTH MELBOURNE TOWN HALL - PARAMETERS FOR THE LEASE OF VACANT SPACE ON THE 1ST FLOOR

Purpose

Present parameters to guide the commercial lease of space not required for council or community hub purposes on the 1st floor of the South Melbourne Town Hall.

The following speakers made a verbal submission in relation to this item:

Eva Collin

Queried certain sections of the recommended options in regards to vacant space on the first floor not being required for community hub or Council purposes, concerns about commercial lease terms.

Cr Gross entered the meeting at 6.08pm.

Adair Bunnett

I would commend to Council the idea that the heritage centre proposed to be built will be a centre of excellence, consideration be given to having more material on display, the lack of current storage facilities of materials and the lack of current space for staff.

Frank O'Connor

Concerns regarding the long term accommodation of the vacant space, that this matter should come back to Council to be fully assessed against a proper accommodation strategy.

Michael Sabada

Information sought in regards to the current lodgings of Arts and Festival staff and whether the Council has any staff currently in leased buildings in the municipality.
In regards to the Emerald Hill library, besides the heritage issues, suggested there is a need for extra space of books required in the library.

MOVED Crs Logan/Klepner

That the Strategy & Policy Review Committee recommend Council resolve to:

- 1.1. Note the Report.
- 1.2. Commence the process to lease the vacant space of approximately 400m² on the 1st floor of the South Melbourne Town Hall (SMTH) not required for Community Hub or Council purposes, as identified in Attachment Three, noting that vacant possession will not be available until early 2009.
- 1.3. Lease the subject 1st floor space for a commercial return, according to the provisions of the Local Government Act sections 190 & 223, which relates to premises valued in excess of \$50,000 per annum. This is consistent with the Council's resolution of

July 2007 that sought a commercial return and other community benefits through the lease of this vacant space on the 1st floor of the SMTH.

- 1.4. Lease the SMTH vacant 1st floor space within the following parameters:
 - 1.4.1. For a term not extending beyond a 2 year term.
 - 1.4.2. With a not for profit organization, which preferably provides services for the benefit of the Port Phillip community.
 - 1.4.3. On commercial terms based on an independent market value, (currently valued at \$145 per square metre or estimated total of \$58,000 per annum), or at a *rebated rent if beneficial outcomes for the Port Phillip community can be demonstrated.
 - 1.4.4. Consistent with heritage, land use planning and South Melbourne Central Structure Plan principles.
- 1.5. *A rebated rent may be negotiated if the organization/s is not able to afford the commercial rent and if the services or the location of the organization in Port Phillip is consistent with Council's policy objectives, or if improvements to the internal spaces can be achieved as a result of the tenancy.
- 1.6. Not enter a lease that extends beyond a 2 year lease.
- 1.7. Enter a lease at no additional cost to the Council for refurbishment and that any costs of reinstatement to the landlord's satisfaction are borne by the tenant.
- 1.8. Seek Expressions of Interest for leasing of the vacant 1st floor space in SMTH and consider a preferred tenant, as identified by the Property Coordinator & the Executive Director Community Development & Planning. Once a preferred tenant has been endorsed by the Council a Notice of Intention to Lease is to be publicly advertised for 14 days and all submissions considered.
- 1.9. Delegate the hearing of submissions in response to a Notice of Intention to Lease to a Committee comprising the Executive Director Community Development & Planning or the equivalent level, the Property Coordinator or equivalent and the relevant Ward Councillor.
- 1.10. Delegate the negotiation of leases with suitable organizations, consistent with the above parameters, to the Executive Director Community Development & Planning and the Property Coordinator and receive the final lease for consideration on the Sealing Schedule of the Council.
- 1.11. Note that the Council will receive an Order of the Day on the 25 August 2008, presenting recommendations, developed in consultation with the SMTH Community Hub Reference Group, for tenancies of the unallocated community group office space in the SMTH Community Hub. This process follows from the Council's decision of October 2007 to offer first right of refusal for office space on the ground floor of the SMTH Community Hub to: Port Phillip Citizens for Reconciliation; Save Albert Park; and the Friends of the ABC, who have all since accepted the first offer of community group office space in the Hub. This occurred prior to seeking Expressions of Interest for the remaining community group office space on the ground floor of the Hub in 2008.

- 1.12. Note that the future medium to long term use of the vacant 1st Floor space be consistent with community, cultural and civic uses as per the South Melbourne Central Structure plan principles, that will be applied in the revising process.
- 1.13. Note that prior to any decision beyond an initial 2 year lease to a not for profit organization that Council satisfies itself that the vacant space on the 1st floor is not required for staff accommodation at this time.
- 1.14. Note that the permanent location of staff is proposed for the Urban Study Centre.

A vote was taken and the MOTION was CARRIED.

A4 MONUMENTS AND MEMORIALS

Purpose

Request for commitment of funding for restoration and maintenance of monuments and memorials.

The following speaker made a verbal submission in relation to this item:

Graham Lockwood

The Stakeholders involved in this report are pleased that the Council has accepted the responsibility for the maintenance of memorials and monuments across the municipality and commends Council for the progress to date. Can Council assure Stakeholders that the restorations of priority 1 and 2 war memorials be completed as proposed in 2008/2009 and 2009/2010.

MOVED Crs Bolitho/Klepner

That the Strategy and Policy Review Committee recommend that Council resolve:

1. That the Council thank Lt Colonel Lockwood (Rtd.), representatives of the Victorian, Elwood and St Kilda RSL's, 4/19th Light Horse Regiment and Royal Victorian Regiment Association, Victorian Light Horse Regiment Association and residents for their involvement.
2. That the Council adopt in principle the Memorials and Monuments Work and Cost Plan 2008 – 2011, and refer this to the 2008/09 Mid Year Budget Review.
3. That the Council, consistent with existing policy and delegations, authorise officers to undertake priority 1 works with any savings identified within the 2008/09 Capital Works budget.
4. That the Council note that officers will also submit a revised Memorials and Monuments Policy that reflects the proposed changes to principles governing the management of Monuments and Memorials as outlined in this report.

A vote was taken and the MOTION was CARRIED.

MOVED Crs Ray/Gross – MOTION ARISING

That Council requests the CEO to communicate Council's decision to the State and Federal Governments expressing gratitude for the support that they do give but express concern about cost shifting that this may involve.

A vote was taken and the MOTION ARISING was CARRIED.

A5 PROPOSED RE-DEVELOPMENT OF NORTH PORT OVAL (AKA PORT MELBOURNE CRICKET GROUND)

Purpose

To update Council on progress to date in respect to the port Phillip life saving clubs strategy, and request matching \$30 funding for a feasibility and design study for a new clubhouse solution at port melbourne/south melbourne.

MOVED Crs Bolitho/Sait

That the Strategy and Policy Review Committee recommend that Council resolve:

1. That the Council resolve to support 'in-principle' the redevelopment of North Port Oval with a commitment of \$1.7M.
2. That the Council's 'in-principle' commitment assumes that a range of community benefits and objectives will be achieved, including:
 - 2.1 Consistency with Council Policy – particularly the '*Sport Strategy*' and City of Port Phillip's '*Sport and Recreation Strategy Guidelines*' (adopted November 2007) with specific regard to:
 - Council sporting facilities being 'fit for purpose' within the next 4 years.
 - Consistency with Council's financial principles and approach for investment in sport and recreation facilities (as outlined in Council's *Sport and Recreation Strategy Guidelines*).
 - Consistency with Council's *Open Space Strategy 2006*.
 - Consistency with Memorandum of Understanding between City of Port Phillip and Sport and Recreation Victoria.
 - City of Port Phillip maintaining public land manager status for North Port Oval.
 - 2.2 Minimisation of risk and increased compliance with statutory obligations associated with public venues, as applicable, including:
 - Rectification of any structural/ building integrity issues where there is an identified risk to user and / or public safety.
 - Improvements in the environmental performance of the venue, consistent with Council policy.
 - 2.3 Deliver value for money and a demonstrable benefit to the community, including:
 - Renewal of the Goss Grandstand and retention of its heritage values.

- Provide for the future sustainability of both Port Melbourne Football Club and Port Melbourne Cricket Club.
 - Develop and improve Club rooms and player change facilities in a manner consistent with the AFL Preferred Facilities Guidelines 2006.
 - Increase use and accessibility by the public through improving both visual and physical permeability from the public realm into the venue, thereby increasing the attractiveness of the reserve as a public open space.
 - Increase access to the facilities and expand the services at the ground for example by providing infrastructure that encourages greater use of the venue by the community and increased physical activity opportunities (eg: consideration to a playground facility, consideration for use by athletics and/or local schools etc).
 - Promote connection and exchange between the Club and the existing local community by increasing opportunities for residents to meet and interact at the ground and in club activities.
3. That Council seek a further report for its consideration at the conclusion of the design and feasibility study in order for Council to determine whether the community benefits and objectives outlined in 8.2 (above) have been met, with a view to confirming the level of financial support to be provided for the redevelopment of North Port Oval.

A vote was taken and the MOTION was CARRIED (unanimously).

A1 AMENDMENT C74 – UPDATES AND CORRECTIONS TO THE PORT PHILLIP PLANNING SCHEME

Purpose

To present Amendment C74, incorporating corrections and updates to the Port Phillip Planning Scheme and Port Phillip Heritage Review, to Council for endorsement.

MOVED Crs Ray/Sait

That the Strategy and Policy Review Committee recommend that Council resolve to:

1. Endorse the changes to the Port Phillip Planning Scheme proposed as part of Amendment C74 (outlined in Attachment 1) – revised 4 August 2008.
2. Note that the property at 37-61 Raglan Street, South Melbourne, has been deleted from Attachment 1, and the significance of this property will be further assessed as part of the future amendment implementing the current Heritage Overlay (HO3) Review.
3. Request the Minister for Planning to authorise the preparation of Amendment C74 to the Port Phillip Planning Scheme pursuant to section 8(a) of the *Planning and Environment Act 1987*.
4. Request the Minister to grant an exemption from notification pursuant to section 20(2) of the *Planning and Environment Act 1987*, on the basis that Amendment C74 proposes corrections and updates only which do not alter the effect of the provisions of the Port Phillip Planning Scheme.
5. Request the Minister to authorise Council to approve the amendment, pursuant to section 11 of the *Planning and Environment Act 1987*.
6. Authorise the Executive Director, Community Development and Planning, to finalise the amendment documentation.

A vote was taken and the MOTION was CARRIED.

A2 AMENDMENT C62 – REVISED LOCAL PLANNING POLICY FRAMEWORK (MSS AND LOCAL POLICIES) AND SCHEDULE TO CLAUSE 52.01

Purpose

To present the revised Local Planning Policy Framework to Council for endorsement, to enable the commencement of formal public exhibition of Amendment C62 to the Port Phillip Planning Scheme.

MOVED Crs Ray/Sait

That the Strategy and Policy Review Committee recommend that Council resolve to:

1. Endorse the proposed changes to the Local Planning Policy Framework (incorporating the Municipal Strategic Statement and Local Policies) as outlined in Attachment 1, and that formal public exhibition of Amendment C62 to the Port Phillip Planning Scheme be commenced in February 2009.
2. Authorise the Executive Director, Community Development and Planning to finalise the amendment documentation, prior to exhibition.

A vote was taken and the MOTION was CARRIED.

A6 AUDIT COMMITTEE ACTIVITIES UPDATE

Purpose

To advise council about the matters considered at the June 2008 meeting of the City of Port Phillip Audit Committee.

MOVED Crs Ray/Sait

That the Strategy and Policy Review Committee recommend to Council to receive and note the report outlining the matters considered by the City of Port Phillip Audit Committee at its June 2008 meeting, including issues such as the annual work plan, the internal audit program, excessive leave accruals, South Melbourne Market cash receipting, condition assessment of drains, CEO's issues, 2007/2008 external audit strategy, attestation of compliance and the Auditor-General's Report on Local Government Results of the 2006/2007 Audits.

A vote was taken and the MOTION was CARRIED.

A8 NAMING OF RESERVE BOUNDED BY CNRS VICTORIA AVENUE, O'GRADY & MOUBRAY STREETS, ALBERT PARK 'RATS OF TOBRUK RESERVE

Purpose

Advise Council of the results of the public submission process in relation to the naming of the reserve.

MOVED Crs Ray/Sait

That the Strategy and Policy Review Committee recommends to Council:

1. That pursuant to Section 206, Schedule 10 (5) of the Local Government Act 1989, resolve to agree to name the reserve on the corner of Victoria Avenue, O'Grady & Moubray Streets, Albert Park 'Rats of Tobruk Reserve'.
2. Authorise staff to carry out the necessary procedures to assign the new name in accordance with the Local Government Act 1989, the Geographic Place Names Act 1998 and the Port Phillip City Council Guidelines for the naming and re-naming of lanes and roads.

A vote was taken and the MOTION was CARRIED.

A9 PROPOSED DISCONTINUANCE AND SALE OF A SECTION OF RIGHT OF WAY NO. R2791 (510) AT THE REAR OF 208 ALBERT ROAD, SOUTH MELBOURNE

Purpose

This report is to finalise the discontinuance and sale of a section of right of way no. 2791 at the rear of 208 Albert Road, South Melbourne.

MOVED Crs Ray/Sait

That the Strategy and Policy Review Committee recommend that Council resolve:

1. That the statutory procedures to discontinue the section of Right of Way No. R2791 at the rear of 208 Albert Rd, South Melbourne, be completed. That the land from the Road be sold to the owners of 208 Albert Rd, South Melbourne, subject to the land being consolidated to the property.

A vote was taken and the MOTION was CARRIED.

A10 NEIGHBOURHOOD PROGRAMS COMMITTEE

Purpose

To consider recommendations from the Neighbourhood Programs Committee to amend its terms of reference.

MOVED Crs Ray/Sait

That the Strategy and Policy Review Committee recommend that Council resolve to:

1. Note that the Neighbourhood Programs Committee has recommended changes to its terms of reference.
2. Approve the amended terms of reference for the Council Neighbourhood Programs Committee as (Attachment 1 to the report).
3. Affix the Common Seal of Port Phillip Council to the Instrument of Delegation (Attachment 2 to the report).

A vote was taken and the MOTION was CARRIED.

**A7 PROPOSED LEASE AGREEMENT TO MELBOURNE WATER CORPORATION –
USE OF FENNELLS RESERVE, MELBOURNE MAIN SEWER REPLACEMENT**

Purpose

To provide Council with the results of the section 190 and 223 advertising and submission process with respect to the proposed lease.

MOVED Crs Bolitho/Klepner

That the Strategy and Policy Review Committee recommend that Council resolve:

1. To finalise the statutory procedures and enter into a lease agreement with Melbourne Water Corporation on the following terms:

Demised Premises: Fennell Reserve (Crown Allotment 2, Section 41 Ingles, Evans and Boundary Streets, Port Melbourne).

Area: 3,642 square metres.

Term: 4 years.

Options: Three further terms of one year each.

Rental: \$54,600 per annum plus GST.

Rental reviews: every 3 years in accordance with market principles.

Permitted use: works, storage access and ancillary uses in accordance with the Melbourne Main Sewer Replacement Project.

2. To note that:

- a) Melbourne Water Corporation will be required to re-instate Fennell Reserve to an agreed standard at the end of the project and conditions to this effect will be included in the proposed lease

A vote was taken and the MOTION was CARRIED.

A11 CAPITAL WORKS END OF FINANCIAL YEAR POSITION

Purpose

To Inform Council Of The Final Financial Position Of The Capital Works Program And To Recommend Carryover Projects.

Cr Sait left the meeting at 8.00pm.

Cr Sait returned to the meeting at 8.05pm.

MOVED Crs Bolitho/Gross

That the Strategy and Policy Review Committee recommend that Council resolve:

1. That the Council resolve that a total of \$7,149,000 of capital works project funding from 2007/2008 be carried over for delivery into 2008/2009.
2. Council is asked to endorse the capital works rollover figure of \$7,149,000 and authorise the inclusion of the 28 projects listed in Attachment #1 – Capital Works Carryover Projects into the 2008/2009 capital works program.
3. Council rescind the resolution of Final Report – St.Kilda Town Hall Redevelopment (A18) made by Council on 28 July 2008 which states in recommendation 6.3 *“Delegates the Executive Director Community Assets and Services to transfer savings made, within the current capital program, from other capital projects to cover the final shortfall, expected to be in the order of \$744,222”*.
4. The above resolution to be replaced by Council resolving to fund the final adjusted over expenditure of \$615,779 for the 2007/2008 capital works program from operational surpluses.
5. Council notes the progress and improvements in the delivery of the capital works program and in particular the success related to tighter capital works planning, the implementation of the Capital Works Improvement Plan and the introduction of a flexible staffing approach to capital project delivery.

A vote was taken and the MOTION was CARRIED.

Note:

This information to be promoted via alternative promotional options.

**A12 APPOINTMENTS TO PORT MELBOURNE AFFORDABLE HOUSING PROJECT
PLANNING ASSESSMENT PANEL**

Please refer to the confidential section of the agenda for the Committee's resolution on this item

A13 ITEM WITHDRAWN

7. CHIEF EXECUTIVE OFFICER’S REPORT

Nil.

8. REPORTS BY DELEGATES (COUNCILLOR) APPOINTED TO OTHER BODIES

Nil.

9. URGENT BUSINESS

Nil.

MOVED Crs Gross/Ray

That the meeting be closed to members of the public in accordance with section 89 2 (d) of the Local Government Act 1989.

A vote was taken and the MOTION was CARRIED.

The meeting closed to the public at 8.10pm.

10. PRESENTATION OF CONFIDENTIAL REPORTS

10.1 POLICY AND PLANNING

A12 APPOINTMENTS TO PORT MELBOURNE AFFORDABLE HOUSING PROJECT
PLANNING ASSESSMENT PANEL

10.2 GOVERNANCE AND COMPLIANCE

A13 ITEM WITHDRAWN

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As there was no further business the meeting closed at 8.20pm.

Confirmed: 1 September 2008

Chairperson: _____