



CITY OF
MONASH

MINUTES

MEETING OF COUNCIL

HELD ON

TUESDAY 30 SEPTEMBER 2025

at 7:00 PM

COUNCIL CHAMBER

CIVIC CENTRE, 293 SPRINGVALE ROAD, GLEN WAVERLEY

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1 ACKNOWLEDGEMENT OF COUNTRY

Monash Council acknowledges the Traditional Owners of the lands on which we meet, the Wurundjeri Woi Wurrung and Bunurong People, and recognises their continuing connection to the land and waterways.

We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.

2 PRESENT AND APOLOGIES

PRESENT

Councillors: P Klisaris (Mayor), B Little (Deputy Mayor), A de Silva, J Fergeus, S James, G Lake, E Lee, C Little, N Luo, S McCluskey, R Paterson.

Officers: A Diamond, J Doake, I Kelly, S McNamee, T Scicluna, S Wickes, A Sapolu, S Candeland, G Budhiraja, J Yovanches.

APOLOGIES

Nil.

3 DISCLOSURES OF INTEREST

Cr Fergeus and Cr de Silva declared a General Conflict of Interest for:

- Item 13.1 Sir John Monash Awards- *Confidential Item*

4 CONFIRMATION OF MINUTES

Moved: Cr James

Seconded: Cr Klisaris

MOTION

That the minutes of the following meeting be taken as read and confirmed:

- **Meeting of Council held on 26 August 2025**

CARRIED

5 RECEPTION AND READING OF PETITIONS, JOINT LETTERS AND MEMORIALS

Nil.

6 PUBLIC QUESTION TIME

The Mayor advised that Council had not received any public questions.

7 OFFICERS' REPORTS

7.1 City Development

7.1.1 TOWN PLANNING SCHEDULE

Moved: Cr McCluskey Seconded: Cr B Little

MOTION

That Council notes the report containing the Town Planning Schedules.

CARRIED

7.1.2 TPA/40955/E - 170 Highbury Road Mount Waverley - Extension of Time to Planning Permit

Moved: B Little Seconded: Luo

MOTION

That Council resolves to grant an extension of time to Planning Permit No. TPA/40995/E for the development of a three storey building with basement car parking and use for a medical centre (up to 22 practitioners), child care centre (up to 128 children), cafe and dwellings and alteration of access to a road in Transport Zone 2 at 170 Highbury Road Mount Waverley, pursuant to the provisions of Section 69 of the *Planning and Environment Act 1987*:

1. That in accordance with Section 69(2) of the Planning and Environment Act 1987, the time for the completion of the development be extended for a further one (1) year.
2. Accordingly, the development must be completed by 11 October 2026.

CARRIED

7.1.3 TPA/53095 - 1041 CENTRE ROAD, OAKLEIGH SOUTH - AMENDMENT TO PERMIT ISSUED FOR CONSTRUCTION OF MIXED USE BUILDING, DISPLAY OF SIGNAGE, ALTERATION OF ACCESS TO A ROAD IN A TRANSPORT ZONE 2 AND REDUCTION OF THE CAR PARKING REQUIREMENT

Moved: Cr Luo

Seconded: Cr Lee

MOTION

That Council

1. Resolves to support the application for an amendment of Planning Permit TPA/53095 at 1041 Centre Road, Oakleigh South for the construction of a multi-storey building to be used for accommodation (comprising residential apartments and residential hotel), food and drinks premises, supermarket and shop, display of signage, reduction in car parking requirements and alteration of access to a road in a Transport Zone 2 subject to the following amended conditions:

Amended Plans Required

1. Before the development and use starts, excluding demolition works, amended plans drawn to scale and correctly dimensioned must be submitted to the satisfaction of and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the Permit. The plans must be generally in accordance with the VCAT amended plans prepared by i2C Ryder drawing numbers DA02, DA10; DA11; DA12; DA13; DA21; DA31; DA32; DA33; DA34; DA35; DA36; DA37; DA42; DA60; DA61; DA62; DA63; DA64; DA65 dated 1 August 2025 and DA43; DA44; DA80; DA81; DA82; DA100; DA101; DA102; DA130 dated 19 May 2025 and DA20; DA30; DA40; DA41; DA48; DA49; DA50; DA51; DA77; DA78 dated 3 September 2025 but modified to show:
 - a) A corner splay or area at least 50% clear of visual obstructions (or with a height of less than 1.2 metres), which may include adjacent landscaping areas with a height of less than 0.9 metres, extending at least 2.0 metres long x 2.5 metres deep (within the property) on the western edge of the podium car park exit to provide a clear view of pedestrians on the footpath of Links Avenue;
 - b) The columns on the westernmost bank of residential car parking spaces amended to provide sufficient clearance to the car parking spaces in accordance with Diagram 1 of Clause 52.06-8 of the Monash Planning Scheme;
 - c) Swept path to ensure that each loading area is not compromised by an obstruction in the adjacent loading bay within the Supermarket loading bays.
 - d) An amended landscape plan prepared in accordance with Condition 4;
 - e) An amended Waste Management Plan prepared in accordance with Condition 6;
 - f) An amended Sustainable Management Plan prepared in accordance with Condition 7;
 - g) -Changes as a result of Condition 20;
 - h) -Changes as required by the Wind Report in accordance with Condition 21;
 - i) Bicycle parking facilities designed in accordance with Condition 33;

- j) Any changes as set out in the Signage Plan prepared by i2C Ryder Architects drawing DA80; DA 81; DA82 dated 19 May 2025 including dimensions of signs proposed for the glazing.

All to the satisfaction of the Responsible Authority.

Layout not to be Altered

- 2. The development and use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Landscaping Plan

- 4. Concurrent with the endorsement of any plans requested pursuant to Condition 1, a landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. When endorsed, the plan will form part of the Permit. The plans must be generally in accordance with the plans submitted to Council prepared by Form Landscape Architects, Revision C (dated May 2025) but modified to show:
 - a) Updated building layouts in accordance with the amended plans prepared by i2C Ryder Architects drawing numbers DA20; DA30 dated 3 September 2025, and DA32 dated 1 August 2025 (submitted with VCAT on 9 September 2025); and changes required under Condition 1;
 - b) A survey and location of all existing trees, using botanical names of those existing trees to be retained and of those to be removed. The intended status of the trees shown on the landscape plan must be consistent with that depicted on the development layout plan;
 - c) A planting schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), pot / planting size, location, botanical names and quantities;
 - d) The location of any fencing internal to the site;
 - e) Planting to soften the appearance of hard surface areas such as driveways and other paved areas;
 - f) The location of any retaining walls associated with the landscape treatment of the site;
 - g) Details of all proposed surface finishes including pathways, accessways, and driveways;
 - h) The location of external lighting; and
 - i) Details of the raised planters, such as planter box materials and dimensions, mulch layer, growing media, filter media, and root barrier / water proofing layer; and
 - j) Details of the proposed method for irrigation and drainage.
 - k) Details of maintenance (including during and regime).

When approved the plan will be endorsed and will then form part of the permit.

5. Before the occupation of any of the buildings allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and thereafter maintained to the satisfaction of the Responsible Authority.

Management Plans

Waste Management Plan

6. Concurrent with the endorsement of plans required pursuant to Condition 1, a Waste Management Plan must be submitted to and approved by the Responsible Authority. The plan must be substantially in accordance with the Waste Management Plan prepared by Leigh Design dated 19 May 2025 but revised to show:
- a) Changes required under condition 1 of this permit.
 - b) The statement under Section 1.1 removed the wording 'In General', the report should comply with the Monash Guidelines.
 - c) The number of apartments should be included in the Development Description and Use section.
 - d) The waste volume calculation revised to include the waste generation rate used for each waste source or type and include the calculation details of the waste estimation in Table 1. This is to ensure the waste estimates are accurate and align with the bin provisions.
 - e) Clarification if there is a glass and organic bin on each floor of the apartment building, and their locations on the plans.
 - f) Bin storage areas including drainage to sewer to be shown on scale plans.
 - g) Management of glass and food waste streams for the apartments.
 - h) Storage of all waste bins/receptacles to be located within the building only;
 - i) Waste collection may only take place during the following hours:
 - Monday to Saturday: 7:00am to 8:00pm
 - Public Holidays: 9:00am to 8:00pm
 - Sunday: No collection allowed

When approved, the plan will be endorsed and will then form part of the permit. Waste collection from the development must be in accordance with the plan, to the satisfaction of the Responsible Authority.

Sustainable Management Plan

7. Concurrent with the endorsement of plans requested pursuant to Condition 1, a Sustainable Management Plan must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the Sustainability Management Plan prepared by GIW Environmental Solutions Pty Ltd dated 6 May 2025, except that the plan must be modified to show the amended proposal in accordance with the plans prepared by i2C Ryder Architects (dated 19 May, 1 August and 3 September 2025) and changes required under condition 1 of this permit.

Construction Management Plan

8. Prior to the commencement of any site works (including any demolition and excavation), a Construction Management Plan (CMP) must be submitted and approved by the Responsible Authority. No works are permitted to occur until the CMP has been approved and endorsed by the Responsible Authority. Once endorsed, the CMP will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address the following issues:
- a) Hours for construction activity in accordance with any other condition of this permit;
 - b) Appropriate measures to control noise, dust and water and sediment laden runoff;
 - c) Appropriate measures for the prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - d) Appropriate measures relating to removal of hazardous or dangerous material from the site, where applicable;
 - e) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site so as to prevent material leaving the site and being deposited on Council's road network;
 - f) A program for the cleaning and maintaining surrounding road surfaces;
 - g) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support the siting of site sheds within Council road reserves;
 - h) Measures to provide for public safety and site security;
 - i) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises.
 - j) A Traffic Management Plan showing truck routes to and from the site;
 - k) A swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
 - l) Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP;
 - m) The provision of contact details of key construction site staff; and
 - n) Include a requirement that except with the prior written consent of the Responsible Authority, a requirement that demolition, excavation or construction works must only be carried out during the following hours:
 - Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - Saturday – 9.00am to 1.00pm;
 - Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings that does not exceed the EPA guidelines);
 - No works are permitted on Sundays or Public Holidays.

The provisions, recommendations and requirements of the endorsed CMP must be implemented and complied with by all contractors to the satisfaction of the Responsible Authority.

Green Travel Plan

9. Before the development is occupied, a Green Travel Plan must be prepared to the satisfaction of the Responsible Authority following consultation with the Department of Transport. The Plan must be prepared by a suitably qualified person and must encourage the use of non-private vehicle transport modes by the occupiers of the land. The Green Travel Plan must include, but not be limited to, the following:
- a) A description of the location in the context of alternative modes of transport;
 - b) Details of end of trip facilities provided;
 - c) Education and awareness initiatives and incentives for residents and visitors to encourage more sustainable modes of travel to/from the site;
 - d) Management practices identifying sustainable transport alternatives;
 - e) Provision of electric vehicle charging facilities;
 - f) Lobby areas of building to include real time information of train, tram and bus services;
 - g) Details of bicycle spaces for staff;
 - h) Employee and resident packs (such as myki cards for new workers);
 - i) An obligation to update the plan not less than every 5 years;
 - j) Details of when and how this travel plan will be available for new staff and residents; and
 - k) Any other relevant matters.

Once approved, the Green Travel Plan must form part of the permit and any ongoing Management Plan for the land to ensure the Green Travel Plan continues to be implemented by residents or owners to the satisfaction of the Responsible Authority.

10. The Green Travel Plan must not be amended without the written consent of the Responsible Authority, following consultation with the Department of Transport.

Operational Management Plan

11. Prior to the commencement of the use for residential hotel an Operational Management Plan concerning the serviced apartments prepared to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. The plan should detail but not be limited to:
- a) Residential hotel premises are to managed and remain under the control of a single operator responsible for the operation and maintenance of the entire premises.

- b) The contact details of the management of the premises displayed in a manner and location that it is visible to any person entering the site. This information is to be updated as required immediately following any change to the nominated responsible contact person.
- c) Services provided.
- d) Operating hours.
- e) After hours contact details for management of the facility.
- f) Car parking allocated to Residential hotel. No less than 0.8 car space must be allocated to each residential hotel apartment approved by this permit.
- g) Management of the car park associated with the residential hotel apartment including access arrangements.
- h) Maintenance of buildings and grounds, including all landscaped areas.

When approved, the Operational Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority

Loading Bay Management

12. Before the occupation of any of the buildings allowed by this permit, A Loading Bay Management Plan for all loading bays, generally in accordance with the Loading Bay Management Plan issue B by Traffix Group, dated 5 September 2025 to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale and dimensioned. It must include the following:
 - a) That all loading for Supermarket must occur internally within the building;
 - b) Specifications of all supermarket vehicles, ensuring they do not exceed 20m in length;
 - c) Loading (including supermarket waste collection) may only occur in the loading bays during the following hours:
 - 7am to 3pm and 6pm to 8pm Monday to Friday;
 - 8am to 10am and 2pm to 8pm Saturday, Sunday and Public Holidays;
 - d) There will be no more than 1 vehicle in each loading bay at any given time;
 - e) Measures to avoid the presence of multiple delivery vehicles on the site at any one time, and a requirement that if the loading bays are occupied, vehicles must not prop in Link Avenue or the existing Links Shopping Centre car park (north of the site);
 - f) A requirement for all delivery and service/waste collection drivers to be informed of the requirements of the Loading Management Plan, including provision of contact details for the loading dock managers;
 - g) Provision of a signage plan which directs loading vehicles, including informative signs and restrictions etc;
 - h) Operational details of the residential loading bays including the management of new residents and bulky goods deliveries; and

- i) Any policing arrangements and/or formal agreements.

When approved, the Loading Bay Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The provisions, recommendations and requirements of the endorsed Loading Management Plan must be implemented and complied with by all contractors to the satisfaction of the Responsible Authority.

Environmental Site Assessment Report

13. Prior to the commencement of the development, excluding demolition works which may be required to finalise any environmental reports and site remediation works, the owner/developer must submit to the Responsible Authority:
 - a) A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* stating that an environmental audit is not required for proposed use and development; or
 - b) An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* stating that the land is suitable for the proposed use and development.
14. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 13 above, the use and development of the land must comply with all directions and conditions contained within the Statement.
15. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 13 above, prior to the occupation of the development, a letter prepared by a suitably qualified environmental consultant or other suitable person acceptable to the responsible authority, must be submitted to the Responsible Authority to verify that the directions and conditions contained within the Statement have been satisfied. Compliance sign off must be in accordance with any requirements in the environmental audit statement recommendations regarding verification of works.
16. Where a Statement of Environmental Audit is issued for the land pursuant to Condition 13 above, and any condition of that Statement requires any maintenance or monitoring of an ongoing nature, the owner must enter into an Agreement with Council pursuant to Section 173 of the *Planning and Environment Act 1987*. Where a Section 173 Agreement is required, the Agreement must be executed prior to the occupation of the development and prior to Statement of Compliance of the Plan of Subdivision. All expenses involved in drafting, negotiating, lodging, registering, executing and enforcing the Agreement, including those incurred by the Responsible Authority, must be met by the owner.

Landfill Gas Risk Assessment

17. Prior to the commencement of the development authorised under this permit, excluding demolition works (and excluding works reasonably required to conduct the landfill gas assessment), the permit holder must to the satisfaction of the Responsible Authority:
 - a) Engage an appropriately qualified site assessor with demonstrated experience in the assessment of landfill gas in the subsurface environment, to conduct an assessment of any methane within the land, subsurface services and buildings and structures on the

land adopting the methane gas action levels prescribed at items 6 and 7 of schedule 3 of the Environment Protection Regulations 2021 as set out below.

b)

Item	<i>Location for assessing methane gas concentration action levels</i>	<i>Methane gas concentration action level</i>
6	Subsurface services on, and adjacent to, the waste	10,000 parts per million
7	Buildings and structures on, and adjacent to, the waste	5000 parts per million

- c) Ensure that the site assessor prepares a report to be submitted to the Responsible Authority. The landfill gas risk assessment (LGRA) should be based on guidance prepared by the Environment Protection Authority from time to time and incorporated under the Environment Protection Act 2017 and subordinate legislation.
- d) If the landfill gas assessment identifies methane at concentrations exceeding the methane gas concentration action levels, the permit holder must engage the services of an EPA-appointed environmental auditor to complete an environmental audit with a scope limited to:
- i) assessment of the nature and extent of the risk of harm to human health from waste;
 - ii) recommending measures to manage the risk of harm to human health from waste;
 - iii) making recommendations to manage any waste, where the landfill extends onto or beneath the land.
- e) The permit holder must provide the Responsible Authority with a scope and supporting documents endorsed or determined by the Environment Protection Authority pursuant to section 208(5) of the Environment Protection Act 2017 and a copy of the environmental audit statement and environmental audit report issued pursuant to sections 210(1) of the Environment Protection Act 2017.

Peer Review

18. Prior to the commencement of the development authorised under this permit, excluding demolition works, the permit holder must:
- a) provide to Council a copy of the LGRA undertaken in accordance with Condition 14 within 14 days of receiving the LGRA;

- b) pay Council's costs and expenses associated with a Council-arranged peer review of the LGRA. The peer review will be undertaken by an independent and suitably qualified environmental consultant nominated by Council;
 - c) obtain a copy of the peer review obtained by Council.
19. The recommendations of the LGRA including any requirements arising from the peer review are to be implemented by the permit holder.

Wind Report

20. Before the commencement of the development, excluding demolition works, an amended Wind Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Assessment will be endorsed and will form part of this permit. The amended Wind Assessment must be generally in accordance with the Wind Assessment prepared by MEL Consultants and dated 24 March 2025 but modified to include or show:
- a) Assess the proposal as amended pursuant to Condition 1.
 - b) Wind tunnel model measurements undertaken to verify the findings of the desktop study.
 - c) Achievement of the following wind conditions:
 - i) "walking" criterion along the proposed pedestrian footpaths adjacent to the proposed development;
 - ii) "sitting" criterion within all areas containing proposed seating (such as the outdoor seating areas for the cafes, the seating/landscaped areas within the communal open space on Level 1); and
 - iii) "walking" criterion for the building entrances;
 - d) Any necessary mitigation measures to achieve the above wind conditions.
21. The provisions, recommendations and requirements of the endorsed Wind Assessment Report (including wind tunnel modelling) must be implemented and complied with to the satisfaction of the Responsible Authority.

General Conditions

22. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.
23. Air-conditioning and other plant and equipment installed on or within the buildings must be so positioned and baffled that any noise emitted complies with the appropriate Australian Standards and EPA requirements.
24. As part of the ongoing consultant team, i2C Ryder Architects or an architectural firm which is acknowledged to have comparable skill and expertise to the satisfaction of the Responsible Authority must be engaged to:
- a) Oversee design and construction of the development; and

- b) Ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.
 - c) Ensure an appropriate repair, reconstruction, paint removal and painting scheme is developed for the existing heritage building. This scheme is to carry out repairs to the awning, timber and render, tiles and other materials and authorised by a qualified heritage architect.
25. Noise levels must not exceed the permissible noise levels stipulated in the Environment Protection Regulations under the *Environment Protection Act 2017* and the Incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) as may be amended from time to time to the satisfaction of the Responsible Authority.
26. Amplified music (including background music) is not permitted to be played other than through a sound system calibrated to ensure compliance with the Environment Protection Regulations under the *Environment Protection Act 2017* and the Incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) as may be amended from time to time, with details submitted demonstrating how compliance will be achieved to the satisfaction of the Responsible Authority.
27. The use and development must be managed so that the amenity of the area is not detrimentally affected through the:
- a) Transport of materials, goods or commodities to or from the land
 - b) Appearance of any building, works or materials
 - c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - d) Presence of vermin.

Car Parking Conditions

28. Unless with the agreement of the Responsible Authority, prior to the use starts or any building is occupied, the developer is required to fully fund the design and construction of a pedestrian connection at least 1.5 metre wide, from the Links Avenue T-intersection at the north end of the development (at the existing zebra crossing) to the eastern property boundary south of the existing water tank. Unless otherwise agreed to the satisfaction of the Responsible Authority, this pedestrian connection is to include a DDA compliant access ramp through to Stan Riley Reserve to join with the proposed Council-constructed footpath within the Reserve. Any changes to the existing retaining wall/embankment on the eastern boundary are to be included in the works, at the full cost of the developer. The existing zebra crossing at the Links Avenue T-intersection is to be modified to meet current standards. A detailed design plan of the proposed pedestrian connection must be submitted to the Council's Engineering Department for approval. The works are to be designed and constructed to the satisfaction of the Responsible Authority.
29. Before the use starts or any building is occupied, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
- a) constructed to the satisfaction of the Responsible Authority;
 - b) properly formed to such levels that they can be used in accordance with the plans;

- c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
- d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;
- e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times.

30. The layout of the development must comply with the Design Standards for car parking set out in Clause 52.06-8 of the Monash Planning Scheme as detailed below unless with the written consent of the Responsible Authority
 - a) Driveway to provide at least 2.1m headroom beneath overhead obstructions.
 - b) Driveway gradient to be no steeper than 1 in 10 (10%) within 5 metres of the frontage to ensure safety for pedestrians and vehicles.
 - c) Ramp grades (except within 5 metres of the frontage) to be designed as follows:
 - i) Maximum grade of 1 in 4.
 - ii) Provision of minimum 2.0 metre grade transitions between different section of ramp or floor for changes in grade in excess of 12.5% (summit grade change) or 15% (sag grade change).
 - d) Minimum requirements for car park dimensions to be in accordance with Table 2.
 - e) Clearance to car parking spaces to be in accordance with Diagram 1 in relation to the placement of a wall, fence, column, tree, tree guard or any other structure that abuts a car space.
31. The accessible parking space should be designed in accordance with the Australian Standard for Off-Street Parking for people with disabilities, AS/NZS 2890.6.
32. Unless otherwise agreed to the satisfaction of the Responsible Authority, bicycle parking facilities must comply with the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme or AS2890.3:2015. Minimum 20% ground level (horizontal) parking spaces as per AS2890.3:2015 are required.
33. The proposed vehicle crossing is to be constructed in accordance with the City of Monash standards.
34. Any works within the road reserve must ensure the footpath and kerb and channel are reinstated to Council standards.

Signage Conditions

35. The location and details of the signs shown on the endorsed plans must not be altered without the written consent of the responsible Authority.
36. The signs must be constructed and maintained to the satisfaction of the Responsible Authority
37. The signs must not contain any flashing or moving light.
38. The signs must not be illuminated by external lights without the written consent of the Responsible Authority.

- 39. Lighting of the signs must be designed, baffled and located to the satisfaction of the Responsible Authority.
- 40. The intensity of the light to the signs must be limited so as not to cause glare or distraction to motorists, or loss of amenity in the surrounding area, to the satisfaction of the Responsible Authority.

Drainage Conditions

- 41. All stormwater collected on the site from all hard surface areas must not be allowed to flow uncontrolled into adjoining properties or the road reserve.

Expiry Conditions

- 42. This permit as it relates to use and development will expire if one of the following circumstances applies:
 - a) The development is not started within three (3) years of the issue date of this permit;
 - b) The development is not completed within five (5) years of the issue date of this permit;
 - c) The use does not start within one (1) year after the completion of the development; or
 - d) The use is discontinued for a period of two (2) years.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or:

- i) within six (6) months afterwards if the development has not commenced; or
- ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

- 2. Notes that the matter is still the subject of a Confidential Compulsory Conference process at VCAT, whereby matters relating to the objector concerns regarding vehicle and pedestrian access and safety at the north end of the site have not been resolved, and authorises Officers to negotiate conditions relating to these matters, or any other matter that does not significantly change the development from that which is now proposed and currently being considered.

CARRIED

7.2 Community Services

Nil.

7.3 Corporate Services

7.3.1 S6 DELEGATION FROM COUNCIL TO STAFF

Moved: Cr Fergeus

Seconded: Cr McCluskey

MOTION

In the exercise of the powers conferred by the legislation referred to in the attached instrument of delegation, Monash City Council resolves that –

1. There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached Instrument of Delegation to members of Council staff, the powers, duties and functions set out in that Instrument, subject to the conditions and limitations specified in that Instrument.
2. The common seal may be affixed to the Instrument and the Instrument comes into force immediately after the common seal of Council is affixed to the Instrument.
3. On the coming into force of the Instrument all previous delegations to members of Council staff (other than the Chief Executive Officer) are revoked.
4. The duties and functions set out in the Instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.

CARRIED

7.3.2 DRAFT 2024/25 FINANCIAL REPORT AND PERFORMANCE STATEMENT

Moved: Cr Lee

Seconded: Cr Luo

MOTION

That Council

1. Notes the draft City of Monash 2024/25 Annual Financial Statements, Performance Statement and Governance and Management checklist (the Statements) prepared in Accordance with the Local Government Act 2020;
2. Notes the 22 September 2025 recommendation of Council's Audit & Risk Committee in relation to the Statements;
3. Adopts the Statements 'in principle' prior to them being provided to the Victorian Auditor-General's Office for audit sign off;
4. Nominates the Mayor and Deputy Mayor to certify the Statements in their final form; and
5. Authorises the nominated Councillors and Officers to accept any further recommended changes to the Statements by the Victorian Auditor-General's Office.

CARRIED

7.3.3 DIGITAL MAILROOM CONTRACT

Moved: Cr Klisaris

Seconded: Cr B Little

MOTION

That Council

- 1. Approves access to the Municipal Association of Victoria (MAV), Contract MS8014-25 Digital Mail Services for provision of Digital Mail Services, under Council Contract No. 2026022 for a schedule of rates-based contract with an estimated contract value of \$1,143,602 for the initial term and an estimated total contract value of \$4,000,000 inclusive of all available extension options.**
- 2. Authorises the Chief Executive Officer or her delegate to execute the contract agreement.**
- 3. Notes that the contract initial term ends on 31st July 2028 and the contract also has two (2) separate extension options of three (3) years each and authorises the Chief Executive Officer to approve extension options subject to the MAV extension approval and satisfactory performance for the City of Monash and**
- 4. Notes that the estimated schedule of rates contract values stated above are based on anticipated spend, inflation and growth.**

(Please note that all dollar figures are GST Inclusive unless stated otherwise.)

CARRIED

7.3.4 INFORMAL MEETING OF COUNCILLORS RECORDS

Moved: Cr B Little

Seconded: Cr Lee

MOTION

That Council notes the records of Informal Meetings of Councillors as attached to this report.

CARRIED

7.3.5 REVIEW OF APPOINTMENT AND AUTHORISATION UNDER THE PLANNING & ENVIRONMENT ACT 1987

Moved: Cr Luo

Seconded: Cr B Little

MOTION

In the exercise of the powers conferred by s 147(4) of the *Planning and Environment Act 1987*, Monash City Council (Council) resolves that:

1. The members of Council staff referred to in the Instruments attached be authorised as set out in the Instrument.
2. The Instrument comes into force immediately after it is signed by the Chief Executive Officer and remains in force until Council determines to vary or revoke it.

CARRIED

7.3.6 REVIEW OF COUNCIL'S DISCRETIONARY FUND POLICY AND PROCEDURES

Moved: Cr Klisaris

Seconded: Cr Luo

MOTION

That Council

1. Notes the following amendments to the Discretionary Fund Policy
 - a) Title and Roles & Responsibilities - Update the policy title and clarify roles and responsibilities.
 - b) Acquittal Process - Strengthen the acquittal requirements by introducing a mandatory process.
 - c) Alignment with Council Plan – Require applicants to demonstrate how their proposal supports specific objectives within the Council Plan.
 - d) Eligibility of Individual Applicants- Clarify that individual applicants should generally be auspiced by an incorporated association or similar entity.
 - e) Policy Formatting – Update the format to align with the current Policy Template and corporate design standards.
 - f) Reduce Discretionary Nature - Introduce a formal officer assessment and recommendation process prior to Council consideration.
2. Seeks a report back to Council for formal adoption of the amended Discretionary Fund Policy at the November 2025 Council meeting.

CARRIED

DIVISION

For: Cr Klisaris, Cr de Silva, Cr C Little, Cr Lake, Cr Lee, Cr Luo, Cr McCluskey and Cr Paterson
Against: Cr B Little, Cr Fergeus and Cr James
Abstained: Nil

7.3.7 WASTE CHARGE COMMUNITY ENGAGEMENT RESULTS

Moved: Cr B Little

Seconded: Cr Fergeus

MOTION

That Council

1. Endorses the introduction of a full cost recovery Waste Service Charge commencing in 2026/27.
2. Will comply with Local Government Service Rates and Charges: Minister's Good Practice Guidelines for implementation of a Service Rate or Charge.
3. Will introduce support measures for Pensioner Concession Card holders and vulnerable residents, and a temporary safety net transition concession arrangement be provided for households with lower property values or financial hardship.
4. Endorses development of a Waste Service Charge implementation plan and Communications program to address community needs and expectations.
5. Will investigate different bin sizes and packages to respond to community needs.

CARRIED

Meeting Note:

- Cr Paterson joined the meeting at 7.13pm.

7.4 City Services

7.4.1 2021054 MATERIAL HANDLER UNDER CONTRACT FOR MAV PROVISION OF HEAVY PLANT, MACHINERY & EQUIPMENT

Moved: Cr Klisaris

Seconded: Cr B Little

MOTION

That Council

1. Approves the quotation from Pacific Materials Handling Pty Ltd for the purchase of one Sennebogen 822M, for the estimated sum of \$489,836 (including trade-in, registration and

commissioning allowance) under Council's current approved Municipal Association of Victoria (MAV) panel Contract No. 2021054 Heavy Plant, Machinery & Equipment.

2. Notes that the selective quotation process used for this procurement event is compliant with Council's approval on 27 January 2020 to access the MAV panel contract for Provision of Heavy Plant, Machinery & Equipment and that Council approval is required when the proposed purchase exceeds the Chief Executive Officer's financial delegation

*(*Please note that all dollar figures are GST Inclusive unless stated otherwise).*

CARRIED

7.4.2 COUNCIL BRIEFING ON KERBSIDE GLASS SERVICE AND HARD WASTE CONSULTATION

Moved: Cr McCluskey Seconded: Cr Lee

MOTION

That Council

1. Approves consultation with residents on their preference between annual or at-call hard waste.
2. Approves consultation with residents on their preference between an 80-litre 120-litre monthly glass recycling bin service, in preparation for meeting the currently legislated mandatory state government deadline of 1 July 2027 service commencement.
3. Notes that during the recent Waste charge consultation there was a strong community preference not to introduce a fourth glass bin, but to encourage the expansion of the CDS.
4. Approves continued advocacy to the State Government to delay or further consider the introduction of a mandatory fourth bin specifically for glass recycling, in line with the Council resolution adopted at the council meeting on Tuesday 29th April 2025.

CARRIED

7.4.3 2025136 2025 - 2026 DRAINAGE PACKAGE TO VARIOUS SITES

Moved: Cr B Little Seconded: Cr Luo

MOTION

That Council

1. Awards the tender from CDN Constructors Unit Trust for 2025 - 2026 Drainage Package to Various Sites for the following projects:

- Part A: 13-47 Kennedy Street, Glen Waverley, Contract No. 2025136A for a Fixed Lump Sum of \$432,223.02 with an extra \$66,000 for Contingencies.
 - Part B: 35 Atkinson Street, Chadstone, Contract No. 2025136B for a Fixed Lump Sum of \$270,934.82 with an extra \$33,000 for Contingencies.
 - Part C: 13-23 Beckett Street, Chadstone, Contract No. 2025136C for a Fixed Lump Sum of \$74,412.59 with an extra \$11,000 for Contingencies.
 - Part F: Elwood Street, Notting Hill, Contract No. 2025136F for a Fixed Lump Sum of \$139,859.72 with an extra \$22,000 for Contingencies.
2. Awards the tender from M. Tucker and Sons Pty Ltd for 2025 - 2026 Drainage Package to Various Sites for the following projects:
 - Part D: 1-7 Nicole Street, Mount Waverley, Contract No. 2025136D for a Fixed Lump Sum of \$100,210.88 with an extra \$16,500 for Contingencies.
 - Part E: 20-34 Muir Street, Mount Waverley, Contract No. 2025136E for a Fixed Lump Sum of \$130,270.91 with an extra \$16,500 for Contingencies.
 3. Authorises the Chief Executive Officer or their delegate to execute the contract agreement.
 4. Notes that the anticipated contract commencement date with CDN Constructors Unit Trust is 20 October 2025 and the expected completion date is 6 March 2026 for Drainage Package Parts A, B, C and F.
 5. Notes that the anticipated contract commencement date with M. Tucker & Sons Pty Ltd is 20 October 2025 and the expected completion date is 23 January 2026 for Drainage Package Part D and E.
 6. Notes that the total anticipated project expenditure for Drainage Packages A-F including the contract Fixed Lump Sum and Project Management fees is \$1,254,941.92 with an extra \$165,000 for Contingencies.

(Please note that all dollar figures are GST Inclusive unless stated otherwise.)

CARRIED

7.4.4 2025118 MINI ROUNDABOUTS CONSTRUCTION PHASE 4 AND 5

Moved: Cr Klisaris

Seconded: Cr Luo

MOTION

That Council

1. Awards the tender from Prestige Paving Pty Ltd for Contract No. 2025118 Mini Roundabouts Construction Phase 4 and 5 for the following projects:
 - Part A - Mini Roundabouts Construction Phase 4: for a Fixed Lump Sum of \$471,708.50 with an extra \$16,500 for Contingencies.
 - Part B - Mini Roundabouts Construction Phase 5: for a Fixed Lump Sum of \$500,433.87

with an extra \$16,500 for Contingencies.

2. Authorises the Chief Executive Officer or their delegate to execute the contract agreement.
3. Approves additional funding of \$206,627.30 required for the Mini Roundabouts Phase 4 and 5 Construction Project.
4. Notes that the anticipated contract commencement date for Part A is 6 October 2025 and the expected completion date is 6 February 2026.
5. Notes that the anticipated contract commencement date for Part B is 6 October 2025 and the expected completion date is 6 March 2026.
6. Notes that the total anticipated project expenditure for Part A including the contract Fixed Lump Sum and Project Management Fees is \$488,208.50 with an extra \$16,500 for Contingencies.
7. Notes that the total anticipated project expenditure for Part B including the contract Fixed Lump Sum, Telstra service relocation and Project Management Fees is \$534,474.46 with an extra \$16,500 for Contingencies and
8. Notes that Council Officers will pursue opportunities to seek additional funding for this project through the current and upcoming TAC - Safe Local Roads and Streets Program.

(Please note that all dollar figures are GST Inclusive unless stated otherwise.)

CARRIED

7.4.5 ZERO NET CARBON ACTION PLAN - CARBON OFFSET APPROACH

Moved: Cr B Little

Seconded: Cr Lee

MOTION

That Council

1. Allocates \$45,000 to procure carbon offsets in the 2025/26 Budget, through a low relative cost offset approach and
2. Allocates \$30,000 to investigate further financial implications for reducing emissions for budget consideration for future years, including an inseting approach and proposed capital allocations.

CARRIED

7.4.6 2025 ROAD MANAGEMENT PLAN

Moved: Cr James

Seconded: Cr McCluskey

MOTION

That Council

1. Notes that review of the Road Management Plan (RMP) has been completed in accordance with the Road Management (General) Regulations 2016.
2. Notes that a notice of the community consultation will be published in the Victoria Gazette, the Age and Shape Monash. The regulations allow for anyone to lodge an objection within 28 days.
3. Notes that the Road Management Plan should be reviewed by 31 October 2025 subject to the resolution of any objections. Officers will report back if any submissions are received and
4. Notes that the RMP applies to all roads and classes of road in Council's Register of Public Roads.

CARRIED

7.4.7 2025120 GLENBURN TENNIS CLUB COURT CONSTRUCTION

Moved: Cr McCluskey

Seconded: Cr Paterson

MOTION

That Council

1. Awards the tender to Victorian Sports Group Pty Ltd for Glenburn Tennis Club Court Construction, Contract No. 2025120 for a fixed Lump Sum of \$1,964,149 with an extra \$220,000 for Contingencies and \$131,652.40 for Provisional Items.
2. Authorises the Chief Executive Officer to execute the contract agreement.
3. Notes that the contract is anticipated to commence on 20 October 2025 and the expected completion date is 17 April 2026 and
4. Notes that the anticipated project expenditure including the fixed Lump Sum, Project Management/ Delivery Fees, Design Services and Provisional Items is \$2,255,301.40 with a further allocation of \$220,000 for Contingencies.

(Please note that all dollar figures are GST Inclusive unless stated otherwise.)

CARRIED

7.4.8 2025133 CENTRAL RESERVE SOUTH OVAL SPORTSGROUND SURFACE CONSTRUCTION

Moved: Cr McCluskey Seconded: Cr Lee

MOTION

That Council

1. Awards the tender from SJM Turf and Civil Pty Ltd for Central Reserve South Oval Sportsground Surface Construction, Contract No. 2025133 for a fixed Lump Sum of \$1,639,132.72 with an extra \$220,000 for Contingencies.
2. Authorises the Chief Executive Officer or their delegate to execute the contract agreement.
3. Notes that the anticipated contract commencement date is 10 October 2025 and the expected completion date is 31 March 2026 and
4. Notes that the total budget including the contract Fixed Lump Sum, Project Management / Delivery Fees and Design Services is \$1,797,182.72 with an additional \$220,000 for Contingencies.

(Please note that all dollar figures are GST Inclusive unless stated otherwise.)

CARRIED

7.4.9 2025117 ASHWOOD HIGH SCHOOL NETBALL COURTS - LANDSCAPING & TIERED SEATING IMPROVEMENTS

Moved: Cr James Seconded: Cr B Little

MOTION

That Council

1. Awards the tender from Contek Construction Pty Ltd for Ashwood High School Netball Courts - Landscaping & Tiered Seating Improvements, Contract No. 2025117 for a Fixed Lump Sum of \$1,338,750.27 with an extra \$132,000 for Contingencies.
2. Authorises the Chief Executive Officer or their delegate to execute the contract agreement.
3. Notes that the anticipated contract commencement date is 6 October 2025 and the expected completion date is 30 March 2026 and
4. Notes that the total anticipated project expenditure including the contract Fixed Lump Sum, Design Consultancy, Service relocations and Project Management Fees is \$1,437,750.27 with an extra \$132,000 for Contingencies.

(Please note that all dollar figures are GST Inclusive unless stated otherwise.)

CARRIED

7.4.10 2025099 PROPAGATION AND SUPPLY OF INDIGENOUS PLANTS

Moved: Cr Klisaris

Seconded: Cr James

MOTION

That Council

1. Awards the Tender from Regen Nurseries Pty Ltd for the Propagation and Supply of Indigenous Plants, Contract No. 2025099 for a Schedule of Rates based contract with an estimated contract value of up to \$670,000 for the initial term, and an estimated total contract value of \$1,745,000 inclusive of all available extension options.
2. Authorises the Chief Executive Officer or her delegate to execute the contract agreement.
3. Authorises the Chief Executive Officer to approve extension options subject to satisfactory performance.
4. Notes that the anticipated contract commencement date is 13 October 2025, with an initial term of Three years, with Two separate extension options of Two years each and
5. Notes that the estimated Schedule of Rates contract values stated above are based on historical and anticipated future expenditure, including an allowance for inflation and growth (please refer to the financial section for more information).

(Please note that all dollar figures are GST Inclusive unless stated otherwise.)

CARRIED

7.5 Chief Executive Officer

Nil.

8 NOTICES OF MOTION

8.1 NOTICE OF MOTION- COUNCIL'S DISCRETIONARY EXPENDITURE FUND APPLICATION - SEPTEMBER 2025

Moved: Cr Klisaris

Seconded: Cr B Little

MOTION

That Council resolves to approve one (1) the following application for funding from the Council's Discretionary Expenditure Fund in accordance with the guidelines.

APPLICANT	PURPOSE	AMOUNT RECOMMENDED
Edna Louzado	Financial assistance to run weekly cooking sessions to teach people how to cook healthy meals at home using seasonal and local produce on a budget.	\$1000

CARRIED

9 URGENT BUSINESS

Nil.

10 CONSIDERATION OF WRITTEN REPORTS OF COMMITTEES

Nil.

11 PERSONAL EXPLANATIONS

Nil.

12 COUNCILLORS' REPORTS

Cr Lee provided comments on:

- her attendance at Global Korean Politicians Forum in Seoul.

Cr Fergeus provided comments on:

- the medal presented to the Friends of Vemasse by the President of Timor Leste.

13 CONFIDENTIAL BUSINESS

13.0 MOVE INTO CONFIDENTIAL SESSION

Moved: Cr B Little

Seconded: Cr Klisaris

PROCEDURAL MOTION

That Council, having reviewed and considered the certificates in relation to the matter listed for confidential business, and being satisfied that it is appropriate and necessary to consider these matters in confidential business, resolve to: Close the meeting to the public in accordance with section 66(2)(a) of the Local Government Act 2020 for the reasons specified in the certificate.

CARRIED

The Council moved into Confidential business at 7.32pm.

RETURN TO OPEN COUNCIL

The Council returned to open Council at 7.45pm.

14 MEETING CLOSURE

The Mayor declared the meeting closed at 7.45PM.

MAYOR:

DATED: XX