



# City of Whitehorse

## AGENDA

---

### Ordinary Council Meeting

To be held in the  
Council Chamber  
Whitehorse Civic Centre

379 Whitehorse Road Nunawading

on

**Monday 20 April 2015**

at 7.00 p.m.

**Members:** Cr Andrew Munroe (Mayor), Cr Bill Bennett,  
Cr Raylene Carr, Cr Robert Chong AM,  
Cr Andrew Davenport, Cr Philip Daw,  
Cr Helen Harris OAM, Cr Sharon Ellis,  
Cr Denise Massoud, Cr Ben Stennett

**Ms Noelene Duff**  
Chief Executive Officer

## TABLE OF CONTENTS

<b>1</b>	<b>PRAYER</b>	<b>2</b>
<b>2</b>	<b>WELCOME AND APOLOGIES</b>	<b>2</b>
<b>3</b>	<b>DISCLOSURE OF CONFLICT OF INTERESTS</b>	<b>2</b>
<b>4</b>	<b>CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS</b>	<b>2</b>
<b>5</b>	<b>RESPONSES TO QUESTIONS</b>	<b>2</b>
<b>6</b>	<b>NOTICES OF MOTION</b>	<b>2</b>
<b>7</b>	<b>PETITIONS</b>	<b>2</b>
<b>8</b>	<b>URGENT BUSINESS</b>	<b>2</b>
<b>9</b>	<b>COUNCIL REPORTS</b>	<b>3</b>
<b>9.1</b>	<b>CITY DEVELOPMENT</b>	<b>3</b>
	<b>STATUTORY PLANNING</b>	<b>3</b>
9.1.1	1 Salisbury Avenue, Blackburn (LOT 1 LP 54923) – Construction of a second storey office addition to an existing shop, and a reduction of the car parking requirements of Clause 52.06.	3
	<b>STRATEGIC PLANNING</b>	<b>14</b>
9.1.2	Consideration of Submissions to Amendment C167	14
	<b>ENGINEERING &amp; ENVIRONMENTAL</b>	<b>22</b>
9.1.3	Clayton South Regional Landfill Budget for 2015/2016	22
<b>9.2</b>	<b>INFRASTRUCTURE</b>	<b>25</b>
9.2.1	Tender Evaluation Report – Contract No CT2964 Provision of Pavement and Line Marking Services.	25
<b>9.3</b>	<b>HUMAN SERVICES</b>	<b>28</b>
9.3.1	Maintenance of Morack Public Golf Course Tender Evaluation Report	28
<b>9.4</b>	<b>CORPORATE SERVICES</b>	<b>30</b>
9.4.1	Supplementary Valuation Quarterly Return: January to March 2015	30
9.4.2	Municipal Association of Victoria (MAV) State Council Meeting and Australian Local Government General Assembly (ALGA) – Submission of Motions for Consideration	32
9.4.3	Renaming of Station Street (Part) Box Hill South	36
9.4.4	Naming of Laneway – Adjacent to 77-79 Doncaster East Road Mitcham	41
9.4.5	Delegated Decisions – February 2015	44
<b>10</b>	<b>REPORTS FROM DELEGATES, SPECIAL COMMITTEE RECOMMENDATIONS AND ASSEMBLY OF COUNCILLORS RECORDS</b>	<b>61</b>
10.1	REPORTS BY DELEGATES	61
10.2	RECOMMENDATIONS FROM THE SPECIAL COMMITTEE OF COUNCIL MEETING OF 13 APRIL 2015	61
10.3	RECORD OF ASSEMBLY OF COUNCILLORS	62
<b>11</b>	<b>REPORTS ON CONFERENCES/SEMINARS ATTENDANCE</b>	<b>63</b>
<b>12</b>	<b>CONFIDENTIAL REPORTS</b>	<b>63</b>
12.1	Clayton Regional Landfill	63
12.2	Recommendation from the Special Committee of Council Meeting of 13 April 2015 Confidential – Land Transaction	63
<b>13</b>	<b>CLOSE MEETING</b>	<b>63</b>

## AGENDA

### 1 PRAYER

#### 1a Prayer for Council

*We give thanks, O God, for the Men and Women of the past whose generous devotion to the common good has been the making of our City.*

*Grant that our own generation may build worthily on the foundations they have laid.*

*Direct our minds that all we plan and determine, is for the wellbeing of our City.*

**Amen.**

#### 1b Aboriginal Reconciliation Statement

*"In the spirit of reconciliation we acknowledge the Wurundjeri as the traditional owners of the land on which we are gathered."*

### 2 WELCOME AND APOLOGIES

### 3 DISCLOSURE OF CONFLICT OF INTERESTS

### 4 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Minutes of the Ordinary Council Meeting 16 March 2015, Confidential Minutes 16 March 2015 and Minutes of the Special Council Meeting Proposed Draft Council Budget 2015-16 & Council Plan 13 April 2015.

#### RECOMMENDATION

***That the Minutes of the Ordinary Council Meeting 16 March 2015, Confidential Minutes 16 March 2015 and Minutes of the Special Council Meeting Proposed Draft Council Budget 2015-16 & Council Plan 13 April 2015 having been circulated now be confirmed.***

### 5 RESPONSES TO QUESTIONS

### 6 NOTICES OF MOTION

### 7 PETITIONS

### 8 URGENT BUSINESS

## **9 COUNCIL REPORTS**

### **9.1 CITY DEVELOPMENT**

#### **Statutory Planning**

#### **9.1.1 1 Salisbury Avenue, Blackburn (LOT 1 LP 54923) – Construction of a second storey office addition to an existing shop, and a reduction of the car parking requirements of Clause 52.06.**

FILE NUMBER: WH/2013/919  
ATTACHMENT

---

#### **SUMMARY**

*This application was advertised, and a total of 22 objections (21 objector properties) were received. The objections raised issues with car parking, loss of the post office, design, precedence, overdevelopment, shopping centre policy, overshadowing and potential for advertising signs. A Consultation Forum was held on Thursday, 26 February 2015 chaired by Councillor Davenport with Councillor Munroe in attendance, at which the issues were explored, however no resolution was reached between the parties. This report assesses the application against the relevant provisions of the Whitehorse Planning Scheme, as well as the objector concerns. It is recommended that the application be supported, subject to conditions.*

#### **RECOMMENDATION**

##### ***That Council:***

- A** *Being the Responsible Authority, having caused Application WH/2013/919 for 1 Salisbury Avenue, Blackburn (LOT 1 LP 54923) to be advertised and having received and noted the objections is of the opinion that the granting of a Planning Permit for the construction of a second storey office addition to existing shop, and a reduction of the car parking requirements of Clause 52.06. is acceptable and should be supported .*
- B** *Issue a Notice of Decision to Grant a Permit under the Whitehorse Planning Scheme to the land described as 1 Salisbury Avenue, BLACKBURN (LOT 1 LP 54923) for the Construction of a second storey addition office addition to existing shop, and a reduction of the car parking requirements of Clause 52.06., subject to the following conditions:*

##### ***Amended Plans***

- 1.** *Before the development starts, amended plans (three copies) shall 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 drawn to scale, with dimensions, and be generally in accordance with the plans submitted with the application but modified to show:*
  - a)** *Proposed ground floor plan to be correctly labelled.*
  - b)** *Amended ground floor plan with the location of the ground floor bin store located within the site boundaries to match the rear elevation.*
  - c)** *First floor setback from the rear (eastern) boundary a minimum of 1 metre.*
  - d)** *Material and colour schedule.*
  - e)** *Notation on the plans that signage does not form part of this application.*

**9.1.1**  
(cont)

***All of the above must be to the satisfaction of the Responsible Authority.  
Once approved these plans become the endorsed plans of the permit.***

***Layout***

- 2. The layout of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified without the further written consent of the Responsible Authority.***

***Maintenance***

- 3. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.***

***Asset Engineering***

- 4. All stormwater drains must be connected to a point of discharge to the satisfaction of the Responsible Authority.***
- 5. Stormwater that could adversely affect any adjacent land shall not be discharged from the subject site onto the surface of the adjacent land.***
- 6. Access to the development must be resolved within the development site. No provision for access and/or Disability Discrimination Act (DDA) compliance will be permitted external to the site being within any adjacent road reserve, right-of-way, reservation or other land owned or managed by Whitehorse City Council as may be applicable.***
- 7. No alteration to existing footpath and/or right-of-way interface levels will be permitted other than to maintain or introduce adequate and consistent road reserve cross fall and longitudinal fall, all to the satisfaction of the Responsible Authority.***
- 8. Prior to commencing any buildings and works, the owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987. The agreement must bind the respective Owners and Owner's successors in title for each of the dwellings. The agreement must provide that:***
  - a) Planning Permit WH/2013/919 (issued for a second storey office addition to an existing shop and a reduction of the car parking requirements of Clause 52.05) does not and should not be taken as authorizing the occupation of or carrying out of works upon or over land or airspace not under the ownership or control of the permit holder. In respect to any intrusions into the road reserve to the north and west, and the laneway to the east of the subject site, prior to the commencement of any works, the permit holder must satisfy the Responsible Authority that it has secured the necessary ownership, or occupancy interests and permissions required, for the development over any land or airspace not currently under the ownership or control of the permit holder.***

***The cost of the preparation or review of the agreement pursuant to Section 173 of the Planning & Environment Act 1987 and the cost of registering the agreement under Section 181 of the Planning and Environment Act 1987 must be borne by the owner of the land.***

**9.1.1**  
(cont)

9. *The Applicant/Owner shall be responsible to meet all costs associated with reinstatement and/or alterations to Council or other Public Authority assets deemed necessary by such Authorities as a result of the development. The Applicant/Owner shall be responsible to obtain an "Asset Protection Permit" from Council at least 7 days prior to the commencement of any works on the land and obtain prior specific written approval for any works involving the alteration of Council or other Public Authority assets.*

**Melbourne Water Condition**

10. *Pollution and sediment laden runoff must not be discharged directly or indirectly into Melbourne Water's drains or waterways.*

**Expiry**

11. *This permit will expire if one of the following circumstances applies:*
- a) *The development is not commenced within two (2) years from the date of issue of this permit;*
  - b) *The development is not completed within four (4) years from the date of this permit.*

*The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with Section 69 of the Planning and Environment Act 1987.*

**Notes**

**Assets**

- a) *Soil erosion control measures must be adopted at all times to the satisfaction of the Relevant Authority during the construction stages of the development. Site controls and erosion minimisation techniques are to be in accordance with the EPA (Environment Protection Authority) Victoria "Environmental Guidelines for Major Construction Sites". The works during and after construction must comply with the above guidelines and in potentially high erosion areas a detailed plan may be required to indicate proposed measures and methodology.*
- b) *The property owner/builder is to obtain the relevant permits and consents from Council in relation to asset protection, drainage works in easements and works in the road reserve prior to the commencement of any works.*
- c) *All stormwater drainage within the development site and associated with the building (except for an on-site detention system and connection to the nominated point of discharge within the site) must be approved and completed to the satisfaction of the Building Surveyor prior to the occupation of the building, in accordance with the provisions of the Building Regulations (2006) section 610.*
- d) *Detailed civil plans and computations for stormwater on-site detention and connection to the point of discharge at the junction pit in the adjacent parking area must be prepared by a suitably experienced and qualified professional, and submitted for approval by the Responsible Authority prior to the commencement of any works.*

**9.1.1**  
(cont)

- e) *Stormwater connection to the nominated point of discharge and stormwater on-site detention must be completed and approved to the satisfaction of the Responsible Authority prior to the occupation of the building.*
- f) *The property owner/builder is to obtain the relevant permits and consents from Council in relation to asset protection, drainage works in easements and works in the road reserve prior to the commencement of any works.*

**Melbourne Water**

- g) *The applicable flood level for the property is 79.23 metres to Australian Height Datum.*
- h) *If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 239446.*

**Transport**

- i) *Applicant can request in writing for Councils Engineering and Environmental Services to undertake a traffic survey and review of parking time zones in Laburnum public carpark and surrounds.*

**C** *Has made this decision having particular regard to the requirements of Sections 58, 59, 60 and 61 of the Planning and Environment Act 1987.*


---

**9.1.1**  
 (cont)

MELWAYS REFERENCE 47 H10

Applicant:	Prospective Property Investments Pty Ltd
Zoning:	Commercial 1 Zone
Overlays:	Special Building Overlay
Relevant Clauses:	Clause 11 Settlement Clause 17 Economic Development Clause 21.07 Economic Development Clause 22.06 Activity Centres Clause 34.01 Commercial 1 Zone Clause 52.06 Car Parking Clause 52.07 Loading and Unloading of Vehicles
Ward:	Central



	Subject site	21 Objector Properties (12 outside of map)	 <b>North</b>
--	--------------	-----------------------------------------------	-------------------------------------------------------------------------------------------------------



### 9.1.1 (cont)

#### BACKGROUND

##### History

There are no previous planning permit applications for this site.

It is noted that concerns were initially raised by Council officers and plans were amended under Section 50 of the Planning and Environment Act 1987 prior to notice, and under Section 57A after notice. Changes made to the plans include deletion of the second floor office (with retention of the first floor office). The amended plans dated 5 January 2015 are considered in this assessment.

##### The Site and Surrounds

The subject site is located on the south east corner of Salisbury Avenue and Laburnum Street in Blackburn. The subject site is the northernmost premises in a strip of single and double storey commercial premises, and has a third frontage to a laneway at the rear (east).

With a width of 6.10 metres and a depth of 16.56 metres the site has an overall area of 104 square metres and currently contains a single storey building containing two commercial premises (post office and real estate agent).

A public car park is located immediately to the west of the site, and Laburnum Railway Station is within 100 metres. Parking restrictions apply within the general locality. The immediately abutting premises to the south is double storey shop/office, and residential uses are present opposite to the north and east, and west on the opposite side of the public car park and Salisbury Avenue.

##### Planning Controls

The State Planning Policies at Clauses 11 (Settlement), 17 (Economic Development) aim to encourage development that meets community needs for retail, entertainment, offices and commercial services in planned or existing centres.

The relevant objectives of Clause 21.07 (Economic Development) include:

*'To ensure that all shopping centres and civic spaces are safe, attractive and are developed in accordance with their role.'*

Pursuant to Clause 22.06 (Activity Centres) the subject site is located within a 'neighbourhood centre' where it is policy to *'continue to focus on limited convenience retailing'* and *'to encourage office and residential uses in appropriate centres where the retailing function is declining'*.

The Neighbourhood Activity Centre Urban Design Guidelines identify the site as being a small-medium neighbourhood centre on a standard width road. The built form guidelines outline a maximum height of 11 metres (3 storeys) with 7.5 metres (2 storeys) on a boundary adjoining a residential zone. Buildings are encouraged to be built to the front boundary, with a rear setback of 1 metre where properties abut a laneway. Amendment C162 which will incorporate these guidelines into the Whitehorse Planning Scheme is currently with the Minister for Planning awaiting approval.

The land is situated within the Commercial 1 Zone under the Whitehorse Planning Scheme. A permit is required under Clause 34.01 (Commercial 1 Zone) to construct a building or to construct or carry out works. The relevant purpose of Clause 34.01 is *'to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses'*. The uses of shop and office are both Section 1 and do not require a planning permit.

### **9.1.1** (cont)

The land is affected by a Special Building Overlay. A permit is required under Clause 44.05 to construct a building or to construct or carry out works.

Pursuant to Clause 52.06 (Car Parking) a permit is required to reduce the parking requirement prior to commencement of a new use or increase in floor area. The existing floor area of approximately 100 square metres is considered to have existing use rights for a reduction of four car parking spaces. A permit is required for the reduction of 3 spaces required for the first floor addition.

Clause 52.07 (Loading and Unloading of Vehicles) allows applicants to seek a waiver of the loading bay requirement of this clause on the basis of land size. It is considered that the site with an area of 104 square metres and existing 100 per cent site coverage already benefits from a waiver to this provision.

Clause 65 provides guidelines that must be considered before deciding on an application to ensure the proposal will produce acceptable outcomes. These guidelines include the State and Local Planning Policy Framework, the purpose of the zone, the orderly planning of the area and the effect on the amenity of the area.

### **PROPOSAL**

The application has been advertised twice due to changes to the plans. During the first round of advertising the proposal was for a three storey new build with a shop at the ground floor and two levels of offices. After notice the application was amended to retain the existing building as ground floor shop and reducing overall height of the proposal to two storeys. The amended application was re-advertised.

The current proposal being considered by this report is to construct a first floor addition to the existing shops with internal reconfiguration of the ground floor. The ground floor will contain 1 shop (of approximately 100 square metres) and the first floor will contain 1 office (approximately 100 square metres). The floor area will be approximately doubling however the number of tenancies will remain the same.

### **CONSULTATION**

#### **Public Notice**

Exemptions to notice under the Commercial 1 Zone for buildings and works do not apply in this instance as the site is located within 30 metres of a residential zone, which in turn results in the application not being exempt from the notice requirements of Clause 52.06-4 (Car Parking).

The application was advertised by mail to the adjacent and nearby property owners and occupiers and by erecting notices to the Salisbury Avenue and Laburnum Street frontages and one to face the rear laneway. Following the advertising period 22 objections were received from 21 objector properties.

The issues raised are summarised as follows:

#### Car Parking

- General overall shortage of parking spaces.
- Lack of availability of short stay spaces for shoppers/café users.
- Parking overflow from rail commuters.

### **9.1.1** (cont)

#### Loss of Post Office

- Concerns about ongoing loss of local convenience shops for use by local residents

#### Design

- Height
- Visual dominance
- Lack of articulation
- Impact on neighbourhood character
- Lack of transition to surrounding residential buildings.

#### Other Issues

- Precedence
- Overdevelopment
- Business/shopping centre policies
- Overshadowing
- Extent of potential advertising hoardings
- Flooding

#### **Section 57A amendment**

Subsequent to the advertising period a Section 57A amendment was lodged on 14 November 2014 to respond to issues raised by referral authorities and objections. Many changes were made and some of these are listed below:

- Internal reconfiguration of the ground floor.
- Deletion of the proposed second floor (third level).

These plans were readvertised and further comments were received from two of the objectors. These submissions reiterated objections detailed above, including parking and loss of the post office.

#### **Consultation Forum**

A Consultation Forum was held on 26 February 2015. Approximately 6 objectors, 2 representatives for the applicant, a planning officer, Cr Davenport, and Cr Munroe attended the meeting. At the forum the issues listed were thoroughly discussed, with an emphasis on parking pressures in the locality, and the loss of local independent retailers/services. No resolution was reached.

#### **Referrals**

##### **External**

##### Melbourne Water

Melbourne Water objected to the first set of plans which sought to demolish the existing building and rebuild a three storey shop and office development.

The plans amended under Section 57A were re-referred to Melbourne Water who withdrew their objection subject to the inclusion of conditions on any approval issued.

### **9.1.1** (cont)

#### **Internal**

##### Engineering and Environmental Services Department

- Transport Engineer

The proposal has been reviewed by Council's Transport Engineers who offer no objection to the reduction of 3 parking spaces for the first floor addition.

- Assets Engineer

The proposal has been reviewed by Council's Asset Engineers who offer no objection subject to inclusion of conditions on any approval issued.

##### Property and Rates

The proposal was referred to Council's Property and Rates Department who recommend inclusion of a S173 agreement to deal with liability and maintenance issues of the proposed awning that will overhang the footpath.

#### **DISCUSSION**

##### **Consistency with State and Local Planning Policies**

The proposal is consistent with relevant State and Local Policies that encourage appropriate levels of intensification of existing Neighbourhood Activity Centres. The provision of a shop at the ground floor and an office at the first floor, is consistent with policies that seek to encourage a range of convenience shopping, entertainment, office and community service opportunities within established local centres.

##### **Design and Built Form**

The proposed addition of one storey is a modest level of change, in keeping with the scale of other premises in the shopping strip and respectful of the scale of residential buildings in the surrounding area.

There are a number of inconsistencies with the plans that can be addressed by conditions of any approval issued, including correct labeling of the proposed ground floor, the location of externally accessible bin stores on the floor plans as shown on the elevations, and the provision of a material and colour schedule.

At the Forum most objectors acknowledged that the reduction in height from three to two storeys by way of the amended plans addressed a number of concerns they had about the height and appearance of the building.

The north facing two storey elevation will be articulated by glazing and the provision of an awning projecting over the footpath to the north and west. The existing building has no awning on the north and a small awning to the west. The proposed alterations will provide for improved pedestrian comfort and for improved solar screening from the summer sun and weather protection to the ground floor premises.

### **9.1.1** (cont)

The proposal largely complies with the adopted Built Form Guidelines for a small-medium neighbourhood centre. The preferred rear setback of 1 metre from a laneway at the rear however cannot be achieved at the ground floor as the existing building is already built to the boundary, as are most other buildings in this strip. There is scope however for the first floor to be setback 1 metre from the rear boundary and this can be dealt with by way of condition. The proposed stair case will need to be relocated to the west by 1 metre within the building at ground floor, which will have the added benefit of providing a ground floor storage area for bins for both tenancies. This will result in consistency between the floor plans and the rear elevation, which already shows a roller door to a bin store in this location.

#### **Car Parking**

As discussed above the existing ground floor already benefits from a parking reduction as do nearly all of the premises in this shopping strip, with a public car park to the west of the shops shared by all of existing business operators/occupiers. The applicant has provided a report from a Transport Engineer indicating that there is sufficient capacity in the local area to accommodate the small amount of additional demand potentially created by the proposed addition of a first floor office (floor area of less than 100 square metres excluding stairwell).

The proposal was reviewed by Council's Transport Engineers who do not object to the reduction of 3 car spaces.

#### **Amenity**

The amended plans do not include shadow diagrams, however it is noted that the proposed building has a maximum height of 7.45 metres and a separation of 3 metres provided by the laneway from the nearest residential property to the east. There will be some overshadowing of the side setback and front yard the adjacent property to the east in the afternoon when the sun is in the west at the equinox, however it is considered that any additional shadow cast by the proposal would satisfy the overshadowing tests of Rescode were they applicable in this instance. Increasing the first floor setback by 1 metre, as discussed above, will not only achieve greater compliance with the adopted Built Form Guidelines, but will reduce potential overshadowing from the first floor addition to the east from the afternoon sun.

#### **Objectors Concerns not Previously Addressed**

##### Loss of Post Office

Whilst Council policies seek to encourage businesses providing local community services to remain and locate in existing activity centres, these businesses are usually privately run enterprises. Officers are aware that the possible cessation of the post office service next year is an issue of concern for local residents. Private lease agreements are not planning matters that can be taken into consideration for the purposes of determining a planning application.

##### Precedence

Every application is considered on its individual merits against the relevant planning controls at the time of processing and there are already a number of two storey buildings within this activity centre.

### **9.1.1** (cont)

#### Overdevelopment

The subject site is located within a Commercial 1 Zone and it is not uncommon for applications to be received for first floor additions to buildings within existing neighbourhood activity centres. Intensification of the use of land within commercial areas with good links to services and transport is encouraged by both State and Local Planning policies and the level of change proposed by this application by the addition of one storey is modest and in keeping with the existing built form in this locality.

#### Business/shopping centre policies

It is considered that the proposal accords with relevant economic development policies contained within the Whitehorse Planning Scheme as discussed above. The double storey commercial building form is acceptable in the context of abutting land uses, is not considered visually dominant as amended, and has reasonable separation to residential properties. It became clear at the forum that the objectors interpret shops as being distinctly different from offices in terms of community benefit. Both uses are permissible in this location within the Commercial 1 Zone without the need for a planning permit. However, the plans clearly provide the ability for the ground floor to continue to operate in a retail capacity.

#### Extent of potential advertising hoardings

Signage does not form part of the current application. In a Commercial 1 Zone a premises is allowed up to 8 square metres of business identification signage without the need for a permit. It is not uncommon for signage applications to be received separately from development applications. As the applicant has not provided signage message details, or confirmed total advertising areas, advertising signs have not been considered (or recommended for approval) as part of this application.

#### Flooding

The application has been considered by both Melbourne Water and Council's Asset Engineers. Appropriate conditions can be included on any approval issued in accordance with their recommendations.

#### Lack of short term car spaces for shopping, café users, and parking overflow from rail commuters

Existing car parking concerns in the area are not a planning matter that can be considered within the scope of this application.

### **CONCLUSION**

The proposal for the construction of a first floor office addition above an existing shop and a reduction of the car parking requirements of Clause 52.06 is considered to be an acceptable response that satisfies the relevant provisions contained within the Whitehorse Planning Scheme, including the State and Local Planning Policies, the Commercial 1 Zone and Clause 52.06 - Car Parking.

A total of 22 objections were received as a result of public notice and all of the issues raised have been discussed as required.

The proposal is considered an appropriate development outcome for the site. It is therefore considered that the application should be approved subject to conditions.

## Strategic Planning

### 9.1.2 Consideration of Submissions to Amendment C167

FILE NUMBER: 15/45541

#### SUMMARY

Amendment C167 was on public exhibition from 5 February 2015 until 6 March 2015. A total of fifteen (15) submissions were received about the amendment, including submissions from both public authorities and private landowners. This report discusses the issues raised during the exhibition period and recommends that the amendment and all submissions be referred to an independent Planning Panel for consideration by the Panel.

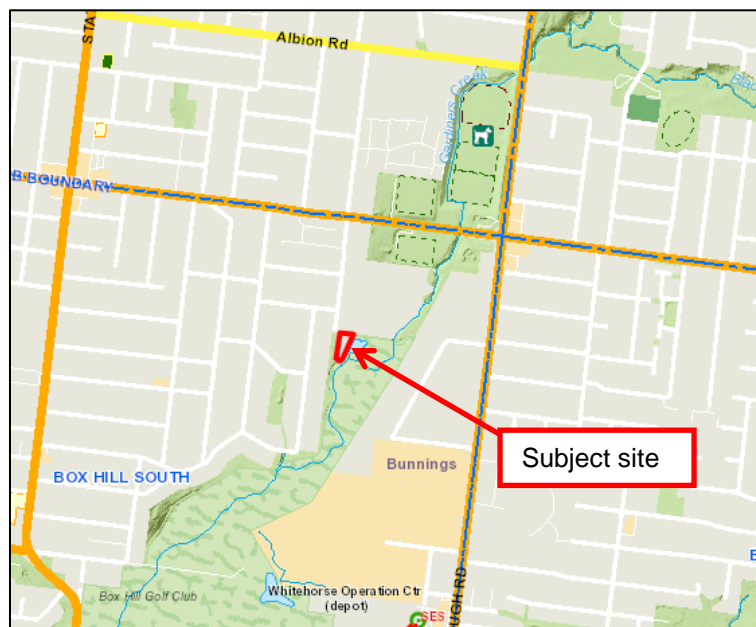
#### RECOMMENDATION

##### *That Council:*

- 1. Being the Planning Authority, having considered the submissions in relation to Amendment C167, request the Minister for Planning appoint an Independent Panel to consider the Amendment and all submissions in accordance with the Planning and Environment Act 1987.**
- 2. Advise all submitters of the request for an Independent Planning Panel.**

MELWAYS REFERENCE 61 E1

Applicant:	James Livingston Planning on behalf of Visconti Investments Pty Ltd
Zoning:	Special Use Zone Schedule 2 – Private Sport and Recreation Facilities
Overlay:	None
Relevant Clauses	Clause 11 Settlement Clause 16 Housing Clause 18 Transport Clause 19 Infrastructure
Ward:	Riversdale
Submissions received:	15 (12 from landowners and 3 from public authorities)



### **9.1.2** (cont)

#### **BACKGROUND**

On behalf of Visconti Investments Pty Ltd, James Livingston Planning (the proponent) submitted a request to Whitehorse City Council (Council) to rezone 35 Hay Street, Box Hill South (the subject site) from the Special Use Zone Schedule 2 (SUZ2) to the General Residential Zone (GRZ).

The subject site was previously used as part of the former St Leo's College to the north and was part of a larger site that Parks Victoria sold to the Box Hill Golf Club (the Golf Club). As a result of the land sale, Council obtained land for the Gardiners Creek Shared Trail extension.

The Golf Club land was subdivided in 2012, excising the subject site from the northwest corner of the Golf Club as it was dislocated from the course by the Shared Trail and wetland. The site was no longer required by the Golf Club and purchased by Visconti Investments.

The amendment proposes to introduce GRZ6 to the Planning Scheme, which has maximum site coverage of 60% and a requirement that at least 20% of the site is covered by pervious surfaces. The proposed schedule does not include any variations to ResCode for site coverage, permeability, setbacks, open space or fences. The schedule includes a requirement that a building used as a dwelling or residential building must not exceed a height of 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the building is 2.5 degrees or more, in which case it must not exceed a height of 10 metres. The amendment does not propose any additional overlays.

#### **CONSULTATION**

##### **Public notice**

Exhibition of the amendment occurred in the form prescribed by the *Planning and Environment Act 1987*. Exhibition took place from Thursday 5 February 2015 until Friday 6 March 2015. Exhibition involved the direct notification of owners and occupiers of adjoining and surrounding properties as well as direct notification of owners and occupiers within the broader area, totalling approximately 1,493 letters. The notification of properties in the area included a cover letter, the statutory notice of amendment and the draft planning scheme map.

Relevant Ministers, bodies and referral authorities were also notified, together with the publication of the Notice of Preparation of Amendment in the Whitehorse Leader and the Government Gazette for one week.

For the duration of the exhibition period copies of the amendment documents were available for viewing on Council's website and in hardcopy at Council's Civic Centre in Nunawading, Council's Box Hill and Forest Hill Service Centres and the libraries in Whitehorse. Various inquiries were received about the amendment during the exhibition period, mostly via telephone.

##### **Submissions**

During the exhibition period, fifteen (15) submissions were received, including twelve on-time submissions and three late submissions. Submissions received from the Minister for Environment, VicRoads and Public Transport Victoria have no objections to the amendment and therefore no further comments are required on these submissions.



### **9.1.2** (cont)

The remaining twelve (12) submissions were received from landowners and opposed the amendment. The submissions are discussed under the following broad themes:

- Land ownership and historical use
- Proposed zone and schedule
- Traffic, car parking and infrastructure
- Neighbourhood character, built form and heritage
- Environmental considerations
- Other comments

#### Land ownership and historical use

One submission states that the amendment fails to recognise the rights that have accrued to local residents over time as local residents have been using the site for recreational purposes since 1958. The submission further asserts that Council has not taken steps to ensure that any amendment that would facilitate the removal or variation of the restrictive covenant on the site would take into account the rights and interests of affected people.

Two submissions discuss the restrictive covenant that was previously on the Golf Club land and its removal. One submission states that the subject site is not actually on Hay Street and that it is only accessed by a shared trail. This submission also states that the site was previously a Melbourne Water easement.

Many submissions object to the amendment due to the loss of parkland and open space for community use. Submitters object to the loss of outdoor playing area on the subject site, as many currently use the site for riding bikes, walking dogs and playing. One submitter states that there seems very little or no outdoor areas for the development proposed as part of Amendment C153 and that the residents will need somewhere to exercise.

#### Proposed zone and schedule

One submission states that the scale of development that would be allowed under the proposed GRZ6 is too dense for the subject site and surrounding area. A further submission states that it would be logical to rezone the subject site according to the established residential area or adjacent bushland setting and that the site is an inappropriate location for moderate housing growth, and especially inappropriate for multi storey development.

#### Traffic, car parking and infrastructure

The impact of traffic, including volume and noise, generated by the proposed rezoning on traffic in surrounding streets was raised by over half the submitters, as they felt that the current traffic situation makes traffic movements from Canterbury Road into Hay Street and vice versa very difficult. Increased car parking pressures on existing streets was also mentioned by one submitter who is concerned about a proposed parking lot beside Gardiners Creek. Submitters are concerned about access to Canterbury Road, particularly from Hay Street where there are no traffic lights. It was considered that this would have adverse impacts on existing residents and contribute to the traffic in surrounding streets.

It was considered by submitters that the rezoning would create traffic that would affect the amenity of the neighbourhood, particularly the Peppermint Grove estate, as motorists are currently using the private estate as a through road to exit onto Canterbury Road. One submitter seeks the closure of Peppermint Grove to stop through traffic using the private estate. One submission questioned the capacity of the site and whether it could deal with more car parking and traffic.

### **9.1.2** (cont)

Three submissions raised the issue of local infrastructure, such as gas, electricity, water and storm water and how this is already stressed in the area. Furthermore, submissions question how this will be connected to the subject site. It was also asked how services such as rubbish collection and street sweeping would be able to access the site. Finally, a submission states that an increase in population density will adversely affect the surrounding infrastructure.

#### Neighbourhood character, built form and heritage

One submitter states that the rezoning is for a major new development that will house hundreds of people and that council is allowing a massive change to rezone the land for private development use. Further submissions state that the scale of development that could occur is too dense for the subject site and surrounding area, it is an overdevelopment of the area and not in keeping with the rest of the Box Hill South neighbourhood.

There is concern about the impact of the proposed rezoning on the local neighbourhood and its amenity, including overlooking of existing properties. One submitter stated that the site has a heritage listing with the walking track that would be impacted on by the rezoning of the land. One submission noted Cultural Heritage Sensitivity in the area, including over the subject site and one submitter questioned who will purchase any future development on the site.

#### Environmental considerations

The impact of the development on Gardiner's Creek and potential flooding issues were raised. This included concern over the site being close to flood prone land and one submitter felt that the subject site could never be built on as it was flood prone.

The impact on wildlife was also noted, with submitters stating the need to preserve fragile wildlife and its habitat, particularly that of the platypus and birdlife. The impact on flora was also raised as the subject site is bordered by large trees and the wider area is heavily vegetated. Particular concern was raised about the pine trees bordering the subject site, as many people who bought a property in the area did so because of the vegetation and wildlife habitat. One submitter states that vegetation on some building sites is being completely removed.

One submitter asked how waste management and run off from the estate was going to be managed and they were also concerned about noise relating to heaving machinery near and along the banks of Gardiners Creek. This submission was also concerned about managing pets in the estate, particularly in relation to protecting wildlife in the area from dog and cat attacks.

#### Other comments

One submitter stated that the process has suffered from a lack of transparency and appears to be prioritizing commercial interests over those of residents and those with legitimate interests in the land. This submitter also contends that the explanatory report fails to consider the longstanding character and amenity of the site and surrounding area. This submitter also states that the explanatory report fails to take into account alternative options for the subject site or the impact of the massive development that is the subject of Amendment C153.

One submission asks why the nature and type of development that the proponent intends to construct in the future is not available during the exhibition period and states that these plans are clearly known by both the proponent and Council. Furthermore they question how land owners can rewrite planning laws.

### 9.1.2 (cont)

One submission states that the proposed rezoning is only for the interests of developers and that the area does not need any more development as existing amenities such as schools are already overwhelmed in this area. One submitter asks why this site is being rezoned after the introduction of the new residential zones in 2014.

Other comments raised were about existing building projects in residential streets and the impacts from construction and removal of asbestos from houses without protective gear.

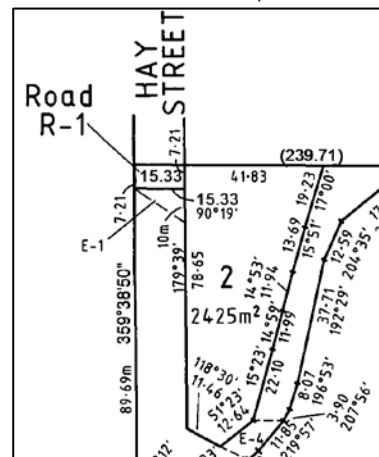
## DISCUSSION

### Land ownership and historical use

Whilst it is acknowledged that the subject site has been used by local residents for recreational purposes such as riding bikes and walking dogs, the site is privately owned and not public open space and the site's owners are entitled to develop it in accordance with the planning controls. This right is afforded to all land owners and this was previously acknowledged by the independent Planning Panel convened to hear the submissions for Amendment C153.

The land was previously owned by Melbourne Parks and Waterways and then transferred to the Golf Club. The land on which the Golf Club is located was subdivided in 2012 which excised this site from the Golf Club. Planning Permit WH/2011/120 was issued in 2011 for the two lot subdivision and removal of an easement (and creation of a Reserve).

The original transfer from Melbourne Parks and Waterways to the Golf Club included a restrictive covenant that the land could not be used other than for golf or open space. The Golf Club requested that as a result of the subdivision, the restrictive covenant be removed. Council did not have any objection to the restrictive covenant being removed from the subject site and it was removed. This was registered on the land title in January 2014. The site was then sold to Visconti Investments. As per the extract from the plan of subdivision (WH/2011/120), Hay Street does officially extend to the subject site and the site is accessible to vehicles by a road reserve and easement.



The development permit for the subdivision of the site was issued in accordance with Council's statutory planning process. According to the delegate report for the development permit application, extensive consultation was undertaken by Council during the open space planning process and the permit application for the Gardiners Creek Shared Trail. It was therefore considered that the subdivision of land would not increase detriment to any persons and therefore the application did not require notice. The development permit for the Shared Trail was approved in 1999 and allowed for the development of a shared pedestrian/cyclist trail for public use, including a protective fence and landscaping works.

### Proposed zone and schedule

The Victorian Planning Provisions (VPP) Practice Note "Applying the Special Use Zone" states that this zone should only be used if other zones cannot achieve a desired outcome. As the land is no longer required by the Box Hill Golf Club and has been sold, it is therefore appropriate to find a more applicable zone for the site.

### **9.1.2** (cont)

The proposed rezoning to GRZ aims to encourage development that respects the existing neighbourhood character of the area and to provide for a diversity of housing types and moderate housing growth in locations offering good access to services and transport. The subject site is within reasonable proximity to Box Hill and Forest Hill Activity Centres and smaller commercial strips along Canterbury Road and Middleborough Road. The subject site has access to bus services on Canterbury Road, Middleborough Road and Haig Street.

The rezoning of the land will provide a site for potential residential development for future residents of Box Hill South, and will offer housing diversity as well as the opportunity for the future development of an appropriately positioned site that is well located to existing infrastructure and amenities such as major road networks, public transport services, shops and services.

The proposed GRZ is not considered to be a zone that would allow for a major new development that could house hundreds of people, and nor could the proposed zone allow for such development on a site of this size.

The adjacent neighbourhood character precinct "Bush Suburban 3" has many characteristics including that dwellings are predominantly 1-2 storeys detached with some semi-detached infill (units and townhouses).

#### Traffic, car parking and infrastructure

This amendment proposes to rezone the site from SUZ to GRZ. Therefore the rezoning itself will not generate any traffic or car parking requirements. However, it is appreciated that any future development on the site may generate traffic. If an application for a development is lodged with Council at a future date, the application will be assessed against the current car parking requirements. Furthermore, vehicular access to the site will be assessed, including traffic generated by the development, service vehicle access and turning circles.

VicRoads and Public Transport Victoria were notified of the proposed rezoning of the site during the exhibition period and they advised in writing that they had no objection to the proposed rezoning. The subject site has access to bus services on Canterbury Road, Middleborough Road and Haig Street.

The capacity of existing infrastructure was questioned by submitters. Whitehorse is an established area and utility connections to the subject site will need to be provided by the land owner. It is noted that no response was received from Multinet Gas, United Energy or Telstra who were notified of the amendment during the exhibition period.

#### Neighbourhood character, built form and heritage

The subject site is approximately 2500m<sup>2</sup> and the proposed Schedule 6 to the GRZ requires maximum site coverage of 60%. The maximum height allowed in the proposed Schedule, for a building used as a dwelling or residential building, must not exceed a height of 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the building is 2.5 degrees or more, in which case it must not exceed a height of 10 metres. There is approximately 15m between the rear boundary fences of properties along Beaver Street and the western boundary of the subject site, and therefore it is considered that any overlooking of neighbouring properties should not be an issue.

The site does not have a heritage overlay. The nearest property with a heritage overlay is located on the corner of Hay Street and Canterbury Road, at 988 Canterbury Road, Box Hill South. However it is noted that the site is included in a Cultural Heritage Sensitivity area and a Cultural Heritage Management Plan may be required as part of any future development application to Council.

### **9.1.2** (cont)

The nature of purchasers or residents of any future development on the subject site would be driven by the housing market and cannot be dictated, or predicted, by Council.

#### Environmental considerations

A number of submitters raised concerns with flooding issues and the impact of the proposed rezoning along Gardiners Creek, however it is noted that no objection was received from Melbourne Water, being the referral authority for waterways and drainage matters in this region. As per the planning scheme, the site is not located in a Land Subject to Inundation Overlay or a Special Building Overlay and the site is therefore not considered to be flood prone.

The Minister for Environment stated in writing that they had no objection to the proposed rezoning. Any future development would need to be aware of existing vegetation on, and in close proximity, to the site, particularly the pine trees adjacent to the site. This is both to protect valuable wild life habitat and preserve the existing neighbourhood character.

Whilst noise during the construction phase of any development is a legitimate concern in a residential area, this could be dealt with through conditions on a planning permit and EPA regulations. Any permit issued for future development on the site may contain conditions to mitigate or eliminate noise, run-off, dust suppression, animal and waste management, amongst other things, during any construction works and eventual use of the site. Finally, it is not considered that any noise emanating from a future completed development on the site would impede on the amenity of existing residential developments or be above what is expected in an established urban area.

If vegetation removal and noise from existing construction projects is concerning residents this should be reported to Council, who can then investigate the sites and ensure that any planning permit conditions are being adhered to.

#### Other

Planning schemes are amended on a regular basis and a planning scheme amendment could involve a change to the zone of a site or a change to the written part of the scheme or both. An amendment can also be a combined amendment and planning permit application, where the amendment to the site and permit application for development are considered together. However, in this instance the amendment is to rezone the subject site. The amendment has been prepared using the amendment document templates provided by the Department of Environment, Land, Water and Planning.

The explanatory report discusses the amendment request, including the strategic assessment of the amendment. The explanatory report also looks at the surrounding land use, previous use of the site, the recent subdivision and sale and how it is no longer required by the Golf Club.

As this amendment request is for a rezoning only, no development plans have been submitted to Council. However the landowners are entitled to develop the land in accordance with the planning controls and lodge an application for a development with Council in the future. Additionally, like all landowners, they are entitled to request an amendment to the zone of their land and/or changes to other sections of the planning scheme.

If a development application is lodged it will be assessed against the current zone and schedule requirements such as, but not limited to, height, setbacks, site coverage, open space and car parking. Any future development of the site will also need to be cognisant of the existing level of vegetation on the site including significant trees. The site is surrounded by trees but they are not located on the subject site.

### **9.1.2** (cont)

If a planning permit is required under the planning scheme for such development, surrounding neighbours will be notified of the application and given the opportunity to submit their views about the application to Council, as per current statutory planning processes.

Exhibition of the amendment occurred in the form prescribed by the *Planning and Environment Act 1987*. The purpose of the exhibition period is to seek the views of the community. If a submission demonstrates an alternative option or suggest changes to the amendment, Council will consider these before making a decision about how to proceed with the amendment.

Comments relating to removal of asbestos from existing buildings are not the subject of this amendment.

### **FINANCIAL IMPLICATIONS**

The proponent is required to pay for all costs associated with the independent Planning Panel hearing. The proponent will also have to pay the relevant fees for the adoption and approval of the amendment. Council does not have to pay any costs involved in the amendment with the exception of any expert witnesses and/or representation in support of Council at the Panel hearing. This representation can be funded from the current budget.

### **CONCLUSION**

Amendment C167 seeks to rezone land at 35 Hay Street, Box Hill South from the Special Use Zone (Schedule 2) to the General Residential Zone (Schedule 6). The amendment received fifteen (15) submissions. Three (3) of the submissions were received from public authorities who stated they have no objection to the amendment. The remaining twelve (12) submissions were received from surrounding landowners in the area.

Some of the submissions raise issues about Amendment C153. All the issues raised by submitters during the exhibition of Amendment C153 have been previously addressed by Council and by the independent Planning Panel convened to hear the submissions.

In considering submissions Council can change the amendment in the manner requested, refer the submissions and amendment to an independent Planning Panel or abandon the amendment. As there are changes sought by submitters which cannot be supported, the first option cannot be considered.

While the amendment can be supported on a strategic basis and there are submitters that do not object to the amendment, it should not be abandoned. Accordingly, the most transparent and fair method to enable all parties to have their comments assessed is for all submissions and the amendment to be referred to an independent Planning Panel for its consideration. Therefore it is recommended that the amendment is referred to an independent Planning Panel and that all submitters are advised accordingly.

## **Engineering & Environmental**

### **9.1.3 Clayton South Regional Landfill Budget for 2015/2016**

FILE NUMBER: 15/43249

#### **SUMMARY**

*The purpose of this report is to present the draft 2015/2016 budget for Clayton South Regional Landfill for Council approval. As part-owner of the regional landfill, the City of Whitehorse and other Joint Venture owner Councils are required to approve the budget.*

#### **RECOMMENDATION**

##### ***That Council:***

- 1. Approve the 2015/2016 Clayton South Regional Landfill budget***
- 2. Advise the Clayton South User Group of Council's resolution to approve the Clayton South Regional Landfill budget for 2015/2016***

#### **BACKGROUND**

The Clayton South Regional Landfill is jointly owned by the Cities of Whitehorse, Boroondara, Glen Eira, Monash and Stonnington, and operated through a Joint Venture agreement.

Approximately 14,500 tonnes of Council's kerbside domestic garbage per year is normally taken to this site by agreement entered into by the former City of Box Hill. The remaining City of Whitehorse kerbside domestic garbage goes to Sita Environmental Solutions landfill at Lyndhurst under a metropolitan landfill services contract with the Metropolitan Waste Management Group.

The City of Whitehorse owns 14.12% of the Clayton South Regional Landfill and is represented on the Clayton South User Group that oversees the landfill management. A total of approximately 100,000 tonnes of municipal waste is disposed of by the member Councils at the Clayton South Regional Landfill site each year.

The Clayton South Regional Landfill also has a Transfer Centre that is open to the general public and allows some incoming waste components to be recycled.

At the current rate of filling by the 5 Councils, the landfill is scheduled to be filled by October 2015 and close. However under the requirements of the EPA licence for the site, the owner Councils remain responsible for the capping, rehabilitation, maintenance and ongoing monitoring of the site for a minimum period of 30 years post-closure. Capping and rehabilitation works at the site are expected to take at least 2 years after closure of the site as an operating landfill.

The 2015/2016 Clayton South Regional Landfill budget includes provision for a mix of operational activities, capping works, site rehabilitation and landscaping works.

The landfill must continue to operate in accordance with EPA licence requirements regardless of its closure, including the capture of methane gas from the previously filled landfill area and the landfill cells currently being filled. The management of water that comes into contact with garbage (leachate) and gas capture will continue to require resources and monitoring to ensure compliance with the EPA landfill licence.

The Clayton South User Group has prepared a draft budget to cover all operational, capital and regulatory requirements for 2015/2016. This draft budget is now presented to Council for approval.

**9.1.3**  
 (cont)

The draft Clayton South Regional Landfill 2015/2016 budget has been previously circulated to Councillors.

**DISCUSSION**

The draft 2015/2016 Clayton South Regional Landfill budget shows a net cash outflow of \$4,024,125. The net cash outflow is attributable to the reduced period during the year that the landfill will be operating and therefore generating less income, as well as the major capital works required to finalise the capping and install the required gas capture wells.

There are sufficient reserve funds available accumulated from previous operating surpluses to fund the capital expenditure for 2015/2016 and the operational costs not covered by income received during 2015/2016.

The proposed 2015/2016 budget compared to the current financial year is as follows:

Budget summary:	<b>Proposed 2015/2016</b>	2014/2015 (projected)
Income	<b>\$ 4,411,525</b>	\$16,254,493
Operating Expenditure (including non-cash items)	<b>\$ 5,770,700</b>	\$14,922,030
Net operating surplus/(deficit)	<b>(\$ 1,359,175)</b>	\$ 1,332,463
Capital	<b>\$ 3,300,000</b>	\$ 2,740,000
Net cash inflow (outflow)	<b>(\$ 4,024,125)</b>	(\$ 137,437)

The key items of operational expenditure in 2015/2016 are:

- \$ 2,515,500 for payment of the EPA landfill levy,
- \$ 272,700 for the daily operations of placing and covering the incoming waste,
- \$ 428,000 to operate the Transfer Centre, and
- \$ 1,000,000 for water treatment of leachate and disposal to sewer
- \$ 471,000 for environmental monitoring, consultancies, future business planning

The key items of capital expenditure in 2015/2016 are:

- \$ 3,000,000 to provide final capping to filled landfill areas
- \$ 300,000 to upgrade gas collection systems.

The final capping of all landfilled areas is a major project that will take a further 2 years to complete. Works commenced in 2014/15 to place final capping on the older filled areas in the northern tipping cells. Works will commence in 2015/16 and continue in 2016/17 to cap the current and recently filled southern cells to the high standards required by the EPA. The total estimated cost of final capping all of the landfill cells is \$8.5M over 3 years.

The main source of income for 2015/2016 is the gate fee paid by member Councils (\$2,632,275 including landfill levy) and Transfer Centre users (\$1,000,000). The income from Transfer Centre users is based on the 2014/2015 gate fees plus 4%.

The 2015/2016 budget is in line with long-term cash flow projections and ensures sufficient reserves (opening cash) and cash flow to manage for the entire year without the need for special payments from member Councils.

After the Clayton Regional Landfill closes in about October 2015, Council will send all of its kerbside garbage to Sita landfill in Lyndhurst under the metropolitan landfill services contract 2010/1 to which Whitehorse Council is a signatory.



**9.1.3**  
(cont)

**CONSULTATION**

The member Councils are consulted on key issues and represented on the Clayton South User Group/steering committee.

**FINANCIAL IMPLICATIONS**

A summary of the income and expenditure for 2015/2016 is outlined in the report above.

There is no financial contribution required from Council to meet operating or capital costs within the budget for 2015/2016. Council pays a gate fee for each tonne of waste it disposes at the landfill, and provision of \$870,000 has been made in Council's draft 2015/2016 operational budget for the disposal of the kerbside waste that will be taken to Clayton South Regional Landfill until its closure.

Future expenditure to cover site capping, rehabilitation and maintenance works will be drawn from accumulated Clayton South Regional Landfill reserve funds that have been set aside over the last decade.

There is sufficient provision in the Clayton South Regional Landfill accumulated reserve funds for these major capital works and routine post-closure maintenance and monitoring obligations.

**POLICY IMPLICATIONS**

Council's involvement in the Clayton South Regional Landfill is a key part of the waste disposal arrangements detailed in Council's Waste Management Plan 2011.

**Appendix 1**

**Clayton South Regional landfill draft Transfer Station gate fees for 2015/16**

**All fees shown below are inclusive of GST and landfill levy:**

	<b>Current fee 2014/15</b>	<b>2014/15 fee + 4%</b>
Car boot	\$ 28	\$ 29.12
Small ute	\$ 38	\$ 39.52
1 tonne ute/small van	\$ 60	\$ 62.40
Large van	\$ 72	\$ 74.88
Trailer (6 x 4)	\$ 50	\$ 52.00
Green waste trailer (6 x 4)	\$ 45	\$ 46.80
Tandem trailer	\$ 85	\$ 88.40
Truck loads – minimum (up to 2 tonnes)	\$ 250	\$ 260.00
Truck load per tonne after minimum tonnage	\$ 110	\$ 114.40
Mattresses	\$ 22	\$ 22.88
Tyres – car	\$ 5	\$ 5.20
Tyres – truck	\$ 15	\$ 15.60

Note that the above draft fees for 2015/16 are estimated only and have not been set. The Transfer Station income for 2015/16 is based on the 2014/15 fees plus 4%. Gate fees will be finalized once the landfill levy is set.

The Transfer Station will only operate for approximately 3 months in 2015/16, as it is due to close at the same time as the regional landfill.

## **9.2 INFRASTRUCTURE**

### **9.2.1 Tender Evaluation Report – Contract No CT2964 Provision of Pavement and Line Marking Services.**

FILE NUMBER: SF11/1854

#### **SUMMARY**

*Council has in conjunction with nine Councils collaborated to develop a standard line marking specification for the region. Tenders received for the provision of Joint Pavement and Line Marking Services to the nine Eastern Region Councils have been assessed and Council officers support the acceptance of the tender received from Roadside Services and Solutions Pty Ltd, on a Schedule of Rates basis for a period of 3 years with two, 1 year optional extension terms.*

#### **RECOMMENDATION**

##### ***That Council:***

- 1. Accepts the tender and sign the formal contract document for Contract CT2964 for the provision of Pavement and Line marking services received from Roadside Services and Solutions Pty Ltd (ABN 33 137 851 937), of 10 Jesmond Road, Croydon Victoria 3136 for the estimated total contract value of \$1,201,180 over the five (5) years of the contract with the two, one year options accepted.***
- 2. Authorise the Chief Executive Officer to award an extension of this contract, subject to a review of the Contractor's performance and Council's business needs, at the conclusion of the initial three year contract term in accordance with the contract provisions for the two, 1 year options.***

#### **BACKGROUND**

In the spirit of industry collaboration, nine eastern regional Councils comprising Banyule City Council, Boroondara City Council, Knox City Council, Nillumbik Shire Council, Manningham City Council, Maroondah City Council, Monash City Council, Whitehorse City Council and Yarra Ranges Shire Council, have arranged a tender for the provision of pavement and line marking services. Together, savings on tender administration costs, simplifying and agreeing on a new Municipal and Incidental Road Marking Specification and reducing the cost for supplier engagement have been achieved.

In accordance with Part 5 of Section 186 of the Local Government Act, all the participating Councils appointed Yarra Ranges Shire Council as the Agent for this tender permitting the participating Councils to enter into a compliant contract resulting from this tender.

The proposed collaborative eastern regional contract will be for an initial period of three (3) years, with an option provided to each participating Council to extend the Contract by up to an additional (2) years. The collaborative contract commenced 1 January 2015 with regional Councils participating in this contract at the expiry of their existing contracts.

Council at its meeting on 20 October 2014, considered a report and awarded a one year contract to Roadside Services and Solutions Pty Ltd for the provision of line marking services with two, 1 year optional extensions. The one year contract is due to expire at the end of October 2015. This enables Council at the completion of its current contract to participate in the eastern regional collaborative tender, contract CT2964.

### **9.2.1** (cont)

The cumulative contract value amongst the nine participating Councils is approximately \$8,150,000 (inclusive of all possible contract extension options) and the benefits achieved from this collaborative project include:

- Total estimated financial savings in excess of \$800,000 over 5 years over the nine Councils;
- Establishment of a new Municipal and Incidental Road Marking specification for the Eastern regional Councils;
- Advantage of information sharing and establishment of a stronger technical network; and
- Resource savings for contractors and Councils through the issuing and evaluation of one public tender rather than 9 individual tenders.

The Evaluation Panel recommends that the tender received from Roadside Services and Solutions Pty Ltd be accepted for an estimated 5 year contract value of \$8,150,000 exclusive of GST.

### **DISCUSSION**

In February 2013, Local Government Victoria (LGV) issued an Expression of Interest for Collaborative Procurement in Local Government. On behalf of the Eastern Regional Procurement Network, the Chief Executive Officers from ten of the Eastern Regional Councils submitted a proposal in May 2013 to LGV titled 'Collaborative Procurement Road Map & Strategy for the Eastern Metropolitan Region'. In July 2013, representatives from LGV met representatives from the Eastern Regional Procurement Network to discuss a modified project proposal focusing on Line Marking and Tree Pruning services. The updated proposal was presented to the ten Eastern Metropolitan Council CEOs for their endorsement, which they unanimously supported and a collaborative procurement process was established for line marking and road marking services.

Following an extensive collaborative process an advertisement calling for tenders was placed in The Age newspaper on Saturday 2 August 2014. Tenders closed on Wednesday 3 September 2014 and four submissions were received from Allmark linemarking Services Pty Ltd, Image linemarking Pty Ltd, Roadside Services and Solutions Pty Ltd, and from Roadsigns (Aust) Pty Ltd.

Each Council evaluated the tender submissions nominating one lead evaluation member to represent their Council's views on the collaborative tender evaluation Panel. Each member of the evaluation panel was required to sign a Confidentiality and Impartiality form prior to receiving the tender responses. Council's City Works department had representation on the panel and the City of Whitehorse was grouped in Region 2 together with Monash City Council and Boroondara City Council.

Each Council contributed an equal voting right towards the scoring and recommendations.

Tenderers submitted unit prices against the full range of line marking and road marking services required by Councils. Estimates of the annual cost to Council based on tendered unit prices and estimated workloads have been derived from each of the tenderers. The tendered unit rates will be subject to a CPI adjustment on each anniversary of the contract.

The Tender received from Roadside Services and Solutions Pty Ltd is considered to offer the best value for money to the nine Councils for this Contract. Roadside Services and Solutions Pty Ltd has a proven history of providing high quality line marking services to several Councils under various contracts, including the City of Whitehorse.

**9.2.1**  
 (cont)

The Tender Evaluation Panel recommended that the tender received from Roadside Services and Solutions Pty Ltd be accepted for a schedule of rates contract for a total contract value of approximately \$8,150,000 for the nine participating Councils. The City of Whitehorse contribution over the 5 year period of this contract is estimated to be approximately \$1,201,180 with the two, 1 year options accepted. Council's current 1 year contract may facilitate transition to the new collaborative contract upon its expiry in October 2015. Roadside Services will continue to operate in accordance with its current contract arrangements with Council for the new joint contract for both financial and operational performance.

**CONSULTATION**

The recommended tenderers business viability satisfies Council's requirements for this contract. Roadside Services and Solutions Pty Ltd is Council's incumbent contractor for Contract 14011 for the supply of Line Marking and Road marking services awarded in October 2014.

The tender evaluation panel consulted with all nine regional Councils and various stakeholders for the requirements of this contract and the tenderers resources and capacity to deliver the services on a regional basis.

**FINANCIAL IMPLICATIONS**

	<b>Budget 2014/2015</b>	<b>2015/2016</b>	<b>Estimated Expenditure 5 year TOTAL</b>
Operational Account No 10 4030 2097	\$240,236	\$247,443	
<b>Total Budget</b>	\$240,236	\$247,443	1,201,180
Preferred Tenderers Estimated Contract offer	\$251,403	\$251,403	1,257,015
Less GST	\$22,855	\$22,855	114,274.
Total new estimated cost to Council	\$228,548	\$228,548	\$1,142,741

\*The estimated 5 year total is exclusive of CPI annual calculation

The Tenderers estimated contract cost represents a sample of the frequently used services within the schedule of rates with quantities applied.

Council has allocated \$240,236 in the City Works Operational budget for the provision of line marking services during the 2014/15 financial year. This budget incorporates the costs associated with the maintenance of existing pavement markings and line marking works across the municipality.

Contract CT2964 is a schedule of rates contract for the Region 2 group of Councils, complying with the regional Municipal and Incidental Road Marking Specification. The total expected spend for Contract CT2964 over 5 years with the two, one year options accepted is \$1,201,180.

## **9.3 HUMAN SERVICES**

### **9.3.1 Maintenance of Morack Public Golf Course Tender Evaluation Report**

FILE NUMBER: 15/53442

---

#### **SUMMARY**

*To consider tenders received for the provision of turf maintenance services at Morack Public Golf Course and to recommend the acceptance of the tender received from Australian Golf Course Management Pty Ltd for the amount of \$690,928 per annum, including GST.*

#### **RECOMMENDATION**

***That Council:***

- 1. Accept the tender and sign the formal contract document for Contract 14037 for the Maintenance of Morack Public Golf Course received from Australian Golf Course Management Pty Ltd (ABN 29 847 261 829), of 4 Rylston Crt Mount Eliza 3930, commencing on the 1 July 2015 for a period of 1 year.***
- 2. Authorise the Chief Executive Officer to award an extension of this contract for a further 1 year, subject to a review of the Contractor's performance and Council's business needs, at the conclusion of the initial 1 year contract term.***

---

#### **BACKGROUND**

Morack Public Golf Course is a Council owned 18 hole golf course located in Vermont South. The course is irrigated by an automatic system and sustained by an on course dam. The facility also features a pro shop and kiosk facilities, 15 bay floodlit driving range, two practice putting greens and a sealed car park.

In addition, there is a small timber clubhouse facility, situated adjacent to the pro shop that accommodates five resident golf clubs – Creekside Golf Club, Morack Ladies Blue, Morack Ladies, Morack Seniors Club and Waverley Life Activities.

The responsibility for the provision of course maintenance services has been externally contracted since 1995 with the contract being re-tendered in 2001, 2005 and again in 2010. The current contract is due to expire on 30 June 2015.

Australian Golf Services Management Pty Ltd (AGCM) are the current turf maintenance contractor and have maintained the course for the past 5 years. In that time they have developed a good relationship with Council and demonstrated a flexible and proactive approach which has led to an overall improvement in course presentation. This has included laser levelling of a number of tees and putting forward recommendations on more efficient turf maintenance practices leading to improvements to the maintenance specification.

Independent turf audits commissioned on an annual basis by Council provide a good insight into the standard of presentation and soil quality of the tees, greens, fairways and roughs. These audits along with patron feedback support the improvements experienced over the past 5 years.

A review of the turf maintenance specification was recently undertaken and the frequency of activities were increased in a number of areas including subsurface aerating, scarifying, dusting of greens, soil testing and the application of fertilisers etc to better respond to the maintenance demands of the golf course.

#### **DISCUSSION**

Tenders were advertised in The Age newspaper on Saturday 13 December 2014 and were closed on 3.00pm day 28 January 2015. A total of six tenders were received.

### **9.3.1**

(cont)

The tenders were evaluated against the following criteria:

- Financial Benefit
- Experience
- Qualifications
- Resources
- Quality Assurance.

The term of this contract will be for 1 year with an option to extend for a further 1 year period.

The rationale for the short term nature of the contract is due to Council currently undertaking a strategic planning exercise for the golf course which is expected to be completed in mid to late 2015. The outcomes of the strategic plan will inform the future direction of the course including the management and operational structure and capital investment. The Morack Golf Course Strategic plan outcome would be subject to formal Council approval and future budget decisions, therefore it would not be prudent for Council to commit to a longer term contract.

After conducting an initial review of the tender submissions, two companies were shortlisted and interviewed.

The preferred tenderer is AGCM who have 10 years experience in turf maintenance of golf courses with the principal director having 20 years experience within the industry as a Course Superintendent. AGCM have proven over the past five years their ability to deliver a high standard of presentation at the Morack Public Golf Course, flexibility in their approach and a willingness to implement improvements to the turf maintenance regime.

In addition to the Morack Public Golf Course, AGCM currently maintain the Amstel and Ranfurly Golf Courses in Cranbourne which are a mix of public and private courses and have done so since 2004. They have also previously maintained the Patterson River Country Club Golf Course and Melbourne Airport Golf Club Course.

The tender received from Australian Golf Course Management Pty Ltd is considered to provide the best value for money for this Contract.

### **CONSULTATION**

An independent consultant was engaged to review and draft the tender specifications to ensure that the maintenance of the course is consistent with industry standards for public golf courses. The consultant was also engaged as part of the evaluation panel to provide an independent industry perspective.

### **FINANCIAL IMPLICATIONS**

The total cost of golf course maintenance services over the term of the contract will be \$628,116 plus GST. A budget allowance of \$617,000 has been made in the recurrent expenditure budget for 2015/16, therefore a forecast adjustment of \$11,116 will need to be made to the budget.

NB: The Australian Golf Course Superintendents Association conducted a recent survey of golf courses and established a cost per hole of \$39,000 to maintain the course to an appropriate standard. For an 18 hole course this equates to over \$700,000 as the expected turf maintenance costs per annum.

The preferred tenderer's business viability has been considered.

## 9.4 CORPORATE SERVICES

### 9.4.1 Supplementary Valuation Quarterly Return: January to March 2015

FILE NUMBER: SF14/549

#### SUMMARY

*This report presents supplementary valuations and recommends adjustment of rate records. The supplementary valuations in this return are effective from 16 January 2015. The supplementary valuations have been carried out on properties in accordance with Section 13DF of the Valuation of Land Act 1960.*

#### RECOMMENDATION

##### ***That Council:***

- 1. Note and accept the supplementary valuations undertaken during the period commencing 01 January to 31 March 2015.***
- 2. Authorise the rate records being adjusted to take account of the supplementary valuations returned.***

#### BACKGROUND

Item 1.11 of the Schedule of Powers contained within the Chief Executive Officer's Instrument of Delegation adopted by Council on 19 August 2013 states the following:

*"The delegate must not determine the issue, take the action or do the act or thing if the issue, action, act or thing is an issue, action, act or thing which involves:*

- The return of the general valuation and any supplementary valuations."*

This report relates to supplementary valuations undertaken by Council in accordance with *Valuation of Land Act 1960* for the period from 01 January 2015 to 31 March 2015.

Supplementary valuations are conducted regularly throughout the financial year to maintain the equity and accuracy of Council's rating valuation base.

Additionally, supplementary valuations are primarily due to construction, subdivision and/or planning activities.

One supplementary valuation batch was completed between 01 January 2015 and 31 March 2015. Refer Table #1

Table # 1: Supplementary Valuation Batches completed between 01 January and 31 March 2015

Supplementary Valuation Reference (Batch #)	Number of Assessments	SITE VALUE	C.I.V.	N.A.V.
WH14.11	96	\$46,886,500	\$60,552,500	\$3,437,600
Supplementary Valuations Total	96	\$46,886,500	\$60,552,500	\$3,437,600

NB: Supplementary valuations on non-rateable properties are recorded on Council's rating system and their totals are included in the supplementary valuation reports. This is because non-rateable properties may incur a Fire Service Property Levy in accordance with the Fire Services Property Levy Act 2012.

**9.4.1**  
 (cont)

**CONSULTATION**

The legislative requirement for Council to complete supplementary valuations is contained within the *Valuation of Land Act 1960*.

All supplementary valuations contained in this report have been undertaken in accordance with the 2014 Valuation Best Practice guidelines and have been certified by the Valuer-General's office as being suitable for use by Council.

**FINANCIAL IMPLICATIONS**

The total quarterly change to the Capital Improved Value (CIV) caused by the supplementary valuations undertaken is an increase of \$3,618,500.

This change in CIV has generated an additional \$4,590.00 of supplementary rate income.

A summary of Council's valuation totals for all rateable properties and non-rateable properties are set out below in Table #2, Table #3 and Table #4.

Table #2: Valuation Totals as at 31 December 2014

BREAKDOWN	Number of Assessments	SITE VALUE	C.I.V.	N.A.V.
Rateable	69,470	\$32,393,288,901	\$47,816,473,001	\$ 2,508,310,526
Non-Rateable	1,090	\$ 2,454,973,500	\$ 2,855,084,000	\$ 166,120,200
<i>Municipal Total</i>	<i>70,560</i>	<i>\$34,848,262,401</i>	<i>\$50,671,557,001</i>	<i>\$2,674,430,726</i>

Table#3 Change to valuation totals due to supplementary valuations from 01 January 2015 to 31 March 2015

<i>Supplementary Valuations</i>	<i>Assessments within Supplementary Valuation Batches</i>	<i>Change to Site Value</i>	<i>Change to CIV</i>	<i>Change to NAV</i>
	96	\$863,500	\$3,618,500	\$350,550

Table #4: Valuation Totals as at 31 March 2015

NEW BREAKDOWN	Number of Assessments	SITE VALUE	C.I.V.	N.A.V.
New Rateable	69,485	\$32,398,137,401	\$47,824,451,501	\$2,508,879,076
New Non-Rateable	1,087	\$ 2,450,988,500	\$ 2,850,724,000	\$ 165,902,200
<i>New Municipal Total</i>	<i>70,572</i>	<i>\$34,849,125,901</i>	<i>\$50,675,175,501</i>	<i>\$2,674,781,276</i>



## **9.4.2 Municipal Association of Victoria (MAV) State Council Meeting and Australian Local Government General Assembly (ALGA) – Submission of Motions for Consideration**

FILE NUMBER: SF09/130  
ATTACHMENT

### **SUMMARY**

*Council endorsement is sought for the motions detailed in this report, which are recommended for submission as a matter of state-wide and National significance to the next MAV State Council Meeting to be held 15 May 2015 and the Australian Local Government General Assembly to be held 14 -17 June 2015. Motions are required to be with the MAV and ALGA by 17 April 2015.*

### **RECOMMENDATION**

*That Council endorse the following motions:*

- 1. Whitehorse MAV Motion on behalf of the Eastern Affordable Housing Alliance – Social and Affordable Housing*
- 2. Whitehorse ALGA Motion - National Television and Computer Recycling Scheme*
- 3. Whitehorse MAV Motion - Extension Times to Planning Development Permits*
- 4. Regional MAV Motions (refer to Attachment 3)*

*(As listed in this report), which will be submitted as a matter of State-wide and National significance to the next MAV State Council Meeting to be held on 15 May 2015 and the Australian Local Government General Assembly to be held on 14 - 17 June 2015.*

### **BACKGROUND**

- 1. Whitehorse MAV Motion on behalf of the Eastern Affordable Housing Alliance - Social and Affordable Housing*

*That the MAV:*

- a) Write to the State Minister for Housing, the Minister for Planning and the Minister for Community Services advocating for an increase in social and affordable housing through changes to the Planning Act.*
- b) Write to the State Minister for Housing, the Minister for Planning and the Minister for Community Services advocating to release surplus and under-utilised State owned land for diverse housing development and through support for innovative approaches to social housing, with a focus on the Eastern Region of Melbourne, which has the lowest rates of social housing and housing affordability across the State.*

### **RATIONALE:**

The Eastern Affordable Housing Alliance is an Alliance of the seven Local Governments in the Eastern Region of Melbourne and is Chaired by Cr Sharon Ellis (Whitehorse City Council). The aim of the Alliance is to advocate for increases in social and affordable housing across the Region.

**9.4.2**  
(cont)

Local Government can and does play an integral and facilitating role in the development of affordable housing at the local level and are well placed to articulate the Victorian Governments commitment to developing partnerships to maximise these opportunities so as to ensure the provision of appropriate and affordable housing choices to meet community needs into the future.

**2. Whitehorse ALGA Motion— National Television and Computer Recycling Scheme**

***That the Australian Local Government Association National General Assembly of Local Government request:***

***That the Australian Government accelerates the implementation of the National Television and Computer Recycling Scheme by increasing the annual industry targets allowed to be processed under the Scheme to levels that better match the volume of materials being collected by local government across Australia.***

**National Objective:**

Most Councils recycle or dispose of an increasing volume of TV's and computers every year as a result of increasing community demand.

Councils have been assisted by the National Television and Computer Recycling Scheme (NCRS) that aims to progressively increase the annual recycling of TV's and computers to 80% within 10 years.

The volume of TV's and computers managed by Councils now exceeds the volume available within the annual NCRS industry targets, forcing additional costs on local government and/or the disposal of these items to landfill.

Reducing waste to landfill and encouraging increased recycling of e-waste is a national goal.

**Summary of key arguments:**

Councils have supported and promoted the National Television and Computer Recycling Scheme (NCRS) since its inception in 2011. Councils across Australia have set up collection and/or drop-off recycling arrangements for their local communities, partnered with the co-regulatory service providers, and in some cases upgraded infrastructure and introduced e-waste collections to capture and recycle more TV's and computers.

The NCRS has encouraged the community to recycle their TV's and computers and the community has responded in large numbers.

The volume of materials received at Councils is now greater than the annual target levels accepted by the authorised service providers, resulting in Councils having to pay for recycling or disposing of the excess material at their own cost. The cost to recycle this excess material can be expensive, up to \$600 per tonne.

The NCRS provides funding support at the community level to encourage recycling of TV's and computers rather than allowing them to be disposed of at landfill. TV's and computers contain valuable resources that can be recycled, which reduces disposal of potentially hazardous materials to landfill.

If Councils can't afford to continue to recycle the excess TVs and computers, they are sent to landfill.

**9.4.2**  
(cont)

The annual NTCRS industry target levels where industry pays for the cost of recycling TV's and computers are too low and the annual increments are insufficient to satisfy the community demand and realistic levels of e-waste disposal.

Councils cannot stop or discourage the community from bringing their TV's and computers for recycling without risking public faith in recycling programs, and a return to the un-environmental practice of throwing valuable and potentially recyclable resources into landfill.

The NTCRS industry target levels need to be increased over the next 5 years to more evenly share scheme costs as there is currently an unfair proportion worn by local government.

**3. Whitehorse MAV Motion - Extension Times to Planning Development Permits**

***That the MAV State Council request the Victorian government to legislate to limit the number of times a development permit can be extended to a maximum of twice (i.e. 4 years) after the initial permit is granted. The legislation would provide clarity for both Councils and developers, and eliminate the need for any request to go to VCAT for a decision.***

**RATIONALE:**

Currently there is no limit on the number of times a development permit can be extended, and any Council refusal can be appealed at VCAT, which involves additional expense for both Council and a developer. Legislation which adopted a mandatory time limit would provide certainty for all concerned, and encourage development of a site, rather than land banking which currently occurs.

**4. Regional MAV Motions**

East Region Chief Executive Officers (CEO) have initiated a regional approach with MAV motions. The aim is to avoid duplication and achieve a coordinated approach and support when considered at the next MAV State Council meeting. Council's delegate Cr Andrew Munroe(Mayor) will advocate for support for these motions based on Council's endorsement

The MAV process is as follows:

- Only one Council can be the submitting Council. As many Councils as desired can endorse a motion.
- Irrespective of whether submitting or endorsing, motions must be endorsed at each Councils meeting.
- MAV will accept a letter of endorsement from other Councils
- The Council delegate at the MAV State Council meeting can also endorse there and then.

**9.4.2**  
(cont)

The following motions are proposed by the following Councils for Whitehorse Council's consideration and support:

Refer to Attachment 2 for a copy all of the proposed motions listed below.

- 2.1 Timing of Council Plan**, Banyule City Council
- 2.2 Ongoing Funding for Universal Access to Early Education**, Manningham City Council.
- 2.3 Funding for School Focused Youth Service Program**, Manningham City Council.
- 2.4 Rate Capping Framework for Local Government**, Manningham City Council
- 2.5 Council Liability – VCAT Planning Decisions**, Maroondah City Council
- 2.6 Municipal Development Contribution Plan**, Maroondah City Council
- 2.7 Census**, Maroondah City Council.
- 2.8 Library Funding**, Maroondah City Council.
- 2.9 Standard Development Contribution levies on infill Development within Established Urban Areas**, Knox City Council
- 2.10 Health Promotion Prevention Funding**, Knox City Council
- 2.11 Grade Separation Projects in Activity Centres**, Knox City Council

Councillors please note Banyule, Manningham and Knox Councils have endorsed all motions, Maroondah as well except for Clarification on motion 2.9

### 9.4.3 Renaming of Station Street (Part) Box Hill South

FILE NUMBER: SF/08/180

#### **SUMMARY**

*Council received a request to rename a portion of Station Street Box Hill South which was blocked off many years ago from the main thoroughfare section of Station Street. As required by the Guidelines for Geographic Names 2010 (Guidelines) community consultation has been undertaken in relation to the naming proposal Gurrnoong resolved by Council at its Ordinary Council Meeting of 8 December 2014. Council's reassessment of the naming proposal is now required.*

#### **RECOMMENDATION**

##### **That:**

- 1. Council endorse its decision of 8 December 2014 to rename Station Street Box Hill South (PART – ie affected numbers 204, 206, 219, 225 and 227 Station Street Box Hill South) Gurrnoong Court.**
- 2. The Registrar of Geographic Names be advised of Council's Resolution.**
- 3. Property owners of the section of Station Street to be renamed be advised accordingly once advice has been received from the Office of the Registrar of Geographic Names that the name has been formally approved and gazetted.**
- 4. Appropriate street signage be erected once advice has been received from the Office of the Registrar of Geographic Names that the street name has been formally gazetted.**

---

#### **BACKGROUND and CONSULTATION**

Council received a request from five residents (the residents) of a section of Station Street Box Hill South (affected numbers 204, 206, 219, 225 and 227 Station Street) for this section of Station Street to be renamed. This section of Station Street was blocked off many years ago from the main thoroughfare of Station Street. The renaming request is supported by Council and the Office of Geographic Names for safety and practical reasons.

Council at its Ordinary Council Meeting 8 December 2014, resolved to rename Station Street Box Hill South (PART - ie affected numbers 204, 206, 219, 225, and 227) as **Gurrnoong Court**. Gurrnoong an Indigenous word of the Woiwurrung language translates in English as Creek. Gurrnoong is considered appropriate due to the proximity of Gardiners Creek and in recognition of the original inhabitants of the area who lived along Gardiners Creek.

Council staff sought advice from the Office of Geographic Names in relation to the suitability of Gurrnoong for use at this location and in response were advised that the Office of Geographic Names has no objection to use of this name.

#### **Formal Consultation Process**

As required by the Guidelines, prior to seeking final approval of the renaming proposal Gurrnoong (as resolved by Council on 8 December 2014), from the Office of the Registrar of Geographic Names (Registrar), Council was required to undertake community consultation.

An advertisement was placed in the Whitehorse Leader on 15 December 2014 and on Council's website, inviting comments from members of the community in relation to the renaming proposal.

### 9.4.3

(cont)

Council staff wrote to the residents on 4 December 2014 to advise the matter was to be considered by Council at its Ordinary Council Meeting to be held on 8 December 2014. Council also wrote to the residents on 9 December 2014 to advise of Council's Resolution of 8 December 2014, and to notify that a formal consultation period would now apply where feedback – either support of, or objection to – the naming proposal, was invited by 16 January 2015.

During the public consultation period which closed on 16 January 2015, the following feedback was received:

- Email 22 December 2014: Comment from a resident of Box Hill who whilst understanding that the name may have indigenous connection and commenting we like to acknowledge as the carers of our land, felt as the majority of residents in Box Hill come from overseas countries.....Gurrnoong is far too difficult to spell and to say for our migrants as well as for many Australians. In addition the submitter asked Council to keep it simple, be practical and consider renaming the street to something shorter and easier.

The submission was acknowledged and the submitter was thanked for their interest in and comments on, the renaming of Station Street (part) Box Hill South and advised that Council will consider all comments received when the naming proposal is reassessed by Council.

- Email 13 January 2015: Objection from the residents, claiming that Gurrnoong doesn't meet a requirement of the Geographic Place Names Act (Act) - being easy to pronounce, spell and write.

#### **Consideration of Objection**

The Chief Executive Officer considered the objection against the Act and the Guidelines and determined that Council has applied the Act and the Guidelines appropriately and reasonably when assigning the name Gurrnoong; the decision was to not uphold the objection. The following extract from the decision letter dated 30 January 2015 provides the background to the decision.

#### ***"Principle 1a – Language"***

*Names should be easy to pronounce, spell and write and preferably not exceed three words (includes the name and road type), and/or 25 characters. However an exception to this is in the use of Australian Indigenous languages when it is accepted that traditional names appearing at first to be complex will, over time, become familiar and easy to use within the community.*

- This principle provides that Australian Indigenous names become familiar and easy to use within the community over time; it is therefore considered that the name Gurrnoong complies with this Naming Principle.

#### ***"Principle 1c - Ensuring Public Safety"***

*Geographic Names and boundaries must not risk public and operational safety for emergency response, or cause confusion for transport, communication and mail services. Many emergency response and other public services (such as mail) are determined by locality boundaries or road extents and proposals must ensure that operations will not be adversely affected.'*

- Council does not consider there is any risk to public safety or to operational services with the name Gurrnoong. Names once approved and registered are sent to all state-wide and national bodies, including (but not limited to) the Emergency Services Telecommunications Authority, Emergency Management Spatial Information Network Australia and the various emergency services, postal services, utility service suppliers and spatial information/mapping organisations, Australian Bureau of Statistics, Australian Electoral Commission, Real Estate Institute of Victoria. Information is also distributed through various networks to international organisations such as Google Earth and Microsoft Virtual Earth. Road updates are regularly published in Vicmap which is the Victorian Government spatial data set.

### 9.4.3

(cont)

**“Principle 1k - Recognition and Use of Indigenous Australian Names”**

*Use of traditional Indigenous Australian names is encouraged for features, localities and roads, subject to agreement from the relevant Indigenous communities.’*

- This principle encourages the use of traditional Indigenous Australian names for features, localities and roads.

In addition Council’s Whitehorse Reconciliation Action Plan 2011-2015 (Action Plan) has the following action:

*Council respects and acknowledges the relationship that Aboriginal people have with their traditional land. We will work with local Aboriginal people and groups to raise awareness of the local Aboriginal history and cultural traditions of local Aboriginal people:*

- *By naming of parks/reserves/streets/significant landmarks in traditional language. (Council’s Action Plan is consistent with requirements of the Act and Guidelines.)*

- Council consulted with the Box Hill Historical Society and the Wurundjeri Tribe Land and Compensation Cultural Heritage Council Incorporated and provided the location and a description of the laneway. Council also provided the Naming Principles and sought the assistance of these organisations with researching and providing suitable names/words. The word Gurrnoong was submitted by Wurundjeri Tribe Land and Compensation Cultural Heritage Council Incorporated, as suitable for use following research done by a Tribal Elder; the Box Hill Historical Society support use of Gurrnoong. Gurrnoong is an indigenous word of the Woiwurrung language and translates in English as Creek. The word was submitted in recognition of nearby Gardiners Creek and the original inhabitants of the area who lived along the Creek.”

#### **Naming Proposal - Artists**

In addition to objecting to the name Gurrnoong, the residents proposed the name **Artists**, in recognition of the Box Hill Artists’ Camp from the late 1880s.

- Artists had previously been proposed by a resident of Station Street, with Council staff seeking advice of the Box Hill Historical Society (Society) in relation to the proximity of the Artists’ Camp to this section of Station Street Box Hill South. Researchers at the Society felt the area was some distance away from where the Artists camped, therefore sought external advice from one of the authors of the book *Prelude to Heidelberg – The Artists’ Camp at Box Hill*. This person is considered an expert on the Artists’ Camp and advised that the section of Station Street to be renamed was too far removed from the main known area of Artist activity. Council staff wrote to the residents to advise that as a result of the expert advice received, Council was unable to proceed with Artists.
- The Chief Executive Officer’s decision letter of 30 January 2015 confirmed the earlier advice provided to the residents, ie the advice of these experts is that the main known area of the Artists’ Camp is considered to be near the corner of Foch Street and Beaver Street Box Hill South – near Artists Park, so named to commemorate the Artists Camp – and therefore too far removed from the section of Station Street to be renamed, for Artists to be considered. Based on the advice provided by these experts Council was not able to support Artists.

As required under the Act the residents were provided with their right to appeal the decision on their objection, by contacting the Registrar within 30 days of receiving Council’s decision letter, should they feel that the proposal does not reasonably conform to the principles of the Guidelines.

At the time of writing this report the 30 day appeal period had expired and no appeal had been received.

### **9.4.3**

(cont)

#### **DISCUSSION**

Schedule 10 (5) of the Local Government Act 1989 provides that Council may approve, assign or change the name of a road and in exercising that power must act in accordance with the Guidelines in force for the time being under the Geographic Place Names Act 1998 and must advise the Registrar under that Act of the action taken.

The Guidelines provide that Council, in naming a road consider, amongst other things, the following:

- Consideration to the use of Indigenous names;
- A name should have some sense of connection to the areas in which they are applied;
- Names should be easy to pronounce, spell and write; and
- Duplication of names is not allowed within the municipality or within a five kilometer radius. (Duplicates are considered to be two, or more, names which are identical or have similar spelling or pronunciation. This is determined by searching VICNAMES on the Department of Planning, Transport and Local Infrastructure website)

#### **POLICY IMPLICATIONS**

In June 2011 Council adopted the Whitehorse Reconciliation Action Plan 2011-2015. One of the action items of the Whitehorse Reconciliation Action Plan 2011-2015 is:

*Council respects and acknowledges the relationship that Aboriginal people have with their traditional land. We will work with local Aboriginal people and groups to raise awareness of the local Aboriginal history and cultural traditions of local Aboriginal people:*

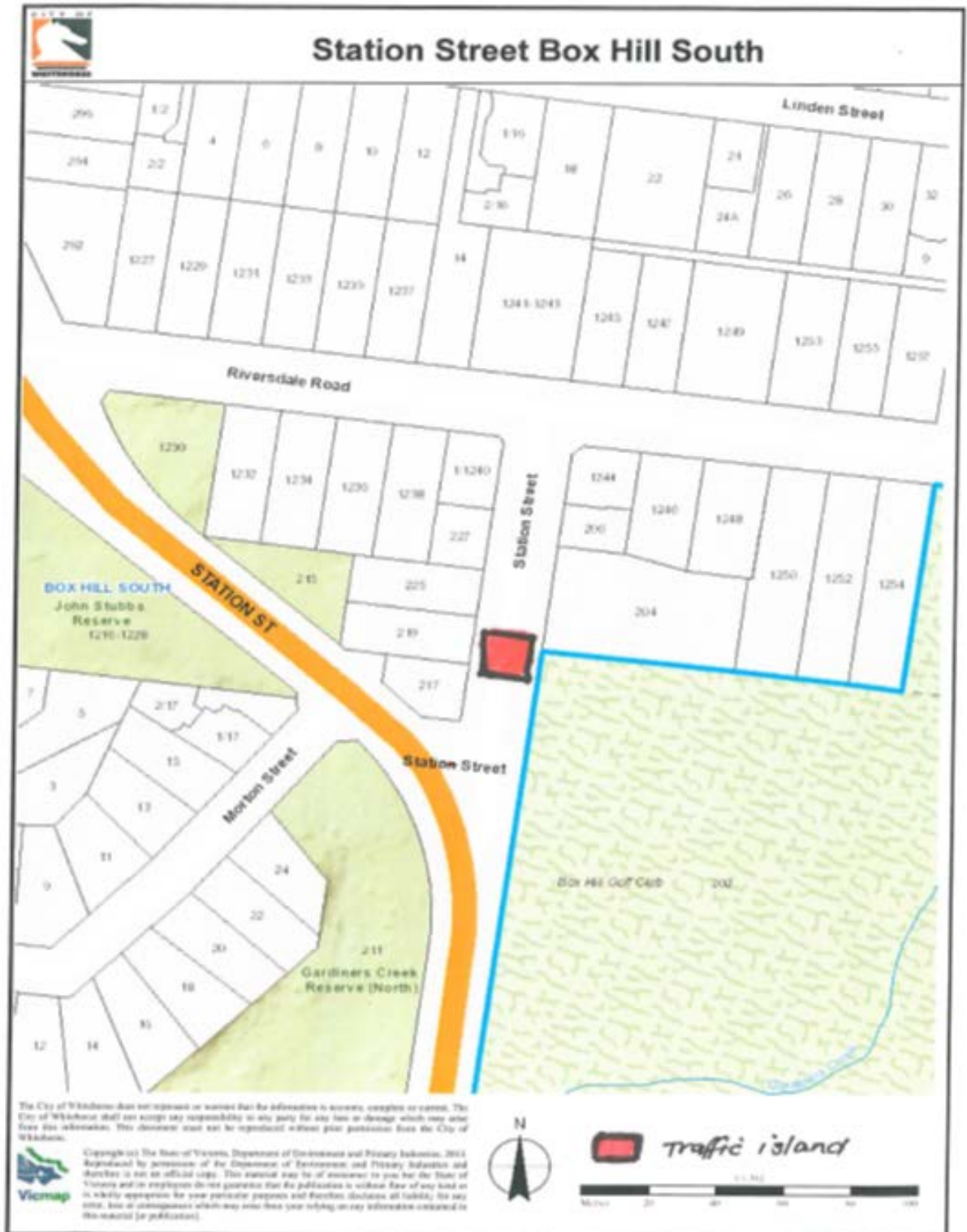
- *By naming of parks/reserves/streets/significant landmarks in traditional language.*

#### **FINANCIAL IMPLICATIONS**

Approximate cost for Council of \$150 for installation of street signage.



9.4.3  
(cont)



#### **9.4.4 Naming of Laneway – Adjacent to 77-79 Doncaster East Road Mitcham**

FILE NUMBER: WH/2013/857

##### **SUMMARY**

Council has received a request to name a currently unnamed laneway abutting 77-79 Doncaster East Road, Mitcham to the south. Permit approval was provided for the construction of six double storey dwellings on 22 August 2014. Subsequent to the approval, an application for a six lot subdivision has been lodged for the site. The subdivision application provides for vehicular access to dwelling 1 via an existing crossover on Doncaster East Road, and access to dwellings 2, 3, 4, 5 and 6 via the currently unnamed laneway abutting the site to the south. The unnamed laneway will need to be named so that appropriate street addressing can occur for dwellings 2, 3, 4, 5, and 6 which are serviced via the laneway.

##### **RECOMMENDATION**

*That:*

- 1. The currently unnamed laneway abutting 77-79 Doncaster East Road Mitcham to the south be named Yarrbat Beek Lane.**
- 2. Council staff advise property owners of Council's naming proposal, undertake community consultation on the street renaming and report back to Council following this process.**

---

##### **BACKGROUND and CONSULTATION**

Following approval of a permit (WH/2013/857) for the construction of six double storey dwellings, an application for a six lot subdivision has been lodged for 77-79 Doncaster East Road, Mitcham. The subdivision application provides for vehicular access to dwellings 2, 3, 4, 5 and 6 via the currently unnamed laneway abutting 77-79 Doncaster East Road Mitcham to the south. The laneway is required to be named so that appropriate street addressing can occur for dwellings 2, 3, 4, 5, and 6.

Council has consulted with the Whitehorse Historical Society, the Wurundjeri Tribe Land and Compensation Cultural Heritage Council Incorporated, the property owner and developer of the site.

Now that an initial consultation process has been completed, a report has been prepared for Council's consideration of a suitable name for the laneway.

Following Council's consideration a further round of consultation, including notification of all property owners abutting the laneway and public consultation will be undertaken, to seek feedback on the naming proposal. At the completion of the public consultation process a further report will be submitted to Council for final deliberation on the naming proposal.

##### **DISCUSSION**

Schedule 10 (5) of the Local Government Act 1989 provides that Council may approve, assign or change the name of a road and in exercising that power must act in accordance with the Guidelines in force for the time being under the Geographic Place Names Act 1998 and must advise the Registrar under that Act of the action taken.

#### **9.4.4** (cont)

The Guidelines provide that Council, in naming a road consider, amongst other things, the following:

- Consideration to the use of Indigenous names;
- A name should have some sense of connection to the areas in which they are applied;
- Names should be easy to pronounce, spell and write; and
- Duplication of names is not allowed within the municipality or within a five kilometer radius. (Duplicates are considered to be two, or more, names which are identical or have similar spelling or pronunciation. This is determined by searching VICNAMES on the Department of Planning, Transport and Local Infrastructure website)

#### **POLICY IMPLICATIONS**

In June 2011 Council adopted the Whitehorse Reconciliation Action Plan 2011-2015. One of the action items of the Whitehorse Reconciliation Action Plan 2011-2015 is:

*Council respects and acknowledges the relationship that Aboriginal people have with their traditional land. We will work with local Aboriginal people and groups to raise awareness of the local Aboriginal history and cultural traditions of local Aboriginal people:*

- *By naming of parks/reserves/streets/significant landmarks in traditional language.*

#### **Naming Suggestions – Compliance with Guidelines for Geographic Names**

Some of the words submitted unfortunately did not comply with the mandatory Naming Principles of the Guidelines for Geographic Names (Naming Principles) and could not be further considered. After checking names for compliance, the following words comply with the Naming Principles and are submitted for Council's consideration:

**Air Hill**            The Whitehorse Historical Society advise this was the original English name for Mitcham and as the site is in close proximity to the Mountainview Church the highest point in Mitcham, this would be considered appropriate.

**Yarrbat Beek**     An Indigenous word of the Woiwurrung language which translates in English as 'high ground', considered appropriate as the laneway is in close proximity to the Mountainview Church the highest point in Mitcham.

#### **FINANCIAL IMPLICATIONS**

Approximate cost for Council of \$150 for installation of street signage.

9.4.4  
(cont)



**9.4.5 Delegated Decisions – February 2015**

FILE NUMBER: SF 13/1527#02

*The following activity was undertaken by officers under delegated authority during February 2015.*

**RECOMMENDATION**

***That the report of decisions made by officers under Instruments of Delegation for the month of February 2015 be noted.***

DELEGATION	FUNCTION	Number for February 2014	Number for February 2015
Planning and Environment Act 1987  Telecommunications Act 1997 Subdivision Act 1988 Gaming Control Act 1991	- Delegated decisions	111	140
	- Strategic Planning Decisions	Nil	Nil
		Nil	Nil
		24	25
		Nil	Nil
Building Act 1993	Dispensations & applications to Building Control Commission	52	56
Liquor Control Reform Act 1998	Objections and prosecutions	1	Nil
Food Act 1984 Public Health & Wellbeing Act 2008	- Food Act orders	1	Nil
	- Improvement / prohibition notices	3	Nil
Local Government Act 1989	Temporary road closures	8	6
Other delegations	CEO signed contracts between \$150,000 - \$500,000	2	4
	Property Sales and leases	4	5
	Documents to which Council seal affixed	Nil	1
	Vendor Payments	942	1151
	Parking Amendments	1	5
	Parking Infringements written off (not able to be collected)	123	264

\*The number is very high due to exempting matters sitting at Infringements Court in order to maintain system

Details of each delegation are outlined on the following pages.

**DELEGATED DECISIONS MADE ON PLANNING APPLICATIONS FEBRUARY 2015**

*All decisions are the subject of conditions which may in some circumstances alter the use of development approved, or specific grounds of refusal is an application is not supported.*

Appl. No.	Dec. Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
578	19-02-15	Application Lapsed	27 Percy St, Mitcham	Springfield	Development of land for six dwellings	Multiple Dwellings
1253	20-02-15	Application Lapsed	15 Thomas St, Mitcham	Springfield	Construction of one (1) single storey dwelling	Heritage
6	11-02-15	Delegate Approval - S72 Amendment	10 Knightsbridge Ave, Nunawading	Springfield	Construction of two (2) double storey dwellings	Permit Amendment
139	27-02-15	Delegate Approval - S72 Amendment	4 Endeavour St, Mitcham	Springfield	Amendment to Planning Permit WH/2010/139 (issued for the construction of two double storey dwellings) for construction of a front fence	Permit Amendment
146	19-02-15	Delegate Approval - S72 Amendment	712 Station St, Box Hill	Elgar	Amendment to WH/2012/146 [Development of a nine (9) storey building plus basement car park, use for licensed restuarant, licensed food and drink premises (cafe) and convenience store, access to Road Zone Category 1, reduction in the car parking requirements of Clause 52.06 and waiver of the loading bay requirement at Clause 52.07) for alterations to balconies.	Permit Amendment
173	27-02-15	Delegate Approval - S72 Amendment	2 Walter St, Mitcham	Springfield	Development of two dwellings, comprising a new double storey dwelling to the rear of the existing dwelling	Permit Amendment
179	27-02-15	Delegate Approval - S72 Amendment	85 Springvale Rd, Nunawading	Springfield	Amendment to Planning Permit WH/2011/179 (issued for the construction of three double storey dwellings) for construction of a front fence and minor alterations to dwellings	Permit Amendment

Appl. No.	Dec. Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
521	12-02-15	Delegate Approval - S72 Amendment	32 High St, Mont Albert	Elgar	Amendment to Planning Permit WH/2013/521 (issued for buildings and works to extend a single dwelling and construction of a carport, out buildings and a deck) for buildings and works for the construction of a swimming pool	Permit Amendment
79	03-02-15	Delegate NOD Issued	12 Glenice Ave, Blackburn South	Riversdale	Construction of three double storey dwellings	Multiple Dwellings
271	26-02-15	Delegate NOD Issued	5 Belmont St, Surrey Hills	Riversdale	Construction of three double storey dwellings	Multiple Dwellings
283	26-02-15	Delegate NOD Issued	48 Begonia St, Box Hill South	Riversdale	Construction of two double storey dwellings	Multiple Dwellings
403	27-02-15	Delegate NOD Issued	16 Main St, Blackburn	Central	Buildings and works to construct one (1) dwelling and tree removal	Special Landscape Area
526	27-02-15	Delegate NOD Issued	14 Killara St, Box Hill North	Elgar	Construction of two double storey dwellings	Multiple Dwellings
564	26-02-15	Delegate NOD Issued	14 Boyle St, Forest Hill	Springfield	Construction of one (1) double storey dwelling to the rear of the existing dwelling	Multiple Dwellings
569	26-02-15	Delegate NOD Issued	15 Ashley St, Box Hill North	Elgar	Construction of three double storey dwellings	Multiple Dwellings
685	17-02-15	Delegate NOD Issued	2 Elland Ave, Box Hill	Elgar	Amendment to Planning Permit WH/2013/685 (Building and works associated with multiple dwellings and a food and drink premises and associated waiver of car parking and loading requirements) to alter external finishes and floor plan layout	Permit Amendment
764	27-02-15	Delegate NOD Issued	25 Simpsons Rd, Box Hill	Elgar	Construction of four double storey dwellings	Multiple Dwellings
1011	26-02-15	Delegate NOD Issued	11 Salvana Ave, Mitcham	Springfield	Construction of two double storey dwellings and subdivision into two lots	Multiple Dwellings
1092	26-02-15	Delegate NOD Issued	6 Clifton St, Blackburn	Central	Buildings and works for the construction of one (1) double storey dwelling	Special Landscape Area

Appl. No.	Dec. Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
17	06-02-15	Delegate Permit Issued	10 Arna St, Blackburn	Central	2 lot subdivision	Subdivision
18	26-02-15	Delegate Permit Issued	27 Anne St, Blackburn North	Central	3 Lot subdivision	Subdivision
23	13-02-15	Delegate Permit Issued	38 Menin Rd, Forest Hill	Springfield	Removal of two (2) trees within a Significant Landscape Overlay	Special Landscape Area
30	27-02-15	Delegate Permit Issued	6 Lawrence St, Blackburn South	Central	Buildings and works to construct a verandah to the rear of the existing building	Business
34	06-02-15	Delegate Permit Issued	1/79 Dunlavin Rd, Mitcham	Springfield	2 lot subdivision	Subdivision
39	05-02-15	Delegate Permit Issued	59 Menin Rd, Forest Hill	Springfield	The lopping of one (1) tree	VicSmart - General Application
43	06-02-15	Delegate Permit Issued	6 Proudfoot St, Mont Albert	Elgar	Replace victorian style picket fence (front) with 1930's style as per attached. Style developed with assistance with from WHCC	VicSmart - General Application
46	06-02-15	Delegate Permit Issued	37 Bessazile Ave, Forest Hill	Springfield	Pruning of one (1) tree within a VPO	VicSmart - General Application
47	13-02-15	Delegate Permit Issued	210 Whitehorse Rd, Blackburn	Central	Display of one (1) internally illuminated sign.	Advertising Sign
48	09-02-15	Delegate Permit Issued	210 Whitehorse Rd, Blackburn	Central	Display of one (1) business identification sign and one (1) pole sign	VicSmart - General Application
49	06-02-15	Delegate Permit Issued	210 Whitehorse Rd, Blackburn	Central	Display of three (3) high wall signs	VicSmart - General Application
55	06-02-15	Delegate Permit Issued	27 Laurel Grv, NorthBlackburn	Central	Removal of one protected tree in a Significant Landscape Overlay	VicSmart - General Application
56	06-02-15	Delegate Permit Issued	27 Laurel Grv, NorthBlackburn	Central	Removal of one protected tree in a Significant Landscape Overlay	VicSmart - General Application
59	13-02-15	Delegate Permit Issued	2/2A Aberdeen Rd, Blackburn South	Central	The extension of a dwelling on a lot less than 300sqm for the construction of a verandah roof	Residential (Other)
60	19-02-15	Delegate Permit Issued	3/31 Redland Drv, Vermont	Springfield	Buildings and works associated with an increase in floor area	Industrial
62	13-02-15	Delegate Permit Issued	1 Florence St, Blackburn	Springfield	Buildings and works to extend the existing deck	Special Landscape Area



Appl. No.	Dec. Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
70	26-02-15	Delegate Permit Issued	11 Cunningham St, Box Hill	Elgar	2 lot subdivision	Subdivision
72	26-02-15	Delegate Permit Issued	5 Valency Crt, Mitcham	Springfield	2 lot subdivision	Subdivision
83	26-02-15	Delegate Permit Issued	18 Farleigh Ave, Burwood	Riversdale	2 lot subdivision	Subdivision
85	26-02-15	Delegate Permit Issued	17 Panorama Drv, Forest Hill	Morack	2 lot subdivision	Subdivision
87	26-02-15	Delegate Permit Issued	720 Whitehorse Rd, Mitcham	Springfield	2 lot subdivision	Subdivision
90	23-02-15	Delegate Permit Issued	34 Wimmera St, Box Hill North	Elgar	Buildings and works for the extension of the existing dwelling	Residential (Other)
97	26-02-15	Delegate Permit Issued	65 Canterbury Rd, Blackburn	Central	2 lot subdivision	Subdivision
101	27-02-15	Delegate Permit Issued	463-465 Whitehorse Rd, Mitcham	Springfield	2 lots subdivision	Subdivision
103	27-02-15	Delegate Permit Issued	11 Hood St, Mont Albert	Elgar	To build a new fence, replacing an existing one	VicSmart - General Application
108	27-02-15	Delegate Permit Issued	10 Thomas St, Mitcham	Springfield	Building and Works in a HO within a NRZ 7	VicSmart - General Application
123	18-02-15	Delegate Permit Issued	102 Main St, Blackburn	Central	Construction of eight dwellings (comprising two double storey dwellings and six single storey dwellings)	Multiple Dwellings
124	02-02-15	Delegate Permit Issued	18 O'Shannessy St, Nunawading	Springfield	Construction of two (2) double storey dwellings	Multiple Dwellings
129	23-02-15	Delegate Permit Issued	13 Naughton Grv, Blackburn	Central	Removal of four (4) trees	Special Landscape Area
142	10-02-15	Delegate Permit Issued	16 Thurston St, Box Hill	Elgar	Amendment to Planning Permit WH/2011/142 (Issued for the construction of four double storey dwellings) for alterations of facades and changes to wall on boundary heights within the approved development.	Permit Amendment
146	12-02-15	Delegate Permit Issued	15 Thomas St, Mitcham	Springfield	Amendment to conditions to modify building exclusion zones	Permit Amendment
152	27-02-15	Delegate Permit Issued	35 Station St, Burwood	Riversdale	Construction of three double storey dwellings	Multiple Dwellings

Appl. No.	Dec. Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
248	02-02-15	Delegate Permit Issued	706 Whitehorse Rd, Mitcham	Springfield	Construction of three double storey dwellings	Multiple Dwellings
294	24-02-15	Delegate Permit Issued	36 Doncaster East Rd, Mitcham	Springfield	Buildings and works and use of land for hospital (sleep apnoea unit) and signage.	Residential (Other)
301	16-02-15	Delegate Permit Issued	3 Ripon Crt, Forest Hill	Springfield	Amendment to permit WH/2014/301 (Subdivision of the land into two lots) to amend Conditions 1 (a) and 4 and the removal of Conditions 17 and 18.	Permit Amendment
304	19-02-15	Delegate Permit Issued	172-210 Burwood Hwy, Burwood East	Riversdale	Buildings and works (to extend existing shopping centre)	Permit Amendment
314	18-02-15	Delegate Permit Issued	33 Shady Grv, Nunawading	Springfield	Construction of three dwellings, comprising two double storey and one single storey dwelling	Multiple Dwellings
347	09-02-15	Delegate Permit Issued	12 Saxon St, Burwood East	Riversdale	Construction of two double storey dwellings	Multiple Dwellings
384	20-02-15	Delegate Permit Issued	4 Hillside Cres, Blackburn	Central	Construction of a double storey dwelling at the rear of the existing dwelling and two lot subdivision	Multiple Dwellings
481	13-02-15	Delegate Permit Issued	45 Greenwood St, Burwood	Riversdale	Construction of five double storey dwellings	Multiple Dwellings
521	20-02-15	Delegate Permit Issued	698-700 Whitehorse Rd, Mitcham	Springfield	Amendment to Planning Permit WH/2011/521 (issued for buildings and works for the construction of a Buddhist Temple to the rear of the existing buildings, and associated reduction in car parking requirements) for alterations to setbacks from boundaries	Permit Amendment

Appl. No.	Dec. Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
563	27-02-15	Delegate Permit Issued	19 Irving Ave, Box Hill	Elgar	Amendment to Planning Permit WH/2013/563 (issued for construction of a seven storey building plus one level of basement for dwellings and a reduction in the car parking requirements) to alter the plans and permit conditions to correct a clerical error, alter the internal layout, partly reduce the east boundary setback and increase the number of car spaces	Permit Amendment
566	12-02-15	Delegate Permit Issued	31 Harrow St, Box Hill	Elgar	Amendment to WH/2011/566 (issued for development of land for a five storey building comprising 73 dwellings, use as food and drink premise and convenience shop and reduction in the standard car parking requirement) for replacement of car stacker make and model and minor internal and external alternal alterations	Permit Amendment
601	23-02-15	Delegate Permit Issued	4 Gilbert St, Mont Albert	Elgar	Construction of three double storey dwellings	Multiple Dwellings
604	18-02-15	Delegate Permit Issued	134 Middleborough Rd, Blackburn South	Riversdale	Development of land for two dwellings	Multiple Dwellings
615	10-02-15	Delegate Permit Issued	7 Morley Cres, Box Hill North	Elgar	Construction of two double storey dwellings	Multiple Dwellings
622	09-02-15	Delegate Permit Issued	22 Beverley Cres, Blackburn	Central	Construction two double storey dwellings	Multiple Dwellings
629	27-02-15	Delegate Permit Issued	100 Thames St, Box Hill North	Elgar	Construction of a three storey building comprising fourteen dwellings	Permit Amendment
636	12-02-15	Delegate Permit Issued	61 Kenmare St, Mont AlbertNorth	Elgar	Amendment to plans to delete window and alter entry for Dwelling 1	Permit Amendment

Appl. No.	Dec. Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
657	18-02-15	Delegate Permit Issued	14 Standard Ave, Box Hill	Elgar	Construction of three (3) double storey dwellings	Multiple Dwellings
677	27-02-15	Delegate Permit Issued	15 Naples St, Box Hill South	Riversdale	Construction two double storey semi detached dwellings	Multiple Dwellings
688	27-02-15	Delegate Permit Issued	913 Whitehorse Rd, Box Hill	Elgar	Construction of a multi-storey building plus a basement, use of the land for an office, a ground level cafe and convenience shop, a car park, a reduction in standard car parking requirements and alteration of access to a road in a Road Zone Category 1	Permit Amendment
721	18-02-15	Delegate Permit Issued	139 Dorking Rd, Box Hill North	Elgar	Construction of two semi attached dwellings and two lot subdivision	Multiple Dwellings
726	25-02-15	Delegate Permit Issued	4 Linden St, Box Hill South	Riversdale	Construction of two (2) double storey dwellings	Multiple Dwellings
774	25-02-15	Delegate Permit Issued	313 Middleborough Rd, Box Hill South	Riversdale	Use and development of the land for restricted retail premises and food and drink premises, creation of access to a road in a Road Zone, Category 1, display of advertising signage (including internally illuminated major promotion pylon sign and floodlit signs), reduction of car parking and waiver of loading and unloading facilities for the food and drink premises.	Permit Amendment
776	02-02-15	Delegate Permit Issued	78 Watts St, Box Hill North	Elgar	Construction of two (2) double storey dwellings	Multiple Dwellings
800	10-02-15	Delegate Permit Issued	41A Thames St, Box Hill	Elgar	Construction four double storey dwellings	Multiple Dwellings
803	27-02-15	Delegate Permit Issued	2 Endeavour St, Mitcham	Springfield	Construction of two (2) double storey dwellings	Multiple Dwellings
825	26-02-15	Delegate Permit Issued	557 Middleborough Rd, Box Hill North	Elgar	Construction of two double storey dwellings	Multiple Dwellings

Appl. No.	Dec. Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
831	19-02-15	Delegate Permit Issued	Shop F 6/172-210 Burwood Hwy, Burwood East	Riversdale	Reduction of carparking for the use of land for fitness coaching services within existing gymnasium	Business
833	27-02-15	Delegate Permit Issued	104-168 Hawthorn Rd, Forest Hill	Morack	Subdivision of land into 13 lots and creation and alteration of access to a road in a Road Zone, Category 1	Subdivision
842	06-02-15	Delegate Permit Issued	200 Central Rd, Nunawading	Springfield	Buildings and works to construct a two storey dwelling	Special Landscape Area
859	24-02-15	Delegate Permit Issued	658 Canterbury Rd, Vermont	Morack	Development of the land for two dwellings (comprising the construction of a double storey dwelling to the rear of the existing single storey dwelling) and the removal of vegetation	Multiple Dwellings
870	16-02-15	Delegate Permit Issued	47 Station St, Burwood	Riversdale	Construction of three (3) double storey dwellings and to alter access to a road in a Road Zone Category 1	Multiple Dwellings
891	27-02-15	Delegate Permit Issued	8 Edwards St, Burwood	Riversdale	Construction of four double storey dwellings	Multiple Dwellings
893	18-02-15	Delegate Permit Issued	11 Penlyne Ave, Vermont	Morack	Buildings and works (one structure in frontage and one structure at south west rear)	Special Landscape Area
900	27-02-15	Delegate Permit Issued	131 Middleborough Rd, Box Hill South	Riversdale	Construction of two double storey dwellings and alteration of access to a road in a Road Zone, Category 1	Multiple Dwellings
977	02-02-15	Delegate Permit Issued	118 Canterbury Rd, Blackburn South	Central	Buildings and works to construct additions to an existing building and reduction in car parking requirement.	Business
988	24-02-15	Delegate Permit Issued	77 Doncaster East Rd, Mitcham	Springfield	6 Lot Subdivision	Subdivision

Appl. No.	Dec. Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
1010	09-02-15	Delegate Permit Issued	76 Churchill St, Mont Albert	Elgar	Partial demolition and buildings and works for additions and alterations to the existing dwelling	Heritage
1029	20-02-15	Delegate Permit Issued	26 Bennett St, Burwood	Riversdale	Six lot subdivision	Subdivision
1038	09-02-15	Delegate Permit Issued	25 Ashburton Drv, Mitcham	Springfield	Buildings and works to alter the existing carport	Special Landscape Area
1053	09-02-15	Delegate Permit Issued	16 Downing St, Blackburn	Central	Construction of two (2) double storey dwellings	Multiple Dwellings
1070	11-02-15	Delegate Permit Issued	6/14 Highland Ave, Mitcham	Springfield	Buildings and works to construct one (1) double storey dwelling	Special Landscape Area
1076	24-02-15	Delegate Permit Issued	21 Linden St, Box Hill South	Riversdale	2 lot subdivision	Subdivision
1083	26-02-15	Delegate Permit Issued	40 Wellington Ave, Blackburn	Central	Construction of paving, retaining wall, pergola and pool	Residential (Other)
1115	25-02-15	Delegate Permit Issued	2 Oliver Ave, Blackburn	Central	Removal of four (4) trees	Special Landscape Area
1122	19-02-15	Delegate Permit Issued	38 Drummond St, Blackburn South	Central	Buildings & works (for extension to the existing dwelling and new shed) and tree removal	Special Landscape Area
1125	26-02-15	Delegate Permit Issued	245 Burwood Hwy, Burwood	Riversdale	Building and works to widen the existing exit to Station street and associated alteration of access to a road in a Road Zone Category 1.	Education
1131	05-02-15	Delegate Permit Issued	4 Norris Crt, Blackburn	Central	Buildings and works to construct a carport	Special Landscape Area
1158	03-02-15	Delegate Permit Issued	21 Scott Grv, Burwood	Riversdale	3 lot subdivision	Subdivision
1161	02-02-15	Delegate Permit Issued	615-619 Whitehorse Rd, Mitcham	Springfield	2 lot subdivision	Subdivision
1185	19-02-15	Delegate Permit Issued	59-67 Surrey Rd, Blackburn North	Central	Forty seven lot subdivision	Subdivision
1198	20-02-15	Delegate Permit Issued	Shop 1/15 Bank St, Box Hill	Elgar	Use of land for an On-Premises Liquor Licence	Business
1210	23-02-15	Delegate Permit Issued	4 Coppin Close Mitcham	Springfield	4 lot subdivision	Subdivision
1225	24-02-15	Delegate Permit Issued	28 Pendle St, Box Hill	Elgar	3 lot subdivision	Subdivision
1245	06-02-15	Delegate Permit Issued	18 Whitehorse Rd, Blackburn	Central	17 lot subdivision	Subdivision

Appl. No.	Dec. Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
1254	27-02-15	Delegate Permit Issued	33 Cumming St, Burwood	Riversdale	Alterations and additions to the existing dwelling, and construction of one (1) double storey dwelling at the rear of the existing dwelling	Multiple Dwellings
1264	11-02-15	Delegate Permit Issued	8 Alfred St, Blackburn	Central	Construction of a front fence	Industrial
1269	19-02-15	Delegate Permit Issued	3 Nara Rd, Mitcham	Springfield	Building and works to replace an existing carport in a SLO 6	Special Landscape Area
1273	26-02-15	Delegate Permit Issued	11 Hill St, Box Hill South	Riversdale	3 lots subdivision	Subdivision
13299	05-02-15	Delegate Permit Issued	35 Redland Drv, Vermont	Springfield	Amendment to permit WH/2002/13299 (Subdivision of land into 11 lots) for the provision of 20 warehouse spaces, the addition of office and display mezzanine levels, an increase in building heights and the provision of a take away food premises	Permit Amendment
104	02-02-15	Delegate Refusal Issued	96 Clyde St, Box Hill North	Elgar	Construction of four double storey dwellings	Multiple Dwellings
324	27-02-15	Delegate Refusal Issued	40 Killara St, Box Hill North	Elgar	Construction of two (2) double storey dwellings	Multiple Dwellings
417	19-02-15	Delegate Refusal Issued	24 Lincoln Ave, Mont AlbertNorth	Elgar	Construction of two double storey dwellings	Vegetation Protection Overlay
529	09-02-15	Delegate Refusal Issued	22 Junction Rd, Blackburn North	Central	Construction of three double storey dwellings	Multiple Dwellings
570	20-02-15	Delegate Refusal Issued	53 Beaver St, Box Hill South	Riversdale	Construction of three (3) double storey dwellings	Multiple Dwellings
577	27-02-15	Delegate Refusal Issued	22 Barkly Trc, Mitcham	Springfield	Construction of a part three, part four storey building, comprising 21 dwellings and reduction of standard car parking requirements	Multiple Dwellings
616	27-02-15	Delegate Refusal Issued	29 Rostrevor Pde, Mont AlbertNorth	Elgar	Construction of a new double storey dwelling, facing Bundoran Parade, to the rear of the existing dwelling	Multiple Dwellings

Appl. No.	Dec. Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
626	02-02-15	Delegate Refusal Issued	123 Surrey Rd, Blackburn	Central	Development of land for a two storey building comprising three (3) dwellings	Residential (Other)
640	12-02-15	Delegate Refusal Issued	277 Springvale Rd, Nunawading	Springfield	Construction of one double storey dwelling to the rear of an existing dwelling	Multiple Dwellings
646	03-02-15	Delegate Refusal Issued	714 Whitehorse Rd, Mitcham	Springfield	Development of land for five dwellings (comprising construction of two (2) double storey dwellings and one (1) single storey dwelling to the side of two (2) existing dwellings) and the reduction to the requirements for the provision of on-site visitor car parking	Multiple Dwellings
647	25-02-15	Delegate Refusal Issued	51 Elgar Rd, Burwood	Riversdale	Construction of seven attached two and three storey dwellings with a common basement carpark	Multiple Dwellings
651	03-02-15	Delegate Refusal Issued	27 Middleborough Rd, Burwood	Riversdale	Development of land for six (6) dwellings	Multiple Dwellings
671	27-02-15	Delegate Refusal Issued	60 Springvale Rd, Nunawading	Springfield	Construction of three double storey dwellings and creation of access to a road in a Road Zone Category 1	Multiple Dwellings
683	27-02-15	Delegate Refusal Issued	32 Gardenia St, Blackburn	Central	Demolition of the existing dwelling, construction of two (2) double storey dwellings and removal of two (2) trees	Multiple Dwellings
741	27-02-15	Delegate Refusal Issued	11 Medway St, Box Hill North	Elgar	Construction of four (4) double storey dwellings	Multiple Dwellings
819	20-02-15	Delegate Refusal Issued	33 Aldinga St, Blackburn South	Central	Construction of two double storey dwellings	Multiple Dwellings
851	20-02-15	Delegate Refusal Issued	208 Canterbury Rd, Blackburn South	Central	Construction of a three storey building comprising 8 dwellings and alteration of access to a Road Zone Category 1	Multiple Dwellings
867	20-02-15	Delegate Refusal Issued	13 Whitehorse Rd, Blackburn	Central	Construction of four triple storey dwellings	Multiple Dwellings



Appl. No.	Dec. Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
871	20-02-15	Delegate Refusal Issued	23 East India Ave, Nunawading	Springfield	Construction of two (2) double storey dwellings	Multiple Dwellings
938	26-02-15	Delegate Refusal Issued	1/27 Richmond St, Blackburn South	Riversdale	Construction of five double storey dwellings	Multiple Dwellings
976	27-02-15	Delegate Refusal Issued	1250 Riversdale Rd, Box Hill South	Riversdale	Construction of four dwellings	Multiple Dwellings
1145	27-02-15	Delegate Refusal Issued	60 Relowe Cres, Mont AlbertNorth	Elgar	Construction of four double storey dwellings	Multiple Dwellings
88	20-02-15	No Permit Required	5/198-208 Springvale Rd, Nunawading	Springfield	Construction of a verandah	Residential (Other)
89	27-02-15	No Permit Required	15 Trawool St, Box Hill North	Elgar	Reduce a car parking requirement - gymbaroo, childcare/education centre	VicSmart - General Application
1001	26-02-15	No Permit Required	27 Sheehans Rd, Blackburn	Central	Destroy a tree	Residential (Other)
582	10-02-15	Withdrawn	15 Farleigh Ave, Burwood	Riversdale	Construction of three double storey dwellings	Multiple Dwellings
594	19-02-15	Withdrawn	36 Rostrevor Pde, Mont AlbertNorth	Elgar	Use of church hall for commercial purposes	Residential (Other)
727	19-02-15	Withdrawn	188 Holland Rd, Burwood East	Riversdale	Construction of two dwellings and removal of easement	Multiple Dwellings
1004	18-02-15	Withdrawn	78 Bindy St, Forest Hill	Central	2 Lot Subdivision	Subdivision

**BUILDING DISPENSATIONS/APPLICATIONS FEBRUARY 2015**

Address	Date	Ward	Result
1/11 Broomhill Avenue, BLACKBURN	17-02-15	Central	Granted R411, R409
1/13 Tyrrell Avenue, BLACKBURN	16-02-15	Central	Granted R411
106 Vicki Street, FOREST HILL	10-02-15	Central	Granted R409
12 Omeo Court, BLACKBURN SOUTH	10-02-15	Central	Granted R414
16 Ayr Street, BLACKBURN SOUTH	20-02-15	Central	Granted R415, R414, R411
20 Queen Street, BLACKBURN	25-02-15	Central	Granted R604
30 Bridgeford Avenue, BLACKBURN NORTH	06-02-15	Central	Granted R409
4 Slater Avenue, BLACKBURN NORTH	03-02-15	Central	Granted R420
46-48 Springfield Road, BLACKBURN	05-02-15	Central	Granted R424
65 Shafer Road, BLACKBURN NORTH	05-02-15	Central	Granted R415
68 Laurel Grove South, BLACKBURN	02-02-15	Central	Granted R409
1/11 Broomhill Avenue, BLACKBURN	17-02-15	Central	Refused R415
1/52 Edinburgh Road, BLACKBURN SOUTH	17-02-15	Central	Refused R409
16 Ayr Street, BLACKBURN SOUTH	20-02-15	Central	Refused R409
21 Goodwin Street, BLACKBURN	10-02-15	Central	Refused R415
12 Omeo Court, BLACKBURN SOUTH	05-02-15	Central	Withdrawn R414
30 Bridgeford Avenue, BLACKBURN NORTH	06-02-15	Central	Withdrawn R414
1 Halifax Street, MONT ALBERT NORTH	16-02-15	Elgar	Amendment Approved R409
11 Kingsley Crescent, MONT ALBERT	18-02-15	Elgar	Granted R427
31 Harrow Street, BOX HILL	13-02-15	Elgar	Granted R604
33 Harrow Street, BOX HILL	13-02-15	Elgar	Granted R604
35 Harrow Street, BOX HILL	13-02-15	Elgar	Granted R604
82 Shannon Street, BOX HILL NORTH	19-02-15	Elgar	Refused R415, R409
198 Dorking Road, BOX HILL NORTH	25-02-15	Elgar	Withdrawn R427, R424
1 Newhaven Road, BURWOOD EAST	24-02-15	Morack	Granted R417
16 Livingstone Road, VERMONT SOUTH	19-02-15	Morack	Granted R417
55 Jolimont Road, FOREST HILL	17-02-15	Morack	Granted R424
Lot A Charlottes Way, FOREST HILL	23-02-15	Morack	Granted R604
1 Newhaven Road, BURWOOD EAST	24-02-15	Morack	Refused R415
38 Boronia Road, VERMONT	10-02-15	Morack	Refused R409
6 Drovers Court, VERMONT SOUTH	04-02-15	Morack	Refused R424
9 Wilkinson Street, BURWOOD EAST	19-02-15	Morack	Refused R415
15 Loudon Road, BURWOOD	16-02-15	Riversdale	Granted R420
19 Neville Street, BOX HILL SOUTH	03-02-15	Riversdale	Granted R409
33 Bermuda Drive, BLACKBURN SOUTH	17-02-15	Riversdale	Granted R426
36 Haig Street, BOX HILL SOUTH	17-02-15	Riversdale	Granted R414
1/32-36 Heatherdale Road, MITCHAM	05-02-15	Springfield	Granted R414
10 Thomas Street, MITCHAM	03-02-15	Springfield	Granted R425
18 Alexander Street, MITCHAM	19-02-15	Springfield	Granted R420
23 Salvana Avenue, MITCHAM	19-02-15	Springfield	Granted R416
27 Sunnyside Avenue, NUNAWADING	17-02-15	Springfield	Granted R409
39 Carinya Road, VERMONT	10-02-15	Springfield	Granted R409
4/14 Highland Avenue, MITCHAM	20-02-15	Springfield	Granted R415
67 Betula Avenue, VERMONT	24-02-15	Springfield	Granted R409, R415, R416
9 Churinga Avenue, MITCHAM	10-02-15	Springfield	Granted R409
10 Savage Court, NUNAWADING	12-02-15	Springfield	Refused R409
13 Morden Court, NUNAWADING	24-02-15	Springfield	Refused R414
28 Milton Street, NUNAWADING	12-02-15	Springfield	Refused R409
5 Brae Grove, NUNAWADING	03-02-15	Springfield	Refused R410

**DELEGATED DECISIONS MADE ON STRATEGIC PLANNING MATTERS – FEBRUARY 2015**

*Under the Planning and Environment Act 1987*

Nil

**REGISTER OF CONTRACTS SIGNED BY CEO DELEGATION FEBRUARY 2015**

<b>Contract</b>	<b>Service</b>
Contract 13034/3	Traffic Survey Services
Contract 14023	Employee Assistance Program Services
Contract 14029	Provision of Heritage Advisory Services
Contract 14034	Artists' Park Play Spaces Upgrade Construction

**REGISTER OF PROPERTY DOCUMENTS EXECUTED FEBRUARY 2015**

<b>Property Address</b>	<b>Document Type</b>	<b>Document Detail</b>
<b>Leases</b>		
Gowanlea - 1/1049 Whitehorse Road, Box Hill	Residential Tenancy Agreement	Landlord (6 months expires 8/08/2015)
<b>Licences</b>		
Box Hill Central (South precinct - Bubble Cup location) 1 Main Street, Box Hill - Aqualink Box Hill	Short Term Casual Mall Licence	City of Whitehorse as Licensee (1 day expires 6/02/2015)
Suite 2, Level 1, Box Hill Central (1 Main Street, Box Hill) - Department of Human Services	Licence (sublease space)	Sublessor (3 months expires 30/04/2015)
Part of Mont Albert Reserve Pavillion, 49 Dunloe Avenue, Mont Albert North - U3A Box Hill Incorporated	Licence	Landlord (9 months 36 days expires 16/12/2015)
<b>Land Transfers</b>		
76 Dorking Road, Box Hill North	Statement	Statement pursuant to section 7(1)(b)(i) of the <i>Land Acquisition and Compensation Act 1986</i>

**REGISTER OF DOCUMENTS AFFIXED WITH THE COUNCIL SEAL – FEBRUARY 2015**

Transfer of Land to City of Whitehorse (Part of 76 Dorking Road, Box Hill) - (Council Resolution 16-02-15)

**PARKING RESTRICTIONS APPROVED BY DELEGATION FEBRUARY 2015**

**Address:** Edith Lane, Box Hill North: from Springfield Road to 15m north of Springfield Road

**Previously:** Unrestricted

**Now:** 1/2P, 8am to 6pm, Monday to Sunday

**Spaces:** 1

**Address:** Teague Close, Nunawading: from 10m in from Candlebark Lane Intersection To West side of driveway to 7 Teague Close

**Previously:** Unrestricted

**Now:** 2P 8am to 6pm, Monday to Friday

**Spaces:** 2

**Address:** Mersey Street, Box Hill North: from Thames Street to Medway Street

**Previously:** Unrestricted

**Now:** Temp 2P 8am-5pm, Monday to Friday

**Spaces:** 17

**Address:** Queen Street, Blackburn: from 2 Queen Street to 18 Queen Street

**Previously:** 4P 8am-6pm Mon-Fri

**Now:** Temp 2P 8am-6pm, Monday to Friday

**Spaces:** 10

**Address:** Albert Street Blackburn: from 8-10 Albert Street to 8-10 Albert Street

**Previously:** 3P 8am-8pm, Mon-Sat

**Now:** Temp 2P 8am-6pm, Monday to Friday

**Spaces:** 3

**VENDOR PAYMENT SUMMARY – SUMS PAID DURING FEBRUARY 2015**

<b>Date</b>	<b>Total Issued</b>	<b>Payments (direct debit, cheques or electronic funds transfer)</b>	<b>Transaction Type EFT/CHQ/DD</b>
02.02.15	6,750.00	2	EFT
03.02.15	63,248.40	32	EFT
03.02.15	63,248.40	32	EFT
05.02.15	6,200.32	11	EFC
05.02.15	12,053.81	17	CHQ
05.02.15	295,741.17	36	EFT
06.02.15	79,206.36	1	EFT
06.02.15	1,439.15	2	EFT
10.02.15	23,158.56	3	EFT
11.02.15	14,691.05	3	EFT
12.02.15	20,479.26	24	EFC
12.02.15	20,479.26	24	EFC
12.02.15	345,374.82	103	CHQ
12.02.15	36.40	1	CHQ
12.02.15	2,510,664.44	275	EFT
17.02.15	56,539.85	1	EFT
17.02.15	64,404.56	35	EFT
19.02.15	1,891.81	3	EFC
19.02.15	7,874.50	31	CHQ
19.02.15	336,816.96	52	EFT
26.02.15	65,723.39	26	EFC
26.02.15	216,589.85	112	CHQ
26.02.15	3,706,957.24	390	EFT
26.02.15	3,945.98	4	EFC
28.02.15	3,000.00		DD
<b>Monthly Leases</b>			
<b>GROSS</b>	7,926,515.54	1220	
<b>CANCELLED PAYMENTS</b>	95,565.60	69	
<b>NETT</b>	7,830,949.94	1151	

**10 REPORTS FROM DELEGATES, SPECIAL COMMITTEE  
RECOMMENDATIONS AND ASSEMBLY OF COUNCILLORS  
RECORDS**

**10.1 Reports by Delegates**

(NB: Reports only from Councillors appointed by Council as delegates to community organisations/committees/groups)

**RECOMMENDATION**

*That the report from delegates be received and noted*

**10.2 Recommendations from the Special Committee of Council  
Meeting of 13 April 2015**

Confidential Item 9.1 Land Transaction

### 10.3 Record of Assembly of Councillors

Meeting Date	Matter/s Discussed	Councillors Present	Officers Present	Disclosures of Conflict of Interest	Councillor /Officer attendance following disclosure
16 -03-15 6.30-7.00pm	<b>Councillor Informal Briefing Session</b> <ul style="list-style-type: none"> <li>- 6.1 Rescission Motion/Notice of Motion Procedure</li> <li>- 9.1.2 103.-105 Koonung Road, Blackburn North</li> <li>- 9.1.3 Whitehorse Planning Scheme Amendment C164 part 2</li> </ul>	Cr Munroe (Mayor & Chairperson) Cr Bennett Cr Carr Cr Chong AM Cr Davenport Cr Daw Cr Ellis Cr Harris OAM Cr Massoud Cr Stennett	N Duff J Green T Wilkinson P Warner P Smith A De Fazio S Freud P Moore	Cr Chong declared an indirect conflict of interest (prior association) in Item 6.1 Rescission Motion No 84- Cr Daw Consideration of Panel report in relation to combined amendment C153 and planning permit application WH/2012/872 for 15 – 31 Hay street, Box Hill South and Item 6.2 Notice of Motion No 85- Cr Ellis	Cr Chong left the briefing at 6.45pm prior to the discussion and did not return
20 to 22 – 04 - 15	<b>Council Budget Planning Weekend</b> <ul style="list-style-type: none"> <li>- Discussion &amp; Planning for the 2015/16 Council Budget</li> <li>- Review of Council Plan</li> </ul>	Cr Munroe (Mayor & Chairperson) Cr Bennett Cr Carr Cr Chong AM Cr Davenport - (NB. Apology Friday session) Cr Daw Cr Ellis Cr Harris OAM Cr Massoud Cr Stennett	N Duff J Green T Wilkinson P Warner P Smith A De Fazio S Freud D Logan	Nil	
7-04-15 4.00 – 5.30pm	<b>Box Hill Reference Group</b> <ul style="list-style-type: none"> <li>- Priorities for 2015</li> <li>- Advocacy</li> <li>- Investment Attraction</li> </ul>	Cr Munroe (Mayor & Chairperson) Cr Daw Cr Harris Cr Ellis	N Duff J Green P Smith W Gerhard D Vincent – Smith	Nil	
7-04-15 6.35– 8.45pm	<b>Strategic Planning Session</b> <ul style="list-style-type: none"> <li>- Boxhill Prospective Video</li> <li>- Hay Street Development Update</li> <li>- Capital Works</li> <li>- Finance Report- February 2015</li> <li>- Whitehorse Centre Consultation Process</li> <li>- Draft Council Budget and Council Plan</li> </ul>	Cr Munroe (Mayor & Chairperson) Cr Carr Cr Davenport Cr Daw Cr Ellis Cr Harris OAM Cr Massoud	N Duff J Green T Wilkinson P Warner P Smith A De Fazio S Freud W Gerhard D Vincent- Smith D Logan M Giglio N Sotko J Blythe S Price B Morrison	Nil	

<b>Meeting Date</b>	<b>Matter/s Discussed</b>	<b>Councillors Present</b>	<b>Officers Present</b>	<b>Disclosures of Conflict of Interest</b>	<b>Councillor /Officer attendance following disclosure</b>
8 – 4 - 15 5.00-7.00pm	<b>Whitehorse-Matsudo Sister City Relationship Friendship Group</b>	Cr Munroe (Mayor & Chairperson) Cr Ellis	J Russell H Anderson	Nil	
13- 4 -15	<b>Councillor Briefing Session</b> - Special Committee Agenda 13 April 2015 - Draft Council Agenda 20 April 2015	Cr Munroe (Mayor & Chairperson) Cr Bennett Cr Carr Cr Chong AM Cr Davenport Cr Daw Cr Ellis Cr Harris OAM Cr Massoud Cr Stennett	N Duff J Green T Wilkinson P Warner P Smith A De Fazio S Freud J Russell P McAleer V Mogg J Chambers	Nil	

**RECOMMENDATION**

*That the record of Assembly of Councillors be received and noted.*

**11 REPORTS ON CONFERENCES/SEMINARS ATTENDANCE**

**RECOMMENDATION**

*That the reports on conference/seminars attendance be received and noted.*

**12 CONFIDENTIAL REPORTS**

**12.1 Clayton Regional Landfill**

**12.2 Recommendation from the Special Committee of Council Meeting of 13 April 2015 Confidential Item 9.1 Land Transaction**

**13 CLOSE MEETING**