



CITY OF
MONASH

MINUTES

**MEETING OF COUNCIL
HELD ON**

TUESDAY 27 JANUARY 2026

at 7:00 PM

**COUNCIL CHAMBER
CIVIC CENTRE, 293 SPRINGVALE ROAD, GLEN WAVERLEY**

TABLE OF CONTENTS

1	ACKNOWLEDGEMENT OF COUNTRY	4
2	PRESENT AND APOLOGIES	4
3	DISCLOSURES OF INTEREST	4
4	CONFIRMATION OF MINUTES	4
5	RECEPTION AND READING OF PETITIONS, JOINT LETTERS AND MEMORIALS	5
6	PUBLIC QUESTION TIME	5
7	OFFICERS' REPORTS	6
7.1	City Development	6
7.1.1	Town Planning Schedule	6
7.1.2	TPA/57321 - 31-33 Koonawarra Street Clayton - Development and Use of Student Accommodation	6
7.1.3	Student and Shared Accommodation - Planning Scheme Amendment C171 - Conditions of Authorisation	15
7.1.4	SRL East Standing Advisory Committee Hearing update	16
7.1.5	Talbot Quarry Rezoning - Update	17
7.1.6	Civic Precinct Project - Electricity Substation - Proposed Lease to United Energy Distribution Pty Ltd and Creation of Easement	18
7.2	Community Services	20
7.2.1	Combined Advisory Committees Annual Report - 2025	20
7.2.2	MAPh Terms of Reference, Governance Rules and Sub-committee Terms of Reference	20
7.2.3	Draft Public Health Approach to Gambling Harm Policy	21
7.2.4	2025/2026 Monash Quick Response Grants Program Recipients - June 2025 - January 2026	21
7.3	Corporate Services	22
7.3.1	Informal Meeting of Councillors Records	22
7.3.2	Audit and Risk Committee Meeting Minutes December 2025	22
7.3.3	Financial Management and Capital Works December 2025 Quarterly Report	22

7.3.4 Review of Local Law 2 - Administrative Procedures	22
7.3.5 National General Assembly 2026 – Australian Local Government Association.....	23
7.4 City Services	24
7.4.1 Kerbside Glass Recycling Service – Consultation Outcomes and Standards-Driven Implementation Plan	24
7.4.2 Proposed Resource Recovery and Waste Services Policy.....	24
7.4.3 Hard Waste Collection Service Review	24
7.4.4 2026020 Waverley Rail Trail Shared Path Upgrade.....	25
7.5 Chief Executive Officer	25
8 NOTICES OF MOTION	26
8.1 Australian Governance Summit 2026.....	26
8.2 Notice of Motion- Council's Discretionary Expenditure Fund Application - January 2026	26
9 URGENT BUSINESS	26
10 CONSIDERATION OF WRITTEN REPORTS OF COMMITTEES.....	27
10.1 Proposed sale of laneway adjacent to 1 Queens Parade, Ashwood.....	27
11 PERSONAL EXPLANATIONS	27
12 COUNCILLORS' REPORTS.....	28
13 CONFIDENTIAL BUSINESS	28
14 MEETING CLOSURE.....	28

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: S James (Mayor), E Lee (Deputy Mayor), P Klisaris, G Lake, B Little, C Little, N Luo, S McCluskey.

Officers: A Diamond, J Doake, I Kelly, T Scicluna, S Wickes, K Zeeck, A Sapolu, C Aslanidis, G Budhiraja.

APOLOGIES

A de Silva, J Fergeus, R Paterson.

3 DISCLOSURES OF INTEREST

Cr Lake declared a General Conflict of Interest for:

- Item 7.1.5: Talbot Quarry Rezoning - Update

4 CONFIRMATION OF MINUTES

Moved: Cr Klisaris

Seconded: Cr Lee

MOTION

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

- **Meeting of Council held on 16 December 2025**

CARRIED

5 RECEPTION AND READING OF PETITIONS, JOINT LETTERS AND MEMORIALS

Nil.

6 PUBLIC QUESTION TIME

The Mayor advised that one (1) question had been received.

Question 1: Tsz Kiu Erica Chaow from Clayton

As we are witnessing heatwaves and bushfires, I'm glad to hear that sustainability is our central focus, and the council is willing to lead by example in footprint reduction and adaptability.

Monash is a member of the Eastern Alliance for Greenhouse Action. In 2022, EAGA published the Climate Change Adaptation Roadmap For Melbourne's East to identify priority actions. One of them is to "strengthen & diversify the regional food economy", admitting that "climate change will affect regional food security" and "workshops could be undertaken to map activity in the regional food economy".

In fact, scientists from IPCC have been advocating to incorporate more plants in food systems as plants require less resources to feed the society than animal products.

I appreciate Monash workshops that encourage healthy eating. However, eating more plants is not just healthy but also better for the planet. Animal agriculture is a driver behind climate change, biodiversity loss, deforestation and droughts. Food systems account for 30% of global GHG emissions. The meals we eat each day are the solution to climate change.

Would Monash acknowledge that animal agriculture is a driver of climate change and eating more plants is a solution to climate change?

The Mayor read the following response:

Thank you for your question, Erica.

We fully support our community to make their own choices in a way that works for them, through initiatives such as our upcoming workshops "Garden to Table Eating", "No Waste Cook club", "Indigenous Food, Fibre & Medicine" and "Successful Seed Saving (foodplant focus)". We are also running 3 climate cafe sessions in February, March, and April where we welcome our community members to come and chat with our Sustainability Team about topical issues.

Priority one in our recently adopted Health and Wellbeing Plan 2025-2029, is dedicated to Healthy eating and active living, with priority four dedicated to tackling climate change and its impact on health, illustrating our strong, embedded commitment to sustainability and healthy lifestyles.

At 7.08PM Public Question Time concluded.

7 OFFICERS' REPORTS

7.1 City Development

7.1.1 TOWN PLANNING SCHEDULE

Moved: Cr Klisaris

Seconded: Cr Luo

MOTION

That Council notes the report containing the Town Planning Schedules.

CARRIED

7.1.2 TPA/57321 - 31-33 KOONAWARRA STREET CLAYTON - DEVELOPMENT AND USE OF STUDENT ACCOMMODATION

Moved: Cr Klisaris

Seconded: Cr B Little

MOTION

That Council resolves to issue a Notice of Decision to Grant a Planning Permit (TPA/57321) for the development and use of a three-storey residential building (student accommodation) at 31-33 Koonawarra Street, Clayton subject to the following conditions:

Amended Plans Required

1. Before the development starts, amended plans drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans prepared by MW Architecture, Revision C, but modified to show:
 - (a) No part of the building located on the easement.
 - (b) Deletion of the south facing window of unit G05, or alterations to comply with Standard B3-2 – Parking Location Objective.
 - (c) Each unit with a minimum floor area of 24m² excluding exterior and party walls from the calculations, without reducing common area dimensions. The internal dimensions of each unit must be clearly annotated.
 - (d) The location of airconditioning/heating condensers which are not to impact setbacks or landscaping.
 - (e) An amended Landscape Plan prepared in accordance with Condition 4.
 - (f) An amended Waste Management Plan prepared in accordance with Condition 6.

- (g) A Sustainability Management Plan prepared in accordance with Condition 7.
- (h) A Stormwater Management Report in accordance with Condition 8.

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.

Compliance with Documents Approved under this Permit

- 3. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Landscaping Plan

- 4. Concurrent with the endorsement of any plans pursuant to Condition 1, an amended 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 Landscape Plan must be generally in accordance with the Landscape Plan prepared by CX Landscape, Revision 03, except that the plan must be a Detailed Landscape Plan that includes:
 - (a) Location and quantity of plants.
 - (b) Surface treatments including areas of lawn.

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.
- 6. All Monash City Council trees will be protected from construction and works activities in accordance with Australian Standard AS 4970-2025 Protection of trees on development sites.

Waste Management Plan

- 7. Concurrent with the endorsement of plans pursuant to Condition 1, a Waste Management Plan must be submitted and approved by the Responsible Authority. The plan must be generally in accordance with the Waste Management Plan prepared by Traffix Group, Revision B, dated May 2025, but revised to the satisfaction of the Responsible Authority to show:
 - (a) The TPA number, streets accessed directly, and existing land use in the introductory section.
 - (b) The number of residents and number of apartments in table 1.
 - (c) Waste generation rate data within the Waste generation table to demonstrate how total waste estimate is calculated.

- (d) Deletion of caddy liners as some of these are not accepted (liners must hold the AS 4736 and carry the leaf logo) and deletion of reference to 100% corn starch.
- (e) That “Food waste should be managed according to current community expectations and state government strategies for waste minimisation and reducing waste to landfill.”
- (f) That the property is ineligible for Councils Annual Hard Rubbish Collection and at-call service due to non-compliance with the requirements of the service.
- (g) That “The initial occupation period will generate a surplus of waste from typical generation rates especially large packaging waste. The body corporate must organise extra collection with the private contractor for this period to prevent dumping and contamination of recycling bins with soft plastics and polystyrene.”
- (h) That “The Operator must manage disposal of used furniture and mattresses, arranging for the disposal of these items at an approved facility. Proof of responsible mattress disposal may be requested by Council Litter Enforcement Officers at any time.”
- (i) Provision for storage of e-waste such as a fireproof collection point on each level (ie Eco-batt battery bags) and explain that e-waste includes any item with an electrical cord or battery.
- (j) Clarification of the ‘charity waste’ bin by referring to it as a textile/clothing recycling bin.
- (k) That clothing/textiles are problem contaminants of recycling bins and that items in poor condition that can’t be donated/reused should be disposed of in the landfill/garbage bins only.
- (l) Which in-dwelling waste and recycling receptacles will be provided. A 5 to 7 litre food waste kitchen caddy should be provided for residents.
- (m) Confirmation that the clearance height for waste vehicles has been assessed including regard for ramp gradient, with basement collections requiring a minimum 2.2m clearance and suitable gradient to accommodate small waste collection vehicles.
- (n) Bin transfer route for waste collectors from bin store to truck.
- (o) The Communications strategy in Section 3.5 to have signage as a sub-heading.
- (p) The Communication strategy materials to incorporate the latest available information from Sustainability Victoria for waste education <https://www.sustainability.vic.gov.au/circular-economy-and-recycling/for-developers-of-residential-commercial-and-industrial-buildings/multi-unit-developments>.
- (q) That “It is the responsibility of the Building Operator to ensure education material is provided in the waste room and directly to residents on a regular basis and to monitor that the system is being used correctly, evidenced by negligible contamination of organics and commingled recycling bins, and garbage bins without recyclables and food waste.”

The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority. The plans may only be amended with the prior written consent of the Responsible Authority.

Sustainability Management Plan

8. The Sustainability Management Plan prepared by Convis Consulting Engineers, Version 2, dated 26 May 2025, endorsed as part of the planning permit must be implemented and complied with to the satisfaction of the Responsible Authority. The plan may only be amended with the prior written consent of the Responsible Authority.

Stormwater Management Report

9. The Stormwater Management Report prepared by Convis Consulting Engineers, Version 2, dated 26 May 2025, endorsed as part of the planning permit must be provided to the management of the building to the satisfaction of the Responsible Authority. The plan may only be amended with the prior written consent of the Responsible Authority.

Construction Management Plan

10. Prior to the commencement of any site works (including demolition and excavation), a Construction Management Plan must be submitted and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the construction management plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:
 - (a) Hours for construction activity in accordance with any other condition of this permit;
 - (b) Measures to control noise, dust and water and sediment laden runoff;
 - (c) Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - (d) 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;
 - (f) 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) 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. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;
 - (j) A Traffic Management Plan showing truck routes to and from the site;

- (k) 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) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
- (m) Contact details of key construction site staff; and
- (n) Except with the prior written consent of the Responsible Authority, a requirement that construction works must only be carried out during the following hours:
 - i Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - ii Saturday – 9.00am to 1.00pm; and
 - iii No works are permitted on Sundays or Public Holidays.

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Engineering

11. Prior to the commencement of any site works (including demolition and excavation), a plan detailing the stormwater drainage and civil works must be submitted to and approved by the Engineering Department. The plans must show sufficient information to determine that the drainage and civil work will meet all drainage requirements of this permit. Refer to Engineering Plan Checking on www.monash.vic.gov.au. Once approved, the plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority.

S173 Agreement

12. Prior to the commencement of the development the owner of the land must enter into an agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987. In addition to the usual mechanical provisions, the agreement must provide for the following matters:
 - (a) That no person may reside in the building unless that person is a bona fide student or academic whether part time, full time, short term or resides there in a supervisory, management or caretaker capacity of the facility;
 - (b) Car parking spaces are only permitted to be used by the occupants of the units and their visitors;
 - (c) Car spaces must not be individually subdivided, on-sold, leased, rented or made available to any other person other than an owner or occupant or visitor of the premises;
 - (d) That residents of the units will be notified in writing as part of any lease or rental agreement that they will not be entitled to car parking permits for on street car parking;
 - (e) Clearly note and acknowledge that should the land cease to be used for student housing, a new planning permit may be required for an alternative use. It should be noted that any dispensation for on-site car parking given to the student

accommodation use is not transferable to any proposed alternative use of the land. Any subsequent use will be assessed in accordance with the car parking requirements of the Monash Planning Scheme;

- (f) That the student accommodation premises must be managed by a single entity with responsibility for all aspects of the use; and
- (g) An operational management plan prepared and implemented to the satisfaction of the Responsible Authority according with Condition 12 of this permit.

All costs of preparation, execution and registration of the agreement must be borne by the owner of the land, or the future Owners Corporation, including those costs incurred by the Responsible Authority.

Operational Management Plan

13. Prior to the commencement of the student accommodation use, an Operational Management Plan must be submitted to and approved by the Responsible Authority. The Plan should detail but not limited to:
- (a) Induction of residents to be familiar with the behaviour requirements of the Management Plan;
 - (b) A log for recording residents and visitor details;
 - (c) Student accommodation units managed and under the control of a single operator responsible for the operation and maintenance of the entire premises for the life of the use as student accommodation;
 - (d) The 24 hour contact details for 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 management contact person;
 - (e) A resident on-site manager must be on the premises at all times;
 - (f) All issues or complaints that arise must be recorded and must include details of actions taken to address the issue or complaint;
 - (g) Appropriate management of the car park including access arrangements;
 - (h) Provision of the endorsed Green Travel Plan to management and residents;
 - (i) Appropriate maintenance of buildings and grounds, including all landscaped areas;
 - (j) Waste Disposal, including management of bins, in accordance with the waste management conditions of this permit;
 - (k) Landscaping maintenance; and
 - (l) Goods must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.

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.

Architecture

- 14. As part of the ongoing consultant team, MW Architecture 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.****
- 15. 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.**

Car Parking and Access

- 16. 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; and**
 - (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.

- 17. Bicycle parking facilities shall generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme.**

Vehicle Crossings

- 18. The existing redundant vehicle crossover in Woodside Avenue is to be removed and replaced with kerb and channel. The footpath and nature strip are to be reinstated to the satisfaction of Council.**

Use of Land and Site Management

- 19. The development can only be used for the purpose of student accommodation. Should the land cease to be used for student accommodation, a new planning permit may be required for any alternative use. The car parking requirements for any subsequent use will be assessed in accordance with the provisions of the Monash Planning Scheme.**
- 20. The total number of bedrooms within the student accommodation facility must not exceed 68, except with the further written consent of the Responsible Authority.**
- 21. No more than one (1) tenant is permitted per room.**
- 22. Each self-contained unit is to be provided with independent heating and cooling (located appropriately to not affect amenity), and internet access to the satisfaction of the**

responsible authority.

23. Prior to the occupancy of the development, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained ongoing to the satisfaction of the Responsible Authority. The use of obscure film fixed to transparent glass or windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.
24. The amenity of the area must not be detrimentally affected by the use or development, 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) overspill of car parking onto the street network;
 - e) presence of vermin.

To the satisfaction of the Responsible Authority.

Department of Transport and Planning Conditions (Ref: PPR 49862/25)

25. Before the occupation of the development, a Green Travel Plan must be submitted to and approved by the Head, Transport for Victoria and the Responsible Authority. When approved, the Green Travel plan will be endorsed and will form part of this permit. The Green Travel Plan must include, but not be limited to, the following:
 - i. Objectives for the Plan;
 - ii. The objectives must be linked to measurable targets, actions and performance indicators;
 - iii. A description of the existing active private and public transport context;
 - iv. Initiatives that would encourage students of the development to utilise active private and public transport and other measures that would assist in reducing the amount of private vehicle traffic generated by the site;
 - v. Timescale and costs for each action;
 - vi. The funding and management responsibilities, including identifying a person(s) responsible for the implementation of actions; and
 - vii. A monitoring and review plan requiring annual review for at least five years.
 - viii. The installation of signs in prominent locations advising of the location of existing and proposed car-share schemes, bicycle parking facilities for residents and visitor, tram stops, taxi ranks, railway stations, bus stops and bicycle paths;
 - ix. Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;
 - x. Ensure that access to the on-site parking is restricted and controlled.
26. The endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
27. The Green Travel Plan must not be amended without the prior written consent of the

Responsible Authority and the Head, Transport for Victoria.

Time for Starting and Completion

28. In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:

- (a) The development is not started before two (2) years from the date of issue.
- (b) The development is not completed before four (4) years from the date of issue.
- (c) The use is not started before four (4) years from the date of issue.

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 use or 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.

Notes:

- A. Building Permit approval for the works must be obtained prior to the commencement of the approved works.
- B. Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.

Asset protection

- C. No work can commence on site without having first obtained an asset protection permit and paying the applicable bond.
- D. No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.
- E. The full cost of reinstatement of any Council assets affected by the demolition, building or construction works, must be met by the permit applicant or any other person responsible for such works, to the satisfaction of the Responsible Authority.
- F. All Monash City Council trees will be protected from construction and works activities in accordance with Australian Standard AS 4970-2025 Protection of trees on development sites.
- G. Tree protection fencing to be installed prior to any machinery or materials are brought onto the site before commencement of works including demolition as per AS 4970-2025 Protection of trees on development sites. Use hand methods to locate, expose and cleanly remove any roots on the line of excavation.
- H. Roots within the TPZ are not to be pruned or removed with machinery such as backhoes or excavators.
- I. No excavation is permitted within 3.2m of the SRZ, and no roots are to be cut or pruned

within the SRZ.

Engineering

- J. The design parameters for the internal detention system are to be obtained from the Council's Engineering Department (mail@monash.vic.gov.au). In some circumstances, a drainage contribution may be accepted instead of a detention system. This drainage contribution is based on the proposed hard-surfaced areas and is calculated at the time of the drainage plan approval.
- K. An on-site detention system for storm events up to the 1% AEP event is to be retained on-site for the basement car park. The detention system for the basement is to be separated from the detention system for the property, which is to be at ground level and discharge by gravity.
- L. The site must be drained to the satisfaction of the Responsible Authority. Stormwater must be directed to the Point of Connection as detailed in the Legal Point of Discharge report. Stormwater must not be allowed to flow into adjoining properties including the road reserve.
- M. Stormwater is to be detained on-site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by the Council's Engineering Department before any stormwater drainage works commencing.
- N. No polluted and/or sediment-laden stormwater runoff is to be discharged directly or indirectly into the Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.
- O. Engineering permits must be obtained for new or altered or removal of vehicle crossings, works within the Road Reserve and for stormwater connections and these works are to be inspected by Council.

Parking

- P. Any residents of the approved development will not be entitled to car parking permits for on street car parking.
- Q. 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*. The vehicle path to and from each accessible space shall have a minimum headroom of 2200mm. The headroom above each dedicated space and adjacent shared area shall be a minimum of 2500mm.

CARRIED

7.1.3 STUDENT AND SHARED ACCOMMODATION - PLANNING SCHEME AMENDMENT C171 - CONDITIONS OF AUTHORISATION

Moved: Cr Klisaris

Seconded: Cr B Little

MOTION

That Council

1. Notes that the Minister for Planning has imposed conditions of Authorisation to Amendment C171 (Student and Shared Accommodation Policy) including removal of:
 - a) land use definitions of student and shared accommodation
 - b) references to shared accommodation from the amendment
 - c) minimum bedroom sizes and communal spaces
 - d) operational management plan matters such as ensuring rubbish and furniture are not dumped after tenancy, andfurther notes that these changes remove any improvement above the current planning scheme policy for student accommodation, and in many areas would result in lower policy standards than currently apply.
2. Resolves not to proceed with Monash Amendment C171 because of the changes required by the conditions of authorisation for Monash Planning Scheme Amendment C171 (Student and Shared Accommodation Policy) amendment and changes to residential development provisions that have been introduced throughout 2025.
3. Writes to the Minister of Planning to advise that Council will not be proceeding with Amendment C171 for the reasons set out in this report.

CARRIED

7.1.4 SRL EAST STANDING ADVISORY COMMITTEE HEARING UPDATE

Moved: Cr Klisaris

Seconded: Cr Luo

MOTION

That Council

1. Notes that SRL Precinct Planning Standing Advisory Committee (SAC) hearings formally commenced on 27 August and continued through until 17 December, 2025.
2. Notes that as highlighted in the Council report of April 29, 2025 the SRL East draft amendment package comprises a significant volume of documents, technical reports and expert witness statements and that this has flowed through to the SAC hearings with the SRLA submitting, often at very short notice, updated, new and revised documents across all aspects of the SRL East amendment package throughout the hearing process.

3. Notes that the SAC hearings were arranged as a General Issues hearing and a series of SRL Station precinct hearings, with Clayton and Glen Waverley hearings running concurrently.
4. Notes that although most SAC SRL East Station Precinct hearings have concluded sitting days, the SRLA continues to circulate revised documents in response to submissions, SRLA drafting errors, omissions or oversights identified by Councils, other State government planning changes, such as new car parking rates and that the SAC is requesting a response from all parties to these documents.
5. Notes that on the 27 November the SAC directed the SRLA to provide a full, consolidated set of updated SRL East amendment documents for each station precinct by 9 January 2026 and required Councils to respond to these documents by 16 January 2026.
6. Notes that in accordance with the Ministers Terms of Reference the SAC is required to submit its reports to the Minister for Planning by early February 2026 and that the Minister for Planning may or may not release the SAC reports.
7. Notes a further update will be presented to Council as this matter progresses.

CARRIED

Meeting Notes:

- Cr Lake declared a General Conflict of Interest in item 7.1.5 as a result of having received hospitality from a person who is associated with the proponent.
- Cr Lake left the meeting at 7.17pm prior to the discussion of this item.

7.1.5 TALBOT QUARRY REZONING - UPDATE

Moved: Cr Klisaris

Seconded: Cr B Little

MOTION

That Council

1. Notes officers concerns with the appropriateness and thoroughness of Department of Transport and Planning - Development Facilitation Programs assessment process for consideration of the rezoning and residential development of the former Talbot Quarry and Landfill (draft amendment C178mona) particularly given:
 - a) geotechnical complexity and ongoing contamination risks present on the site.
 - b) the restrictions the Ministers Letter of Referral placed on submitters and the Standing Advisory Committee (SAC) to comprehensively review all aspects of the draft amendment proposal.
 - c) the Development Facilitation Program team did not provide any response to issues arising from the community consultation, including Council's submission of May 2025 and did not make a submission to the SAC hearing.

- d) the Development Facilitation Program team did not attend the SAC hearings, resulting in the SAC effectively considering Council the planning authority for the proposal, which is not Council's role.
 - e) as issues arose during the SAC hearing it appeared that there had been little if any review of the technical or practical aspects of draft amendment documentation by the Development Facilitation Program team.
 - f) despite the contamination issues and a current Environmental Action Notice applying to the site, the Environment Protection Authority did not attend nor make a submission to the SAC hearing.
 - g) the Head of the Transport for Victoria, despite being part of the Department of Transport and Planning, needed to make a public submission to the SAC to raise their concerns about arterial road and traffic issues arising from the proposal, and
 - h) the continuing presumption that Council (and our community) will agree to or can be compelled to take ongoing responsibility for contaminated and geotechnically unstable land and infrastructure to facilitate the proposed redevelopment.
 - i) The serious concerns that remain with a potential development of the site given its significant contamination issues and how they may be dealt with and addressed into the future.
2. Writes to the Minister for Planning to advise of the concerns outlined above, detailed within the report as well as reaffirm that Council:
- a) will not assume responsibility, solely or jointly, through a Section 173 agreement or other mechanism, for the management, monitoring, oversight, maintenance, repair or compliance with any requirements to address contamination, gas emissions, groundwater or other environmental hazards present or arising from the site or any redevelopment of the site.
 - b) will not agree to the transfer to, or vesting with, Council of any land from the site, including, but not limited to, internal roads, paths, tree reserves, green spaces, retarding basins or other utility spaces and will not certify any plan of subdivision that proposes those parcels as public land vesting in Monash City Council.
3. Writes to the landowner, their representatives and the EPA to advise of Council's position as set out in 2 (a) & (b) above.

CARRIED

Meeting Note:

- Cr Lake returned to the meeting at 7.21pm and did not participate in voting on this item.

7.1.6 CIVIC PRECINCT PROJECT - ELECTRICITY SUBSTATION - PROPOSED LEASE TO UNITED ENERGY DISTRIBUTION PTY LTD AND CREATION OF EASEMENT

Moved: Cr Klisaris

Seconded: Cr B Little

MOTION

That Council

1. Commences the statutory process in accordance with Section 115(4) of the *Local Government Act 2020 (Act)* and Council's Community Engagement Policy to advertise its intention to grant a Lease to United Energy Distribution Pty Ltd (United Energy) for a small parcel of Council land located at 293 Springvale Road, Glen Waverley, for the purpose of maintaining and operating an electrical substation required as part of the Glen Waverley Civic Precinct Project (Proposal).
2. Gives public notice of the Proposal, in accordance with the Act and Council's Community Engagement Policy, on Council's website from 31 January 2026 and invites submissions on the Proposal for a period of at least 30 days from that date. Authorise the Chief Executive Officer or her delegate to undertake the administrative procedures necessary to enable Council to carry out its functions in accordance with the Community Engagement Policy in respect of the Proposal.
3. Appoints a Committee of Council comprising the Mayor and Councillors from the Gallaghers, Scotchmans Creek, Jells and Blackburn Wards to meet to hear any submissions received to the Proposal at the Civic Centre on 17th March, 2026 at 6:30pm or at such a later time and date as the Chief Executive Officer or her delegate may determine.
4. Notes that Council will consider the Committee of Council's report on its proceeding and determine whether to proceed with the Proposal at its meeting on 28 April, 2026 or such a later time and date as the Chief Executive Officer or her delegate may determine.
5. Notes the existence of a passageway easement identified as E-5 on Plan of subdivision PS34909S (being the Plan of Subdivision for the Civic Centre site) which easement is located on the parcel of land proposed to be leased to United Energy as referred to in item 1 above, and consent from the party benefiting from the easement is required prior to construction of the sub-station.
6. Notes that the benefiting party, Greatland 285 Pty Ltd, has provided its in-principle consent for the sub-station works and agreed to modify the passageway easement so that its area is reduced in size to cover only a footpath leading to the entrance to Century City. Further note that the necessary documentation to give effect to the easement modifications at the Land Registry have been prepared and sent to Greatland 285 Pty Ltd for execution and that this documentation can be signed by Council's Chief Executive Officer or Director City Development under delegations.

CARRIED

7.2 Community Services

7.2.1 COMBINED ADVISORY COMMITTEES ANNUAL REPORT - 2025

Moved: Cr Klisaris

Seconded: Cr Lee

MOTION

That Council

1. Notes the activities of the City of Monash Advisory Committees identified in this report, during 2025, and thanks all members for their time and contributions.
2. Notes the resignation or completion of term of the following representatives and thanks them for their valuable contribution:
 - a) Peter Hocking, Tess Marotta, Heather Miller, Sharon Roxby and Linda Teng from the Disability Advisory Committee.
 - b) Pornima Balasubramanian, Rebecca Hateley, Emily Pham and Erica Zhou from the Gender Equity Advisory Committee.
 - c) Brett Hayhoe, Tess Marotta, Christine Minto, Gregory Storer and John Tzimas from the LGBTIQ+ Advisory Committee.
 - d) Oksana King, Mohamed Mohideen and Rajmohan Ramanathapillai from the Multicultural Advisory Committee.
 - e) Eddie Hu, Caroline Perry, Pari Balsara-Minstry and Eva Kladou from the Positive Ageing Reference Group.
 - f) Aditi Sanghi, Osandi Liyanage, Sanjoli Patra, Yixi Qin, Lavanya Sharma, Saathvika Arun, Tyson Husson, Jill Xu, Heerag Khan and Arjun Kapoor from the Monash Youth Committee.
3. Notes the successful appointment of Loo, Bree Wang, Chloe Boucherat, Raghad Yousif, Gaji Rajapaksh, Nika Sahebi, Kety Li, Chloe Jolme, Neerav Jain, Able Joseph, Ana Donnellon, Angela Huang and Shivika Verma to the Monash Youth Committee in 2025.
4. Endorses the appointment of Charlie Paterson, Shreya Kalani, Celeste Sharma, Adhyen Kathpal and Kyley Chen to the 2026 Monash Youth Committee.

CARRIED

7.2.2 MAPH TERMS OF REFERENCE, GOVERNANCE RULES AND SUB-COMMITTEE TERMS OF REFERENCE

Moved: Cr McCluskey Seconded: Cr Lee

MOTION

That Council adopts the revised Museum of Australian Photography (MAPh) Committee of Management Terms of Reference, Governance Rules and Sub-committee Terms of References.

CARRIED

7.2.3 DRAFT PUBLIC HEALTH APPROACH TO GAMBLING HARM POLICY

Moved: Cr Klisaris Seconded: Cr Luo

MOTION

That Council endorses the draft *Public Health Approach to Gambling Harm Policy* for the purposes of public exhibition and community feedback for a period of four (4) weeks starting in February 2026.

CARRIED

7.2.4 2025/2026 MONASH QUICK RESPONSE GRANTS PROGRAM RECIPIENTS - JUNE 2025 - JANUARY 2026

Moved: Cr Klisaris Seconded: Cr McCluskey

MOTION

That Council notes the successful applications that have been funded through the Quick Response Grant Program during the period from June to December 2025 to a total of \$78,975.49. The budget for the program is now exhausted and will be closed to new applications for the remainder of the funding year.

CARRIED

7.3 Corporate Services

7.3.1 INFORMAL MEETING OF COUNCILLORS RECORDS

Moved: Cr McCluskey Seconded: Cr Klisaris

MOTION

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

CARRIED

7.3.2 AUDIT AND RISK COMMITTEE MEETING MINUTES DECEMBER 2025

Moved: Cr Klisaris Seconded: Cr Lee

MOTION

That Council endorses the minutes of the 11 December 2025 Monash Council Audit and Risk Committee.

CARRIED

7.3.3 FINANCIAL MANAGEMENT AND CAPITAL WORKS DECEMBER 2025 QUARTERLY REPORT

Moved: Cr B Little Seconded: Cr C Little

MOTION

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.

CARRIED

7.3.4 REVIEW OF LOCAL LAW 2 - ADMINISTRATIVE PROCEDURES

Moved: Cr Klisaris

Seconded: Cr McCluskey

MOTION

That Council adopts the Use of Common Seal Policy, effective from 26 April 2026.

CARRIED

7.3.5 NATIONAL GENERAL ASSEMBLY 2026 – AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION

Moved: Cr Klisaris

Seconded: Cr Lee

MOTION

That Council approves the attendance of the following Councillors at the Australian Local Government Association's National General Assembly 2026 in Canberra from 23 June 2026 to 25 June 2026 inclusive.

1. Mayor Cr Stuart James
2. Deputy Mayor Cr Elisha Lee
3. Dr Josh Fergeus
4. Cr Rebecca Paterson
5. Cr Nicky Luo

CARRIED

Meeting Note:

- The motion was amended to remove Cr Shane McCluskey's name from the list of attendees, following his request and with the agreement of all Councillors.

7.4 City Services

7.4.1 KERBSIDE GLASS RECYCLING SERVICE – CONSULTATION OUTCOMES AND STANDARDS-DRIVEN IMPLEMENTATION PLAN

Moved: Cr Klisaris

Seconded: Cr McCluskey

MOTION

That Council

1. Notes the outcomes of the October–November 2025 consultation on the separate glass collection service.
2. Notes the Victorian Government Service Standards for municipal glass collection remain in draft and have not yet been released.
3. Endorses awaiting the release of the finalised Service Standards before procuring and implementing the kerbside glass service.
4. Following publication of the Victorian Government Service Standards, receives a report with a compliant implementation plan.
5. Endorses continued advocacy to the Victorian Government to delay or further consider the introduction of a mandatory fourth bin specifically for glass recycling, in line with the Council resolution at the April 2025 Council Meeting.
6. Writes to the Minister for Local Government, the Hon Nick Staikos MP, and the Minister for Environment, the Hon Steve Dimopoulos MP, outlining Council’s ongoing advocacy and advising that Council is currently unable to deliver a compliant separate glass collection service in the absence of finalised Victorian Government Service Standards.

CARRIED

7.4.2 PROPOSED RESOURCE RECOVERY AND WASTE SERVICES POLICY

Moved: Cr Klisaris

Seconded: Cr Lee

MOTION

That Council

1. Endorses the Resource Recovery and Waste Services Policy.
2. Notes that the Policy will take effect from 1 July 2026, aligning with the introduction of the separate Waste Service Charge and service eligibility changes.
3. Delegates authority to update the policy in line with any further legislative changes or State Government requirements to the Chief Executive Officer.

CARRIED

7.4.3 HARD WASTE COLLECTION SERVICE REVIEW

Moved: Cr McCluskey Seconded: Cr Lee

MOTION

That Council

1. Endorses the transition from a single annual scheduled collection to an at-call (booked) service providing two collections of up to 4 cubic metres each per year, commencing in the 2027 service year.

CARRIED

7.4.4 2026020 WAVERLEY RAIL TRAIL SHARED PATH UPGRADE

Moved: Cr B Little Seconded: Cr Klisaris

MOTION

That Council

1. Awards the tender from United Civil Construction Pty Ltd for Waverley Rail Trail Shared Path Upgrade, Contract No. 2026020 for a Fixed Lump Sum of \$2,044,515 with an extra \$200,000 for Contingencies.
2. Authorises the Chief Executive Officer or their delegate to execute the contract agreement.
3. Approves additional funding of \$70,605 required for the Waverley Rail Trail Shared Path Upgrade Project.
4. Notes that the contract will commence in February 2026 and the expected completion date is 31 October 2026.
5. Notes that the anticipated project expenditure including the fixed Lump Sum and Project Management Fees is \$2,124,515 with an extra \$200,000 for Contingencies and
6. Notes that Council Officers have made application to seek additional funding for the Alvie Road priority crossing through the current TAC - Safe Local Roads and Streets Program.

*Please note that all dollar figures are GST Exclusive unless stated otherwise.

CARRIED

7.5 Chief Executive Officer

Nil

8 NOTICES OF MOTION

8.1 AUSTRALIAN GOVERNANCE SUMMIT 2026

Moved: Cr McCluskey Seconded: Cr Luo

MOTION

That Council approves the attendance of Cr Josh Fergeus at the Australian Governance Summit 2026 in Sydney NSW from 10 to 11 March 2026.

CARRIED

8.2 NOTICE OF MOTION- COUNCIL'S DISCRETIONARY EXPENDITURE FUND APPLICATION - JANUARY 2026

Moved: Cr James Seconded: Cr McCluskey

MOTION

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

APPLICANT	PURPOSE	AMOUNT RECOMMENDED
Campbell Brown	Partial financial assistance to participate in the Australian Men's and Mixed Netball Association National Championships, which will be held in Perth, WA.	\$500

CARRIED

9 URGENT BUSINESS

Nil.

10 CONSIDERATION OF WRITTEN REPORTS OF COMMITTEES

10.1 PROPOSED SALE OF LANEWAY ADJACENT TO 1 QUEENS PARADE, ASHWOOD

Moved: Cr McCluskey Seconded: Cr Luo

MOTION

That Council

1. Receives this report from the Committee established by Council pursuant to Section 114 of the *Local Government Act 2020* and Council's Community Engagement Policy ("Committee") to hear and consider any submissions received to Council's public notice in respect of the proposal to sell Council's Land being a former laneway adjacent to 1 Queens Parade, Ashwood, being the Land described as Lot 12 on TP830371V contained in Certificate of Title Volume 11655 Folio 811 ("Land") through private treaty to Carron Investments Pty Ltd, being the owner of the adjoining land parcel at 1 Queens Parade, Ashwood for market value or as otherwise agreed ("Proposal").
2. Notes the Committee met on Tuesday 16 December 2025 at 6.30pm to hear and consider submissions received in respect of the Proposal.
3. Notes that there were 3 submissions received to the Proposal.
4. Accepts the Committee's recommendation to proceed with the sale of the Land referred to in item 1 above, by Private Treaty to Carron Investments Pty Ltd, being the owner of the adjoining land parcel at 1 Queens Parade, Ashwood for market value or as otherwise agreed.
5. Having complied with its obligations under Section 114 of the *Local Government Act 2020* and Council's Community Engagement Policy, authorises the Chief Executive Officer or her delegate to sign all documentation required to give effect to the sale of the Land.

CARRIED

11 PERSONAL EXPLANATIONS

Nil.

12 COUNCILLORS' REPORTS

Cr McCluskey provided comments on:

- The Citizenship Ceremony held on Australia Day.

Mayor, Cr James provided comments on:

- The Victorian Girls' Softball team in reaching the preliminary finals.

13 CONFIDENTIAL BUSINESS

Nil.

14 MEETING CLOSURE

The Mayor declared the meeting closed at 7.41PM.



MAYOR:

DATED: 24 February 2026