HAMPTON NEIGHBOURHOOD ASSOCIATION INC.
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MINUTES OF ANNUAL GENERAL MEETING 2025

7.30PM WED 26 NOVEMBER 2025 by Zoom link

1. The President, Hamish Hughes, welcomed members, CEO Matthew Cripps, Kelly Archibald, Director City Planning and Amenity, and Councillor Kylie McIntosh to the meeting.

2. **Attendance**:
   a. Apologies were received from Councillor Ellie Murray
   b. The President confirmed that a quorum had been met as there were over 30 (ultimately 36) members present and 40 proxies had been received.

3. **Minutes of the previous AGM** held 27 November 2024 were confirmed. Moved: Jonathan Nightingale, seconded Simon Gipson. Carried.

4. **An Annual Report** for the financial year 2024 – 2025 was presented by the President.

   a. The major focus this year has been the State Government's proposed radical changes to Victoria's development laws. The Committee regularly updated members on developments and sought their feedback so our response would genuinely reflect the views of the Hampton community.

   b. The committee built constructive working relationships with our newly elected councillors and senior council officers. Because of this constructive approach, HNA was able to influence Council's response to the proposed planning reforms which now largely reflects the position developed by HNA after surveying our members.

   c. The Committee continued to advocate strongly for Hampton to receive a fair share of council investment and helped unlock funding for three important local initiatives.
      - The Committee secured around $500,000 for a new pocket park on the former scout hall site in Willis Street. Construction is expected to begin mid-2026.
      - $1.5 million has been allocated for the rejuvenation of Hampton Street**,** including footpath repairs, new plantings, and new street furniture.
      - Council has allocated around $200,000 for planning the Hampton Hub. While this is an early step, it puts the Hub back into the budget pipeline. Bringing the Hub to life remains one of HNA's long-term ambitions and progressing it will continue to be a major priority for the committee.

   d. The HNA committee is committed to representing our members as effectively as possible. It welcomes feedback, questions, ideas and participation. We would love to hear from any members interested in getting more involved or joining the committee.

   e. The President then acknowledged a retiring committee member, Dr Jonathan Nightingale. Jonathan has been with HNA 8 years and has contributed enormously to our work. He has played a key role in countless development matters and has often represented HNA with clarity and eloquence in our dealings with Council. On behalf of the entire committee, we thank Jonathan for his dedication and his service. We will miss his wisdom and steady presence around the table.

5. **Vote of thanks to Jonathan Nightingale**.
   Moved Judy Bissland, Seconded Simon Gipson. Carried unanimously.

6. **The Financial Report** was given by treasurer, Gino De Biase, who confirmed that a financial statement was not required because the association does not levy membership fees and did not have any income for the year.
   a. Moved Judy Bissland, seconded John Dulfer:
      That the financial report confirming that a financial statement is not required because there has been no income be accepted, and that HNA continues its practice of not levying and annual membership fee.
      Carried.

7. Election of office-bearers and members of the Committee for 2025/26

a. Jonathan Nightingale chaired the election for President and called for nominations. Moved Judy Bissland, Seconded Simon Gipson, that Hamish Hughes be elected as President. Carried.

b. Hamish Hughes chaired the election of the remaining Committee office-bearers.

- Moved Jonathan Nightingale, seconded Tamara McNaught, that Michael Daly be elected as Vice President. Carried.

- Moved John Dulfer, seconded Simon Gipson, that Gino De Biase be elected as Treasurer. Carried.

- Moved Hamish Hughes, seconded Jonathan Nightingale, that Judy Bissland be elected as Secretary. Carried.

c. Hamish Hughes called for nominations for the ordinary members of the Committee.
- Moved Judy Bissland, seconded Jonathan Nightingale, that John Dulfer be elected to the committee. Carried.
- Moved Jonathan Nightingale, seconded Simon Gipson, that John Turner be elected to the committee. Carried.
- Moved Judy Bissland, seconded Jonathan Nightingale, that Simon Gipson be elected to the committee. Carried.
- Moved Judy Bissland, seconded Hamish Hughes, that Dianna Ohlrich be elected to the committee. Carried.

All the above Committee members were elected unopposed and there were no further nominations.

8. **Bayside Council Presentation**: Kelly Archibald, Director City Planning and Amenity.

Prior to Kelly's presentation, Matthew Cripps thanked HNA for working so collaboratively with Council officers on the response to the State Government Planning Changes. He added that the Hampton Hub was definitely on Council's agenda.

Kelly gave a presentation about the impact of State Government Planning Changes and Bayside Council's response to these.

She gave an overview of Bayside Council's planning approach and also outlined the way in which Council Officers had kept residents informed and the consultation undertaken with residents.

Kelly noted that Council was very concerned about many of the proposed changes.

- She commented that in future, if developments met the requirements for buildings that were 'deemed to comply', Council would only have 10 days to respond the development going ahead- a very short timeline.
- Council was also concerned about the extent of the proposed changes. Nearly 55% of Bayside would be affected: the 4 Bayside Activity Centres, the part of Hampton East that is in the Moorabbin Activity Centre, and the areas surrounding the SRL development.
- Bayside has been set a target of 30,000 additional residences by 2051, but Bayside Council's analysis showed that this could be achieved:
    - With significant lower height limits than those proposed by the State Government
    - With reductions in the extent of Bayside affected by the proposed changes.
- Kelly noted that Bayside's recommendations regarding height limits reflected those the HNA had proposed to Council, specifically:
  Within the Hampton Activity Centre,
    - show a maximum height of up to 8 storeys for sites at 1D Service Street and Thomas Street carpark, and Koolkuna Street (the Hampton Quarter),
    - a maximum height of up to 6 storeys along Hampton Street between Small Street and Holyrood Street,
    - a maximum height of up to 5 storeys along Hampton Street north of Holyrood Street to South Road and remove land along the foreshore (currently included in DDO12 Precinct F) from the catchment and apply Design and Development Overlay 1 which has a height limit of 2 storeys plus attic.
    - A maximum height in the inner catchment of 4 storeys on large sites across all activity centres.
    - A maximum height in the outer catchment of 3 storeys for all sites across all activity centres.

Kelly concluded by urging HNA members to keep letting the State Government know about our concerns.

9. **General Business - Questions and Comments**

a. Dianna Ohrich (HNA Committee member) asked whether the code (for the new 'deemed to comply' regulations) was already developed. Kelly Archibald (Bayside City Council) responded that it was, and that she would send it to her. Matthew Cripps (Bayside City Council) further responded that, under the new regulations, setback would be significantly reduced, building heights would be increased, there would be reduced screening, a 6m rather than 9m requirement for overlooking and there would be increased site cover.

b. Dianna Ohrich (HNA Committee member) asked whether the car parking requirements for apartments had changed in the new code. Matthew Cripps (Bayside City Council) responded that the car parking requirements had not yet been amended.

c. Gino DeBiase (HNA Treasurer) commented on the need for upgrades to the Sandringham line and observed that the Council had been starved of information by the State Government.

d. Tamarra McNaught (HNA member) noted that 10A Willis had been identified as a strategic site and asked what the consequences of this would be. Kelly Archibald (Bayside City Council) advised that the State Government had provided no details about this strategic site, nor had it indicated when details would be provided.

e. Tamarra McNaught (HNA member) queried why the old Scout Hall site was taking so long to be converted into open space. Kelly Archibald (Bayside City Council) advised that the conversion into open space should start before the end of the current financial year.

f. Michael Forster (HNA member) asked whether the State Governments proposals contained themes which were specific to Bayside. Kelly Archibald (Bayside City Council) advised that the State Government had not considered local circumstances in its proposed changes. However, the Council was hopeful that the advocacy which had occurred would have some effect.

g. Judy Bissland (HNA Secretary) advised members that they would shortly receive an email asking them to contact parliamentarians about the 'Better Decisions Made Faster' bill, which reduces community rights with respect to planning decisions.

   Matthew Cripps (Bayside CEO) strongly supported this action, saying that all metropolitan councils were very concerned about the impact of the proposed Bill.

10. Meeting Close

The President closed the meeting at 8.45 after thanking Matthew Cripps and Kelly Archibald for their contibutions and thanking all members for attending.