



**CITY OF
MONASH**

MINUTES

**MEETING OF COUNCIL
HELD ON**

TUESDAY 25 AUGUST 2026

at 7:00 PM

COUNCIL CHAMBER

CIVIC CENTRE, 293 SPRINGVALE ROAD, GLEN WAVERLEY

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1 ACKNOWLEDGEMENT OF COUNTRY

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

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

Moved: Cr James

Seconded: Cr Klisaris

PROCEDURAL MOTION

That Deputy Mayor, Cr Elisha Lee assumes the position of Chair for the meeting.

CARRIED

Meeting Note:

- In accordance with section 21(b) of the *Local Government Act*, the Council determined that the Mayor was unable to chair the meeting (due to difficulties associated with his remote attendance) and resolved that the Deputy Mayor assume the Chair.

2 PRESENT AND APOLOGIES

PRESENT

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

Officers: A Diamond, J Keleman, J Doake, I Kelly, P Panagakos, T Scicluna, S Wickes, A Sapolu, C Aslanidis, G Budhiraja, P Verma.

3 DISCLOSURES OF INTEREST

Nil.

4 CONFIRMATION OF MINUTES

Moved: Cr B Little

Seconded: Cr McCluskey

MOTION

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

- Meeting of Council held on 28 July 2026.

CARRIED

5 RECEPTION AND READING OF PETITIONS, JOINT LETTERS AND MEMORIALS

Nil.

6 PUBLIC QUESTION TIME

The Chair advised that no questions had been received.

7 OFFICERS' REPORTS

7.1 City Development

7.1.1 TOWN PLANNING SCHEDULE

Moved: Cr McCluskey

Seconded: Cr Luo

MOTION

That Council notes the report containing the Town Planning Schedules.

CARRIED

7.1.2 HAMILTON PLACE CAR PARK REDESIGN

Moved: Cr B Little

Seconded: Cr Luo

MOTION

That Council

1. Notes that consultation on the draft Hamilton Place Car Park Redesign in Mount Waverley was conducted for 6 weeks from 11 March to 24 April 2026.
2. Notes all submissions received in response to the proposed car park redesign as set out in Attachments 1 and 2.
3. Adopts the draft redesign Concept Plan included as Attachment 3 with the inclusion of the north-western car park exit onto Hamilton Place.
4. Endorses proceeding to the detailed design stage of the project based on the revised plan set out in point 3 above.

AMENDMENT

That Council

1. Notes that consultation on the draft Hamilton Place Car Park Redesign in Mount Waverley was conducted for 6 weeks from 11 March to 24 April 2026.
2. Notes all submissions received in response to the proposed car park redesign as set out in Attachments 1 and 2.
3. Directs officers to amend the draft concept plan to remove 9 parking bays from the south west corner of the car park (located in front of properties 37, 39-41, 43-45, 47, 49, 51, 53 & 55 Hamilton Place), replace the lost accessible parking space within the car park and provide for additional footpath trading and other public realm improvements such as seating and landscaping in the newly area created.
4. Adopts the draft redesign Concept Plan included as Attachment 3, as amended by point 3 above, as well as with the inclusion of the north-western car park exit onto Hamilton Place.
5. Endorses proceeding to the detailed design stage of the project based on the revised plan as set out and adopted in recommendation 3 and 4 above.
6. Directs officers to advise affected properties (owners and occupiers) and the Mount Waverley Traders Association of Councils amended resolution as set out above.

Meeting Note:

- The Mayor, Cr James proposed an amendment. In accordance with Governance Rules 23 (e) and (f) the Amendment was accepted with the consent of Council.

AMENDED MOTION

That Council

1. Notes that consultation on the draft Hamilton Place Car Park Redesign in Mount Waverley was conducted for 6 weeks from 11 March to 24 April 2026.
2. Notes all submissions received in response to the proposed car park redesign as set out in Attachments 1 and 2.
3. Directs officers to amend the draft concept plan to remove 9 parking bays from the south west corner of the car park (located in front of properties 37, 39-41, 43-45, 47, 49, 51, 53 & 55 Hamilton Place), replace the lost accessible parking space within the car park and provide for additional footpath trading and other public realm improvements such as seating and landscaping in the newly area created.
4. Adopts the draft redesign Concept Plan included as Attachment 3, as amended by point 3 above, as well as with the inclusion of the north-western car park exit onto Hamilton Place.
5. Endorses proceeding to the detailed design stage of the project based on the revised plan as set out and adopted in recommendation 3 and 4 above.
6. Directs officers to advise affected properties (owners and occupiers) and the Mount Waverley Traders Association of Councils amended resolution as set out above.

CARRIED

Meeting Note:

- Cr Paterson joined the meeting at 7.07PM.

7.1.3 SRL AMENDMENTS AND STATE GOVERNMENT PLANNING UPDATES

Moved: Cr B Little

Seconded: Cr Luo

MOTION

Part A: SRL East Planning Scheme Amendments

That Council

1. Notes that Amendments C176mona, C177mona, GC247 and GC248 were gazetted in July 2026 and implement the Monash SRL East Structure Plans for the Monash, Glen Waverley, Clayton and Burwood SRL East Precincts into the Monash Planning Scheme.
2. Notes the summary of the key aspects of the Suburban Rail Loop (SRL) East Precinct Planning Special Advisory Committee (SAC) reports relevant to Monash City Council as set out in this report.
3. Notes that Suburban Rail Loop (SRL) value capture measures were announced for all SRL East precincts in December 2025 further noting that there was no further engagement and Council were not given an opportunity to provide feedback on the proposed measures.

4. Notes that the SAC recommended further work should be undertaken before the draft Amendments are implemented and that this has not occurred.
5. Writes to the Minister for Planning to outline Council's concerns with the approval of the amendments (as detailed in this report), the SRLA's lack of response to the recommendations of the SAC and the process and changes they had proposed.

Part B: Implication of the SRL East Planning Controls

That Council

1. Notes that the introduction of the SRL East Precincts to the Monash Planning Scheme includes the complexity involved with the introduction of the Precinct Zone and seven (7) associated schedules, the expansion of the Built Form Overlay with fifteen (15) associated schedules, and the introduction of the Parking Overlay and seven (7) associated schedules.
2. Writes to the Minister for Planning and Suburban Rail Loop Authority to identify concerns regarding the usability of the use and development framework plans within the precinct schedules and request that this mapping is provided as a searchable spatial layer within state mapping systems and made available to Council to support accurate interpretation and administration of the planning controls.
3. Notes that the SRL East planning framework seeks to discourage underdevelopment within precinct areas and that, in some circumstances, proposals for a single dwelling, detached multi-dwelling development or other low-density development may be inconsistent with the objectives of the Monash Planning Scheme and may be refused on that basis.
4. Notes that as a part of the SRL East planning controls the Minister for Planning is now the responsible authority for applications within the SRL East Structure Plan Areas as set out below:
 - a) Development with an estimated cost of \$50 million or more.
 - b) Development of one or more buildings that are six storeys or greater above ground level.
 - c) Use or development that provides a public benefit consistent with the provisions of the Precinct Zone (Schedules 1, 2, 3, 4 and 7).
 - d) Any Master Plan required under the Precinct Zone (Schedule 2 - Clayton Station Development Area, and Schedule 4 - including the Monash Concept Plan).
 - e) Any other permit trigger in the planning scheme where that matter forms part of an application that also includes development meeting any of the above criteria.
 - f) The Minister is also the responsible authority for matters under the Act for a permit in relation to the provision of an affordable housing contribution provided as a public benefit consistent with the Precinct Zone (Schedules 1, 2, 3, 4 and 7).
5. Notes that applications under the Precinct Zone are exempt from standard notice, decision and review rights under the *Planning and Environment Act 1987*. Consequently, where the Minister is the responsible authority, Council will not receive formal notice of the application and comments provided by Council will not have statutory weight in the assessment process or formal consideration by the Minister.

Part C: State Government Planning Updates

That Council

1. Notes that as a part of the introduction of the Planning Amendment (Better Decisions Made Faster) Act 2026 the following provisions came into effect from 3 June 2026:
 - a) The Infrastructure Contributions Plan (ICP) framework has been expanded and made more flexible, including allowing monetary contributions for land acquisition and infrastructure outside an ICP area where it supports growth generated by that area.
 - b) Councils must now be given at least 30 days' notice before most State or local planning scheme amendments (VC amendments) are approved by the Minister for Planning.
2. Notes that as a part of the introduction of the Planning Amendment (Better Decisions Made Faster) Act 2026 new compliance and enforcement provisions came into effect on 3 August 2026.

CARRIED

Meeting Note:

- Cr de Silva joined the meeting at 7.10PM.

7.2 Community Services

7.2.1 SPECIAL RATE/CHARGE SCHEME – TRADERS ASSOCIATIONS POLICY

Moved: Cr Paterson

Seconded: Cr Luo

MOTION

That Council adopts the Special Rate/Charge Scheme – Traders Associations Policy as per attachment 1.

CARRIED

7.2.2 MONASH AQUATIC & RECREATION CENTRE (MARC) REDEVELOPMENT

Meeting Note:

- The item 7.2.2 was moved and seconded in the last meeting (28 July 2026) and withdrawn and commenced in debate in this meeting.

Moved: Cr B Little

Seconded: Cr Fergeus

MOTION

That Council

- Approves the Preliminary Concept Design for the redevelopment of the Monash Aquatic and Recreation Centre (MARC) as detailed in Attachment A for the purpose of public exhibition and community feedback based on the following recommended project scope and cost estimate of \$83,708,000 excl. GST inclusive of:**
 - Best Value Redevelopment Proposition - \$75,760,000 excl. GST
 - Electrification – \$3,538,000 excl. GST
 - New on-grade car parking (120 spaces) - \$3,261,000 excl. GST
 - 500kw PV cells - \$1,149,000 excl. GST
- Notes that a comprehensive range of redevelopment options for the Monash Aquatic and Recreation Centre (MARC) have been investigated and assessed to determine a best-value redevelopment proposition that responds to the findings of the 2019 MARC Needs Assessment and delivers the highest Benefit Cost Ratio and Return on Investment (ROI).**
- Notes that**
 - Following the public exhibition period for the Preliminary Concept Design, a Community Consultation Report and a final concept plan will be presented to Council for consideration and endorsement.**
 - Subject to Council's endorsement of the final concept plan for the redevelopment of MARC, detailed design will commence in the 2027/28 FY, and construction will occur over the 2029/30 and 2030/31 FYs (i.e. 2 years).**
 - Officers will advocate for external funding to undertake improvements at MARC consistent with the Concept Designs for the redevelopment of MARC.**

Moved: Cr Lake

Seconded: Cr Paterson

AMENDMENT

That Council

- Notes the Preliminary Concept Design for the redevelopment of the Monash Aquatic and Recreation Centre contained in the officer report, and the substantial body of work undertaken since 2019 by officers, Otium Planning Group, Williams Ross Architects and the other consultants engaged, and thanks them for that work.**

2. Notes the presentation by Otium Planning Group to the Council Strategy Meeting of 11 August 2026, and the subsequent discussions between Councillors and officers to test the recommended concept against a fuller range of options before the community is consulted.
3. Endorses in principle the Scope of Further Work at Attachment A and directs the Chief Executive Officer to give effect to it, including by:
 - a) engaging Otium Planning Group, together with quantity surveying, aquatic engineering and any other expertise required, to develop and cost the options identified in the Scope on a common and comparable basis; and
 - b) preparing advice on how a project of the scale of each option could be funded.
4. Determines that the Preliminary Concept Design not proceed to public exhibition at this time and that community consultation instead occur following Council's consideration of the report referred to in point 5.
5. Requires a further report to Council at its December 2026 meeting or, if the timing of the further work requires, at the first Council meeting of 2027, presenting the options developed under the Scope together with their costs, operating results and funding implications, and seeking Council's endorsement of a preferred direction and of the material to be placed before the community for consultation in early 2027.
6. Notes that Councillors are to be engaged throughout the further work, consistent with the timeline set out in the Scope, so that the options are shaped as they are developed rather than presented only on completion.
7. Notes that, subject to Council's endorsement of a preferred direction and to the funding required being secured, detailed design is expected to commence in the 2027/28 financial year and construction over the 2029/30 and 2030/31 financial years.
8. Notes that Council will continue to seek external funding towards the redevelopment of MARC.

CARRIED

AMENDED MOTION

That Council

1. Notes the Preliminary Concept Design for the redevelopment of the Monash Aquatic and Recreation Centre contained in the officer report, and the substantial body of work undertaken since 2019 by officers, Otium Planning Group, Williams Ross Architects and the other consultants engaged, and thanks them for that work.
2. Notes the presentation by Otium Planning Group to the Council Strategy Meeting of 11 August 2026, and the subsequent discussions between Councillors and officers to test the recommended concept against a fuller range of options before the community is consulted.
3. Endorses in principle the Scope of Further Work at Attachment A and directs the Chief Executive Officer to give effect to it, including by:
 - a) engaging Otium Planning Group, together with quantity surveying, aquatic engineering and any other expertise required, to develop and cost the options identified in the Scope on a common and comparable basis; and

- b) preparing advice on how a project of the scale of each option could be funded.
4. Determines that the Preliminary Concept Design not proceed to public exhibition at this time and that community consultation instead occur following Council's consideration of the report referred to in point 5.
 5. Requires a further report to Council at its December 2026 meeting or, if the timing of the further work requires, at the first Council meeting of 2027, presenting the options developed under the Scope together with their costs, operating results and funding implications, and seeking Council's endorsement of a preferred direction and of the material to be placed before the community for consultation in early 2027.
 6. Notes that Councillors are to be engaged throughout the further work, consistent with the timeline set out in the Scope, so that the options are shaped as they are developed rather than presented only on completion.
 7. Notes that, subject to Council's endorsement of a preferred direction and to the funding required being secured, detailed design is expected to commence in the 2027/28 financial year and construction over the 2029/30 and 2030/31 financial years.
 8. Notes that Council will continue to seek external funding towards the redevelopment of MARC.

CARRIED

7.3 Corporate Services

7.3.1 INSTRUMENT OF SUB-DELEGATION (S18) - ENVIRONMENT PROTECTION ACT 2017

Moved: Cr Luo

Seconded: Cr Paterson

MOTION

In the exercise of the power conferred by section 437(2) of the *Environment Protection Act 2017* and the Instrument of Delegation of the Environment Protection Authority under the Act dated 4 June 2021, Monash City Council resolves that:

1. The current Instrument of Sub-Delegation (s18) under the *Environment Protection Act 2017* dated 25 March 2025 be revoked upon the coming into force of the attached Instrument of Sub-Delegation.
2. There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached Instrument of Sub-Delegation under the *Environment Protection Act 2017*, the powers, duties and functions set out in that Instrument, subject to the conditions and limitations specified in the Instrument.
3. The Instrument of Sub-Delegation comes into force immediately after the common seal of Council is affixed to the Instrument.

4. The duties and functions set out in the Instrument must be performed, and the powers set out in the Instrument must be exercised, in accordance with any guidelines or policies of Council that it may from time to time adopt.

CARRIED

7.3.2 INFORMAL MEETING OF COUNCILLORS RECORDS

Moved: Cr McCluskey Seconded: Cr Paterson

MOTION

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

CARRIED

7.3.3 ARTIFICIAL INTELLIGENCE (AI) POLICY STATEMENT

Moved: Cr Lee Seconded: Cr B Little

MOTION

That Council

1. Notes the work undertaken to develop a robust and community-facing Artificial Intelligence (AI) policy statement.
2. Adopts the Council AI Policy – Public Summary as attached to this report and
3. Authorises publication of the adopted Policy summary on Council's website to provide transparency to the Monash community regarding Council's use of AI.

CARRIED

7.3.4 SUMMARY OF CONSULTANCY ENGAGEMENTS FOR THE PERIOD ENDING 30 JUNE 2026

Moved: Cr Luo

Seconded: Cr Paterson

MOTION

That Council notes the attached summary of completed and current Consultancy engagements for the six months to 30 June 2026.

CARRIED

7.3.5 DEBT RECOVERY SERVICES CONTRACT - MAV (DR7293-26) CONTRACT # 2027013

Moved: Cr McCluskey

Seconded: Cr Paterson

MOTION

That Council

1. Approves access to the Municipal Association of Victoria Contract MAV-DR7293-26 – Debt Recovery Services for Provision of Debt Recovery Services, under Council Contract No. 2027013 for a schedule of rates-based contract with an estimated annual contract value of \$300,000 for the initial term and an estimated total contract value of \$3,100,000 inclusive of all available extension options.
2. Authorises the Chief Executive Officer or her delegate to execute the contract agreement.
3. Notes that the contract initial term ends on 31 August 2031 and the contract also has two extension options of two years each and authorises the Chief Executive Officer to approve extension options subject to the Municipal Association of Victoria extension approval and satisfactory performance for the City of Monash and
4. Notes that the estimated schedule of rates contract values stated above are based on anticipated future spend, including an allowance for inflation and growth.
(Please note that all dollar figures are GST exclusive unless stated otherwise).

CARRIED

7.4 City Services

7.4.1 2027002 NATURAL GAS CONTRACT FOR LARGE SITES

Moved: Cr Paterson

Seconded: Cr Luo

MOTION

That Council

1. Approves access to the State Purchase Contract Master Supply Agreement for the Supply of Natural Gas for Large Sites with AGL Sales Pty Ltd, under Council Contract No. 2027002 for a schedule of rates-based contract with an estimated contract value of \$1,100,000 for the initial term and an estimated total contract value of \$1,650,000 inclusive of all available extension options.
2. Authorises the Chief Executive Officer or delegate to execute the contract agreement and
3. Notes that the contract initial term is proposed to start on 01/01/2027, ending on 31/12/2028 and that the contract also has one extension options to 31/12/2029 and authorises the Chief Executive Officer to approve extension option subject to the State of Victoria through the Department of Government Services extension approval and satisfactory performance for the City of Monash.

(all dollar figures are GST exclusive unless stated otherwise.)

CARRIED

7.5 Chief Executive Officer

Nil.

8 NOTICES OF MOTION

Nil.

9 URGENT BUSINESS

Nil.

10 CONSIDERATION OF WRITTEN REPORTS OF COMMITTEES

Nil.

11 PERSONAL EXPLANATIONS

Nil.

12 COUNCILLORS' REPORTS

Nil.

13 CONFIDENTIAL BUSINESS

13.0 MOVE INTO CONFIDENTIAL SESSION

Moved: Cr Lee

Seconded: Cr McCluskey

PROCEDURAL MOTION

That Council resolves to close the meeting to the public in accordance with section 66(2) of *the Local Government Act 2020* for the reasons specified in the certificates.

CARRIED

The Council moved into Confidential Business at 7.35PM.

RETURN TO OPEN COUNCIL

The Council returned to open Council at 8.21PM.

14 MEETING CLOSURE

The Chair declared the meeting closed at 8.21PM.



MAYOR:

DATED: 29 September 2026