

## 7.3.3 FINANCIAL MANAGEMENT AND CAPITAL WORKS DECEMBER 2025 QUARTERLY REPORT

<b>Responsible Manager:</b>	Deep Sethi, Chief Financial Officer
<b>Responsible Director:</b>	Simone Wickes, Director Corporate Services

### RECOMMENDATION

#### That Council

1. Notes the Quarterly Financial Management and Capital Works Progress Report for the period ending December 2025, presented in accordance with Section 97 of the *Local Government Act 2020*.
2. Approves the project variations contained therein.
3. Approves the amendment to Annual Plan actions contained therein.

### INTRODUCTION

The Quarterly Financial Statements are prepared for formal presentation to the Council in accordance with Section 97 of the Act.

The Quarterly Financial Statements include a comparison of year-to-date (YTD) actual revenue and expenditure with budgeted revenue and expenditure for the current financial year.

### COUNCIL PLAN STRATEGIC OBJECTIVES

A council with good governance, strong leadership and community involvement in decision making. A Council that provides governance and leadership for the benefit of our community through community engagement, advocacy, decision making and action.

### BACKGROUND

The Quarterly Financial Statements are prepared for formal presentation to the Council in accordance with Section 97 of the Act.

The Quarterly Financial Statements include a comparison of year-to-date (YTD) actual revenue and expenditure with budgeted revenue and expenditure for the current financial year.

Council's 2025/26 Adopted Budget included four financial statements (referring to Attachment A):

- Comprehensive Income Statement
- Balance Sheet
- Statement of Cash Flows
- Statement of Capital Works.

This report also provides a review of the 2025/26 Capital Works Program. An update on the Capital Works Portfolio can be found in Attachment B.

The Capital Works Progress report:

- Informs Council of funding changes to the program
- Seeking approval for new projects and project variations
- Quantifies the variation in project expenditure due to project changes.

## DISCUSSION

### Year-to-date Operating Results Summary

As at December 2025, the YTD net surplus from ordinary operations before transfers to Reserves is \$95.9M, representing a 20.9% (\$16.6M) favourable variance against budget (\$79.32M).

**Table 1: Operating results summary**

	YTD Actual \$'000	YTD Mgmt Budget \$'000	YTD Variance \$'000	%	Budget \$'000	Forecast \$'000	Variance \$'000	%	traffic lights
Total income	222,026	203,245	18,781	9.2%	248,591	267,107	18,516	7.4%	●
Total expenses	126,144	123,925	(2,219)	-1.8%	238,729	244,459	(5,730)	(2.4%)	●
<b>Surplus (deficit) for the year</b>	<b>95,882</b>	<b>79,320</b>	<b>16,562</b>	<b>20.9%</b>	<b>9,862</b>	<b>22,648</b>	<b>12,786</b>	<b>129.6%</b>	●
Less Capital Income (non-recurrent)	2,923	8,559	(5,636)	(65.8%)	7,073	9,711	2,639	37.3%	●
Less Contribution	5,390	3,212	2,178	67.8%	9,956	9,036	(920)	9.2%	●
Profit from Sale of Assets	11,991	-	11,991	0.0%	-	11,991	11,991	0.0%	●
<b>Adjusted underlying surplus/ (deficit)</b>	<b>75,578</b>	<b>67,549</b>	<b>8,028</b>	<b>11.9%</b>	<b>(7,166)</b>	<b>(8,090)</b>	<b>(924)</b>	<b>(12.9%)</b>	●

Income is favourable to the year-to date (YTD) budget by \$18.8M, primarily due to the sale of Council Land (Partial sale of 22-32 O'Sullivan Road), higher than budgeted parking fees and court fines and favourable contributions from public open space developments.

Expenditure is unfavourable to YTD by \$2.2M, mainly as a result of increased depreciation arising from asset capitalisation and revaluation adjustments from previous financial year. A review of depreciation useful lives and related accounting treatment will be undertaken during the current financial year to review the depreciation expense.

*The full Income Statement is included in Attachment A - Financial Statements & Indicators.*

### Forecast Summary

As at December 2025, the full year 2025/26 forecast for net operating surplus after transfers to reserves is \$22.7M which is favourable compared to the adopted budget surplus of \$9.9M. The adjusted underlying result forecast reflects an unfavourable deficit variance of \$8.1M which includes timing adjustments for one-off capital income grants expected for various capital work projects.

The 2025-26 forecast reflects the continuation of high-level activities and services in a full year of operations, as provided for in the adopted budget.

Year-to-date favourable income (\$18.5M) is primarily attributable to the sale of Council Land (Partial sale of 22-32 O'Sullivan Road), higher statutory fees income, additional recovery from SRLA costs and insurance claim recoveries. Employee costs are unfavourable by \$1.3M, mainly due to the EBA

sign on bonus and an average salary increase of 3%. Materials and services are forecast to be unfavourable at \$2.6M mainly as a result of additional legal costs associated with the panel hearing for SRLA.

At this stage, the forecast end-of-year financial result is expected to meet or exceed the 2025-26 budget targets. Additional capital income has been forecast for certain projects: however, capital income generally aligns with project progress and milestone payments. Key projects aligned with the Suburban Rail Loop Authority works, including property acquisitions, are expected to occur in the first six months of this financial year and are anticipated to have favourable impact on Council's financial position.

The capital works program is monitored regularly and reported monthly to ELT and quarterly to Council. The program is expected to progress throughout the year in line with last financial year. Project progress and any budget amendments will continue to be reported quarterly to Council.

*The full Income Statement is included in Attachment A - Financial Statements & Indicators.*

## **BALANCE SHEET**

The Balance Sheet shows a favourable financial position as of 31 December 2025, with total current assets of \$233.1M and total current liabilities of \$105.3M (working capital ratio 221%). Current debtors include rate debtors of \$116.5M owed but not yet paid. The budgeted working capital figure for the year is 223.3% (Attachment A).

The unrestricted cash position surplus is \$40.6M as of 31 December 2025. This comprises restricted cash required by legislation of \$31.6M (\$4.7M drainage, \$2.9M parking reserve and \$2.9M public open space) and trust funds and deposits of \$21.0M. Cash and investments are currently higher than budget and are expected to hold this position for the year.

## **STATEMENT OF CASH FLOWS**

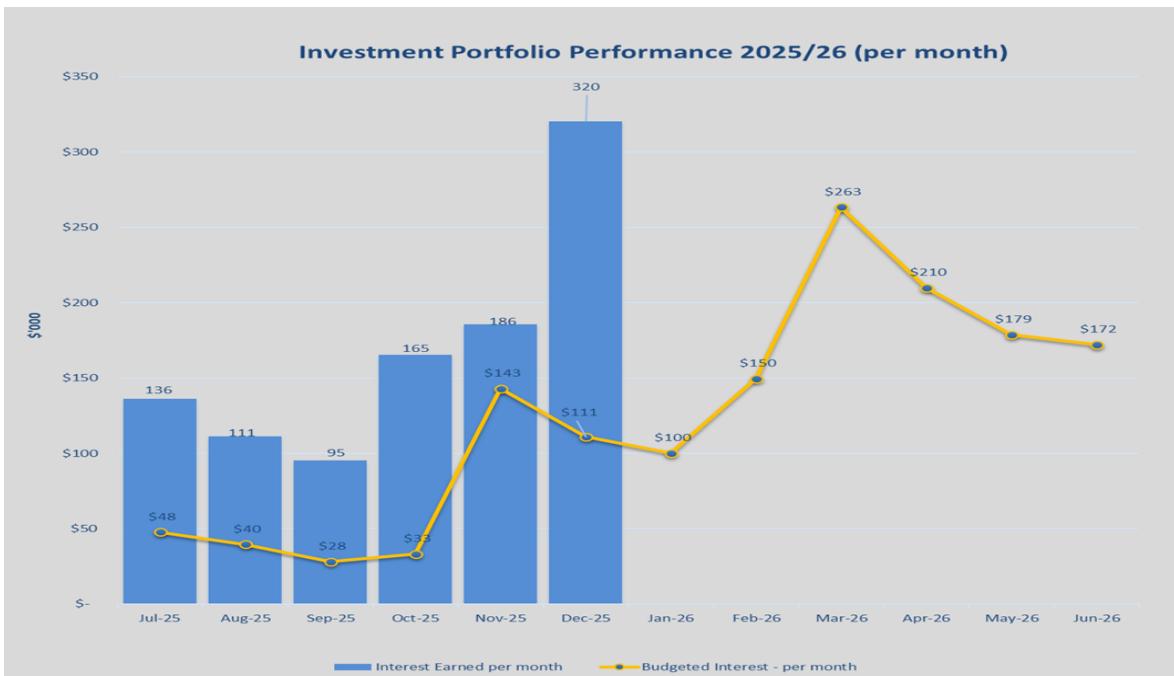
The Cash Flow Statement shows Council's cash position at the end of December 2025 at \$72.2M, which is higher than the year-to-date budget level of \$30.7M. The forecast end-of-year cash position is \$75.0M, which is an increase compared to the Adopted Budget of \$30.7M. This is primarily due to property sales forecast during the year.



## Investment interest performance

The following graph highlights the monthly interest performance on total cash invested. Interest performance is higher mainly due to the current cash position. Cash is expected to increase with each rate instalment period, but considerable expenditure will occur outside these periods due to another large, committed capital program. Cash levels are regularly monitored and are forecast to be favorable at year end.

As of 31 December 2025, Council has a cash balance of \$72M with \$59M in Term Deposit investments.

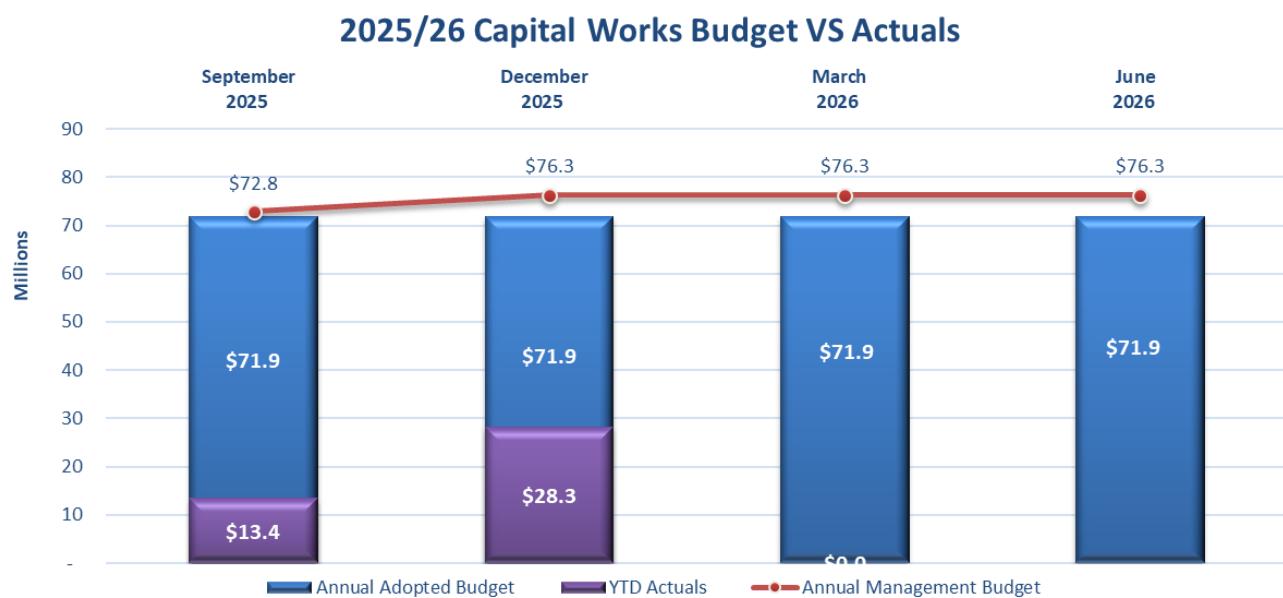


## STATEMENT OF CAPITAL WORKS

The Statement of Capital Works presents Council's performance against the adopted 2025/26 Capital Works Budget of \$71.9M. The total spends to end of December 2025 is \$28.3M against the adopted budget.

The annual plan target is to achieve a minimum of 90% expenditure of the agreed Capital Works Budget. The target is expected to be achieved by 30 June 2026. Some project variations have been received which results in a current management budget of \$76.3M.

A more detailed update on the capital works portfolio can be found at Attachment B.



### Adjustments to the 2025/26 Capital Works Expenditure Budget

The adopted 2025/26 Capital Budget of \$71.9M has been adjusted to a management budget of \$76.3M as at 31 December 2025, taking account of new projects with external income and either reduced or additional expenditure required for completion of the program (Attachment B).

The budget movement since adoption (\$71.9M) is an increase of \$4.4M.

A status update on the whole capital works portfolio plus quarterly update on the agreed high-profile projects can be found at Attachment B – 2025/26 Quarterly Capital Works Report.

## ANNUAL PLAN

Included in the adopted Annual Budget are a set of Major Initiatives and Initiatives that Council planned to undertake during 2025/26. Council is requested to endorse the change of the following initiative set out in the table below.

Current Action	Changed Wordings	Reason for change or removal
Finalise and adopt the Children Youth and Family Services Infrastructure Plan and commence implementation.	Continue the development of the new <i>Children Youth and Family Services Infrastructure Plan</i> .	<i>Work on this plan has been delayed. Completion of the Children Youth and Family Services Infrastructure Plan is reliant on planning funding from the Victorian Government. A key consideration is an up-to-date Kindergarten Infrastructure Services Plans (KISP), which is expected to be finalised in early 2026. Monash continues to monitor the Victorian Government Best Start Best Life reform and implications for local infrastructure planning.</i>

## FINANCIAL IMPLICATIONS

The Quarterly Financial Management and Capital Works Report details Council's operational financial performance for the period and also provides an update on the progress of the Capital Works Program for the current year.

## POLICY IMPLICATIONS

There are no policy implications to this report.

## CONSULTATION

Community consultation was not required.

## SOCIAL IMPLICATIONS

There are no social implications to this report.

## HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

## **GENDER IMPACT ASSESSMENT**

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'.

## **CONCLUSION**

Council's financial position reflects an overall positive performance against budget year to date, made up of a few variances, both favourable and unfavourable, across Council's operational services. These variances will continue to be monitored for the remainder of the financial year, and a favourable result is expected.

The Capital Works adopted budget of \$71.9M is again a large capital works program undertaken by Council. Some project variations have been identified since budget adoption and the adjusted management budget for the capital program currently is \$76.2M.

## **ATTACHMENT LIST**

1. Attachment A Financial Statement and Indicators 31 Dec 2025 [**7.3.3.1** - 5 pages]
2. Attachment B Capital Works Progress Report Dec 2025 [**7.3.3.2** - 15 pages]

**ATTACHMENT A – Financial Statements and Indicators****Comprehensive Income Statement**

Comprehensive Income Statement for the period ending 31 December 2025							
	YTD Actual \$'000	YTD MGT Budget \$'000	YTD Variance \$'000	2025/26 Adopted Budget \$'000	2025/26 Forecast \$'000	Forecast Variance \$'000	Forecast Variance %
<b>Revenue from Ordinary Activities</b>							
Rates & Charges	157,830	157,774	56	158,335	158,360	25	0
Statutory Fees & Fines	7,893	6,250	1,643	13,346	14,647	1,301	9.7%
User Fees	20,141	19,825	316	34,125	35,011	886	2.6%
Grants - Operating	10,718	9,866	851	20,141	20,873	731	3.6%
Grants - Capital	5,185	5,167	18	10,335	12,973	2,639	25.5%
Contributions - cash	5,390	3,212	2,178	9,956	9,036	(920)	(9.2%)
Other Revenue	2,878	1,151	1,727	2,352	4,216	1,863	79.2%
Profit from Sale of Assets	11,991	-	11,991	-	11,991	11,991	0.0%
<b>Total Revenue</b>	<b>222,026</b>	<b>203,245</b>	<b>18,781</b>	<b>248,591</b>	<b>267,107</b>	<b>18,516</b>	<b>7.4%</b>
<b>Expenses from Ordinary Activities</b>							
Employee Costs	52,311	51,149	(1,162)	102,467	103,783	(1,316)	-1.3%
Materials & Services	49,888	51,267	1,379	93,245	95,821	(2,576)	-2.8%
Depreciation	21,285	18,500	(2,785)	37,000	39,000	(2,000)	-5.4%
Amortisation - Intangible Assets	1,486	1,650	164	3,300	3,300	-	0.0%
Amortisation - Right of Use Assets	753	825	72	1,650	1,517	133	8.1%
Bad and doubtful debts	1	5	4	10	10	-	0.0%
Finance costs	77	91	14	183	154	29	16.0%
Other Expenses	343	437	94	874	874	-	0.0%
<b>Total Expenses</b>	<b>126,144</b>	<b>123,925</b>	<b>(2,219)</b>	<b>238,729</b>	<b>244,459</b>	<b>(5,730)</b>	<b>-2.4%</b>
<b>Net Surplus/(Deficit) from Ordinary Operations</b>	<b>95,882</b>	<b>79,320</b>	<b>16,562</b>	<b>9,862</b>	<b>22,648</b>	<b>12,786</b>	<b>129.6%</b>

## Balance Sheet

Balance Sheet					
as at 31 December 2025					
	31 Dec 2025 Actual \$'000	2025/26 Adopted Budget \$'000	2025/26 Annual Forecast \$'000	Forecast Variance \$	Forecast Variance %
<b>ASSETS</b>					
<i>Current Assets</i>					
Cash & Cash Equivalents	72,241	30,766	75,043	44,277	143.9%
Trade and Other Receivables	116,538	21,943	21,943	-	0.0%
Non-current assets classified as held for sale	41,952	93,572	93,572	-	0.0%
Other Assets	2,403	3,271	3,271	-	0.0%
<b>Total Current Assets</b>	<b>233,134</b>	<b>149,552</b>	<b>193,829</b>	<b>44,277</b>	<b>29.6%</b>
<i>Non-Current Assets</i>					
Property, Plant & Equipment	4,057,199	3,795,698	4,007,021	211,323	5.6%
Right of use assets	4,589	4,199	4,199	-	0.0%
Intangibles	8,216	11,002	11,002	-	0.0%
Other Assets	0	921	921	-	0.0%
<b>Total Non-Current Assets</b>	<b>4,070,004</b>	<b>3,811,820</b>	<b>4,023,143</b>	<b>211,323</b>	<b>5.5%</b>
<b>Total Assets</b>	<b>4,303,138</b>	<b>3,961,372</b>	<b>4,216,972</b>	<b>255,600</b>	<b>6.5%</b>
<b>LIABILITIES</b>					
<i>Current Liabilities</i>					
Trade and Other Payables	17,659	25,185	25,185	-	0.0%
Trust Funds and Deposits	65,041	18,290	53,290	(35,000)	(191.4%)
Provision	21,759	21,813	21,813	-	0.0%
Lease Liability	825	1,697	1,697	-	0.0%
<b>Total Current Liabilities</b>	<b>105,284</b>	<b>66,985</b>	<b>101,985</b>	<b>(35,000)</b>	<b>(52.3%)</b>
<i>Non-Current Liabilities</i>					
Provision	2,213	1,292	1,292	-	0.0%
Other Liabilities	0	3,517	3,517	-	0.0%
Lease Liability	4,127	2,722	2,722	-	0.0%
<b>Total Non-Current Liabilities</b>	<b>6,340</b>	<b>7,531</b>	<b>7,531</b>	<b>-</b>	<b>0.0%</b>
<b>Total Liabilities</b>	<b>111,624</b>	<b>74,516</b>	<b>109,516</b>	<b>(35,000)</b>	<b>(47.0%)</b>
<b>Net Assets</b>	<b>4,191,514</b>	<b>3,886,856</b>	<b>4,107,456</b>	<b>220,600</b>	<b>5.7%</b>
<b>EQUITY</b>					
Accumulated Surplus	1,257,435	1,124,081	1,083,043	(41,038)	(3.7%)
Reserves	2,934,079	2,762,775	3,024,413	261,638	9.5%
<b>Total Equity</b>	<b>4,191,514</b>	<b>3,886,856</b>	<b>4,107,456</b>	<b>220,600</b>	<b>5.68%</b>

## Statement of Cash Flows

Statement of Cash Flows for the period ending 31 December 2025							
	YTD Actual \$'000	YTD Budget \$'000	YTD Variance \$'000	2025/26 Adopted Budget \$'000	2025/26 Forecast \$'000	Forecast Variance \$'000	Forecast Variance %
	Inflows (Outflows)	Inflows (Outflows)	Fav (Unfav)	Inflows (Outflows)	Inflows (Outflows)	Fav (Unfav)	Fav (Unfav)
<b>Cash Flows from Operating Activities</b>							
<b>Receipts</b>							
Rates & Charges	62,776	62,339	437	158,334	158,359	25	0.0%
Statutory Fees & Fines	7,893	7,707	186	13,346	14,647	1,301	9.7%
User Fees	20,272	19,825	447	36,219	37,105	886	2.4%
Grants - Operating	10,359	10,362	(3)	20,141	20,872	731	3.6%
Grants - Capital	5,896	5,669	227	10,336	12,975	2,639	25.5%
Contributions - cash	5,390	4,843	547	9,956	9,036	(920)	-9.2%
Interest Revenue	904	455	449	1,476	3,339	1,863	126.2%
GST reimbursed by Australian Tax Office	8,448	8,460	(12)	14,939	14,939	-	0.0%
Other Revenue	2,102	1,949	153	927	927	-	0.0%
Employee Costs	(50,644)	(50,926)	282	(101,696)	(103,012)	(1,316)	(1.3%)
Materials & Services	(62,034)	(61,804)	(230)	(106,470)	(109,046)	(2,576)	(2.4%)
Other Expenses	(344)	(381)	37	(884)	(884)	-	0.0%
GST paid to Australian Tax Office	(1,168)	(1,169)	1	(2,389)	(2,389)	-	0.0%
<b>Operating Activities</b>	<b>9,850</b>	<b>7,329</b>	<b>2,521</b>	<b>54,235</b>	<b>56,867</b>	<b>2,632</b>	<b>4.9%</b>
<b>Cash Flows from Investing Activities</b>							
Payments for Property, Plant and Equipment	(28,655)	(28,914)	259	(78,342)	(76,008)	2,334	3.0%
Proceeds from Sale of Property, Plant and Equipment	11,991	590	11,401	4,780	16,771	11,991	250.9%
<b>Investing Activities</b>	<b>(16,664)</b>	<b>(28,324)</b>	<b>11,660</b>	<b>(73,562)</b>	<b>(59,237)</b>	<b>14,325</b>	<b>19.5%</b>
<b>Cash Flows from Financing Activities</b>							
Trusts and Deposits	35,749	-	35,749	-	35,000	35,000	-
Proceed from borrowings	-	-	-	50,000	50,000	-	-
Repayment of borrowings	-	-	-	(50,000)	(50,000)	-	-
Interest paid - Lease Liability	(77)	0	(77)	(183)	(154)	29	16.0%
Repayment of Lease Liability	(693)	0	(693)	(1,642)	(1,509)	133	-8.1%
<b>Financing Activities</b>	<b>34,979</b>	<b>0</b>	<b>34,979</b>	<b>(1,825)</b>	<b>33,337</b>	<b>35,162</b>	<b>1926.7%</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>28,165</b>	<b>(20,995)</b>	<b>49,160</b>	<b>(21,152)</b>	<b>30,968</b>	<b>52,120</b>	<b>246.4%</b>
Cash and cash equivalents at the beginning of the financial year	44,075	44,075	0	51,918	44,075	(7,843)	(15.1%)
<b>Cash and cash equivalents at the end of the period</b>	<b>72,240</b>	<b>23,080</b>	<b>49,160</b>	<b>30,765</b>	<b>75,042</b>	<b>44,277</b>	<b>143.9%</b>

## Statement of Capital Works

Statement of Capital Works for the period ending 31 December 2025						
	YTD Actual \$'000	2025/26 Adopted Budget \$'000	% Complete	2025/26 Management Budget \$'000	Variance to Adopted Budget \$	Variance to Adopted Budget %
<b>Property</b>						
Land Improvements	10	150	-	137	13	(100.0%)
<b>Total land</b>	<b>10</b>	<b>150</b>	-	<b>137</b>	<b>13</b>	<b>(100.0%)</b>
Buildings and Building Improvements	6,509	14,388	45.2%	18,613	(4,225)	-29.4%
<b>Total buildings and building improvements</b>	<b>6,509</b>	<b>14,388</b>	<b>45.2%</b>	<b>18,613</b>	<b>(4,225)</b>	<b>-29.4%</b>
<b>Total property</b>	<b>6,519</b>	<b>14,538</b>	<b>44.8%</b>	<b>18,750</b>	<b>(4,212)</b>	<b>(29.0%)</b>
<b>Plant &amp; Equipment</b>						
Plant, machinery and equipment	1,757	2,477	71.0%	2,855	(378)	(15.3%)
Fixtures, fittings and furniture	538	515	104.5%	629	(114)	(22.1%)
Computers and telecommunications	3,296	7,378	44.7%	7,387	(8)	(0.1%)
Library books	764	1,372	55.7%	1,372	-	0.0%
<b>Total plant and equipment</b>	<b>6,356</b>	<b>11,742</b>	<b>54.1%</b>	<b>12,243</b>	<b>(501)</b>	<b>(4.3%)</b>
<b>Infrastructure</b>						
Roads	5,643	14,250	39.6%	12,736	1,514	(3.9%)
Bridges	22	388	5.8%	430	(42)	(10.9%)
Footpaths and cycleways	5,091	11,020	46.2%	10,643	377	(1.6%)
Drainage	543	2,630	20.7%	2,188	442	16.8%
Recreational, leisure and community facilities	3,616	12,552	28.8%	13,973	(1,421)	(11.3%)
Waste Management	0	84	0.0%	84	-	0.0%
Parks, open space and streetscapes	342	3,564	9.6%	4,059	(495)	(10.5%)
Off street car parks	60	780	0.0%	789	(9)	0.0%
Other infrastructure	64	326	19.7%	364	(38)	(11.5%)
<b>Total Infrastructure</b>	<b>15,382</b>	<b>45,594</b>	<b>33.7%</b>	<b>45,266</b>	<b>328</b>	<b>0.7%</b>
<b>Total capital works expenditure</b>	<b>28,256</b>	<b>71,874</b>	<b>39.3%</b>	<b>76,258</b>	<b>(4,384)</b>	<b>(6.1%)</b>
<b>Represented by:</b>						
New Asset expenditure	1,477	3,757	39.3%	3,986	(229)	(6.1%)
Asset renewal expenditure	16,022	40,753	39.3%	43,239	(2,486)	(6.1%)
Asset expansion expenditure	3,000	7,631	39.3%	8,097	(466)	(6.1%)
Asset upgrade expenditure	7,758	19,733	39.3%	20,937	(1,204)	(6.1%)
<b>Total capital works expenditure</b>	<b>28,256</b>	<b>71,874</b>	<b>39.3%</b>	<b>76,258</b>	<b>(4,384)</b>	<b>(6.1%)</b>
<b>Funding sources represented by:</b>						
Grants	5,185	10,335	50.2%	12,973	(2,639)	(25.5%)
Contributions	861	11,589	7.4%	10,669	920	7.9%
Council cash	22,210	49,950	44.5%	52,616	(2,666)	(5.3%)
Borrowings	-	-	-	-	-	0.0%
<b>Total capital works expenditure</b>	<b>28,256</b>	<b>71,874</b>	<b>39.3%</b>	<b>76,258</b>	<b>(4,384)</b>	<b>(6.1%)</b>



## Financial Indicators

Indicator	Measure	YTD Actual 2025/26	Full Year Budget 2025/26
<b><i>Operating position</i></b>			
Adjusted Underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying revenue	36.8%	0.6%
<b><i>Liquidity</i></b>			
Working Capital	Current assets / current liabilities	221.4%	223.3%
Unrestricted cash	Unrestricted cash / current liabilities	-7.91%	12.3%
<b><i>Obligations</i></b>			
Loans and borrowings	Interest bearing loans and borrowings / rate revenue	0.00%	0.00%
Loans and borrowings	Interest and principal repayments / rate revenue	0.00%	0.00%
Indebtedness	Non-current liabilities / own source revenue	3.1%	3.1%
Asset renewal	Asset renewal expenditure / depreciation	75.3%	116.9%
<b><i>Stability</i></b>			
Rates concentration	Rate revenue / adjusted underlying revenue	79.1%	65.9%
Rates effort	Rate revenue / CIV of rateable properties in the municipality	0.2%	0.2%
<b><i>Efficiency</i></b>			
Expenditure level	Total expenses / No. of property assessments	\$1,474	\$2,789
Revenue level	Residential rate revenue/No. of residential assessments	\$1,597	\$1,543
Workforce turnover	No. of permanent staff resignations & terminations / average no. of permanent staff for the financial year	3.1%	11.0%



## ATTACHMENT B

### 2025/26 Quarter 2 Capital Works Report

This report provides information on the 2025/26 Capital Works Portfolio as at end of December 2025. This quarterly report:

- Summarises the 2025/26 Capital Works Portfolio status
- Seeks approval for new projects and project variations
- Informs Council of funding changes to the portfolio as a result of project variations.

### 2025/26 Capital Works Portfolio Overview

At the end of second quarter, Council has a capital works portfolio of 164 projects with a current management budget value of \$76,258,480. This includes the following new projects:

- Jordan Reserve Electronic Scoreboard
- Capital Reserve Feasibility and Functional Site Plan
- Mayfield Park Pavilion Feasibility and Functional Site Plan

At quarter-end, 37% of the current management budget has been expended.

A summary of projects distinguishing between agreed high profile projects and other projects in the 2025/26 Capital Works Portfolio is shown in the table below.

**Table 1: Breakdown of project between high profile and others**

Project type	Number of projects	2025/26 Management Budget	YTD Actuals at end of Q2
High profile projects	11	\$22,934,150	\$ 10,032,231
Other projects	153	\$ 53,324,330	\$ 18,233,619
<b>TOTAL</b>	<b>164</b>	<b>\$ 76,258,480</b>	<b>\$ 28,265,850</b>

### Variation movement

This quarter includes a number of variations for review and approval, a summary in the table below (detailed breakdown in the table following).

**Table 2: Summary of Variations for Q2**

Description of variation requests	Value (change)	Note
Management Budget 2025/26 Q1	\$72,834,428	161 projects in the 2025/26 Capital Works Portfolio including 25 multi-year projects
New projects	\$175,000	Three new projects including one externally fully funded project (grant of \$75,000)
Additional funds	\$396,150	Three projects requested funds to enable full scope of works to be completed

Rephasing funds to from 2026/27 to 2025/26	\$3,321,098	Two projects brought forward funds <ul style="list-style-type: none"> <li>• Glen Waverley Civic Precinct project to undertake an early works package, and recognised new grant funding of \$1.0M</li> <li>• Hotham Street Rehabilitation</li> </ul>
Surplus funds	-\$468,195	Four projects returning funds not required
End of Q2	\$76,258,480	164 projects in the 2025/26 Capital Works Portfolio

Table 3: Project variations (September 2025 to December 2025)

Project Name	Adopted Budget	Q1 Management Budget	Quarter 2 Adjustments			Agreed Capital Works budget at Q2
			New Funds	Additional funds	Surplus Funds	
Hotham Street, Hughesdale - Road Rehabilitation (Construction)**	1,400,000	1,400,000	-	368,664	-	1,768,664
Project Management System*	218,302	215,122	-	51,600	-	266,722
Investigation of council owned retaining walls for replacement (capital works)	-	2,145	-	-	195	1,950
Right of Way Reconstruction Rear of 89 - 113 Kingsway Glen Waverley*	100,000	100,000	-	264,550	-	364,550
35 Atkinson Street, Chadstone (Construction)	420,000	420,000	-	-	125,000	295,000
13-47 Kennedy Street, Glen Waverley (Construction)	800,000	800,000	-	-	317,200	482,800
Valley Reserve drainage works in Scout Hall area – Construction*	600,000	600,000	-	80,000	-	680,000
Glen Waverley Civic Precinct project**	1,603,600	1,667,566	-	2,952,434	-	4,620,000
DT 2025-26 Oracle Application Renewal Program	200,000	200,000	-	-	25,800	174,200
Jordan Reserve Electronic Scoreboard	-	-	75,000	-	-	75,000
Capital Reserve Feasibility and Functional Site Plan	-	-	50,000	-	-	50,000
Mayfield Park Pavilion Feasibility and Functional Site Plan	-	-	50,000	-	-	50,000
	<b>5,341,902</b>	<b>5,404,833</b>	<b>175,000</b>	<b>3,717,248</b>	<b>468,195</b>	<b>8,828,885</b>

\*Change in Project name

\*\*Additional funds include rephasing of project funds from 26.27 to 25.26

## Summary of high profile capital works projects

Each quarter, a status update on the progress on high profile projects. High profile projects are determined due to their significant community benefit/concern, high value, and/or projects with significant risks being managed.

The table below provides a summary of key highlights, with a more project-by-project update on subsequent pages of this report.

**Table 4: Summary of High Profile Projects in 2025/26**

Project Name	Progress Health <sup>1</sup>	Total Project Budget	2025/26 Management Budget <sup>2</sup>
Brandon Park Reserve Pavilion Redevelopment	On Track	\$4,618,000	\$4,302,863
Carlson Reserve Pavilion Redevelopment - Construction	On Track	\$2,800,000	\$58,067
Coleman Parade - SRL/Council Road Rehabilitation	On Track	\$3,779,390	\$3,708,475
Cycling Connection between Scotchmans Creek Trail and Djerring Trail	On Track	\$4,135,000	\$3,067,281
Extension of Bogong Multi Level Car Park	On Track	\$41,493,852	\$40,000
Gardiners North Reserve Pavilion Redevelopment	On Track	\$4,500,000	\$30,000
Glen Waverley Civic Precinct Project	On Track	\$4,620,000	\$4,620,000
Hotham Street, Hughesdale - Road Rehabilitation (Construction)	On Track	\$2,328,664	\$1,768,664
Mt Waverley Reserve Sports Hub	On Track	\$11,760,746	\$3,099,041
Waverley Rail Trail - Jordanville Station to Mount Waverley Station (Construction) <sup>3</sup>	Off Track	\$2,200,000	\$2,200,000

<sup>1</sup> Traffic light indicators represent the project progress against scheduled milestones.

<sup>2</sup> Includes variations approved as part of this council report. Total budget may also be impacted.

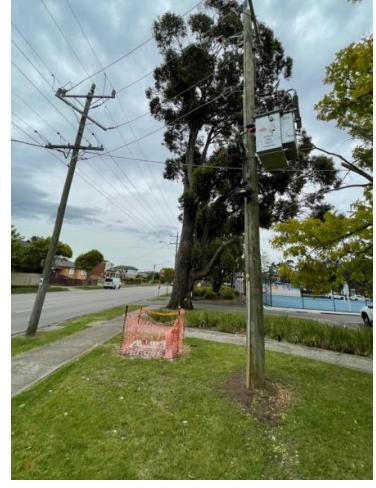
<sup>3</sup> Off Track status is due to external approvals.



## Brandon Park Reserve Pavilion Redevelopment

<b>Location:</b> 645 Ferntree Gully Road, Glen Waverley	
<b>Progress health:</b>	<span>On Track</span>
<b>Start and Finish Dates:</b> May 2024 - June 2026	<b>Estimated Practical Completion Date:</b> June 2026
<b>25/26 Current Management Budget:</b> \$4,302,863	<b>Total Project Budget:</b> \$4,618,000
<b>Summary of project:</b> Following the investigations and conceptual design work undertaken in 2023/24, this project will deliver the pavilion upgrade at Brandon Park Reserve, home to Mazenod Soccer Club and Mulgrave - Wheelers Hill Cricket Club.	
<b>Progress this quarter:</b> The Pavilion was completed in December 2025 enabling the users to move in, with demolition of the old pavilion to occur in January/February 2026. Car park construction is to follow demolition with expected completion by June 2026.	
	

## Carlson Reserve Pavilion Redevelopment – Construction

<b>Location:</b> Carlson Reserve Pavilion, Clayton	
<b>Progress health:</b>	<span>On Track</span>
<b>Start and Finish Dates:</b> October 2023 - November 2025	<b>Estimated Practical Completion Date:</b> November 2025
<b>25/26 Current Management Budget:</b> \$58,067	<b>Total Project Budget:</b> \$2,800,000
<p><b>Summary of project:</b> The project will deliver a new modular sporting pavilion supporting cricket, soccer, and community use—marking the City of Monash's first fully modular design and construct facility. It includes a compliant football facility, enhances site-wide functionality, and improves reserve entry for broader public access. A major electrical upgrade was also completed to support Council buildings and infrastructure.</p>	
<p><b>Progress this quarter:</b> Carlson Reserve whole of site electrical supply upgrade is now completed. United Energy installed the new electrical pole and high voltage substation on 28 November, followed by our electrical contractor completing the final connection of new electrical pillar and metering on 8 December.</p> <p>The increased supply now supplies all reserve community assets including the sports oval flood lighting, sporting pavilion, public BBQ, multi-sport court flood lighting, car park lighting and Monash Community Inn.</p> <p>Project is being finalised for closure.</p>	
 	



## Coleman Parade - SRL/Council Road Rehabilitation

<b>Location:</b> Coleman Parade, Glen Waverley	
<b>Progress health:</b>	<span>On Track</span>
<b>Start and Finish Dates:</b> Jan 2025 - June 2026	<b>Estimated Practical Completion Date:</b> March 2026
<b>25/26 Current Management Budget:</b> \$3,708,475	<b>Total Project Budget:</b> \$3,779,390 <sup>4</sup>
<p><b>Summary of project:</b> The project involves rejuvenating Coleman Parade by reconstructing failed road pavement, upgrading drainage, and improving road safety. The project addresses compliance with current road design standards, visual amenity, and reducing maintenance costs, supporting sustainable transport options. The project also delivers an upgraded shared path along the north side of Coleman Parade linking Syndal to Glen Waverley.</p>	
<p><b>Progress this quarter:</b> As of the end of December 2025, all works on the south side of Coleman Parade within Stages 1, 2 and 3, including concrete kerb and channel, driveways, pram crossings, bus stops and footpaths, have been fully completed. All works on the north side within stage 1 and 2 have been fully completed. Stage 1 road pavement works have also been completed. The project is scheduled for completion in March 2026.</p>	
<p>Complete <span style="color: green;">—</span> In construction <span style="color: orange;">—</span> Planned works <span style="color: blue;">—</span></p> <p><b>Progress of Works December 2025</b></p> <p><b>Map Labels:</b> Northside works 100% complete (multiple locations) Southside works 100% complete (multiple locations) Stage 1 Stage 2 Stage 3 Stage 4</p>	

<sup>4</sup> The total project budget was decreased from \$5.9M to \$3.7M as endorsed by Council at its meeting, 27 May 2025.



## Cycling Connection between Scotchmans Creek Trail and Djerring Trail

<b>Location:</b> Djerring Trail to Scotchmans Creek Trail, Oakleigh	
<b>Progress health:</b>	<span>On Track</span>
<b>Start and Finish Dates:</b> September 2023 – June 2026	<b>Estimated Practical Completion Date:</b> December 2025 <sup>5</sup>
<b>25/26 Current Management Budget:</b> \$3,067,281	<b>Total Project Budget:</b> \$4,135,000 <sup>6</sup>
<p><b>Summary of project:</b>            Work is to be delivered in three stages:           <ul style="list-style-type: none"> <li>• Stage 1 Dandenong Road to Atherton Road</li> <li>• Stage 2 Atherton Road to Djerring Trail</li> <li>• Stage 2B Atherton Road and Atkinson St intersection (design)</li> <li>• Stage 3 Scotchmans Creek Trail to Dandenong Road (design)</li> </ul>           This project includes Stages 1 and 2, as these are to be delivered together, and design of stage 3. Construction of Stage 3 is earmarked for future budget deliberations.         </p>	
<p><b>Progress this quarter:</b></p> <ul style="list-style-type: none"> <li>• Stage 1 (Dandenong Rd–Atherton Rd): Civil works completed. Bus stop safety review in progress.</li> <li>• Stage 2 (Atherton Rd–Djerring Trail): Works completed.</li> <li>• Stage 2B (Atherton–Atkinson Rd Intersection): Option analysis is underway for bike path alignment.</li> <li>• Stage 3 (Scotchmans Creek Trail–Dandenong Rd): Concept planning has been completed. Detail design is in progress and due to be completed by June 2026.</li> </ul> <p>The bicycle path between Dandenong Road &amp; Djerring Trail was opened to users on 23 December 2025.</p>	
	

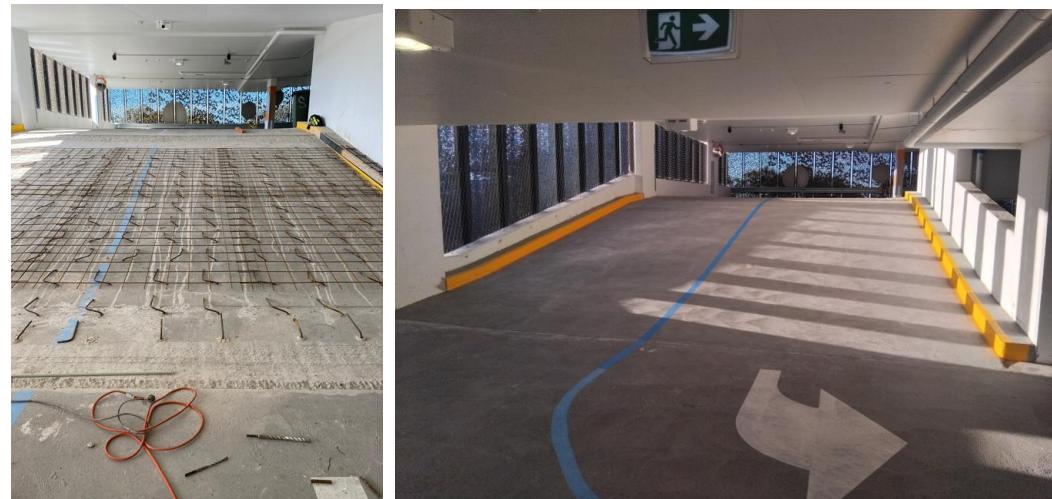
<sup>5</sup> This is for the construction of Stages 1 and 2 only

<sup>6</sup> This multi-year project currently covers stages 1 and 2 in the total project cost. Cost to construct Stage 3 (Scotchmans Creek Trail to Dandenong Road) will be considered by Council in future years budget deliberations.



## Extension of Bogong Multi Level Car Park<sup>7</sup>

<b>Location:</b> Bogong Avenue, Glen Waverley <b>Progress health:</b> <span style="background-color: #90EE90; border-radius: 10px; padding: 2px 10px; display: inline-block;">On Track</span>	
<b>Start and Finish Dates:</b> August 2023 – April 2025	<b>Practical Completion Date:</b> April 2025
<b>25/26 Current Management Budget:</b> \$40,000	<b>Total Project Budget:</b> \$41,493,852
<b>Summary of project:</b> <p>Council is committed to the provision of car parking in the Glen Waverley Activity Centre (GWAC). The GWAC is in desperate need of additional car parking following SRLA proposal to occupy the Montclair Avenue car park site. The extension of the existing Bogong car park provides additional parking required within the precinct. Works include:</p> <ul style="list-style-type: none"> <li>Four additional levels with approximately 520 car / bike spaces</li> <li>New lift and lift-well</li> <li>Motorcycle and bicycle parking</li> <li>Electric charging bays, smart parking assistance and signage</li> <li>Parking enforcement technology</li> <li>Anti-climb measures/ barriers</li> <li>Internal and external lighting, and minor landscaping.</li> </ul>	
<b>Progress this quarter:</b> <p>The car park was opened in April 2025. Ramp rectification works were undertaken in November to soften the gradient on ramp 5 to 6. This was completed under defect rectification works at no cost to Council. Final Completion is in April 2026 following Defects Liability Period.</p>	



<sup>7</sup> There will be no future report as works are completed and in Defect Liability Period.



## Gardiners North Reserve Pavilion - Feasibility & Concept Design

<b>Location:</b> 26–38 Sixth Avenue, Burwood	
<b>Progress health:</b>	<span>On Track</span>
<b>Start and Finish Dates:</b> July 2025 - April 2026	<b>Estimated Practical Completion Date:</b> April 2026
<b>25/26 Current Management Budget:</b> \$30,000	<b>Total Project Budget:</b> \$4,500,000 <sup>8</sup>
<b>Summary of project:</b> This project is in the early-stage feasibility and concept design phase and aims to deliver a modular pavilion servicing both the central and northern pitches at Gardiners Reserve. The design will incorporate: <ul style="list-style-type: none"> <li>• Gender-neutral amenities</li> <li>• DDA-compliant accessibility</li> <li>• Contemporary sports facility standards</li> </ul> The concept includes site investigations and development of a reference design to support future tendering under a modular construction approach. The construction cost is subject to further Council consideration and approval.	
<b>Progress this quarter:</b> Location of the pavilion was confirmed in the layout design; goal storage is to be relocated to the northern end of the synthetic pitch. Concept design of the pavilion has also been developed; the interface and connection of the car park with the rear of the building was finalised by City Design. Community engagement has been pushed back to February 2026 to notify community members of the planned pavilion development, through website and letters, and to address any concerns raised.	
	

<sup>8</sup> This multi-year project is currently limited to design and planning activities. The indicative total project budget includes construction, which will be considered by Council as part of future budget deliberations.

## Glen Waverley Civic Precinct Project

<b>Location:</b> Civic Centre, Glen Waverley	
<b>Progress health:</b>	<span>On Track</span>
<b>Start and Finish Dates:</b> July 2025 - October 2028	<b>Estimated Completion Date:</b> October 2028
<b>25/26 Management Budget - Current Stage:</b> \$4,620,000 <sup>9</sup>	<b>Total Project Budget - Current Stage:</b> \$4,620,000
<p><b>Summary of project:</b>            The new civic precinct will provide a vibrant, accessible, and multi-functional space that supports civic, cultural, and community activities to address aging infrastructure and meet the growing needs of the local community. This project will deliver a modern, purpose-built facility that consolidates Council operations and enhances service delivery. Key features of the redevelopment include:</p> <ul style="list-style-type: none"> <li>• A new library designed to meet the needs of a growing and diverse population</li> <li>• A civic hall and flexible event spaces for community use</li> <li>• Outdoor green areas to encourage public gathering and activation</li> <li>• 117 on-site parking spaces, with additional nearby multideck options</li> <li>• Consolidated Council office accommodation to replace leased premises</li> </ul> <p><b>Stages Completed to Date:</b></p> <ul style="list-style-type: none"> <li>• Feasibility study completed in 2021</li> <li>• Schematic design finalised in 2022</li> <li>• Detailed design completed in June 2025</li> </ul> <p><b>Deliverables of this stage of the project are:</b></p> <ul style="list-style-type: none"> <li>• Construction tender documentation</li> <li>• Expression of interest and shortlist for the Main works tender package</li> <li>• Early works commencement for:               <ul style="list-style-type: none"> <li>- Relocation of United Energy substation</li> <li>- Relocation of Civic Centre backup generator</li> </ul> </li> </ul>	
<p><b>Progress This Quarter – Current Stage:</b>            Expression of Interest has been undertaken for the main works construction to shortlist potential construction contractors. Evaluation is currently being completed with shortlisted construction contractors to be nominated in early 2026.</p> <p>Construction tender design package is well advanced and under review. Anticipate releasing the main tender package to shortlisted construction contractors in early March 2026.</p> <p>Early works design is also advancing, with a focus on the relocation of the United Energy substation and the Civic Centre backup generator. The early works construction contract was awarded at the December Council meeting and works will commence in February 2026. These works will support United Energy's Kingsway power supply upgrade and enable the safe clearance of the Glen Waverley Library site ahead of demolition in mid-2026.</p>	

<sup>9</sup> Includes variation approved as part of this council report. This also impacts total project budget.





## Hotham Street, Hughesdale - Road Rehabilitation (Construction)

<b>Location:</b> Hotham Street, Hughesdale	
<b>Progress health:</b>	<span>On Track</span>
<b>Start and Finish Dates:</b> July 2024 – August 2026	<b>Estimated Practical Completion Date:</b> August 2026
<b>25/26 Current Management Budget:</b> \$1,768,664 <sup>10</sup>	<b>Total Project Budget:</b> \$2,328,664
<b>Summary of project:</b> Monash Council is upgrading Hotham Street (Kangaroo Rd to Dallas Ave) to address poor road conditions and improve safety. As part of the Hughesdale LATM program, works include traffic calming measures (e.g. road humps), pavement reconstruction, drainage improvements and resolution of vehicle scraping issues. The project aligns with Council's Asset Management Plans and will enhance safety, accessibility, and visual amenity while reducing long-term maintenance costs.	
<b>Progress this quarter:</b> This is a multi year project with a total budget allocation of \$2.8M across the 2025-27 FY. Construction contract awarded at the December 2025 Council Meeting with overall project cost anticipated to be delivered below budget. Construction is scheduled to commence at the end of January and is expected to be completed by August 2026.	

<sup>10</sup> Budget variation was approved at the Council meeting held on 16 December 2025. Total project cost was also revised.

## Mount Waverley Reserve Sports Hub

<b>Location:</b> Mount Waverley Reserve, Mount Waverley	
<b>Progress health:</b>	<span>On Track</span>
<b>Start and Finish Dates:</b> February 2023 - June 2026	<b>Estimated Practical Completion Date:</b> June 2026
<b>25/26 Current Management Budget:</b> \$3,099,041	<b>Total Project Budget:</b> \$11,760,746 <sup>11</sup>
<b>Summary of project:</b> Monash Council is upgrading Mount Waverley Reserve with a new double-storey pavilion as its centrepiece, supporting Waverley Blues Football Club and Mount Waverley Cricket Club. The facility will include unisex change rooms, umpire and first aid rooms, a canteen, storage and a social room with balcony views. <ul style="list-style-type: none"> <li>Additional upgrades include:</li> <li>Cricket nets, play space, public amenities</li> <li>Improved car parking, sportsground, and lighting</li> <li>Multipurpose activity space and new maintenance/storage facility</li> </ul> The design prioritises gender-neutral amenities, accessibility and modern sporting standards.	
<b>Completed projects in 2023/24 FY and 2024/25 FY</b> <ul style="list-style-type: none"> <li>C09600: Mount Waverley Reserve - Design Program (\$222,818)</li> <li>C09692: Mt Waverley Reserve Cricket Nets - Design (\$76,375)</li> <li>C09328: Mt Waverley Reserve Sports Lighting Upgrade (\$518,324)</li> <li>C09701: Mt Waverley Reserve - Oval Reconfiguration and Outdoor Sports Infrastructure Upgrade Construction (\$1,811,991.00)</li> <li>C09703: Mt Waverley Reserve Cricket Net (&amp; Shed) – Construction (\$1,004,644)</li> </ul>	
<b>In progress projects in 2025/26 FY</b> <ul style="list-style-type: none"> <li>C01632: Mt Waverley Reserve Pavilion Redevelopment – Design (\$734,917.35)</li> <li>C09691: Mt Waverley Reserve Pavilion Redevelopment (and New Public Toilet) - Construction (\$9,375,828.94)<sup>12</sup></li> <li>C09999: Mount Waverley Reserve Car Park Construct/Deliver (\$1,650,000)</li> </ul>	
<b>Progress this quarter:</b> <p><b>C01632: Mt Waverley Reserve Pavilion Redevelopment – Design</b>            Master Plan design works have all been completed including pavilion, cricket nets, carpark and activity hub.</p> <p><b>C09691: Mt Waverley Reserve Pavilion Redevelopment (and New Public Toilet) – Construction</b>            The builder continues to undertake minor rectification works. Project is in a 13-week landscape maintenance period and 12-month defect liability period for the building.</p> <p><b>C09999: Mount Waverley Reserve Car Park Construct/Deliver</b>            Construction is underway and will be delivered in two stages.</p>	

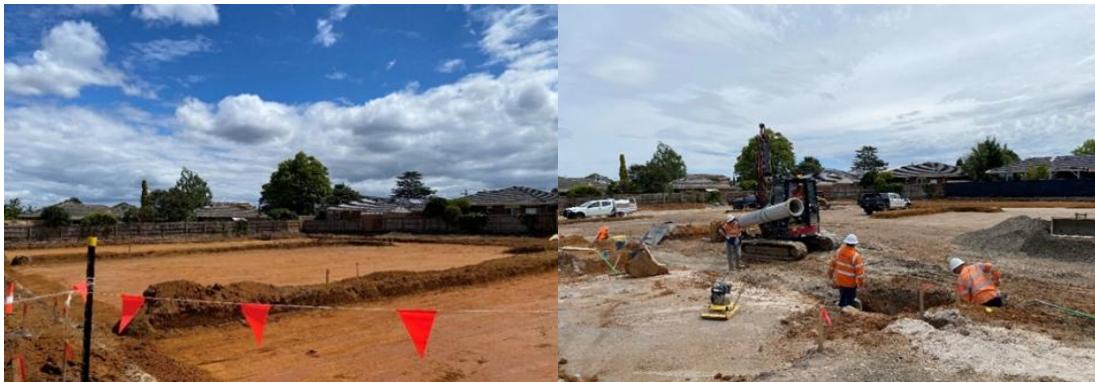
<sup>11</sup> This excludes the completed projects in previous FYs (Refer to completed projects in summary)

<sup>12</sup> This high-profile project secured \$7M of external grant funding.

Drainage pipes and pits have been installed and completed around the perimeter of the Stage 1 car park.

Concerns have been encountered on-site in relation to a Yarra Valley Water water main and Melbourne Water pipe. Design plans are currently being reviewed to accommodate this change and will be submitted for approval by utility authorities. Given the amendment, a slight impact on the program schedule is expected.

Contractors have continued works in the western side of the car park including removal of the old crickets and reinstatement of soil in preparation for turf installation next year.



## Waverley Rail Trail - Jordanville Station to Mount Waverley Station (Construction)

<b>Location:</b> Along Windsor Avenue to Stephenson Street, Mount Waverley	
<b>Progress health:</b>	Off Track
<b>Start and Finish Dates:</b> July 2025 – October 2026	<b>Estimated Practical Completion Date:</b> October 2026
<b>25/26 Current Management Budget:</b> \$2,200,000	<b>Total Project Budget:</b> \$2,200,000
<b>Summary of project:</b> Council has long advocated for the completion of the shared path along the Waverley Rail Trail. The project includes funding from the Victorian Government for active transport improvements, with plans developed in consultation with Metro Trains Melbourne. Features include a 3m wide shared user path, lighting, fencing which will improve safety for all users with the alignment set that minimises tree removal.	
<b>Progress this quarter:</b> Tender is in progress and the contract is expected to be awarded at the January 2026 Council Meeting.  There have been delays with MTM approval of construction plans & MTM license agreement (approvals) outside of Council's control which has pushed out the completion date for this project to end of October 2026. Approvals have now been obtained and the funding body for this project (DTP) has also accepted the change in completion date for the project. Works are expected to commence in February 2026.  Project planning in progress to rephase to meet new timelines.	
 <p><b>SITE LOCALITY PLAN</b> NOT TO SCALE</p>	