



CITY OF
MONASH

MINUTES

MEETING OF COUNCIL

HELD ON

TUESDAY 29 APRIL 2025

at 7:00 PM

COUNCIL CHAMBER

CIVIC CENTRE, 293 SPRINGVALE ROAD, GLEN WAVERLEY

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1 ACKNOWLEDGEMENT OF COUNTRY

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

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

2 PRESENT AND APOLOGIES

PRESENT

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

Officers: A Diamond, V Blackman, J Doake, R Hopkins, P Panagakos, J Robertson, S Wickes, A Sapolu, S Candeland, G Budhiraja.

APOLOGIES

Nil.

3 DISCLOSURES OF INTEREST

Nil.

4 CONFIRMATION OF MINUTES

Moved: Cr McCluskey Seconded: Cr B Little

MOTION

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

- Meeting of Council held on 25 March 2025

CARRIED

5 RECEPTION AND READING OF PETITIONS, JOINT LETTERS AND MEMORIALS

Nil.

6 PUBLIC QUESTION TIME

The Mayor advised that Council has not received any public questions for tonight's Council Meeting.

7 OFFICERS' REPORTS

7.1 City Development

7.1.1 TOWN PLANNING SCHEDULE

Moved: Cr McCluskey Seconded: Cr Lee

MOTION

That Council notes the report containing the Town Planning Schedules.

CARRIED

7.1.2 TPA/56398 -35 DOWNING STREET OAKLEIGH, CONSTRUCT BUILDINGS AND WORKS FOR NEW WAREHOUSE DEVELOPMENT WITH ANCILLARY OFFICES AND A REDUCTION IN THE CAR PARKING REQUIREMENTS OF CLAUSE 52.06 OF THE MONASH PLANNING SCHEME

Moved: Cr B Little Seconded: Cr Klisaris

MOTION

That Council resolves to issue a Notice of Decision to Grant a Planning Permit (TPA/56398) to construct buildings and works for new warehouse development with ancillary offices and a reduction in the car parking requirements of Clause 52.06 of the Monash Planning Scheme at 35 Downing Street, Oakleigh subject to the following conditions:

Amended Plans Required

1. Before the development starts, amended plans drawn to scale and correctly dimensioned must be submitted to the satisfaction of and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the Permit. The plans must be generally in accordance with the plans submitted to Council prepared by Archsign Architecture (revision D dated March 2025) but modified to show:
 - a) Allocation of parking spaces for individual premises;

- b) Tree protection fencing during construction for all existing street trees within the naturestrip of Downing Street.
- c) Provision of a substantial garden bed at the southern end of the internal driveway.
- d) The location of a 3m wide drainage easement is to be created in favour of Monash City Council along the entire length of stormwater pipe in the property as required under Condition 13;
- e) A Landscape Plan in accordance with Condition 4 of this Permit;
- f) A Tree Management Plan in accordance with Condition 6 of this Permit;
- g) A Waste Management Plan in accordance with Condition 9 of this Permit;
- h) A Car Parking Management plan in accordance with Condition 10 of this Permit;
- i) A Sustainable Management Plan in accordance with Condition 11 of this Permit.

All to the satisfaction of the Responsible Authority.

Layout Not Altered

- 2. The development 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.

Landscape Plan

- 4. Concurrent with the endorsement of any plans requested pursuant to Condition 1, a landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. When endorsed, the plan will form part of the Permit. The Landscape Plan must be generally in accordance with the Landscape Concept Plans prepared by John Patrick Landscape Architects, dated September 2024 except that the plan must be modified to show:
 - a) The layout of the site to be in accordance with the revised plans by Archsign Architecture (revision D dated March 2025).
 - b) Provision of a substantial garden bed at the southern end of the internal driveway.
 - c) Additional tree planting between every fourth car space along the northern bank of car spaces.
 - d) Provision of a 0.5m wide landscape buffer between the pedestrian path and building façade along the eastern side of the internal driveway.
 - e) Street tree fencing to be shown to all Council street trees in Downing Street during construction.
 - f) Deletion of reference to removal of any Council street trees.
 - g) All street trees to be retained.

- h) A revised planting schedule to delete reference to planting of street trees on Council land.
- i) Demonstrated compliance with nominated species of landscaping and planting locations to ensure tree canopy does not extend over railway land.

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

Landscaping before commencement of use

- 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 The development and use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

Tree Management Plan

- 6. Concurrent with the submission of amended plans required by Condition 1 and prior to any demolition or site works, a Tree Management Plan (TMP) must be submitted to and approved by the Responsible Authority. The TMP must be prepared by a suitably qualified and experienced Arborist and must set out recommendations and requirements in relation to the management and maintenance of the Council street trees identified as Tree Nos. 1-10 in the Arborist Report submitted with the application, prepared by Stemarboriculture dated March 2025.

The TMP must be approved by the Responsible Authority prior to the commencement of any works, including demolition and/or levelling of the site. The TMP must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to the satisfaction of the Responsible Authority ensuring the trees to be retained remain healthy and viable during construction:

- a) A Tree Protection Plan drawn to scale that shows:
 - i) Tree protection zones and structural root zones and of all trees to be retained and confirmed by the Council arborist before the commencement of any works on the site including demolition and excavation of the car park.
 - ii) All tree protection fenced off areas and areas where ground protection systems will be used to be confirmed by the Council arborist;
 - iii) The type of footings within any tree protection zones;
 - iv) Any services to be located within the tree protection zone and a notation stating all services will either be located outside of the tree protection zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the Project Arborist; and
 - v) A notation to refer to the Tree Management Plan for specific detail on what actions are required within the tree protection zones.

- b) Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the Project Arborist.
- c) Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of Council's Horticulture department; and
- d) Any remedial pruning works required to be performed on tree canopies located within subject site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur.

The recommendations contained in the approved tree management plan must be implemented to the satisfaction of the Responsible Authority.

Contractors to be advised of trees to be retained and protected

7. The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained and protected and are advised of any obligations in relation to the protection of those trees.

Street Tree Protection Bond

8. Prior to the commencement of the permitted development a bond of \$10,000 shall be lodged with the City of Monash to ensure that the ten street trees on Downing Street Oakleigh (Trees 1-10) adjacent to the subject property are not damaged during construction. This bond shall be reimbursed at the time of issue of the Certificate of Occupancy for the project provided that the tree remains in good condition to the satisfaction of the City of Monash.

Waste Management Plan

9. 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 One Mile Grid dated 12 November 2024, but revised to the satisfaction of the Responsible Authority to show:
 - a) The site layout and floor area schedules of buildings to accord with the endorsed development plans.
 - b) Delete reference to "City of Monash Local Law No. 3" in Section 7.4 (Collection) and to refer to "Community Safety and Amenity Local Law."

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

Car Parking Management Plan

10. Concurrent with the endorsement of plans pursuant to Condition 1, a Car Park Management Plan must be submitted to the satisfaction and approved by the Responsible

Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:

- a) The number and location of car parking spaces allocated to each tenancy, generally in accordance with the report prepared by onemilegrid and dated 23 October 2024;
- b) Policing arrangements and formal agreements;
- c) The collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the Waste Management Plan required by this Permit; and,
- d) The plan is to regularly reviewed and updated to manage on going parking demands and changes of tenants when required.

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

Sustainable Management Plan

- 11. The Sustainability Management Plan prepared by Melbourne Sustainability Consultants dated 5 September 2024, will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the Sustainable Design Assessment to the satisfaction of the Responsible Authority. This plan may only be amended with the prior written consent of the Responsible Authority.

Construction Management Plan

- 12. Prior to the commencement of any site works (including any demolition and excavation), a Construction Management Plan (CMP) must be submitted and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the CMP will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address the following issues:
 - a) Appropriate measures to control noise, dust and water and sediment laden runoff;
 - b) Appropriate measures for the prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - b) Appropriate measures relating to removal of hazardous or dangerous material from the site, where applicable;
 - c) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site so as to prevent material leaving the site and being deposited on Council's road network;
 - d) A program for the cleaning and maintaining surrounding road surfaces;
 - e) 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;
 - f) Measures to provide for public Safety and site security;

- g) 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;
- h) A Traffic Management Plan showing truck routes to and from the site;
- i) A swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
- j) Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP;
- k) The provision of contact details of key construction site staff; and
- l) Include a requirement that except with the prior written consent of the Responsible Authority, a requirement that demolition, excavation or construction works must only be carried out during the following hours:
 - Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - Saturday – 9.00am to 1.00pm;
 - Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings that does not exceed the EPA guidelines)
 - No works are permitted on Sundays or Public Holidays.

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

Creation of Easement

13. A 3m wide drainage easement is to be created in favour of Monash City Council along the entire length of stormwater pipe in the property prior to the commencement of use or operation of the premises.

Ongoing Architect Involvement

14. As part of the ongoing consultant team, Archsign 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.

Plant Equipment or Features on Roof

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.

External Lighting

16. All external lighting must be designed, baffled and located so as to prevent light from the site causing any unreasonable impacts on the locality, to the satisfaction of the Responsible Authority.

Storage of Goods

17. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.
18. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.

Loading and Unloading

19. All loading and unloading of vehicles must be carried out within the boundaries of the land/ designated loading bays and must be conducted in a manner that does not cause any interference with the circulation and parking of vehicles on the land, to the satisfaction of the Responsible Authority.

Car Parking and Access

20. 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.

21. The accessible parking spaces 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.
22. Bicycle parking facilities shall generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme.

Removal of redundant Vehicle crossings

23. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.

New Vehicle crossings

24. New vehicles crossovers must be designed, approved and constructed to the satisfaction of the responsible authority.

Drainage

25. 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.

Melbourne Water Conditions (ref - MWA- 1345746)

26. The warehouses must be constructed with finished floor levels set no lower than 58.9 metres to Australian Height Datum, which is 300mm above the applicable flood level of 58.6 m to AHD.
27. The open space area must be maintained at natural surface levels, to allow for the passage of overland flows.
28. No fill is permitted outside of the building footprint, with the exception of minimum fill required for ramping to the driveway
29. Any new fence must be of an open style of construction (minimum 50% open) unless with the written consent of Melbourne Water, to allow for the passage of overland flows

VicTrack Conditions (ref – 86183)

30. No entry to railway land is permitted without the written consent of VicTrack.
31. Any temporary or permanent ground anchors, soil nails, reinforced earth straps or other ground stabilising devices, must not penetrate onto railway land or within easements benefitting VicTrack.
32. No drainage, effluent, waste, soil or other materials must enter, be stored or be directed to the railway land.
33. Red, green or yellow colour schemes or shapes capable of being mistaken for train signals must not be used on elevations facing railway land.
34. The development's landscaping and planting must be setback to ensure tree canopy does not extend over railway land.

Satisfactory Continuation

35. Once the development and use has started it must be continued and completed to the satisfaction of the Responsible Authority.

Time for starting and completion

36. 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.

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

- (i) within six (6) months afterwards if the development and/or use 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. This is not a Building Permit. Building Permit approval must be obtained prior to the commencement of the above approved works.
- B. Engineering permits must be obtained for new or altered vehicle crossings and new connections to Council drains and these works are to be inspected by Council's Engineering Department. A refundable security deposit is to be paid prior to any drainage works commencing.
- C. A drainage plan must be submitted to Council for approval showing the replacement of the existing 750mm Council drain along the southern boundary with a new 1050mm drain. The plan is to show the upgraded pipe and proposed location of the footing of the structure over the proposed easement. The footings of the structures are to be constructed to below the bottom of the replacement drain. A minimum clearance of 600mm shall be maintained around the Council drain.
- D. Building Over Easement approval is required for the warehouse over the proposed easement. Approval will be given subject to:
 - a. Yarra Valley Water / SouthEast Water approval is obtained.
 - b. A Building Over Easement application is agreed with the Council.
 - c. The registration of a Section 173 Agreement on Title between the owners and Council, protecting the Council's future drainage maintenance rights.
 - d. The payment of a \$50,000 refundable security deposit before the drainage works commence.
- E. Stormwater discharge is to be detained on site to the predevelopment level of peak stormwater discharge. Approval of any internal detention system is required by the City of Monash prior to works commencing.
- F. 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.
- G. Any work within the road reserve must ensure the footpath and nature strip are to be reinstated to Council standards.

- H. One copy of the plans for the drainage and civil works must be submitted to and approved by the Engineering Department prior to the commencement of works. The plans are to show sufficient information to determine that the drainage works will meet all drainage conditions of the permit.
- I. No work must be commenced in, on, under or over the road reserve without having first obtained 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.
- J. The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.
- K. Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.
- L. Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made.

CARRIED

7.1.3 UPDATE ON STATE GOVERNMENT PLANNING ANNOUNCEMENTS

Moved: Cr B Little

Seconded: Cr Lee

MOTION

That Council

1. Notes the recent announcements from the State Government of broad changes to housing policy and planning provisions as part of their implementation of Victoria's Housing Strategy, and that these changes include the introduction of:
 - a) Plan for Victoria
 - b) Municipal housing targets
 - c) Townhouse and Low-Rise Code (deemed to comply standards)
 - d) Significant changes to the design standards for multi-unit development (Clause 55 - ResCode)
 - e) Making the revised design standards for multi-unit development (Clause 55- Res-Code) deemed to comply.
 - f) Significant changes to the planning assessment, community participation and review process for multi-unit development.
 - g) A new Clause, Clause 53.25 Great Design Fast Track
 - h) A new Clause, Clause 57, for residential building of four storeys.

2. Notes that these changes to design standards (deemed to comply) for multi-unit development (Clause 55 – ResCode) include:
 - a) Changes to the objectives and design standards of Clause 55.
 - b) Making all design standards of Clause 55 “deemed to comply standards”.
 - c) Removing Council planning assessment requirements where the design standard is met.
 - d) Removing third-party appeal where the design standards are met.
 - e) Removing local variations to standards for landscaping, permeability, side and rear setbacks, and walls on boundaries.
 - f) Removing local variations to front setbacks and private open space standards where they are greater than the new deemed to comply standards.
3. Notes that because of these changes, Monash variations to front setbacks, rear setbacks and private open space standards greater than the new standards in the General Residential Zone and the Neighbourhood Residential have been removed from the Monash Planning Scheme.
4. Notes that the State government has completed the planning for the Chadstone Activity Centre, with planning scheme changes introduced to the Monash Planning Scheme via Amendment GC252 on 25 February 2025, and that the State government will shortly commence planning for the Hughesdale and Oakleigh Activity Centres.
5. Notes that further reports will be presented to Council as the Activity Centre projects for Chadstone, Hughesdale and Oakleigh progress.
6. Notes that it is anticipated that changes to design standards for single dwellings, Clause 54 will also be changed removing any local variations to standards at some point.
7. Resolves that the Mayor write directly to the Friends Groups (Damper Creek, Scotchmans Creek and Valley Reserve) advising of points 1, 2, 3 and 6 of this recommendation.

CARRIED

Meeting Note:

- During the debate of Item 7.1.3, Cr B Little moved the following Procedural Motion.

Moved: Cr B Little

Seconded: Cr Klisaris

PROCEDURAL MOTION

That the speaking time for the speaker be extended.

CARRIED

7.1.4 AMENDMENT C174 - AFFORDABLE HOUSING - CONSIDERATION OF SUBMISSIONS

Moved: Cr Paterson

Seconded: Cr Fergeus

MOTION

That Council

1. Notes and considers all submissions received in response to the proposed Amendment C174 – Monash Affordable Housing Strategy implementation.
2. Notes and endorses the officer comments and responses to the matters raised in submissions as set out in this report as the basis for Council's submission to the panel.
3. Pursuant to Section 23(1) and Part 8 of the Planning and Environment Act 1987 request the Minister for Planning appoint an independent planning panel under Part 8 of the Planning and Environment Act 1987 to consider submissions to proposed Amendment C174.
4. Refers all submissions on proposed Amendment C174 to the planning panel appointed by the Minister for Planning.
5. Notifies all submitters to the Amendment of Council's resolutions on proposed Amendment C174 as set out above.

CARRIED

7.1.5 SUBURBAN RAIL LOOP STRUCTURE PLAN SUBMISSION

Moved: Cr B Little

Seconded: Cr Lee

MOTION

That Council

1. Notes that State Government released the Suburban Rail Loop East Draft Structure Plans and Draft Planning Scheme Amendments package for community consultation on 17 March 2025, with a submission closing date of 22 April 2025 and that Council has been given until no later than 5 May 2025 to formally make its submission.
2. Reaffirms its broad support for the Suburban Rail Loop East (SRL) project as an opportunity for increased housing, employment, and transport improvements in established urban areas of Monash and southeast Melbourne more broadly.
3. Notes that for Monash the SRL East Structure Plans and Amendment packages are:
 - a) Clayton GC247 (SRL Clayton Structure Plan),
 - b) Monash C176 (SRL Monash Structure Plan),
 - c) Glen Waverley C177 (SRL Glen Waverley Structure Plan) and
 - d) Burwood GC248 (SRL Burwood Structure Plan)

4. Notes that each of the 4 SRL East Structure Plan and Amendment packages includes:
 - a) a draft Structure Plan,
 - b) a draft Structure Plan Implementation Plan,
 - c) an extensive range of supporting background technical documents, and
 - d) planning scheme amendment documentation that introduces new zones, built form controls, a development uplift mechanism not previously included in the Victoria Planning Provisions, and parking overlays.
5. Whilst welcoming the commencement of community consultation on the Draft Structure Plans, notes that a period of 5 weeks community consultation for a State significant, multi-generational project, is insufficient and has constrained Council's ability to comprehensively review and responsibly consider the material by the due date, particularly given there are 4 SRL East Structure Plan packages applicable to Monash.
6. Notes that despite comprehensive State policy on the form and content of structure plans, the statutory obligations, under both the Planning & Environment Act 1987 and the Suburban Rail Loop Act 2021, (that apply to the Suburban Rail Loop Authority as the designated planning authority for the Suburban Rail Loop declared planning areas and previous Council submissions to SRL East Precinct plan process), the draft SRL East Structure Plans and Amendment package do not provide the level of certainty and direction required in structure plans. They do not include basic design, costings, funding, and delivery mechanisms for the equitable and timely provision of the additional public open space, community infrastructure, movement, and transport infrastructure improvements that have been identified as required in the draft SRL East Structure Plans.
7. Notes that the draft SRL East Structure Plans and Amendment package continue with an overreliance on the ability to utilise existing Council land, community facilities and Council funding to deliver the bulk of the community infrastructure provision and improvements and fail to recognise the existing community needs and use of this land and Councils broader governance, community engagement, financial and planning obligations arising from day to day service provision and meeting the existing and future needs of the balance of the Monash community.
8. Notes that despite having land holdings in the Structure Plan areas and land acquisition powers, the SRLA have not acquired or proposed to acquire additional land for community infrastructure needs and have not incorporated any meaningful level of community infrastructure provision on their current land holdings.
9. Notes that the draft SRL East Implementation Plans contain many delivery actions that should have been scoped, costed, and resolved to a higher standard of certainty and included in the draft SRL East Structure Plans, prior to the commencement of the rezoning process that will create a significant increase in land value.
10. Notes that the draft SRL East Implementation Plans allocate 87 projects and delivery actions to Council as lead agency, many of which remain at an investigation and/or concept level, effectively transferring SRLA planning authority obligations and responsibilities to Council.

11. Notes that given the consultation time constraints, this report and the proposed submission focus on issues considered to major shortcomings and gaps in the draft SRL East Structure Plans and amendment packages that:
 - a) present considerable risks to the delivery of the housing, community facilities and quality urban environment set out in SRL East Structure Plans,
 - b) present significant financial, operational, reputational and governance risks to Council,
 - c) are likely to create unreasonable and unfunded medium and long term negative financial and operational commitments and burdens on Council,
 - d) fail to give effect to major State and Local policy supporting urban consolidation, housing targets, affordable housing, and infrastructure funding.
 - e) allocate 87 Actions to Council to research, investigate, design, fund and deliver infrastructure, services or transport and movement network improvements.
12. Notes that the forecast dwelling increase for the SRL East Structure Plan areas provided in the 2021 business case has not been reviewed as part of the preparation of the SRL East technical and background reports and remains at the 2021 Business Case estimate of 11,400 dwellings. This number of dwellings equates to 16% of the Monash Housing Target allocated to the SRL East Structure Plan areas leaving the balance of 58,100 dwellings to be accommodated elsewhere in Monash.
13. Notes that the lack of resolution of these identified issues in the recommendations above including the absence of any infrastructure funding mechanism, creates significant uncertainty in the delivery of the identified infrastructure in precinct areas, reduces development industry investment confidence, and potentially creates significant financial risks for Council in these precinct areas over time.
14. Notes that the amendment package proposes to rezone land in the SRL East Structure Plan areas to a new zone, the Precinct Zone. This zone change will trigger a Windfall Gains Tax assessment for all non-exempt land, including significant Council landholdings that are not in a Public Use zone. This includes Council owned car parks and the Monash Operations Centre. The SRLA in line with its planning authority obligations should take appropriate action to ensure that Council owned land not in a Public Use zone, is not subject to a Windfall Gains Tax assessment, and land that is subsequently rezoned from a public use zone to aid in delivery of the precinct plans and visions be similarly exempt.
15. Notes that the issues raised in report and draft submission will be expressed in more detail and expanded upon as material is further reviewed by officers and experts as part of the preparation for the future Advisory Committee hearings. This may result in the identification of additional issues of concern, and these will be reported to Council as and when/if needed.
16. Notes that in anticipation of the Advisory Committee hearing later this year initial engagement of legal representation via Maddocks and subject matter experts has commenced and that the Structure Plan and amendment document packages are currently being reviewed in detail.
17. Notes that although submissions close on 22 April 2025:
 - a) an Advisory Committee has not yet been appointed to consider submissions,

- b) the Advisory Committee Terms of Reference and hearing process has not been set out,
 - c) it is possible that, given the number of SRL East Station Precincts and volume of material, there may be more than one Advisory Committee established with hearings running concurrently to consider the submissions, and
 - d) given the current resource sharing arrangements with other Councils, in the event of multiple Advisory Committees being established and hearings running concurrently, there will likely to be significant logistical and additional financial implications for Council in ensuring meaningful representation across the Advisory Committee hearings which could necessitate the appointment of additional Barristers (and legal representatives) to ensure representation at each Advisory Committee.
18. Directs the Chief Executive Officer to write to Chief Executive Officer of the Suburban Rail Loop Authority and the Chair of Planning Panels Victoria:
- a) outlining the concerns set out in recommendation 17 and requesting an urgent update on the status, Terms of Reference, and proposed process for any Advisory Committee Hearings into the SRL East Structure Plans and Amendment package, and
 - b) request that any Advisory Committee be convened as a single Advisory Committee, to avoid duplication of effort and minimise costs of representation to all parties, particularly Council given the presence of four SRL East precincts in Monash.
19. Notes and endorses the recommendations of this report along with the draft submission at Attachment 1 as Council's submission to the Suburban Rail Loop East Structure Plan exhibition for planning scheme amendments:
- a) GC247 (Clayton Structure Plan),
 - b) C176 (Monash Structure Plan),
 - c) C177 (Glen Waverley Structure Plan) and
 - d) GC248 (Burwood Structure Plan).
20. Notes that further updates will be presented to Council as the matter progresses if and when needed.

CARRIED

7.1.6 ANIMAL POUND AND AFTER HOURS SERVICES

Moved: Cr B Little

Seconded: Cr Paterson

MOTION

That Council

1. Awards the tender to Victorian Animal Aid Trust for the provision of Animal Pound and After Hours Services, under Contract No. 2025014 for a combined lump sum and schedule of rates-based contract, with an estimated contract value of \$2,693,464 for the initial term

(three years) and an estimated total contract value of \$5,723,243 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 will begin on 1 August 2025 for a period of three years ending on 31 July 2028. The contract also has one extension option of three years and authorises the Chief Executive Officer to approve the extension option subject to satisfactory performance for the City of Monash and
4. Notes that the estimated schedule of rates contract values stated above are based on anticipated spend, inflation and growth.

* all dollar figures are GST Inclusive unless stated otherwise.*

CARRIED

7.1.7 PARKING MANAGEMENT REVIEW

Moved: Cr James

Seconded: Cr Fergeus

MOTION

That Council

1. Notes the Parking Management Review Framework and Recommendations and adopts it as a draft document for consultation.
2. Directs officers to consult with the wider community on the Parking Management Review Framework and Recommendations including:
 - a) Consult directly on the identified parking changes, the recommended approach for the improvement of parking restrictions, the introduction of paid parking in selected streets in Clayton, Glen Waverley and Oakleigh and suggested fees (\$2 per hour with exemptions for accessible (disability) parking permit holders), with property owners, occupants, traders and trader associations in areas where paid parking has been identified for consideration.
 - b) Review the results of the engagement process to refine the final Framework for adoption by Council.
 - c) Report to Council on the feedback of the consultation to inform the next steps on the Parking Management Review Framework and Recommendations.
3. Notes that the more detailed parking changes as identified in the plan will be further investigated and consulted on as changes to restrictions are considered. The cost of any changes, be it new signage (parking restriction and wayfinding) or dynamic signage (that are not associated with the introduction of paid parking) will be considered as part of Council's annual budget program as needed.

LOST

Meeting Note:

- A Division was called by Cr James.

DIVISION

For: Cr de Silva, Cr Fergeus, Cr James and Cr Paterson

Against: Cr Klisaris, Cr B Little, Cr C Little, Cr Lake, Cr Lee, Cr Luo and Cr McCluskey

Meeting Note:

- Cr James raised a point of order in accordance with Governance Rule 30 (a)(i) conduct or a practice which is contrary to these Rules.
- The chairperson ruled that the alternate motion was allowable.

Moved: Cr Klisaris

Seconded: Cr McCluskey

ALTERNATIVE MOTION

That Council

1. **Notes and adopts the Parking Management Framework.**
2. **Resolves to not further explore or introduce paid parking at this time.**
3. **Directs officers to work with its contract provider to closely monitor parking behaviours, overstaying vehicles, including increased patrolling, detection and issuing of fines to overstaying vehicles.**
4. **Notes that the detailed parking changes as identified in the Parking Management Review Recommendations will be further investigated, an implementation plan will be developed and any proposed changes to parking restrictions will be consulted on as any changes to restrictions are considered. The cost of any changes, be it new signage (parking restriction and wayfinding) or dynamic signage will be considered as part of Council's annual budget program as needed.**

LOST

Meeting Note:

- A Division was called by Cr James.

DIVISION

For: Cr Klisaris, Cr B Little, Cr C Little, Cr Lee and Cr McCluskey

Against: Cr de Silva, Cr Fergeus, Cr James, Cr Lake, Cr Luo and Cr Paterson

Abstained: Nil

7.2 Community Services

7.2.1 2024/25 MONASH QUICK RESPONSE GRANTS PROGRAM RECIPIENTS - FEBRUARY/MARCH

Moved: Cr Paterson

Seconded: Cr Fergeus

MOTION

That Council notes the successful applications that have been funded through the Quick Response Grant Program during the period from February to March 2025 to a total of \$3,000.

CARRIED

7.2.2 CF2024206 ACTIVE MONASH HEALTH CLUB EQUIPMENT

Moved: Cr McCluskey

Seconded: Cr Klisaris

MOTION

That Council

1. Awards the tender from Life Fitness Australia Pty Ltd for Active Monash Health Club Equipment, Contract No. 2024206 for a fixed Lump Sum of \$1,087,920 under an operating lease agreement.
2. Authorises the Chief Executive Officer to execute the contract agreement.
3. Notes that the contract will commence on 1 May 2025 for a period of four years, and the expected completion date is 30 April 2029.
4. Notes that the total budget including the contract fixed Lump Sum, Contingencies and Provisional Items is \$1,087,920.

CARRIED

7.3 Corporate Services

7.3.1 S6 DELEGATION FROM COUNCIL TO STAFF

Moved: Cr Klisaris

Seconded: Cr Lee

MOTION

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

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

CARRIED

7.3.2 MULTI-FUNCTIONAL PRINTER (MFP) RENEWAL 2025010

Moved: Cr Klisaris

Seconded: Cr B Little

MOTION

That Council

1. Approves access to the Procurement Australia (PA) Contract 2406/0713 Information Technology & Multi-Functional Devices Products & Services - (Multi-Functional Print Devices) for the provision of MFP Renewal under Council Contract No. 2025010.
2. Awards the tender from Toshiba (Australia) Pty Ltd for an estimated contract value of \$856,116 for the contract term of five (5) years and an estimated total contract value of \$988,813 (inclusive of \$42,805 for Professional Services and a Contingency amount of \$89,892).
3. Authorises the Chief Executive Officer or her delegate to execute the contract agreement and

4. Notes that the contract term is for five years, commencing 1 May 2025 and ending 30 April 2030 and the contract has no extension options.

*all dollar figures are GST Inclusive unless stated otherwise.

CARRIED

7.3.3 INFORMAL MEETING OF COUNCILLORS RECORDS

Moved: Cr B Little

Seconded: Cr Paterson

MOTION

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

CARRIED

7.3.4 AUDIT AND RISK COMMITTEE MEETING MINUTES MARCH 2025

Moved: Cr Lee

Seconded: Cr B Little

MOTION

That Council receives the minutes of the 13 March 2025 Audit and Risk Committee.

CARRIED

7.3.5 PROJECT MANAGEMENT SYSTEM 2025031

Moved: Cr Klisaris

Seconded: Cr B Little

MOTION

That Council

1. Awards the tender from EPM Partners Pty Ltd for the Provision of a Project Management System, Contract No. 2025031, for an estimated contract value of \$359,370 for the initial term and a total estimated contract value of \$784,637 (inclusive of \$185,770 for the first extension, \$191,386 for the second extension, and a contingency amount of \$48,111)
2. Authorises the Chief Executive Officer or her delegate to execute the contract agreement and

3. Notes that the contract will commence in May 2025, for an initial term of three years and the contract has two extension options of two years each and authorises the Chief Executive Officer to approve extension options subject to satisfactory performance.

*all dollar figures are GST Inclusive unless stated otherwise.

CARRIED

7.3.6 FINANCIAL MANAGEMENT AND CAPITAL WORKS MARCH 2025 QUARTERLY REPORT

Moved: Cr McCluskey Seconded: Cr B Little

MOTION

That Council

1. Notes the Quarterly Financial Management and Capital Works Progress Report for the period ending 31 March 2025, presented in accordance with Section 97 of the Local Government Act 2020.
2. Approves the project variations contained therein.

CARRIED

7.4 City Services

7.4.1 BULK FUELS & FUEL CARDS - CONTRACT NO. 2025092

Moved: Cr Paterson

Seconded: Cr Klisaris

MOTION

That Council

1. Approves access to Procurement Australia Contract 2703/0110 – Bulk Fuels and Fuel Cards, under Council Contract No. 2025092 for a schedule of rates-based contract with an estimated annual contract value of \$1,000,000 and an estimated total contract value of \$4,000,000 inclusive of all available extension options.
2. Authorises the Chief Executive Officer or her delegate to execute the contract agreement.
3. Notes that the contract initial term ends on 31/03/2027 and that the contract also has two separate extension options of one year each and authorises the Chief Executive Officer to approve extension options subject to Procurement Australia extension approval and satisfactory performance for Council and
4. Notes that the estimated schedule of rates contract values stated above are based on anticipated future spend, inflation and growth (please refer to Financial section for more information).

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

CARRIED

7.4.2 PROGRESS REPORT 2023-24 ZERO NET CARBON ACTION PLAN

Moved: Cr B Little

Seconded: Cr Lee

MOTION

That Council

1. Notes the third Progress Report on the Zero Net Carbon Action Plan (ZNCAP, endorsed August 2020). This report provides a status of the key actions delivered as at June 2024.
2. Receives a final progress report on the ZNCAP by December 2025, outlining achievement of becoming carbon neutral.

CARRIED

Meeting Note:

- Cr Paterson left the meeting at 7.52pm and returned at 7.58pm. Cr Paterson did not participate in the vote on item 7.4.2.

7.4.3 INTER-COUNCIL ADVOCACY- KERBSIDE GLASS SERVICE

Moved: Cr James

Seconded: Cr McCluskey

MOTION

That Council joins an inter-council advocacy group seeking an expansion of Victoria's Container Deposit Scheme and a review into the feasibility of the introduction of a kerbside glass service by 2027, and call on the Victorian Government to:

- a) Extend the timeframe for Councils to introduce a glass recycling service until national standardisation of kerbside services and Container Deposit Schemes has been implemented.
- b) Expand the Victorian Container Deposit Scheme to accept wine and spirits bottles in line with other states in Australia.
- c) Review the effectiveness of the Container Deposit Scheme and assess against the usage of the glass recycling service that has been rolled out by councils to date.
- d) Share the Business Case it prepared on kerbside glass recycling for Victoria.

CARRIED

7.4.4 2025071: LOCKSMITH & DOOR FURNITURE SERVICES

Moved: Cr Paterson

Seconded: Cr B Little

MOTION

That Council

1. Awards the tender from John Barnes & Company Locksmiths Pty Ltd for Locksmith & Door Furniture Services, Contract No. 2025071 for an estimated annual schedule of rates-based contract value of \$150,000. The total estimated contract value, inclusive of all extension options is \$900,000.
2. Authorises the Chief Executive Officer or her delegate to execute the contract agreement.
3. Notes that the contract will commence on 1 May 2025, with an initial term of Two (2) years and the contract has Two (2) extension options of Two (2) years each and authorises the Chief Executive Officer to approve extension options subject to satisfactory performance and
4. Notes that the estimated schedule of rates contract values stated above are based on anticipated spend, inflation and growth (please refer to Financial section for more information).

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

CARRIED

7.4.5 2025058 - ORC - FILTRATION PLANT CHEMICAL BUNDING WORKS

Moved: Cr Paterson

Seconded: Cr McCluskey

MOTION

That Council

1. Awards the tender from Walter J Pratt Pty Ltd for ORC - Filtration Plant Chemical Bunding Works, Contract No. 2025058 for a fixed Lump Sum of \$507,980 with an extra \$40,638 for Contingencies.
2. Authorises the Chief Executive Officer to execute the contract agreement.
3. Notes that the contract is anticipated to commence on 1 May 2025 and the expected completion date is 30 June 2025 and
4. Notes that the anticipated project expenditure including the fixed Lump Sum, Project Management/ Delivery Fees is \$534,219 with a further allocation of \$40,638 For Contingencies.

CARRIED

7.4.6 2025070 BRANDON PARK RESERVE MODULAR PAVILION REDEVELOPMENT

Moved: Cr Lee

Seconded: Cr McCluskey

MOTION

That Council

1. Awards the tender from Modular by SHAPE (VIC) Pty Ltd for Brandon Park Reserve Modular Pavilion Redevelopment, Contract No. 2025070 for a fixed Lump Sum for \$2,335,046.93 with an extra \$330,000 for Contingencies.
2. Authorises the Chief Executive Officer to execute the contract agreement.
3. Notes that the contract will commence on 6 May 2025 and the expected completion date is 27 February 2026 and
4. Notes that the anticipated project expenditure including the fixed Lump Sum, Project Management/ Delivery Fees, Demolition of Existing Pavilion and Car Park Design & Construction is \$4,541,646.93 with a further allocation of \$330,000 For Contingencies.

CARRIED

7.5 Chief Executive Officer

7.5.1 2025108 CALL HANDLING AND ASSOCIATED SERVICES

Moved: Cr B Little

Seconded: Cr Klisaris

MOTION

That Council

1. Approves access to the Municipal Association of Victoria, Contract *ICT Professional and Leasing Services panel (ES8111-2021)* for provision of Afterhours Call Handling and Associated Services, under Council Contract No. 2025108 for a schedule of rates-based contract with an estimated contract value of \$100,000.00 for the initial term and an estimated total contract value of \$320,000.00 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 2026 and the contract also has 2 extension options of 1 year 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 spend, inflation and growth.

CARRIED

8 NOTICES OF MOTION

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

Moved: Cr Klisaris

Seconded: Cr B Little

MOTION

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

APPLICANT	PURPOSE	AMOUNT RECOMMENDED
Wellington Preschool Centre	Financial assistance to install a street library permanently for the school and community.	\$1000

CARRIED

9 URGENT BUSINESS

Nil.

10 CONSIDERATION OF WRITTEN REPORTS OF COMMITTEES

Nil.

11 PERSONAL EXPLANATIONS

Nil

12 COUNCILLORS' REPORTS

Cr James provided comments on

- The passing of Councillor Greco and sends his condolences to his family and fellow councillors at Darebin Council.
- The ANZAC day service organised by Oakleigh Carnegie RSL and thanked the Director, City Services and Team for their exceptional work for that day.

Cr B Little provided comments on

- A meeting held at Glen Eira Recreational Centre for the announcement by Claire O'Neil Minister for Housing for the development of the Princess Highway Reserve.

Cr McCluskey provided comments on

- The ANZAC day service organised by Glen Waverley RSL and thanked the Director, City Services and Team for the well organised event.

Cr C Little provided comments on

- The ANZAC day service organised by Clayton RSL and thanked the community and City of Monash for organising the event.

Cr Klisaris provided comments on

- The passing of Councillor Greco and sends his thoughts to his family.
- The Director, City Services, for his support in the last few weeks.
- A meeting attended with a resident with a mobility scooter, who is appreciative of all the work that is carried out on our footpaths and roads to make it accessible for everyone.

13 CONFIDENTIAL BUSINESS

Nil.

14 MEETING CLOSURE

The Mayor declared the meeting closed at 8.13pm.

MAYOR:

DATED: XX

UNCONFIRMED