



# Minutes

## Council Meeting

Monday 23 June 2025, 7:00 pm

Dandenong Civic Centre, 225 Lonsdale Street,  
Dandenong, Victoria 3175

[greaterdandenong.vic.gov.au](https://greaterdandenong.vic.gov.au)



## COUNCIL OBLIGATIONS AND AGENDA REPORTS

Council has several obligations in relation to its Community Vision, Council Plan, Instruments of Legislation and Council policy. These are summarily considered in each Agenda report and further details are added as required. The obligations are as follows:

### Community Vision 2040 (Community Vision | Greater Dandenong Council)

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Greater Dandenong is a home to all.  
It's a city where you can enjoy and embrace life through celebration and equal opportunity.  
We harmonise the community by valuing multiculturalism and the individual.  
Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.  
Welcome to our exciting and peaceful community.*

Reports in this Agenda will identify when any of the above principles are relevant.

### The Council Plan 2021-25 (Council Plan 2021-25 | Greater Dandenong Council)

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. The Council Plan has the following key strategic objectives:

- *A socially connected, safe and healthy city*
- *A city that respects and celebrates diversity, our history and the arts*
- *A city of accessible, vibrant centres and neighbourhoods*
- *A green city committed to a sustainable future*
- *A city that supports entrepreneurship, quality education and employment outcomes*
- *A Council that demonstrates leadership and a commitment to investing in the community.*

Reports in this Agenda will identify when any of the above principles are relevant.

### The Overarching Governance Principles of the Local Government Act 2020

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles. These are:

- a) Council decisions are to be made and actions taken in accordance with the relevant law;
- b) priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- c) the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- d) the municipal community is to be engaged in strategic planning and strategic decision making;
- e) innovation and continuous improvement are to be pursued;
- f) collaboration with other Councils and Governments and statutory bodies is to be sought;
- g) the ongoing financial viability of the Council is to be ensured;
- h) regional, state and national plans and policies are to be taken into account in strategic planning and decision making;
- i) the transparency of Council decisions, actions and information is to be ensured.

Also, in giving effect to the overarching governance principles above, a Council must take into account the following supporting principles:

- a) the community engagement principles (section 56);
- b) the public transparency principles (section 58);
- c) the strategic planning principles (section 89);
- d) the financial management principles (section 101);
- e) the service performance principles (section 106).

Reports in this Agenda will identify when any of the above principles are relevant.





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## The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services. The objects of the Act are as follows:

- a) to promote, encourage and facilitate the achievement of gender equality and improvement in the status of women; and
- b) to support the identification and elimination of systemic causes of gender inequality in policy, programs and delivery of services in workplaces and communities; and
- c) to recognise that gender inequality may be compounded by other forms of disadvantage or discrimination that a person may experience on the basis of Aboriginality, age, disability, ethnicity, gender identity, race, religion, sexual orientation and other attributes; and
- d) to redress disadvantage, address stigma, stereotyping, prejudice and violence, and accommodate persons of different genders by way of structural change; and
- e) to enhance economic and social participation by persons of different genders; and
- f) to further promote the right to equality set out in the Victorian Charter of Human Rights and Responsibilities and the Convention on the Elimination of All Forms of Discrimination against Women.

Council is obligated to think about how its programs and services affect different people and different communities and how we can avoid reinforcing unintentional inequalities. Reports authors must consider the requirements of the *Gender Equality Act 2020* and Council's Diversity, Access and Equity Policy when asking Council to consider or review any issues which have a direct or significant impact on members of the Greater Dandenong community.

## Victorian Charter of Human Rights and Responsibilities

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter). The Charter is founded on the following principles:

- human rights are essential in a democratic and inclusive society that respects the rule of law, human dignity, equality and freedom;
- human rights belong to all people without discrimination, and the diversity of the people of Victoria enhances our community;
- human rights come with responsibilities and must be exercised in a way that respects the human rights of others;
- human rights have a special importance for the Aboriginal people of Victoria, as descendants of Australia's first people, with their diverse spiritual, social, cultural and economic relationship with their traditional lands and waters.

Given this municipality's diversity and inclusiveness, when developing or preparing a report for Council consideration, report authors are required to ensure their report is consistent with the standards set by the Charter.



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## Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a “Climate and Ecological Emergency” and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

When developing or preparing a report for Council consideration, report authors are required to consider what impacts their issue has on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy and the requirements of the *Local Government Act 2020* in relation to the overarching principle on climate change and sustainability.

## Related Council Policies, Strategies or Frameworks

Report authors will consider how their report aligns with existing Council policies, strategies, frameworks or other documents, how they may affect the decision of this report or are relevant to this process.



## Supporting Documents

Attachments for reports included in these Minutes can be found within the corresponding Agenda document on Council's website <https://www.greaterdandenong.vic.gov.au/council-meetings>.

## Your Councillors

[Mayor Jim Memeti](#)

[Cr Bob Milkovic](#)

[Deputy Mayor Sophaneth \(Sophie\) Tan](#)

[Cr Sean O'Reilly](#)

[Cr Phillip Danh](#)

[Cr Loi Truong](#)

[Cr Isabella Do](#)

[Cr Melinda Yim](#)

[Cr Lana Formoso](#)

[Cr Rhonda Garad](#)

[Cr Alice Phuong Le](#)



We acknowledge the Traditional Owners and Custodians of this land, the Bunurong People, and pay respect to their Elders past and present.

We recognise and respect their continuing connections to climate, Culture, Country and waters.



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[greaterdandenong.vic.gov.au](http://greaterdandenong.vic.gov.au)



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Acknowledging  
Bunurong Country

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## 1 MEETING OPENING

### 1.1 OPENING OF MEETING BY CHAIR

Cr Jim Memeti opened the Meeting at 7.00pm.

### 1.2 ATTENDANCE

#### **Apologies**

Cr Loi Truong.

#### **Councillors Present**

Cr Jim Memeti, Mayor (Chair)  
Cr Sophie Tan, Deputy Mayor  
Cr Phillip Danh (remote), Cr Isabella Do, Cr Lana Formoso, Cr Rhonda Garad,  
Cr Alice Phuong Le, Cr Bob Milkovic, Cr Sean O'Reilly, Cr Melinda Yim.

#### **Officers Present**

Jacqui Weatherill, Chief Executive Officer; Sanjay Manivasagasivam, Executive Director City Futures; Peta Gillies, Executive Director Community Strengthening; Yuri Guzman, Chief Information Officer; Michael Tonta, Governance Advisor; Marjan Hajjari, Executive Manager Strategic Growth & Advocacy; Michelle Hansen, Chief Financial Officer.





### 1.3 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS OF LAND

We acknowledge the Traditional Custodians of this land, the Bunurong People, and pay respect to their Elders past and present.

We recognise and respect their continuing connections to climate, Culture, Country and waters and we also pay our respect and acknowledge all Aboriginal and Torres Strait Islander peoples and their Elders present here today, in acknowledging their journey.

#### **Mayor Jim Memeti read the following statement:**

*"We have all been disheartened by the escalating conflict in the Middle East. The recent airstrikes across the region have resulted in hundreds of deaths.*

*Residents in our Greater Dandenong community and officers in Council have close connections overseas, and many have family and friends living in areas directly impacted by the conflicts.*

*This is a time of high anxiety and stress for them, particularly as internet and telecommunications have been badly impacted. Our thoughts and prayers are with those who are worried for their family and friends.*

*We all hope for speedy resolution and no further escalation."*

### 1.4 OFFERING OF PRAYER, REFLECTION OR AFFIRMATION

All remained standing as Cr Lana Formoso read the following on behalf of Anita Davine, a member of the Greater Dandenong Interfaith Network:

*" Creator God, Open our ears, our whole being that we may become a listening presence to each other and enjoy the gift of our dialogue and conversation. Give us the generosity to listen with openness. The wisdom to understand what is heard. The strength to be changed by what is shared. The listening that never judges and humility to learn from others. Increase in us the peace to forgive and be forgiven The grace to honour both loss and gift The acceptance that allows failure to be shared The prudence that treasures silence after word. Ground in us the freedom that allows mystery. The joy to celebrate new things found. The readiness for laughter when it rises. The reverence to listen with humble love. The awe to hear you speaking in us.*

*Thank you. Amen "*



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## 1.5 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Meeting of Council held 10 June 2025.

### Recommendation

**That the Minutes of the Meeting of Council held 10 June 2025 be confirmed.**

#### MINUTE No.138

**Moved by: Cr Sophie Tan**

**Seconded by: Cr Melinda Yim**

**That the Minutes of the Meeting of Council held 10 June 2025 be confirmed.**

**CARRIED 10 / 0**

## 1.6 DISCLOSURES OF INTEREST

Cr Jim Memeti disclosed an indirect material conflict of interest of a pecuniary nature (s 128 of the *Local Government Act 2020*) in Recommendation 1 of Item 4.2.1 Adoption of Council Plan, Budget and Key Strategic Planning Documents, as he is the Director of a company that has a stall at the Dandenong Market. Cr Jim Memeti left the Chamber prior to discussion and voting on this item.



## 1.7 ADOPTION OF THE AUDIT AND RISK COMMITTEE MEETING MINUTES

The Audit and Risk Committee held a meeting on 5 June 2025 and Minutes of this meeting, as summarised in the following table, are presented to Council for adoption.

Item	Topic
1.	The Audit and Risk Committee reviewed actions arising from previous meetings.
2.	<p>The Audit and Risk Committee reviewed, discussed and noted the following reports with Council officers:</p> <ul style="list-style-type: none"><li>• Chief Executive Officer's Report</li><li>• Risk Management Update</li><li>• Occupational Health &amp; Safety (OH&amp;S) Report</li><li>• Asset Management Plan Update</li><li>• Quarterly Financial and Performance Report - Q3 2024-25</li><li>• Update of AASB 13 Amendments and Council's Fixed Asset Valuations 2024-2025</li><li>• Fixed Asset Policy 2025-2026 Update</li><li>• Changes to the Local Government Performance Reporting Framework 2024-25 and 2025-26</li><li>• Update Long Term Financial Plan 2026-2035</li><li>• Review of Councillor Expenses, Support and Accountability Policy</li><li>• Policy Register (Internal Control Environment) Update</li><li>• Annual Leave Liability Report</li><li>• Integrity Body Reports</li><li>• Purchasing Card Policy Update</li><li>• Procurement Exemptions</li><li>• Audit &amp; Risk Committee Charter Review</li></ul>
3.	<p>The Audit and Risk Committee reviewed, discussed and noted the following reports with Council officers and the external auditor:</p> <ul style="list-style-type: none"><li>• Interim Management Letter For The Year Ending 30 June 2025</li></ul>
4.	<p>The Audit and Risk Committee reviewed, discussed and noted the following reports with Council officers and the internal auditor:</p> <ul style="list-style-type: none"><li>• HLB Mann Judd Internal Audit Status Report June 2025</li><li>• Next Internal Audit Plans for Consideration (June)</li><li>• GDCC - Review of Complaints Management</li><li>• GDCC - Review of Incident Management</li><li>• Council Status of Internal Audit Actions</li></ul>

### Officer Recommendation

That the unconfirmed minutes of the Audit and Risk Committee meeting held on 5 June 2025 be adopted.

#### MINUTE No.139

Moved by: Cr Rhonda Garad

Seconded by: Cr Lana Formoso

That the unconfirmed minutes of the Audit and Risk Committee meeting held on 5 June 2025 be adopted.

**CARRIED 10 / 0**



## 2 OFFICERS REPORTS - PART 1

### 2.1 DOCUMENTS FOR SEALING

#### 2.1.1 Documents for Sealing

**Responsible Officer:** Manager Governance, Legal & Risk

**Attachments:** Nil

#### Officer Recommendation

**That the listed documents be signed and sealed.**

#### Executive Summary

1. Under the *Local Government Act 2020*, each Council is a body corporate and a legal entity in its own right. Each Council must therefore have a common seal (like any corporate entity) that is an official sanction of that Council. Sealing a document makes it an official document of Council as a corporate body. Documents that require sealing include agreements, contracts, leases or any other contractual or legally binding document that binds Council to another party.

#### Item Summary

2. There is one (1) item being presented to Council's meeting of 23 June 2025 for signing and sealing as follows:
  - a) A letter of recognition to Ms. Sri Sami, Friends of Refugees of appreciation for their outstanding service and dedication to the Greater Dandenong City Council community.

#### **MINUTE No.140**

**Moved by: Cr Sophie Tan**

**Seconded by: Cr Melinda Yim**

**That the listed documents be signed and sealed.**

**CARRIED 10 / 0**



## 2.2 PETITIONS AND JOINT LETTERS

### 2.2.1 Petitions and Joint Letters

**Responsible Officer:** Manager Governance, Legal & Risk  
**Attachments:** 1. Petitions & Joint Letters [2.2.1.1 - 1 page]

#### Officer Recommendation

**That this report and its attachment be received and noted.**

#### Executive Summary

1. Council receives a number of petitions and joint letters on a regular basis that deal with a variety of issues which have an impact upon the City.
2. Issues raised by petitions and joint letters will be investigated and reported back to Council if required.
3. A table containing all details relevant to current petitions and joint letters is provided in Attachment 1. It includes:
  - a) the full text of any petitions or joint letters received;
  - b) petitions or joint letters still being considered for Council response as pending a final response along with the date they were received; and
  - c) the final complete response to any outstanding petition or joint letter previously tabled along with the full text of the original petition or joint letter and the date it was responded to.

#### Petitions and Joint Letters Tabled

4. Council received no new petitions and one (1) joint letter prior to the Council Meeting of 23 June 2025.
  - a) Council has received a joint letter signed by 28 proponents requesting a plaque in the Dandenong Wetlands Playground, Dandenong. This joint letter has been referred to the appropriate Council Business unit for further action.

*Note: Where relevant, a summary of the progress of ongoing change.org petitions and any other relevant petitions/joint letters/submissions will be provided in the attachment to this report.*

#### MINUTE No.141

**Moved by: Cr Rhonda Garad**

**Seconded by: Cr Sophie Tan**

**That this report and its attachment be received and noted.**

**CARRIED 10 / 0**





## 2.3 STATUTORY PLANNING APPLICATIONS

### 2.3.1 Town Planning Application - No. 208-214 Princes Highway, Dandenong (Planning Application PLN22/0507)

<b>Responsible Officer:</b>	Executive Director City Futures
<b>Attachments:</b>	1. Assessed Plans [2.3.1.1 - 8 pages] 2. Arboricultural Report [2.3.1.2 - 18 pages]

#### Application Summary

Applicant:	Stephen D'Andrea Pty Ltd
Proposal:	Use and development of the land for twenty three (23) warehouses, development of the land for three (3) restricted retail premises, a reduction in car parking requirements, alteration of access to a road in a Transport Zone Category 2 and native vegetation removal
Zone:	Commercial 2 Zone
Overlay:	Nil
Ward:	Cleeland

1. This application has been brought before Council because it has received six (6) objections.
2. The application proposes to use and develop the land for twenty-three (23) warehouses, to develop three (3) restricted retail premises, reduce the car parking requirements, alter access to a Transport Zone 2 and remove native vegetation.
3. A permit is required under the Greater Dandenong Planning Scheme pursuant to:
  - Clause 34.02-1 (Commercial 2 Zone) to use the land as a warehouse within 30 metres of a residential zone;
  - Clause 34.02-4 (Commercial 2 Zone) to construct a building or construct or carry out works;
  - Clause 52.06-3 (Car Parking) to reduce the number of car parking spaces required under Clause 52.06-5;
  - Clause 52.29-2 (Land Adjacent to a Principal Road Network) to create or alter access to a Transport Zone 2; and
  - Clause 52.17-1 (Native Vegetation) to remove native vegetation.

#### Objectors Summary

4. The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Six (6) objections were received to the application. Issues raised generally relate to matters of:
  - Traffic impacts to Adelaide Street and surrounding streets
  - Safety of access along Adelaide Street
  - Removal of car spaces
  - Future truck movements



- Scale and size of development
- Bulk of the northern boundary walls to warehouses 13-18

## Recommendation Summary

5. The subject site is located within an established commercial area (Commercial 2 Zone).
6. The area directly abutting along Princes Highway has been developed for similar warehouse / restricted retail uses in similarly proportioned warehouse buildings.
7. As warehouse use typically results in minimal offsite amenity impacts, the area is well suited for such a use to operate. Additionally, given the connections to the major arterial road network via Princes Highway, including connections to the Dandenong Activity Centre, this frontage is well suited for restricted retail premises. Therefore, the proposed uses would result in minimal impacts to neighbouring areas, including the residential zone to the north.
8. To ensure there is no net loss of biodiversity and as required under Clause 52.17 - Native Vegetation Removal, the applicant will be required to provide offsets for the removal of the vegetation. Condition 15 will be imposed to the permit for offset requirements and the timing to secure the offset.
9. In addition, the submitted landscape plan which will be endorsed, and form part of the permit also proposes the planting of a total of thirty-four (34) new trees along Adelaide Street, Princes Highway and the residential interface to the north. All thirty-four (34) new trees are indigenous to Greater Dandenong and are to be sourced locally. The new trees to be provided as part of the landscaping plan are in addition to the offsets required under Condition 15.
10. As assessed, the proposal is consistent with, and appropriately responds to, the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to strategic policy for commercial development for the area with this report recommending that the application be supported, and a Notice of Decision (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation.
11. If the application was to be appealed to the Victorian Civil and Administrative Tribunal (VCAT), it is the officer's view that it is highly likely that VCAT would also issue a planning permit for this proposal. The cost to Council to defend the application if council officers recommendation is not carried out would start at approximately \$20,000.

## Subject Site and Surrounds

### *Subject Site*

12. The proposed use and development cover two sites, these being:
  - No. 208-214 Princes Highway Dandenong; and
  - No. 25-31 Adelaide Street Dandenong.
13. The overall site area is 13,747 square metres with a frontage of 149 metres connecting to Adelaide Street and has been developed for light industry use, associated office spaces and a telecommunications tower.
14. The land is irregular in shape.



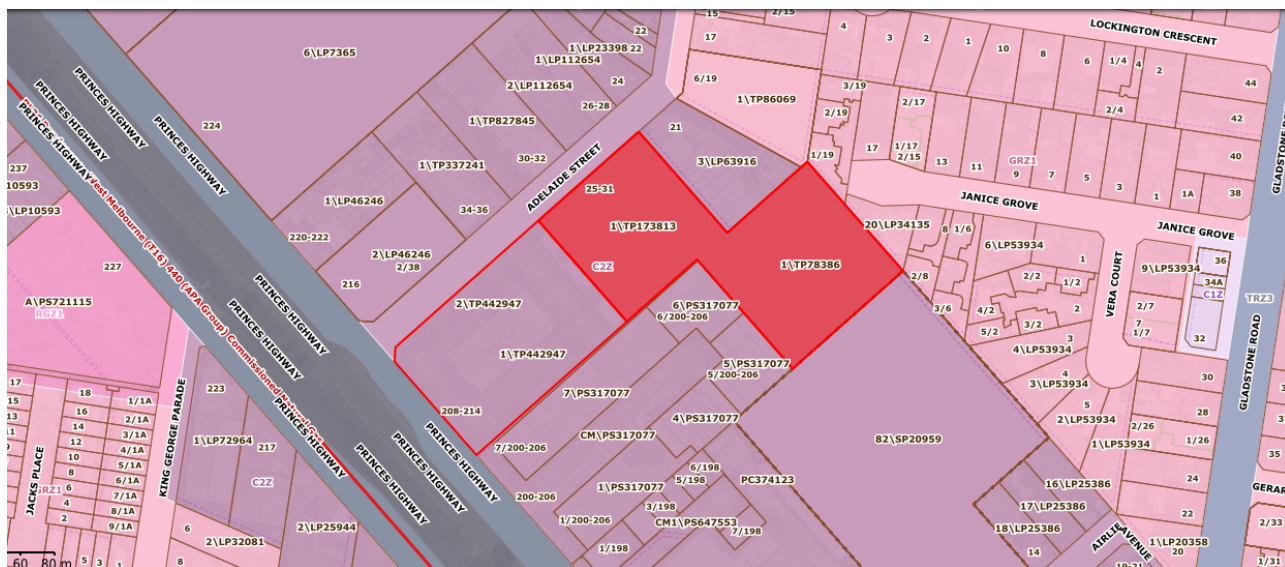
15. The overall topography of the land is relatively flat with no significant rise or fall relative to the adjoining properties.
16. There is scattered vegetation throughout the site.
17. Existing access is provided via three double-width crossovers connecting to Adelaide Street to the northwest.
18. The land directly abuts a service slip lane along Princes Highway, a Transport Zone 2, to the southwest.

### Surrounding Area

19. The surrounding area to the northwest and southeast of the site, as running along Princes Highway, is currently within a Commercial 2 Zone and has been developed for commercial / light industrial / warehouses purposes.
20. As the land is irregular in shape, the subject site directly adjoins both the Commercial 2 Zone and the General Residential Zone, Schedule 1 along the northeast boundary. The adjoining residential zoned land is accessed via Janice Grove.
21. The subject site is located approximately 1,300 metres from the Dandenong Activity Centre to the southeast.
22. There are bus routes located along Princes Highway, which is well connected to Eastlink further to the northwest. Dandenong Railway Station is located 2.2 kilometres to the southeast, as the crow flies.

### Locality Plan

23. The red outline covers the two sites applicable to the application on the zoning map below.





## Background

### *Previous Applications*

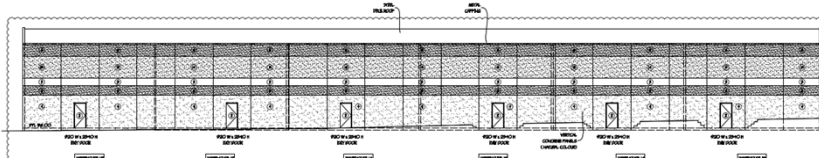
24. A search of Council records revealed that Council has previously considered the following planning applications for the site:
- PLN07/0337 was issued 18 July 2007 for the erection and display of a business identification sign.
  - PLN03/0532 was issued 10 September 2003 for the use and construction of buildings and works (alterations to an existing office building).

## Proposal

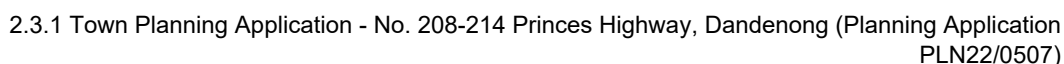
25. The application proposes to use and develop the land for the purposes of twenty-three (23) warehouses and three (3) restricted retail premises. The proposal also includes the alteration of access to a Transport 2 Zone, a reduction in the car parking requirements and the removal of native vegetation.
26. **Use:**
- No end users are currently sought as a part of the proposal for both the warehouses and the restricted retail premises.
  - The land use definition of a warehouse permits only:
    - Land used to store or display goods. It may include the storage and distribution of goods for wholesale and the storage and distribution of goods for online retail. It does not include premises allowing in-person retail or display of goods for retail, or allowing persons to collect goods that have been purchased online.
  - The land use definition of a restricted retail premise permits only:
    - Land used to sell or hire particular goods and services. It does not include the sale of food, clothing and footwear unless ancillary to the primary use.
  - The operation hours for both the warehouses and restricted retail premises are proposed to be the following:
    - Monday to Friday 8am – 5pm
    - Saturday 9am – 4pm
    - Sunday 9am – 2pm
  - No signage is associated with the application.
  - A number of management plans have been submitted detailing particulars of the proposal including a waste management plan, an environmental site assessment and a sustainable management plan.



## 27. Development:

<b>Setbacks</b>	<ul style="list-style-type: none"> <li>Northeastern (residential interface): 5 metres</li> <li>Northwestern (Adelaide Street frontage): 3 metre side setback (restricted retail) and 17.4 front setback (warehouses)</li> <li>Southeastern (commercial interface): 0 metres</li> <li>Southwestern (Princes Highway frontage): 17 metres</li> </ul> <p>Landscaping and car parking are provided in the building setback areas.</p>
<b>Heights</b>	Maximum 9 metres
<b>Landscaping</b>	<p>5 metre landscape strip along the residential interface to the northeast</p> <p>3.6 metre landscape strip along the Adelaide Street frontage</p> <p>3 metre landscape strip along Princes Highway frontage</p>
<b>Floor area</b>	<p>Warehouses:</p> <ul style="list-style-type: none"> <li>All of the twenty-three (23) warehouses are not provided with a first floor mezzanine.</li> <li>Overall floor area of 4,858 square metres</li> </ul> <p>Restricted retail premises:</p> <ul style="list-style-type: none"> <li>All buildings are proposed with an internal mezzanine floor with an overall floor area of 1,188 square metres, across the three (3) buildings.</li> </ul> <p>Total floor area for the development in its entirety is 6,046 square metres.</p>
<b>Colours and materials</b>	<p>The external materials primarily consist of concrete panels of various colours and vertical Alucobond cladding of various colours.</p> <p>Additional horizontal bands/sections of differing colours are provided along the northeast residential interface to break up the building form as detailed in the below excerpt:</p>  <p>The proposed colours vary in whites, greys, browns and greens to create visual interest.</p>
<b>Loading and unloading</b>	An internal loading bay is provided to each warehouse and restricted retail premise, connecting to the vehicular accessways and clear of internal mezzanines.
<b>Location of access</b>	<p>The warehouses are provided with two (2) crossovers connecting to Adelaide Street, with Warehouses 1-23 (inclusive) connecting to the internal accessway.</p> <p>The restricted retail premises are each provided with individual access arrangements, with three (3) crossovers connecting to the slip lane off Princes Highway.</p>





<b>Required</b>	Warehouse:			
	<ul style="list-style-type: none"> <li>Each warehouse is required to provide 2 spaces per building + 1.5 spaces to each 100 sqm of net floor area</li> <li>Calculations for each warehouse as follows:</li> </ul>			
	Warehouse No.	Net Floor Area Sqm	Car Parking spaces required	Car Parking spaces provided / allocated
	1	206	5	5
	2	206	5	5
	3	299	6	6
	4	233	5	5
	5	233	5	5
	6	233	5	5
	7	233	5	5
	8	233	5	5
	9	206	5	5
	10	206	5	5
	11	206	5	5
	12	206	5	5
	13	237	5	5
	14	229	5	5
	15	229	5	5
	16	229	5	5
	17	229	5	5
	18	229	5	5
	19	142	4	4
	20	142	4	4
	21	142	4	4
	22	142	4	4
	23	142	4	4
	Total	4,858	112	111



	<p>Restricted retail premise:</p> <ul style="list-style-type: none"><li>Each restricted retail premise is required to provide 3 spaces to each 100 sqm of leasable floor area.</li><li>Calculations for each building as follows:</li></ul> <table><tr><th>Restricted Rail Building</th><th>Leasable Floor Area Sqm</th><th>Car Parking Required (Spaces)</th><th>Car Parking Provided (Spaces)</th><th>Reduction in car parking (spaces)</th></tr><tr><td>1</td><td>474</td><td>14</td><td>9</td><td>5</td></tr><tr><td>2</td><td>357</td><td>10</td><td>9</td><td>1</td></tr><tr><td>3</td><td>357</td><td>10</td><td>9</td><td>1</td></tr><tr><td><b>Total</b></td><td><b>1,188</b></td><td><b>34</b></td><td><b>27</b></td><td><b>7</b></td></tr></table> <p>The parking spaces to the restricted retail premises includes one (1) disabled parking space each.</p> <p>Overall, a total of 146 car parking spaces are required on site for both the warehouse and restricted retail premises.</p>	Restricted Rail Building	Leasable Floor Area Sqm	Car Parking Required (Spaces)	Car Parking Provided (Spaces)	Reduction in car parking (spaces)	1	474	14	9	5	2	357	10	9	1	3	357	10	9	1	<b>Total</b>	<b>1,188</b>	<b>34</b>	<b>27</b>	<b>7</b>
Restricted Rail Building	Leasable Floor Area Sqm	Car Parking Required (Spaces)	Car Parking Provided (Spaces)	Reduction in car parking (spaces)																						
1	474	14	9	5																						
2	357	10	9	1																						
3	357	10	9	1																						
<b>Total</b>	<b>1,188</b>	<b>34</b>	<b>27</b>	<b>7</b>																						
<b>Provided</b>	<p>A total of 138 spaces are proposed, therefore, a total reduction of 8 spaces is sought as follows:</p> <ul style="list-style-type: none"><li>Reduction of 1 space for the warehouses, and</li><li>Reduction of 7 spaces for the restricted retail premises.</li></ul>																									

**29. Alteration of access:**

- The proposal includes the alteration of access along a Transport Zone 2 (Princes Highway) by way of three (3) new crossovers and accessways connecting to the service slip lane, which triggers a planning permit pursuant to Clause 52.29-2 of the Greater Dandenong Planning Scheme.
- Each crossover and accessway are proposed to accommodate access to an individual restricted retail premises.
- Pursuant to the requirements of Clause 52.29-4, the application was externally referred to the road authority (Head, Transport for Victoria) for comment, who have advised no objection to the proposed access arrangement.

**30. Native Vegetation removal:**

- The application proposes the removal of native trees and shrubs to facilitate the works. All street trees will be retained. Specifically, the proposal seeks to remove a total of forty-three (43) trees and shrubs from the site.
- All trees and shrubs are detailed to be of low retention value and not worthy of retention based on age, condition, structure, form, amenity and life expectancy with the exception of one (1) tree. Of these 43 trees:
- Twenty-five (25) trees and shrubs do not require either planning or local law permits for the removal.
- Thirteen (13) trees and shrubs require a planning permit under Clause 52.17 of the Greater Dandenong Planning Scheme;
- Five (5) trees require a local law permit under the local provisions of "Tree Protection on Private Land Local Law 2022" as the DBH is greater than 40cm. A Local Law Permit has been obtained for the removal of the five (5) trees; and



36. The native vegetation removal report details that the subject site is not located within an endangered or sensitive area and the removal of trees will not have a significant impact on any habitat for a rare or threatened species.
37. The below table details the trees and shrubs which either require a Planning Permit or Local Law Permit:

Permit requirements	Tree / Shrub No.	Tree Species / Name	Comments	Retention Value
<b>Planning Permit required under Clause 52.17</b>	1, 4, 9, 10, 11, and 50	Sweet Pittosporum (Pittosporum undulatum)	Native. All listed as a weed species under the Greater Dandenong Landscape Guidelines.	Low
	22, 46 and 47	She-Oak (Allocasuarina verticillate)	Native.	Low
	38, 40, and 51	Honey Myrtle (Melaleuca armillaris)	Native.	Low
	49	Red ironbark (Eucalyptus syderoxylon)	Native.	Low
<b>Local law permit required.</b>	15 and 31	Prickly paperback (Melaleuca styphelioides)	Not native. Tree 15 DBH 98cm Tree 31 DBH 29/41/38cm	Low
	20	Willow myrtle (Agonis flexuosa)	Not native. DBH 48/39cm	Moderate
	37 and 42	Snow in summer (Melaleuca linarifolia)	Not native. Tree 37 DBH 48cm Tree 42 DBH 88cm	Low

38. A copy of the submitted plans is provided in Attachment 1 to this report.

## Financial Implications

39. There are no financial implications associated with this report.



## Planning Scheme and Policy Frameworks

40. Pursuant to the Greater Dandenong Planning Scheme. A planning permit is required.

- Clause 34.02-1 (Commercial 2 Zone) to use the land as a warehouse within 30 metres of a residential zone;
- Clause 34.02-4 (Commercial 2 Zone) to construct a building or construct or carry out works;
- Clause 52.06-3 (Car Parking) to reduce the car parking requirements of Table 1;
- Clause 52.29-2 (Land Adjacent to a Principal Road Network) to create or alter access to a Transport Zone 2; and
- Clause 52.17-1 (Native Vegetation) to remove native vegetation.

### Zoning Controls

41. The subject site is located in a Commercial 2 Zone, as is the land to the northwest, part northeast and southeast.

42. The purpose of the Commercial 2 Zone outlined at Clause 34.02 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.*
- *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses*

43. Pursuant to Clause 34.02-1 of the Commercial 2 Zone, a permit is required to use the land as a warehouse where the land is not at least 30 metres from a residential zone. The General Residential Zone Schedule 1 abuts the northeastern boundary of the site (rear), therefore, triggering the need for a planning permit for the use of the land for a warehouse.

44. Under the same Clause to the Commercial 2 Zone, a restricted retail premise is a section 1 use and does not require a planning permit for the use of the land for a restricted retail premise.

45. Pursuant to Clause 34.02-4 of the Commercial 2 Zone, a permit is required to construct a building or construct or carry out works.

### Overlay Controls

46. No overlays affect the subject site or surrounding area.

### Planning Policy Framework

47. The Operation of the Planning Policy Framework outlined at Clause 10 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of Planning in Victoria are noted as:

- a) To provide for the fair, orderly, economic and sustainable use, and development of land.
- b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.



- d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
  - e) To protect public utilities and other facilities for the benefit of the community.
  - f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).
  - g) To balance the present and future interests of all Victorians.
48. In order to achieve those objectives, there are a number of more specific objectives contained within the State Planning Policy Framework that need to be considered under this application.
49. Clause 11 – Settlement states that planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.
50. Clause 11.02-1S – Supply of Urban Land contains the objective to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
51. Clause 12 – Environmental and Landscape Values states that planning should protect and conserve areas with identified environmental and landscape values.
52. Clause 12.01-2S – Native Vegetation Management seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation by considering the relevant state biodiversity information maintained by the Department of Energy, Environment and Climate Action.
53. Built Environment and Heritage is outlined at Clause 15 of the Scheme. Clause 15.01-2S – ‘Building Design has the following objective:
- *‘To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.’*
54. Economic Development is outlined at Clause 17 of the Scheme. Clause 17.03-1S - ‘Industrial Land Supply’ has the following objective:
- *‘To encourage development which meet the communities’ needs for retail, entertainment, office and other commercial services.’*
55. Transport is outlined at Clause 18 of the Scheme. Clause 18.02-4S – ‘Car Parking’ has the following objective:
- *‘To ensure an adequate supply of car parking that is appropriately designed and located’*

#### **Local Planning Policy Framework**

56. The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies.
57. The MSS is contained within Clause 21 of the Scheme. The MSS at Clause 21.02 focuses on the Municipal Profile, within which the following is noted:
- *Greater Dandenong is a net provider of jobs, with a resident workforce of 53,000, and local businesses providing approximately 74,000 jobs. Greater Dandenong businesses provide the third highest number of jobs in metropolitan Melbourne, with the employment sector largely orientated towards manufacturing occupations. Within the metropolitan Melbourne area,*





*Greater Dandenong is ranked – in terms of job stock – first in manufacturing, second in storage, third in road transport and fourth in wholesale trade.*

58. Greater Dandenong's vision is outlined at Clause 21.03 of the Scheme. Amongst others, the vision is that Greater Dandenong will be:
- *a healthy community that embraces a sense of pride and belonging and works together to achieve an economically, socially and environmentally sustainable future.*
  - *a well-balanced satisfied community, which has easy and equitable access to services important to people's everyday life.*
59. Urban Design in Commercial and Industrial Areas is outlined at Clause 22.03 of the Scheme. Clause 22.03-2 has the following relevant objectives:
- *To improve the appearance of all commercial and industrial areas, and particularly development along main roads and at identified gateway sites*
  - *To provide urban design solutions which respond to the type of road and the speed of the traffic using the road.*
60. The table to Clause 22.03-3 (Setback and landscaping design standards) sets out the required building setbacks from residential areas for all land in Area 2 (as shown on the map to this clause), the minimum distance of which is obtained via the following formula:
- *Distance =  $H/2 + 1.5m$*
  - *where H = Height of building nearest the boundary in metres.*
61. Clause 22.06 sets out the relevant Environmentally Sustainable Development policy objectives to ensure development achieves best practice from the design stage through to construction and operation.
62. In the context of this policy, best practice ESD is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes.

### **Particular Provisions**

#### **63. Clause 52.06 – Car parking**

64. The purpose of this provision is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*



65. Under Clause 52.06-3, a permit is required to reduce the number of car parking spaces required under Clause 52.06-5. The proposal seeks the reduction of 8 car parking space, as calculated in the proposal section above, therefore, a planning permit is required.
66. **Clause 52.17 – Native Vegetation**
67. The purpose of this provision is:
- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines).*
  - *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*
68. Under Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. The proposal seeks to remove native vegetation from the site therefore, a planning permit is required as a part of this application as depicted in the proposal section above.
69. **Clause 52.29 – Land Adjacent to the Principal Road Network**
70. The purpose of this provision is:
- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
  - *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network*
71. Under Clause 52.29-2, a permit is required to create or alter access to a road in a Transport Zone 2. Given Princes Highway is a Transport Zone 2 and the proposal incorporates the alteration of the access arrangements to this road network, a planning permit is required.
72. **Clause 52.34 – Bicycle Facilities**
73. The purposes of this provision are:
- *To encourage cycling as a mode of transport.*
  - *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*
74. Clause 52.34-1 states that a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.
75. Clause 52.34-2 states that a permit may be granted to vary, reduce or waive the requirements of Clause 52.34-3 and Clause 52.34-4. An application is exempt from the notice and decision requirements and appeal rights of some sections of the Act.
76. **Clause 53.10 – Uses and Activities with Potential Adverse Impacts**
77. The purpose of this provision is:
- *To identify those types of uses and activities, which if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood.*
78. The proposed warehouses would not be used for a purpose listed in the table to Clause 53.10 as confirmed by the permit applicant and to be restricted via permit conditions.



### General Provisions

79. Clause 65 – Decision Guidelines need to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan are of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

### Restrictive Covenants

80. There are no restrictive covenants registered on title.

### Links to the Community Vision and Council Plan

81. This report is consistent with the following principles in the Community Vision 2040: Not Applicable
82. This report is consistent with the following strategic objectives from the Council Plan 2021-25: Not Applicable

### Diversity, Access and Equity

83. It is not considered that the planning assessment of this application raises any diversity issues. The application itself does not have a direct and significant impact on the wider Greater Dandenong community.

### Community Safety

84. It is considered that there would be no adverse community safety implications in permitting the proposal subject to strict conditions on any planning permit issued.

### Safe Design Guidelines

85. Consideration of the relevant requirements of these Guidelines has been undertaken within the Assessment of this application.

### Referrals

86. Pursuant to section 55 of the *Planning and Environment Act* 1987, the application was externally referred to:

External Authority	Comment summary
Head, Transport for Victoria	No objections, no conditions
Melbourne Water	No objections, subject to conditions



87. The application was internally referred to the following departments for their consideration (the comments provided will be considered in the assessment of the application):

Internal department	Comment summary
Asset planning	No objections, subject to conditions
Bushland & Garden (Arborist)	No objections, subject to conditions
Civil development	No objections, subject to conditions
ESD / Sustainability	No objections, subject to conditions
Transport planning	No objections, subject to conditions

## Advertising

88. The application has been advertised pursuant to section 52 of the *Planning and Environment Act 1987*, by:
- sending notices to the owners and occupiers of adjoining land; and
  - placing two (2) signs on site, one (1) facing Princes Highway, one (1) facing Adelaide Street.
89. The notification has been carried out correctly. Council has received six (6) objections to date.
90. The location of objectors/submitters is shown in Attachment 2 to this report.

## Consultation

91. A consultative meeting was not held as the application is not for a residential development.

## Summary of Grounds of Submissions/Objections

92. The objections are summarised below (**bold**), followed by the Town Planner's Response (*italics*).

- **Traffic and parking impacts to surrounding streets**

*Concerns were raised relating to potential traffic impacts to the surrounding streets caused by the proposed development.*

*The proposal has been considered against Clause 52.06 (Car parking) of the Greater Dandenong Planning Scheme to determine the traffic and parking requirements.*

*Based on the information provided, including a car parking demand assessment and traffic report, it is considered that the proposal has ensured that adequate parking is provided on site and that the design and location of parking is of a high standard to create a safe and efficient area for users.*

*The proposal seeks to remove three (3) double width existing crossovers along Adelaide Street, to be replaced with two (2), thereby increasing the level of on street parking available.*

*Further to the above, the proposal was internally referred to Council's Transport Department for comment, who raised no concerns to the proposal, subject to conditions.*



*Therefore, it is considered that the proposal has adequately considered parking and traffic to ensure that car parking does not adversely affect the amenity of the locality.*

- **Future truck movements**

*Concerns are raised regarding the future truck movements along Adelaide Street resulting from the proposed development.*

*The site is located within a Commercial 2 Zone, which encourages manufacturing, industry, restricted retail and other commercial activities, most of which would typically have trucks associated with the operations.*

*Adelaide Street is a typical street width with the ability to accommodate for two way traffic, including trucks.*

*The crossovers proposed with the application are all double width to suitably accommodate truck movements on to and off the site in an efficient manner. The proposed use and development is considered to be appropriately accommodated on site and has acceptably considered truck movements and parking.*

*The proposal has been internally reviewed by Councils Transport Department who have considered the proposal suitable for the site and area, subject to conditions.*

*Therefore, it is considered that the proposal has adequately considered truck movements and is acceptable for the site.*

- **Scale and size of development**

*Concerns are raised at the size and scale of the development.*

*The proposal has been reviewed against Clause 22.03 (Urban Design in Commercial and Industrial Areas) of the Greater Dandenong Planning Scheme to consider the urban design outcomes against the local policy.*

*Overall, the proposal is highly compliant with the Clause, providing suitable landscaping setbacks along each frontage, suitable setbacks to the adjoining residential interface and an acceptable variation of colours, materials and articulation to break up the visual mass. Further to this, the maximum overall height of the proposal will be 9 metres at its highest point, reducing to a maximum wall height of 7 metres (and setback 5 metres) adjoining the residential interface.*

*This scale of development is considered to be similar in height to that of double storey residential development and therefore, the scale and size of the development is considered to be an appropriate outcome for the site.*

- **Bulk of the northern boundary walls to warehouses 13-18**

*Concerns are raised at the size of the walls along the northeastern interface, directly adjoining the residential properties.*

*For the residential properties which face and are accessed from Adelaide Street, physical separation from the subject land is provided by the existing commercial development located at No. 34-36 Adelaide Street.*

*A section of the northeastern boundary of the subject land connects to a General Residential Zone Schedule 1, directly adjoining the rear of residential properties located along Janice Grove.*

*The northeastern wall height of the warehouses are reduced to a maximum of 7 metres in this location.*

*The 7 metre high wall is set back 5 metres from this northeast boundary, with landscaping provided within the setback to screen the built form. Additionally, the wall will be painted with horizontal muted tones in differing colours to ensure that it blends in with the surrounds.*





*It is also worthy to note that the adjoining General Residential Zone, Schedule 1 has a maximum height limit of 11 metres with a preference of 9 metres (typical two storey dwelling).*

*The proposed heights, setback, design and treatments of the northeastern wall is considered acceptable and has suitably considered the sensitive residential interface.*

- **Environmental Site Assessment history**

*Concerns are raised that adequate environmental assessment have not occurred for the subject land.*

*The applicant has engaged an Environmental Scientist to conduct a preliminary site history and investigation of the land to ensure that the land is not contaminated and is suitable for the proposed use and development.*

*The application documents and proposal have been reviewed against Practice Note 30: Potentially Contaminated Land. This Practice Note details how to identify contaminated land, and appropriate assessments to mitigate any risks posed to human health, the environment, buildings and structures.*

*The environmental assessment submitted by the applicant have been prepared and submitted in accordance with this advice note, and details that the subject land is not contaminated.*

*Therefore, it is considered that the environmental site history has been adequately considered for the proposal and is acceptable.*

## Assessment

### Use

93. The proposal seeks to use the land for twenty-three (23) warehouses and three (3) restricted retail premises.
94. The use of the land for a warehouse is a Section 2 Use (permit required), as the warehouses are within 30 metres of a residential zone.
95. The use of the land for a restricted retail premises is a Section 1 Use (permit not required).
96. As per Clause 71.03-2, a land use listed in Section 2 does not imply that a permit should or will be granted, with the Responsible Authority to decide whether the proposal will produce acceptable outcomes in terms of the Municipal Planning Strategy, the Planning Policy Framework, the purpose and decision guidelines of the zone and any of the other decision guidelines in Clause 65.
97. The proposal is considered to respond positively to the decision guidelines of the zone, with the site located in an established commercial area which benefits from easy access to Eastlink and Princes Highway.
98. The site borders a residential zone to the northeast, which limits the types of uses that could occur on the subject site. Warehouses are considered appropriate for this location as minimal amenity impacts will be imposed upon this interface. This has been confirmed by the permit applicant, with hours of operation to be restricted via permit conditions.
99. It is also noted that a warehouse use is the lowest order of 'soft' commercial uses that could be accommodated on site and will be entirely contained with the proposed buildings (which will be controlled via permit conditions).



100. The rear section of land that directly abuts to the residential interface is proposed to be set aside for a five (5) metre landscaping strip and can only be accessed via a door on the building's northern elevation for each warehouse. Conditions on permit will ensure that the rear doors (and therefore the rear portion of land) may only be used to access the landscaping area or for emergency purposes, further limiting adverse amenity impacts to the sensitive interface.
101. A condition on permit stating that the amenity of the area must not be detrimentally affected by the use of the land, including through the emission of artificial light, will ensure that any light spill resulting from the lighting proposed to the rear of the warehouse does not negatively impact abutting General Residential zoned land.
102. All other interfaces to the site directly abut commercial / low scale industrial operations, of a non-sensitive nature.
103. The proposed hours of operation to all buildings are Monday – Friday 8am – 5pm, Saturday 9am to 4pm and Sunday 9am to 2pm, therefore, the future uses will not operate outside of standard business hours.
104. A condition of permit will require that all deliveries and/or pick-ups are within the hours of operation.
105. It is considered that the proposed uses will not detrimentally affect the amenity of the neighbourhood and are suitable for the site.
106. In this application, it is considered the proposed use of the site for warehouses provides an acceptable outcome for the site and will be managed appropriately by permit conditions.

### **Development**

107. The development consists of the construction of twenty-three (23) warehouses and three (3) restricted retail premises. The proposed buildings and works are considered to be appropriate in the context of the site and surrounding area, as the development is of a suitable scale and provides for a good urban design outcome as a result of the articulation and visual interest to both frontages along Adelaide Street and Princes Highway, as well as the use of windows, clearly identified entrance points, built form variation to the office and a variety of materials and colours.
108. Clause 22.03 (Urban Design in Commercial and Industrial Areas) is applicable to this proposal. The subject site falls within Area 2 under the table to Clause 22.03-3 'Setback and Landscaping Design Standards', which lists design requirements for sites within the 'Balance of Land in Area 2'.
109. Clause 22.03 also details out requirements for buildings along main roads, for these to demonstrate excellence of design and to contribute to the image of the route it is considered that the building setbacks, scale and built form are appropriate.
110. Further, under Clause 22.03-3, buildings and works on the boundary of a residential zone should have a setback distance as detailed (with landscaping provided within the setback):
  - Distance =  $H/2 + 1.5\text{m}$  (where H = Height of building nearest the boundary in metres).
  - The wall height along the residential interface is 7 metres, therefore the following calculation made:  $H/2 + 1.5\text{m} = 7/2 + 1.5 = 5\text{ metres required}$ .
  - 5 metres is provided with landscaping within the setback, complying with this requirement
111. Therefore, the proposal is compliant with the urban design guidelines of Clause 22.03.



112. Additionally, the proposed height compliments the surrounding commercial development with a maximum of 9 metres, while sensitively reducing the built form along the northern residential interface with a maximum of 7 metres.
113. It is noted that this adjoining residential zone has a maximum height limit of 11 metres with a preference of 9 metres (typical two storey dwelling), exceeding the proposed height along this boundary.
114. The northern rear wall along the residential interface will be painted with horizontal muted tones to ensure that it blends in with the surrounds.
115. The design of the buildings allow for a suitable inclusion for parking, safe and efficient movement for pedestrians, suitable connections to site services and adequately respond to the purpose and decision guidelines of the Commercial 2 Zone.
116. Overall, the proposed buildings and works are considered to be scaled and proportioned appropriately to correspond with the surrounding interfaces, suitably designed to respect the relevant interfaces and zones.
117. The land is indicated to be liable to flooding for both Melbourne Water and Council, therefore, the proposal was externally referred to Melbourne Water and internally within Council for comment.
118. Melbourne Water and the Assets Department of Council have both responded stating that the proposed finished floor levels as provided are suitable as these are set 300mm above the existing surface levels. Conditions are to be imposed to a permit to ensure these levels are maintained.
119. It is therefore considered the proposed buildings and works are an appropriate outcome for the site, and as such are appropriate for approval.

#### **Car-Parking**

120. The table to Clause 52.06-5 (Car parking – number of car parking spaces required under Table 1) contains car parking requirements for different uses.
121. The subject site is not within the Principle Public Transport Network map area. Therefore, Column A of Clause 52.06-5 is applicable.
122. A Warehouse, under Column A of Clause 52.06-5, requires 2 car parking spaces to each premises, plus 1.5 car parking space to each 100 square metres of net floor area. A Restricted retail premise requires 3 spaces to each 100 square metres of leasable floor area. As calculated above within the proposal section of this report, a total of 146 car parking spaces are required.
123. A total of 138 spaces are proposed, therefore, a total reduction in 8 spaces is sought.
124. The car parking spaces will be required to be provided per warehouse and restricted retail premise use, these car parking spaces are to be individually allocated, which is to be conditioned to the permit.
125. The allocation of car parking spaces is detailed under Condition 1. This results in the parking reduction imposed to the restricted retail premises and one of the larger warehouses located along the front of the land towards Adelaide Street.



126. This arrangement is considered suitable as the reduction is minor in nature and will not detrimentally impact the road network. Furthermore, it is noted a number of car spaces to these buildings, particularly restricted retail premise no. 1, are being reduced due to the retention of two (2) mature canopy trees. It is considered that the retention of these important trees provides adequate justification for the removal of these spaces.
127. The applicant has submitted a car parking demand assessment in accordance with Clause 52.06-7 to the satisfaction of Council detailing, amongst other things, the traffic management of the area, the availability and suitability of parking availability to the surrounding area, and the number of spaces provided to accommodate the proposed use and development on site.
128. The location of the car parking spaces is to the fronts of buildings, well connected to road networks and accessways, are suitably dimensioned to accommodate vehicles and will create safe and efficient use for users.
129. Council's Transport team have reviewed the proposal and are satisfied that the layout of the car parking and access way results in a functional layout for the site, subject to standard planning permit conditions. The transport team also have determined that the number of parking spaces provided are suitable to accommodate the uses on the land.
130. Overall, the parking provided for the proposal is adequately considered and is unlikely to be detrimental to the amenity, traffic flow and road safety of the site and surrounding commercial area.
131. Therefore, the proposed reduction sought with the application is acceptable in regards to the decision guidelines and objective to Clause 52.06 and therefore, suitable for the site.

#### ***Native Vegetation Removal***

132. A planning permit is required for the removal of native vegetation to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning 2017) (The guidelines):
  - Avoid the removal, destruction or lopping of native vegetation.
  - Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
  - Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
133. The proposal requires a planning permit and seeks the removal of thirteen (13) native trees and shrubs consisting of sweet pittosporum, she oak, honey myrtle and a red ironbark.
134. The applicant has provided that all efforts have been made to avoid the removal of vegetation on the site. Notably, the applicant has retained two (2) larger native trees (trees 44 and 45) along the northwestern frontage of the site, these being a red ironbark and a yellow gum tree. Permeable paving is proposed to be located within the structural root zones of these trees to ensure they are protected and maintained.
135. The majority of the trees and shrubs to be removed, are considered to be a weed species under the local planting guidelines for the City of Greater Dandenong (Landscape Guidelines). Weed species can be a problem because they out-compete indigenous plants for light, water and nutrient and should be avoided or removed if necessary.



136. Additionally, the submitted arborist report details that all native trees and shrubs proposed to be removed are of low retention value and not worthy of retention based on age, condition, structure, form, amenity and life expectancy.
137. Pictures of all the trees and shrubs to be removed and retained can be seen in the Arboricultural Assessment Report within the attachments to this report.
138. As required under Clause 52.17, the applicant will be required to provide offsets for the removal of trees. Condition fifteen (15) will be imposed to the permit for offset requirements and the timing to secure the offset.
139. In addition, the submitted landscape plan also proposes the planting of a total of thirty-four (34) new trees along Adelaide Street, Princes Highway and the residential interface to the north. The new trees to be provided as part of the landscaping plan are in addition to the offsets required under Condition 15.
140. All of the thirty-four (34) new trees are indigenous to Greater Dandenong and are to be sourced locally, will grow to a mature height of between 4m and 8m and will provide a healthier canopy coverage at maturity than is currently provided on site.
141. It is important to note that there are no river red gum trees present on site or proposed to be removed as a part of the application. Ultimately, the trees proposed for removal are not of cultural or local significance, and suitable offsets are considered to be acceptable in this instance.
142. The four (4) existing street trees present along the two frontages of the site are proposed to be retained as a part of this application and will not be affected by the works.
143. The application was referred to Council's Bushland and Garden Department, who were satisfied with the proposal, subject to standard conditions.
144. Construction within the Tree Protection Zones (TPZs) of the neighbouring trees, street trees and existing trees to be retained will be required to be undertaken under the supervision of a qualified arborist, as TPZ fencing cannot be reasonably installed.
145. Therefore, it is considered that efforts have been made by the applicant to avoid the removal of native vegetation, where possible, and has suitably considered the biodiversity of the site and the area.

#### ***Alteration of Access to a Transport Zone 2***

146. The proposal seeks to alter the access arrangements from Princes Highway, this being a Transport Zone 2 (Principal Road Network).
147. Specifically, the proposal seeks to create three (3) accessways, each connecting to individual restricted retail premises fronting the slip lane.
148. A planning permit is required to ensure appropriate access is maintained along the major road network and for the views of the relevant road authority are considered.
149. The application was externally referred to Head, Transport for Victoria for comments who have responded with no concerns to the proposal and no conditions required to be imposed.
150. Therefore, it is considered that the effect of the proposal will be minimal on the operation of the road and on public safety and the new access arrangements are acceptable to the site.



### Bicycle Facilities

151. Clause 52.34-5 contains bicycle space requirements for different uses. A warehouse is not listed under this Clause. A retail premise is with the rate of 1 to each 300 square metres of leasable floor area to each employee and 1 to each 500 square metres for each visitor. Therefore, the following rate is applied to the restricted retail use:

- 1,739 square metres of leasable floor area =  $1739 / 300 \times 1 + 1739 / 500 \times 1 = 8$  spaces required
- A total of 30 bicycle parking spaces across the development, inclusive of 4 visitor and 26 employee spaces, are provided, exceeding this requirement.

152. Therefore, the provisions of bicycle parking considered acceptable to the development and will accommodate the proposed land uses.

### Environmentally Sustainable Development

153. The applicant has submitted a Sustainable Design Assessment, prepared by James Rullo, dated 19 June 2023, demonstrating compliance with Clause 22.06 (Environmentally Sustainable Design), and therefore satisfies Council's expectations for environmental sustainability, subject to conditions.

154. Specifically, the below table details initiatives proposed by the applicant leading to best practice:

BESS Information Summary		Project Overall Score: 50%
Dwelling Type: Non residential		<input type="checkbox"/> Fail ( <b>&lt;49%</b> ) <input checked="" type="checkbox"/> Best Practice ( <b>50-69%</b> ) <input type="checkbox"/> Design Excellence ( <b>&gt;70%</b> )
BESS Category	Score	Initiatives
Management	26%	
		<ul style="list-style-type: none"> <li>▪ Sub-metering of major common area services.</li> <li>▪ Individual utility meters for tenants.</li> <li>▪ Thermal performance modelling yet to be undertaken</li> </ul>
Water	50%	
		<ul style="list-style-type: none"> <li>▪ High WELS star rated water fittings, fixtures and appliances</li> </ul>
		<ul style="list-style-type: none"> <li>▪ Potable water consumption reduced by at least 31% compared to same building following minimum standards</li> </ul>
Energy	53%	
		<ul style="list-style-type: none"> <li>▪ High efficiency electric instantaneous boosted solar domestic hot water</li> <li>▪ Greenhouse gas emissions reduced by 13% compared to same development following minimum standards.</li> </ul>
Stormwater	100%	
		<ul style="list-style-type: none"> <li>▪ Stormwater design to meet industry best practice requirements though financial contribution to Melbourne Water.</li> </ul>
Indoor Env. Quality	65%	
		<ul style="list-style-type: none"> <li>▪ Daylight assessment yet to be provided, however commitment to 30% of office and 95% of warehouse floor area achieving industry best practice daylight design.</li> </ul>





		▪ All paints, adhesives, sealants, carpets and engineered wood meet best practice total indoor emissions limits
Transport	37%	
		▪ 28 bicycle parking spaces (exceeding minimum planning requirements)
Waste	33%	
		• Facilities to encourage convenience of recycling
Urban Ecology	12%	
		▪ 9% of the site is permeable and vegetated.

## Conclusion

155. The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including the Planning Policy Framework, Local Planning Policy Framework, Municipal Strategic Statement, Zones, Overlays and Clause 65.
156. Overall, it is considered that the proposal is appropriate having regard to the site's location within a Commercial 2 Zone.

## Officer Recommendation

**That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 208-214 Princes Highway DANDENONG and 25-31 Adelaide Street DANDENONG for the “Use and development of the land for twenty three (23) warehouses, development of the land for three (3) restricted retail premises, a reduction in the car parking requirements, alteration of access to a road in a Transport Zone 2 and native vegetation removal” in accordance with the plans submitted with the application subject to the following conditions:**

Planning scheme clause	Matter for which the permit has been granted
Clause 34.02-1 (Commercial 2 Zone)	To use the land as a warehouse within 30 metres of a residential zone
Clause 34.02-4 (Commercial 2 Zone)	To construct a building or construct or carry out works
Clause 52.06-3 (Car Parking)	To reduce the car parking requirements of Table 1
Clause 52.29-2 (Land Adjacent to a Principal Road Network)	To create or alter access to a Transport Zone 2
Clause 52.17-1 (Native Vegetation)	To remove native vegetation.



- 1. Prior to the commencement of works, amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit. The plans must be in accordance with the plans submitted with the application, but modified to show:**
  - 1.1. Car parking allocation details required as follows:**
    - Restricted retail premises allocated 9 spaces each;
    - Warehouses 1 – 3, 5 – 18 allocated 5 spaces each;
    - Warehouses 4 allocated 6 spaces; and
    - Warehouses 19 – 23 allocated 4 spaces each.
  - 1.2. Annotation reading “Engineer is required to allow structural design to be sufficient to support a minimum 5kW Solar PV system, for future upgrade of power supply to each building”.**
  - 1.3. Annotation of provision of conduits and cabling to be provided for future installation of three electric vehicle charge points for total warehouse area and one per each of the restricted retail parking, as per Sustainable Management Plan (SMP).**
  - 1.4. Location of solar-boosted electric instantaneous hot water units, as per SMP.**
  - 1.5. Any other changes required in line with updates to the SMP.**
  - 1.6. Landscaping designs that use tree species from the Medium- or Large-tree categories of the City of Greater Dandenong’s Tree Selection and Planting guidelines.**

**All to the satisfaction of the Responsible Authority.**
- 2. Concurrent with the plans submitted under Condition 1, and before any trees or vegetation are removed, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:**
  - 2.1. the site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
  - 2.2. details of the proposed layout, type and height of fencing;**
  - 2.3. all screening structures, loading bays and refuse collection locations;**



- 2.4. legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;
- 2.5. a plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;
- 2.6. substitution of 8 *Bursaria spinosa* for 8 medium sized canopy trees (a species other than *Acacia implexa*), planted in a layout that will accommodate their growth to maturity;
- 2.7. tree species should be native or indigenous species selected from the Recommended Tree and Shrub Species in the Greater Dandenong Landscape Plan Guidelines;
- 2.8. The protection of all trees to be retained within the site, as well as trees on the nature strip and treed on abutting properties, along with tree protection zone requirements.

When approved, the amended landscape plan will be endorsed and will form part of this permit. The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.

At all times, the landscaping must be maintained in good order in accordance with the endorsed landscape plan and schedule to the satisfaction of the Responsible Authority.

3. The use and development as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.
4. Prior to the commencement of the use, a Traffic and Parking Management Plan must be submitted to and approved by the Responsible Authority. The use must not commence until the plan has been approved and endorsed by the Responsible Authority. The plan must be generally in accordance with the submitted application plans and must:
  - 4.1. Identify all loading bays on the application plans.
  - 4.2. Identify how safety (particularly vulnerable road users such as pedestrians, cyclist and motorcyclists) and obstruction to other on-site/on-street traffic is to be managed during commercial vehicle reversing manoeuvres.
  - 4.3. Identify the largest commercial vehicle to access the subject site in accordance with Table 2.1 to AS 2890.2, or other suitable documentation.
  - 4.4. Identify the maximum number of commercial vehicles that will access the subject site on a daily basis.
  - 4.5. Identify measures to prevent site bound commercial vehicles queuing on arrival along the public access road.

All to the satisfaction of the Responsible Authority.



5. Prior to the endorsement of plans, the applicant is to submit a revised Sustainability Management Plan to the satisfaction of the Responsible Authority. The revised SMP must be in accordance with the design initiatives, specifications and assessment tool inputs included in the SDA (prepared by James Rullo, dated 19/06/2023) but modified to include:

- 5.1. Provision of Appendices B (BESS Supporting Statement), C (Office JV3 Assessment + Daylight Modelling) and D (Warehouse DTS Report)
- 5.2. Deletion of Appendix F (Recycling Victoria: A New Economy Policy) and Appendix G (Indoor Air Quality Handbook).

Updated BESS Assessment, including:

- 5.2.1. Selection of Management Credit 2.3
- 5.2.2. Updated Energy section in line with completed thermal performance modelling
- 5.2.3. Updated IEQ section in line with completed daylight modelling.

The provisions, recommendations and requirements of the approved SMP must be complied with from design to construction. No alterations to the endorsed SMP can be undertaken without prior written consent from the Responsible Authority.

6. The approved use must only operate during the hours of:

- 8:00am - 5:00pm – Monday to Friday;
- 9:00am to 4:00pm Saturday; and
- 9:00am to 2:00pm Sunday.

Unless with the prior written consent of the Responsible Authority.

- 7. Deliveries to and from the land (including waste collection) must only take place during the hours of operation, unless with the prior written consent of the Responsible Authority.
- 8. Without further written permission of the Responsible Authority, any use established within the building must meet the threshold distance shown in the Table to Clause 53.10 of the Greater Dandenong Planning Scheme or must not be a use for a purpose shown with no threshold distance specified.
- 9. Before the occupation of the development starts, landscaping works as shown on the endorsed plan/s must be completed and then maintained in good order, all to the satisfaction of the Responsible Authority.
- 10. The landscaping area shown on the endorsed plans must always be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Goods, materials, equipment and the like must not be stored or displayed in these areas.
- 11. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.



- 12. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.**
- 13. The building hereby approved must not be occupied until all buildings and works and the conditions of this permit have been compiled with, unless with the written consent of the Responsible Authority.**
- 14. A Tree Protection and Management Plan (TPMP) is required to depict and annotate tree protection requirements at each stage of the development process to ensure trees 44, 45 and 52-55, as identified in the Arboricultural Assessment Report (prepared by DB Horticulture dated 04/10/2024) are adequately protected and remain viable in the landscape. When approved, the TPMP will be endorsed and will then form part of the conditions of permit. The TPMP must show but is not limited to;**
  - 14.1 Trees accurately located and numbered as per the arborist report with TPZs and SRZs represented to scale;**
  - 14.2 A clear image of trees required to be retained - prior to commencement of works;**
  - 14.3 The type, installation and maintenance of tree protection fencing;**
  - 14.4 Requirements for movement in/out and throughout the site by vehicles, machinery equipment and workers that may affect management of any TPZ;**
  - 14.5 The protection of trunks and crowns of any specified tree;**
  - 14.6 Specific details of any works proposed within any TPZ and how arboricultural impacts will be mitigated, including landscaping works within the TPZ of Tree 5;**
  - 14.7 How tree crowns will be managed, including any pruning requirements;**
  - 14.8 Location and size of any roots to be pruned to facilitate the proposed works with justification of how the tree will remain viable following the specified root pruning;**
  - 14.9 Excavation within or near a TPZ;**
  - 14.10 Specific methodologies and management for installation of services including, but not limited to, gas, electricity, telecommunications, storm water and sewerage;**
  - 14.11 Maintenance of TPZs in accordance with AS 4970-2009, including mulching, watering and prohibited activities;**
  - 14.12 Remedial works as required;**
  - 14.13 Schedule of Project Arborist inspections.**

**The TPMP must include a program to implement the proposed measures before (including demolition), during and until completion of construction, including landscaping.**

**The tree protection measures set out in the TPMP must be implemented to the satisfaction of the Responsible Authority, unless by prior written consent.**



- 15. To offset the removal of 0.394 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified. A general offset of 0.066 general habitat units:**
  - 15.1 Located within the Port Phillip and Wasternport Catchment Management Authority boundary or Greater Dandenong City Council municipal district**
  - 15.2 With a minimum strategic biodiversity score of at least 0.090**
  - 15.3 1 large tree.**
- 16. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the Responsible Authority. This evidence is one or both of the following**
  - 16.1 An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site; or**
  - 16.2 Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.**
- 17. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Energy, Environment and Climate Action.**
- 18. The vegetation removal as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.**
- 19. Goods, materials, equipment and the like associated with the use of the land must not be displayed or stored outside the building, including within the rear building setback area, without the further written consent of the Responsible Authority.**
- 20. All plant, equipment and services must be located on the roof towards the front or centre of the building and be appropriately screened so that it does not adversely affect the amenity of the area due to the emission of noise, to the satisfaction of the Responsible Authority.**
- 21. The rear doors located on the north eastern elevation is to be utilised to access the rear easement and landscaping area for maintenance purposes only.**
- 22. The rear doors located on the north eastern elevation must be closed at all times, except in the case of emergencies or to access the rear easement and landscaping area for maintenance.**
- 23. Prior to the use commencing, all parking areas and accessways must be:**
  - 23.1. Constructed and available for use in accordance with the plan approved by the responsible authority;**
  - 23.2. Formed to such levels and drained so that they can be used in accordance with the plan; and**





- 23.3. Line-marked or provided with some other adequate means of showing the car parking spaces**
- 24. Car spaces, access lanes, loading bays and driveways must be maintained (including line marking) and kept available for these purposes at all times.**
- 25. The car parking provided on the land must always be kept available for its intended purpose at all times. No measures must be taken to restrict access to the car park.**
- 26. The car parking area must be lit if in use during the hours of darkness and all lights must be designed and fitted with suitable baffles. The lighting must be positioned to prevent any adverse effect on adjoining land and must not be considered excessive for the area, all to the satisfaction of the Responsible Authority.**
- 27. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading bay and must not disrupt the circulation and parking of vehicles on the land.**
- 28. The site operator must endeavour to prevent site bound commercial vehicles queuing on arrival along the public access road. Accordingly, access driveways/roadways/aisles providing access to loading areas on-site must not be gated during operating hours or feature control points (i.e. boom gates, guardhouse or similar) without suitable queuing space on site, all to the satisfaction of the Responsible Authority.**
- 29. Loading and unloading on the site must be in accordance with the Traffic and Parking Management Plan provided.**
- 30. Floor levels shown on the endorsed plan(s) must not be altered or modified without the further written consent of the Responsible Authority.**
- 31. Access to the site and any associated roadwork must be constructed as per Council standard SD303 but with a radius instead of splay and all to the satisfaction of the Responsible Authority. Note any redundant vehicle crossing will need to be removed and reinstate with kerb in accordance with Council Standards.**
- 32. On street parking line marking must be removed as part of the new vehicle crossing construction. A minimum clearance of 1 metre is to be provide between edges of existing fire hydrant & signage to the proposed vehicle crossing.**
- 33. Provision must be made for the drainage of the site including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**
- 34. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority. Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LDP approval letter. Approval of a drainage plan including any retention system within the property boundary is required.**
- 35. The amenity of the area must not be detrimentally affected by the use or development on the land, through the:**
- 35.1. Transport of materials, goods or commodities to or from the land;**
- 35.2. Appearance of any building, works or materials;**
-



- 35.3. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;**
- 35.4. Presence of vermin;**
- 35.5. Adverse behaviour or actions of patrons on, to or from the premises; and**
- 35.6. Presence of litter.**

**All to the satisfaction of the Responsible Authority.**

- 36. Noise levels emanating from the land must not exceed the permissible noise levels stipulated in the Environment Protection Regulations under the Environment Protection Act 2017 and the Incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) as may be amended from time to time to the satisfaction of the Responsible Authority.**
- 37. All wastes must be disposed of to the satisfaction of the Responsible Authority and no liquid waste or polluted waters shall be discharged into a sewer or stormwater drainage system.**
- 38. The site shall be kept in a neat and tidy condition at all times; all to the satisfaction of the Responsible Authority.**
- 39. Before the occupation of the development starts, landscaping works as shown on the endorsed plan/s must be completed and then maintained, all to the satisfaction of the Responsible Authority.**

**Start Melbourne Water Condition**

- 40. Finished floor level of each warehouse and retail area must be set no lower than 300mm above the existing surface levels or as nominated by the Dandenong Council, whichever is higher.**
- 41. Any landscaping located within five (5) metres of Melbourne Waters asset must comply with Melbourne Waters asset protection planting guidelines.**
- 42. No services are permitted to be installed across the asset unless prior written approval has been granted by Melbourne Water.**
- 43. Melbourne Water requires unrestricted access to the Main Drain for maintenance purposes at any time including during construction.**
- 44. Prior to a building permit being issued, a separate Build Over application must be made directly to Melbourne Water's Asset Services Team for approval of works and structures over and within five (5) metres of Melbourne Water's assets**
- 45. Any new or modified stormwater connection shall be made to Council's drainage system. In the event that connection cannot be made to Council's system a separate application is necessary for any new or modified stormwater connection or alteration to Melbourne Water's drainage system (i.e. junction pits) and shall require approval from Melbourne Water. Evidence will need to be provided by Council regarding the legal point of discharge**



### **End Melbourne Water Conditions**

#### **46. This permit will expire if:**

- 46.1. The development does not start within two (2) years of the date of this permit, or**
- 46.2. The development is not completed within four (4) years of the date of this permit, or**
- 46.3. The use does not start within one (1) year of the completion of the development, or**
- 46.4. The use is discontinued for a period of two (2) years.**

#### **Permit Notes:**

- **A Vehicle Crossing Permit must be obtained from Council for the vehicular crossing prior to construction of the crossing.**
- **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
- **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- **A building approval may be required prior to the commencement of the approved works.**
- **Except where no permit is required under the provisions of the Planning Scheme, no sign, flashing or intermittent lights, bunting or advertising device may be erected or displayed on the land without the permission of the Responsible Authority.**
- **Prior to the erection of any advertising signs on the land, consultation should be made with officers of the Town Planning Department to determine the relevant Planning Scheme Controls.**
- **A drainage plan approval fee is to be paid to Council prior to the issue of approved drainage plans. Please contact the Civil Development department for the current schedule of fees.**
- **The property is identified to be subject to flooding in major rain events. An application for Report and Consent for Flooding is required. Asset Management Team is to be contacted to confirm the minimum finished floor level (FFL) of the proposed development.**
- **A flood dispensation is to be obtained prior to issue of Building Permit.**
- **The minimum finished floor level of the proposed property is 19.40m to AHD.**



**MINUTE No.142**

**Moved by: Cr Sean O'Reilly**

**Seconded by: Cr Lana Formoso**

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 208-214 Princes Highway DANDENONG and 25-31 Adelaide Street DANDENONG for the *“Use and development of the land for twenty three (23) warehouses, development of the land for three (3) restricted retail premises, a reduction in the car parking requirements, alteration of access to a road in a Transport Zone 2 and native vegetation removal”* in accordance with the plans submitted with the application subject to the following conditions:

Planning scheme clause	Matter for which the permit has been granted
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Clause 52.29-2 (Land Adjacent to a Principal Road Network)	To create or alter access to a Transport Zone 2
Clause 52.17-1 (Native Vegetation)	To remove native vegetation.

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- Restricted retail premises allocated 9 spaces each;
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**1.2. Annotation reading “Engineer is required to allow structural design to be sufficient to support a minimum 5kW Solar PV system, for future upgrade of power supply to each building”.**

**1.3. Annotation of provision of conduits and cabling to be provided for future installation of three electric vehicle charge points for total warehouse area and**



**one per each of the restricted retail parking, as per Sustainable Management Plan (SMP).**

- 1.4. Location of solar-boosted electric instantaneous hot water units, as per SMP.**
- 1.5. Any other changes required in line with updates to the SMP.**
- 1.6. Landscaping designs that use tree species from the Medium- or Large-tree categories of the City of Greater Dandenong's Tree Selection and Planting guidelines.**

**All to the satisfaction of the Responsible Authority.**

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  - 2.2. details of the proposed layout, type and height of fencing;**
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**When approved, the amended landscape plan will be endorsed and will form part of this permit. The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.**



**Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.**

**At all times, the landscaping must be maintained in good order in accordance with the endorsed landscape plan and schedule to the satisfaction of the Responsible Authority.**

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  - 4.2. Identify how safety (particularly vulnerable road users such as pedestrians, cyclist and motorcyclists) and obstruction to other on-site/on-street traffic is to be managed during commercial vehicle reversing manoeuvres.**
  - 4.3. Identify the largest commercial vehicle to access the subject site in accordance with Table 2.1 to AS 2890.2, or other suitable documentation.**
  - 4.4. Identify the maximum number of commercial vehicles that will access the subject site on a daily basis.**
  - 4.5. Identify measures to prevent site bound commercial vehicles queuing on arrival along the public access road.**

**All to the satisfaction of the Responsible Authority.**

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  - 5.1. Provision of Appendices B (BESS Supporting Statement), C (Office JV3 Assessment + Daylight Modelling) and D (Warehouse DTS Report)**
  - 5.2. Deletion of Appendix F (Recycling Victoria: A New Economy Policy) and Appendix G (Indoor Air Quality Handbook).**

**Updated BESS Assessment, including:**

- 5.2.1. Selection of Management Credit 2.3**
- 5.2.2. Updated Energy section in line with completed thermal performance modelling**
- 5.2.3. Updated IEQ section in line with completed daylight modelling.**





**The provisions, recommendations and requirements of the approved SMP must be complied with from design to construction. No alterations to the endorsed SMP can be undertaken without prior written consent from the Responsible Authority.**

**6. The approved use must only operate during the hours of:**

- **8:00am - 5:00pm – Monday to Friday;**
- **9:00am to 4:00pm Saturday; and**
- **9:00am to 2:00pm Sunday.**

**Unless with the prior written consent of the Responsible Authority.**

- 7. Deliveries to and from the land (including waste collection) must only take place during the hours of operation, unless with the prior written consent of the Responsible Authority.**
- 8. Without further written permission of the Responsible Authority, any use established within the building must meet the threshold distance shown in the Table to Clause 53.10 of the Greater Dandenong Planning Scheme or must not be a use for a purpose shown with no threshold distance specified.**
- 9. Before the occupation of the development starts, landscaping works as shown on the endorsed plan/s must be completed and then maintained in good order, all to the satisfaction of the Responsible Authority.**
- 10. The landscaping area shown on the endorsed plans must always be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Goods, materials, equipment and the like must not be stored or displayed in these areas.**
- 11. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.**
- 12. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.**
- 13. The building hereby approved must not be occupied until all buildings and works and the conditions of this permit have been complied with, unless with the written consent of the Responsible Authority.**
- 14. A Tree Protection and Management Plan (TPMP) is required to depict and annotate tree protection requirements at each stage of the development process to ensure trees 44, 45 and 52-55, as identified in the Arboricultural Assessment Report (prepared by DB Horticulture dated 04/10/2024) are adequately protected and remain viable in the landscape. When approved, the TPMP will be endorsed and will then form part of the conditions of permit. The TPMP must show but is not limited to;**
  - 14.1 Trees accurately located and numbered as per the arborist report with TPZs and SRZs represented to scale;**
  - 14.2 A clear image of trees required to be retained - prior to commencement of works;**



- 14.3 The type, installation and maintenance of tree protection fencing;**
- 14.4 Requirements for movement in/out and throughout the site by vehicles, machinery equipment and workers that may affect management of any TPZ;**
- 14.5 The protection of trunks and crowns of any specified tree;**
- 14.6 Specific details of any works proposed within any TPZ and how arboricultural impacts will be mitigated, including landscaping works within the TPZ of Tree 5;**
- 14.7 How tree crowns will be managed, including any pruning requirements;**
- 14.8 Location and size of any roots to be pruned to facilitate the proposed works with justification of how the tree will remain viable following the specified root pruning;**
- 14.9 Excavation within or near a TPZ;**
- 14.10 Specific methodologies and management for installation of services including, but not limited to, gas, electricity, telecommunications, storm water and sewerage;**
- 14.11 Maintenance of TPZs in accordance with AS 4970-2009, including mulching, watering and prohibited activities;**
- 14.12 Remedial works as required;**
- 14.13 Schedule of Project Arborist inspections.**

**The TPMP must include a program to implement the proposed measures before (including demolition), during and until completion of construction, including landscaping.**

**The tree protection measures set out in the TPMP must be implemented to the satisfaction of the Responsible Authority, unless by prior written consent.**

- 15. To offset the removal of 0.394 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified. A general offset of 0.066 general habitat units:**
  - 15.1 Located within the Port Phillip and Westernport Catchment Management Authority boundary or Greater Dandenong City Council municipal district**
  - 15.2 With a minimum strategic biodiversity score of at least 0.090**
  - 15.3 1 large tree.**
- 16. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the Responsible Authority. This evidence is one or both of the following**



- 16.1 An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site; or**
- 16.2 Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.**
- 17. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Energy, Environment and Climate Action.**
- 18. The vegetation removal as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.**
- 19. Goods, materials, equipment and the like associated with the use of the land must not be displayed or stored outside the building, including within the rear building setback area, without the further written consent of the Responsible Authority.**
- 20. All plant, equipment and services must be located on the roof towards the front or centre of the building and be appropriately screened so that it does not adversely affect the amenity of the area due to the emission of noise, to the satisfaction of the Responsible Authority.**
- 21. The rear doors located on the north eastern elevation is to be utilised to access the rear easement and landscaping area for maintenance purposes only.**
- 22. The rear doors located on the north eastern elevation must be closed at all times, except in the case of emergencies or to access the rear easement and landscaping area for maintenance.**
- 23. Prior to the use commencing, all parking areas and accessways must be:**
  - 23.1. Constructed and available for use in accordance with the plan approved by the responsible authority;**
  - 23.2. Formed to such levels and drained so that they can be used in accordance with the plan; and**
  - 23.3. Line-marked or provided with some other adequate means of showing the car parking spaces**
- 24. Car spaces, access lanes, loading bays and driveways must be maintained (including line marking) and kept available for these purposes at all times.**
- 25. The car parking provided on the land must always be kept available for its intended purpose at all times. No measures must be taken to restrict access to the car park.**
- 26. The car parking area must be lit if in use during the hours of darkness and all lights must be designed and fitted with suitable baffles. The lighting must be positioned to prevent any adverse effect on adjoining land and must not be considered excessive for the area, all to the satisfaction of the Responsible Authority.**



27. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading bay and must not disrupt the circulation and parking of vehicles on the land.
28. The site operator must endeavour to prevent site bound commercial vehicles queuing on arrival along the public access road. Accordingly, access driveways/roadways/aisles providing access to loading areas on-site must not be gated during operating hours or feature control points (i.e. boom gates, guardhouse or similar) without suitable queuing space on site, all to the satisfaction of the Responsible Authority.
29. Loading and unloading on the site must be in accordance with the Traffic and Parking Management Plan provided.
30. Floor levels shown on the endorsed plan(s) must not be altered or modified without the further written consent of the Responsible Authority.
31. Access to the site and any associated roadwork must be constructed as per Council standard SD303 but with a radius instead of splay and all to the satisfaction of the Responsible Authority. Note any redundant vehicle crossing will need to be removed and reinstate with kerb in accordance with Council Standards.
32. On street parking line marking must be removed as part of the new vehicle crossing construction. A minimum clearance of 1 metre is to be provide between edges of existing fire hydrant & signage to the proposed vehicle crossing.
33. Provision must be made for the drainage of the site including landscaped and paved areas, all to the satisfaction of the Responsible Authority.
34. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority. Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LDP approval letter. Approval of a drainage plan including any retention system within the property boundary is required.
35. The amenity of the area must not be detrimentally affected by the use or development on the land, through the:
  - 35.1. Transport of materials, goods or commodities to or from the land;
  - 35.2. Appearance of any building, works or materials;
  - 35.3. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
  - 35.4. Presence of vermin;
  - 35.5. Adverse behaviour or actions of patrons on, to or from the premises; and
  - 35.6. Presence of litter.All to the satisfaction of the Responsible Authority.
36. Noise levels emanating from the land must not exceed the permissible noise levels stipulated in the Environment Protection Regulations under the Environment Protection



**Act 2017 and the Incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) as may be amended from time to time to the satisfaction of the Responsible Authority.**

- 37. All wastes must be disposed of to the satisfaction of the Responsible Authority and no liquid waste or polluted waters shall be discharged into a sewer or stormwater drainage system.**
- 38. The site shall be kept in a neat and tidy condition at all times; all to the satisfaction of the Responsible Authority.**
- 39. Before the occupation of the development starts, landscaping works as shown on the endorsed plan/s must be completed and then maintained, all to the satisfaction of the Responsible Authority.**

**Start Melbourne Water Condition**

- 40. Finished floor level of each warehouse and retail area must be set no lower than 300mm above the existing surface levels or as nominated by the Dandenong Council, whichever is higher.**
- 41. Any landscaping located within five (5) metres of Melbourne Waters asset must comply with Melbourne Waters asset protection planting guidelines.**
- 42. No services are permitted to be installed across the asset unless prior written approval has been granted by Melbourne Water.**
- 43. Melbourne Water requires unrestricted access to the Main Drain for maintenance purposes at any time including during construction.**
- 44. Prior to a building permit being issued, a separate Build Over application must be made directly to Melbourne Water's Asset Services Team for approval of works and structures over and within five (5) metres of Melbourne Water's assets**
- 45. Any new or modified stormwater connection shall be made to Council's drainage system. In the event that connection cannot be made to Council's system a separate application is necessary for any new or modified stormwater connection or alteration to Melbourne Water's drainage system (i.e. junction pits) and shall require approval from Melbourne Water. Evidence will need to be provided by Council regarding the legal point of discharge**

**End Melbourne Water Conditions**

- 46. This permit will expire if:**
  - 46.1. The development does not start within two (2) years of the date of this permit, or**
  - 46.2. The development is not completed within four (4) years of the date of this permit, or**
  - 46.3. The use does not start within one (1) year of the completion of the development, or**
  - 46.4. The use is discontinued for a period of two (2) years.**



**Permit Notes:**

- **A Vehicle Crossing Permit must be obtained from Council for the vehicular crossing prior to construction of the crossing.**
- **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
- **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- **A building approval may be required prior to the commencement of the approved works.**
- **Except where no permit is required under the provisions of the Planning Scheme, no sign, flashing or intermittent lights, bunting or advertising device may be erected or displayed on the land without the permission of the Responsible Authority.**
- **Prior to the erection of any advertising signs on the land, consultation should be made with officers of the Town Planning Department to determine the relevant Planning Scheme Controls.**
- **A drainage plan approval fee is to be paid to Council prior to the issue of approved drainage plans. Please contact the Civil Development department for the current schedule of fees.**
- **The property is identified to be subject to flooding in major rain events. An application for Report and Consent for Flooding is required. Asset Management Team is to be contacted to confirm the minimum finished floor level (FFL) of the proposed development.**
- **A flood dispensation is to be obtained prior to issue of Building Permit.**
- **The minimum finished floor level of the proposed property is 19.40m to AHD.**

**CARRIED 8 / 0**

**For - Cr Phillip Danh, Cr Lana Formoso, Cr Alice Phuong Le, Cr Jim Memeti,  
Cr Bob Milkovic, Cr Sean O'Reilly, Cr Sophie Tan and Cr Melinda Yim.**

**Abstained - Cr Isabella Do and Cr Rhonda Garad.**





## 2.3.2 Planning Delegated Decisions Issued – May 2025

**Responsible Officer:** Executive Director City Futures

**Attachments:** 1. Planning Delegated Decisions Issued – May 2025.pdf  
[2.3.2.1 - 13 pages]

### Officer Recommendation

**That the listed items in Attachment 1 to this report be received and noted.**

### Executive Summary

1. This report provides Council with an update on the exercise of delegation by Council officers.
2. It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in May 2025.
3. It should be noted that where permits and notices of decision to grant permits have been issued, these applications have been assessed as being generally consistent with the Greater Dandenong Planning Scheme and Council's policies.
4. Application numbers with a PLA#, PLN#.01 or similar, are applications making amendments to previously approved planning permits.
5. The annotation 'SPEAR' (Streamlined Planning through Electronic Applications and Referrals) identifies where an application has been submitted electronically. SPEAR allows users to process planning permits and subdivision applications online.

### MINUTE No.143

**Moved by: Cr Bob Milkovic**

**Seconded by: Cr Sophie Tan**

**That the listed items in Attachment 1 to this report be received and noted.**

**CARRIED 10 / 0**



### 3 PUBLIC QUESTION TIME

#### Question

**Phillip Lamaro, Dandenong**

Both the Victorian pride centre and Victoria's LGBTQIA+ commissioner have both confirmed That a rainbow sticker on a organisations entrance has no collation with its training or accreditation as it is for advocacy purposes only. Naming Cole's, Woolworths, ANZ, bonds, cotton on, Bunnings, chemist warehouse as just a few examples of organisations that have a rainbow sticker for advocacy purposes only at its entrance.

Can Council please explain why they continue to not install these stickers on Council facilities after both the Victorian pride centre and the Victorian LGBTQIA+ commissioner have advised they are for advocacy purposes only?

#### Response

**Marjan Hajjari, Executive Manager Strategic Growth & Advocacy**

The Rainbow Tick is a formal, nationally recognised system with defined standards and an accreditation process. Rainbow stickers offer a less reliable indication of the organisation's commitment to LGBTQIA+ inclusion. Now with the LGBTQIA+ Advisory Committee in place, this matter will be referred to the August scheduled meeting of the LGBTQIA+ Advisory Committee for their recommendation to Council in relation to Rainbow Sticker installation.

#### Clarification question

**Phillip Lamaro, Dandenong**

You have in the past advised that we cannot install the stickers, but now you are saying that the stickers can be installed?

#### Response

**Marjan Hajjari, Executive Manager Strategic Growth & Advocacy**

In the past we have discussed the Rainbow Tick which is the formal accreditation process. The stickers are something the advisory committee can recommend on.

#### Question

**Phillip Lamaro, Dandenong**

At the last Council meeting the Dandenong Council advised its staffs level of training with the LGBTQIA+ community Is not at a "high level" in dealing with the LGBTQIA+ community which they have been well aware of since December 2023.

Since knowing this for over 18 months what specific internal training has Council undertaken with its staff in this time to ensure it gives its LGBTQIA+ community an inclusive and high service?



### **Response**

#### **Marjan Hajjari, Executive Manager Strategic Growth & Advocacy**

Council have advised previously that it is currently not pursuing a formal Rainbow Tick accreditation which involves a higher level of specific training and assessment across the organisation by one of two available accrediting bodies.

Council does conduct general training sessions for staff where LGBTIQA+ matters are part of the broader topic area under discussion e.g. the externally facilitated face to face induction session on Rights and Responsibility in the workplace, and online Corporate Training on Appropriate Workplace Behaviours.

### **Clarification question**

#### **Phillip Lamaro, Dandenong**

So last week you said Council did not have high level training and now you are saying you do?

### **Response**

#### **Marjan Hajjari, Executive Manager Strategic Growth & Advocacy**

We do not have training specific to LGBTIQA+. As previously advised, there is training included as part of Rights and Responsibility in the workplace, and online Corporate Training on Appropriate Workplace Behaviours.

### **Question**

#### **Phillip Lamaro, Dandenong**

Hammond road in Dandenong is a high density residential area with many accidents occurring regularly. It is so unsafe that Council has converted the footpath into a bike lane based on how dangerous and how unsafe this road is. A month ago, Council also refused to lower the speed from 60 to 50 on this dangerous road. Six years ago, Council advised they could not install speed bumps or raised safety platforms on Hammond Road due to its volume of traffic.

However, this year Labor has announced two raised safety platforms on Stud Road at Foster and Clow Streets which has a much high traffic volume then Hammond Road.

As clearly Councils' previous statement of refusal based on traffic volume is not applicable now, will Council finally look at installing safety platforms on Hammond Road as they have recently installed on Brady Road?



## **Response**

### **Sanjay Manivasagasivam, Executive Director City Futures**

Council officers regularly monitor traffic conditions on Hammond Road. At this time, due to the lower number of and type of accidents occurring on Hammond Road, it is not eligible for funding under the Federal Blackspot Program or other streams of funding for road safety infrastructure.

Hammond Road is also currently the detour route for heavy vehicles avoiding the low bridge on Cheltenham Road. Raised platforms (such as the Brady Road platforms) are not used on routes with this level of heavy vehicle traffic.

We anticipate that traffic on Hammond Road will alter significantly as a result of the upcoming Webster Street Level Crossing Removal and we will review conditions following that project to determine whether further action is suitable.

## **Clarification question**

### **Phillip Lamaro, Dandenong**

You are saying that Hammond Road has trucks we cannot put it on, but Stud Road has trucks and you can?

## **Response**

### **Sanjay Manivasagasivam, Executive Director City Futures**

Multiple factors are taken into consideration regarding traffic treatments.

## **Question**

### **Nicole Smith, Keysborough**

At the last meeting, Council advised to have a rainbow sticker on a commercial building in Greater Dandenong you are required to be certified.

My local hairdresser in Keysborough has a rainbow sticker on their business door and I know they just put it up without doing anything. As they are not certified, are they required to remove it?

## **Response**

### **Marjan Hajjari, Executive Manager Strategic Growth & Advocacy**

This matter will be referred to the August scheduled meeting of the LGBTIQA+ Advisory Committee for their recommendation to Council in relation to Rainbow Sticker installation.

## **Question**

### **Sean, St Kilda**

Noting that, on 7 December 2023, Council advised a local resident that they would put rainbow stickers on all Council hubs and libraries, and noting that, some 18 months later, Council still has not put the rainbow stickers up, can Council please clearly explain when will they be putting the rainbow stickers promised on all Council libraries and hubs and what steps will be taken to do this?



## **Response**

### **Marjan Hajjari, Executive Manager Strategic Growth & Advocacy**

On 7 December 2023, Council stated that no official decision has been made by Council on this matter, though consideration will be given to this initiative.

Given LGBTIQ+ Advisory Committee is in place now, this matter will be referred to the August scheduled meeting of the LGBTIQ+ Advisory Committee for their recommendation to Council in relation to Rainbow Sticker installation.



## 4 OFFICERS REPORTS - PART 2

### 4.1 PROCUREMENT

#### 4.1.1 2706/0848PA Library Collections, Furniture, Equipment & Associated Requirements Contract

<b>Responsible Officer:</b>	Executive Director Community Strengthening
<b>Attachments:</b>	<ol style="list-style-type: none"><li>1. CONFIDENTIAL REDACTED - 2706 - 0848 Library Member Report [4.1.1.1 - 30 pages] This report contains an attachment which is deemed confidential under s 3(1)(a) of the <i>Local Government Act</i> 2020. It contains council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.</li></ol>

#### Officer Recommendation

That Council **AWARDS Contract No. 2706-0848PA, for the Supply of Library Collections, Furniture, Equipment & Associated Requirements, under the Procurement Australia Contract 2706/0848 to a panel of Suppliers for an initial period of two (2) years with two (2) extensions of one (1) year each, at Council's sole and absolute discretion. The value of this contract, in its first two (2) years of operation, is estimated to be Three million and thirty-five thousand, eight hundred and sixty-six dollars (\$3,035,866.00) including GST of \$275,987.82.**

#### Executive Summary

1. This report recommends that Council award **Contract No. 2706-0848PA**, for the Supply of Library Collections, Furniture, Equipment & Associated Requirements, under the Procurement Australia Contract 2706/0848 to a panel of Suppliers as listed in the Procurement Australia Tender Evaluation Report (attachment to this report).

#### Background

3. Greater Dandenong Libraries offer a wide range of library and information services to both residents and visitors. Through the Capital Improvement Program and operations budget, funding is allocated to replace outdated or damaged materials, renewal of annual digital and print subscriptions, purchase of equipment and ongoing maintenance and support, ensuring the continued enhancement of our collections and services for the benefit of our diverse community.

#### Tender Process

4. Procurement Australia issued an invitation to tender for the establishment of a panel of providers for Library industry specialists to supply and deliver products and services relevant to their nominated tender category/categories. The contract period is scheduled to begin on 1 July 2025 and conclude on 30 June 2027. There is an option to extend the contract for up to two (2) additional periods of twelve (12) months each. This contract serves as the retender for contract 2306/0843 – Library Collections, Furniture, Equipment & Associated Requirements which expires 30 June 2025.





5. Tenderers were able to tender for any one or any combination of the following categories:
- Category 1 Printed Material – English
  - Category 2 Printed Material – Community Languages
  - Category 3 Printed Magazines and Newspapers – English & Community Languages
  - Category 4 Digital Collections – English & Community Languages
  - Category 5 Audio-Visual Materials – English & Community Languages
  - Category 6 Full Shelf Ready Services, Unbundled Cataloguing Services and/or Processing Services – Cataloguing, Processing & Consumables - Processing Service Consumables
  - Category 7 Physical Collection Support Services
  - Category 8 Digital Support Deliverables
  - Category 9 Library Management Systems
  - Category 10 RFID and Unstaffed Library Access Systems
  - Category 11 Library Furniture and Shelving
  - Category 12 Non-traditional Library Collection Deliverables
  - Category 13 Library Removalists
6. Fifty-two (52) suppliers downloaded the tender documents with forty-four (44) suppliers responding. The successful respondents are listed in the attached Procurement Australia Tender Evaluation Report.

## Governance Compliance

### *Human Resource Implications (consider Workforce Planning and Service Statements)*

7. This item does not have an impact on existing human resources.

### *Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)*

#### *Operating Budget Implications*

8. The resource requirements associated with this report are \$3,035,866 compared to the annual budget allocation of \$3,205,866 for this purpose.

#### *Asset Implications*

9. This item does not affect any existing assets.

#### *Legal/Risk Implications*

10. There are no legal / risk implications relevant to this report.

#### *Environmental Implications*

11. There was no requirement for community consultation. Links to Community Vision, Council Plan, Strategy, Notice of Motion.
12. This report is consistent with the following principles in the Community Vision 2040:  
Not Applicable
13. This report is consistent with the following strategic objectives from the Council Plan
14. 2021-25:  
A Council that demonstrates leadership and a commitment to investing in the community.



## Legislative and Policy Obligations

15. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- Not Applicable

## Social Procurement

16. Procurement Australia allocated a 20% weighting to Social Procurement as part of the evaluation criteria.

## Local Industry

17. No weighting was assigned to Local Industry, as the Procurement Australia contract is a statewide agreement.

### MINUTE No.144

Moved by: Cr Sean O'Reilly

Seconded by: Cr Phillip Danh

**That Council AWARDS Contract No. 2706-0848PA, for the Supply of Library Collections, Furniture, Equipment & Associated Requirements, under the Procurement Australia Contract 2706/0848 to a panel of Suppliers for an initial period of two (2) years with two (2) extensions of one (1) year each, at Council's sole and absolute discretion. The value of this contract, in its first two (2) years of operation, is estimated to be Three million and thirty-five thousand, eight hundred and sixty-six dollars (\$3,035,866.00) including GST of \$275,987.82.**

**CARRIED 10 / 0**



## 4.2 FINANCE AND BUDGET

### 4.2.1 Adoption of Council Plan, Budget and Key Strategic Planning Documents

Cr Jim Memeti disclosed an indirect material conflict of interest of a pecuniary nature (s 128) in Recommendation 1 of this Item, as he is the Director of a company that has a stall at the Dandenong Market. Cr Jim Memeti left the Chamber prior to discussion and voting on this recommendation.

**Responsible Officer:** Executive Manager Strategy Growth & Advocacy  
Chief Financial Officer

**Attachments:**

1. Community Vision 2040 [4.2.1.1 - 10 pages]
2. Council Plan 2025-29 [4.2.1.2 - 54 pages]
3. Annual Plan 2025-26 [4.2.1.3 - 20 pages]
4. Revenue and Rating Plan 2025-2029 [4.2.1.4 - 47 pages]
5. Budget 2025-26 [4.2.1.5 - 162 pages]
6. Long Term Financial Plan 2026-2035 [4.2.1.6 - 87 pages]
7. Asset Plan 2025-2035 [4.2.1.7 - 116 pages]

#### Officer Recommendation 1

That Council APPROVES, in advance of adoption of the Budget 2025-26, the following expenditure in relation to Dandenong Market Pty Ltd:

- Dandenong Market Structural Rectification \$500,000; and
- Dandenong Market Fire Services \$100,000.

#### Officer Recommendation 2

That Council:

- 1 **THANKS** the community members who participated in the community engagement process to inform the key strategic planning documents and having considered all the valuable community feedback;
- 2 **NOTES** the following amendments to the 2025-26 Budget, to be funded from the reallocation of the \$241,000 budget item for the 'Robert Booth Master Plan':
  - a) Robert Booth Reserve (\$45,000) – to undertake investigative works, a condition assessment, reinstall signage and any immediate remedial work required.
  - b) Springvale Reserve (\$80,000) - installation of nets behind the goals at the netball end.
  - c) Springvale North Tennis Club Lighting (\$116,000) - undertake further investigative works due to the condition and age of the assets (\$20,000). The remainder (\$96,000) to be held and considered at the 2025-26 Mid Year Budget Review when the outcomes of the investigation are known.



- d) Investigative works noted in (c) are to be undertaken in the first quarter of 2025-26 to enable outcomes to be considered as part of the 2025-26 Mid-Year Budget Review.
  - e) Any capital items resulting from the above will be reallocated at the 2025-26 Mid-Year Budget Review. This is an administrative adjustment.
- 3 ADOPTS the following key strategic planning documents:
- a) Community Vision 2040 (unchanged) per Attachment 1 (4.2.1.1) to this report;
  - b) Council Plan 2025-29 (including the Municipal Public Health and Wellbeing Plan) per Attachment 2 (4.2.1.2) to this report;
  - c) Annual Plan 2025-26 per Attachment 3 (4.2.1.3) to this report,
  - d) Revenue and Rating Plan 2025-2029 per Attachment 4 (4.2.1.4) to this report,
  - e) Budget 2025-26 including Schedule of Fees and Charges (inclusive of the amendments at point 2 (a) – (c) of this recommendation) per Attachment 5 (4.2.1.5) to this report,
  - f) Long Term Financial Plan 2026-2035 per Attachment 6 (4.2.1.6) to this report,
  - g) Asset Plan 2025-2035 per Attachment 7 (4.2.1.7) to this report,
- 4 DECLARES the 'rates and charges' for the 2025-26 financial year commencing 1 July 2025 and ending 30 June 2026 as detailed in the 2025-26 Budget - Section 4.1.1 (a) – (v) (Attachment 5) in accordance with the provisions of the *Local Government Act* 1989;
- 5 AUTHORISES the Chief Executive Officer to levy and recover the general rates and annual service charge in accordance with the *Local Government Act* 2020 and subject to section 181H(1)(b) of the *Local Government Act* 1989;
- 6 FIXES the penalties for parking infringements in contravention of the Regulations made under the Road Safety Act 1986 as specified in the Schedule of Fees and Charges (Section 6, page 27) of the 2025-26 Budget, which will continue as the penalties so fixed until Council resolves otherwise;
- 7 AUTHORISES the Chief Executive Officer or their delegate to make any necessary administrative or minor editorial amendments as required to the key strategic planning documents to finalise and make the approved documents publicly available; and
- 8 DELEGATES authority to the Chief Executive Officer to make payments to South East Leisure Pty Ltd for the provision of Management Services in the 2025-26 financial year, as specified in the Management Services Agreement dated 13 September 2021 (Clauses 5.2 and 5.3) and SEL's Annual Budget 2025-26.



## Executive Summary

1. As per the requirements of the *Local Government Act 2020*, Council Officers have developed the suite of key strategic planning documents to address the priorities of our community and drive Council performance in 2025-26 and beyond. These documents have been subject to community engagement, were considered by Council on Monday 12 May 2025, and were the subject of community feedback. The documents are as follows:
  - Community Vision 2040
  - Council Plan 2025-29 (including the Municipal Public Health and Wellbeing Plan)
  - Annual Plan 2025-26
  - Revenue and Rating Plan 2025-2029
  - Budget 2025-26 (including Schedule of Fees and Charges)
  - Long Term Financial Plan 2026–2035
  - Asset Plan 2025-2035.
2. Community engagement was conducted as part of Council's community engagement process designed to inform the development of its key strategic planning documents including the Council Plan, Budget, Revenue and Rating Plan, Long Term Financial Plan and Asset Plan.
3. At its meeting on 12 May 2025, Council resolved to "approve in principle" key strategic planning documents for community feedback from 14 May 2025 for a period of 28 days in accordance with Council's Community Engagement Policy. Thirty-nine (39) submissions were received during the community engagement period that closed on 11 June 2025 with four (4) community members speaking in support of their feedback.
4. This report recommends that Council, having undertaken community engagement and public exhibition adopts the key strategic planning documents including:
  - a. Community Vision 2040,
  - b. Council Plan 2025-29 (including the Municipal Public Health and Wellbeing Plan),
  - c. Annual Plan 2025-26,
  - d. Revenue and Rating Plan 2025-2029,
  - e. Budget 2025-26 (including Schedule of Fees and Charges),
  - f. Long Term Financial Plan 2026-2035,
  - g. Asset Plan 2025-2035,
  - h. declares the rates and charges for the 2025-26 financial year in accordance with the provisions of the *Local Government Act 1989*.
  - i. delegates authority to the Chief Executive Officer to approve the 2025-26 management services agreement payments to Council's wholly owned subsidiary, South East Leisure Pty Ltd (SEL) in accordance with its Annual Budget.

## Background

5. This is the first Council Plan and Budget of the new Council term. Council officers acknowledge the time and consideration that Councillors have given throughout the process, including their focus on the priorities and initiatives to be included. Their involvement and deliberation have been integral in shaping documents that align with the aspirations and needs of our community.



6. These documents have been prepared in accordance with the requirements of the Local Government Act 2020 and the Public Health and Wellbeing Act 2008. They have been informed by the Community Vision 2040 and have been developed in accordance with the broad and deliberative engagement requirements of the Local Government Act 2020 and Council's Community Engagement Policy.

### ***Community Vision***

7. A Council must maintain a Community Vision that is developed with its municipal community in accordance with its deliberative engagement practices. A Council must develop or review the Community Vision in accordance with its deliberative engagement practices and adopt the Community Vision by 31 October in the year following a general election.

### ***Council Plan***

8. In accordance with the Local Government Act 2020 (Section 90), Councils must prepare and adopt a Council Plan by 31 October in the year after a general election, for a period of at least the next four financial years, and in accordance with its deliberative engagement practices. Preparation of the Integrated Council Plan has been in accordance with the strategic planning principles of the Act (Section 89) which require:

- An integrated approach to planning, monitoring and reporting.
- Addressing the Community Vision.
- Taking into account the resources needed for effective implementation.
- Identifying and addressing the risks to effective implementation; and
- Providing for ongoing monitoring of progress and regular review.

9. The Council Plan must be developed using deliberative engagement processes as per Section 90(1).

### ***Annual Plan 2025-26***

10. The Annual Action Plan 2025-26 (Annual Action Plan) outlines how Council will work towards the achievement of its Vision and Council Plan, through key actions – significant initiatives that will directly contribute to the achievement of the Council Plan during the current financial year and have a major focus in the budget. The Annual Action Plan is a requirement as part of the Budget and more specifically the Local Government Act 2020, Section 94(c).

### ***Revenue and Rating Plan 2025-2029***

11. Under Section 93 of the Local Government Act 2020 all councils are required to prepare and adopt a Revenue and Rating Plan by 30 June after a general election for a period of at least the next four financial years; or by 30 June 2025. The purpose of the Plan is to determine the most appropriate and affordable revenue and rating approach, which in conjunction with other income sources, will adequately finance the objectives in the Council Plan. In particular, the Plan will set out the decisions Council has made in relation to rating options available to it under the Local Government Act 2020 to ensure the fair and equitable distribution of rates across property owners. It will also set out the principles for fee and charge setting and include other revenue items to ensure Council's commitment to responsible financial management is achieved, while at the same time continuing to provide high quality, accessible services to the community.





### **Budget 2025-26**

12. The 2025-26 Budget is mandated by legislation and regulation and the document has been developed with reference to the Local Government Model Budget format, which is prepared by Local Government Victoria each year. Hence Greater Dandenong City Council's Budget meets all legislative requirements. The 2025-26 Budget has been prepared with reference to Council's Financial Plan, which is aimed at creating a sustainable fiscal environment to enable Council to continue to provide the community with high quality services and infrastructure into the medium and long term.
13. Council's rate rise for 2025-26 will be consistent with the Victorian Government rate cap at 3 per cent in line with advice from the Essential Services Commission.

### **Long Term Financial Plan 2026-2035**

14. The Financial Plan 2026-2035 is a component of the suite of strategic planning documents and has been prepared in accordance with Section 91 of the Local Government Act 2020 to cover the financial and non-financial resources required by Council to achieve its strategic outcomes. The Financial Plan is a high-level planning and general direction document which is reviewed annually (as required by Section 91 of the Local Government Act 2020). Like any plan, it is based on certain assumptions and if any assumptions are changed, then the plan outcomes change. The intention of the plan is to give general direction to the community and government about Greater Dandenong Council's future from a strategic resource perspective as well as general direction to staff on future budget parameters. The plan is subject to review annually and may change as circumstances change.

### **Asset Plan 2025-2035**

15. The Asset Plan 2025-2035 (Asset Plan) has been prepared per the requirements of Section 92 of the Local Government Act 2020. The Asset Plan presents the community with an overview of the current state of Council's infrastructure assets (assets), the current and future challenges of asset management, and how Council will manage these assets over the next ten years. It needs to include "information about the maintenance, renewal, acquisition, expansion, upgrade, disposal and decommissioning in relation to each class of infrastructure asset under the control of the Council" per section 92(3)(a).

## **Key Points / Issues / Discussion**

### **Community Vision 2040, Council Plan 2025-29 and Annual Plan 2025-26**

16. The Community Vision 2040 was developed by Council's Deliberative Panel in 2021 and was reviewed in 2024 by the second Deliberative Panel in accordance with the *Local Government Act 2020*. The vision has remained unchanged and continues to address the key priorities of our community:

*The City of Greater Dandenong is a home to all. It's a city where you can enjoy and embrace life through celebration and equal opportunity.*

*We harmonise the community by valuing multiculturalism and the individual.*

*Our community is healthy, vibrant, innovative and creative.*

*Our growing city is committed to environmental sustainability.*

*Welcome to our exciting and peaceful community.*



17. As required by section 90 of the *Local Government Act 2020* a Council Plan must include:

- the strategic direction of Council.
- strategic objectives for achieving the strategic direction.
- strategies for achieving the objectives for a period of at least the next 4 financial years.
- strategic indicators for monitoring the achievement of the objectives.

18. The Council Plan 2025-29 delivers on six strategic objectives which are supported by 4-year priorities and include key measures for each.

1. A socially connected, safe and healthy city,
2. A city that respects and celebrates diversity, our history, and the arts,
3. A city of accessible, vibrant, centres and places,
4. A green city committed to a sustainable future,
5. A city that supports business, entrepreneurship, quality education and employment outcomes,
6. A council that demonstrates leadership, responsible use of public resources and a commitment to investing in the community.

19. Section 27 of the *Public Health and Wellbeing Act 2008* provides councils with the option to seek an exemption from producing a standalone municipal public health and wellbeing plan from the Department of Health if the plan addresses the matters specified in section 26(2). On 4 June 2025 Council received this exemption from the Department of Health.

### **Revenue and Rating Plan 2025-2029**

20. The purpose of the Revenue and Rating Plan is to determine the most appropriate and affordable revenue and rating approach for Council. This plan is an important part of Council's integrated planning framework, all of which is created to achieve our vision in the Community Plan.

21. In an ideal world this plan would outline how Council will generate income to deliver on the Council Plan, program and services and capital works commitments over a 4-year period. The reality is that with capped rates and government grants representing over 85% of Councils income, Councils ability to increase revenue to match expenditure requirements is limited. The Plan instead defines the revenue and rating 'envelope' within which Council proposes to operate.

22. This plan will set out the decisions that Council has made in relation to rating options available to it under the Local Government Act 2020 to ensure the fair and equitable distribution of rates across property owners. It will also set out the robust principles and practices for fee and charge setting and other revenue items to ensure Council's commitment to responsible financial management is achieved, while at the same time continuing to provide high quality, accessible services to the community.

23. It is also important to note that this plan does not set revenue targets for Council, it outlines the strategic framework and decisions that inform how Council will go about calculating and collecting its revenue.

24. At present the legislative provisions that outline rates and charges are still contained in the Local Government Act 1989 pending a transition to the Local Government Act 2020.

25. The selection of rating philosophies and the choice between the limited rating options available under the Local Government Act 1989 is a difficult one for all Councils and it is most likely that a perfect approach is almost impossible to achieve in any local government environment.



26. The purpose of the plan is therefore to consider what rating options are available to Council under the Local Government Act 1989, and how Council's choices in applying these options contribute towards meeting an equitable rating strategy.
27. It is important to note at the outset that the focus of this Plan is very different to that of the Long-Term Financial Plan and Budget. In these latter documents the key concern is the quantum of rates required to be raised for Council to deliver the services and capital expenditure required. In this Plan, the focus instead is on how the obligation to pay this quantum will be equitably distributed amongst Council's ratepayers.

### **Budget 2025-26**

28. The 2025-26 Budget has been prepared on the following assumptions:
29. The Victorian State Government have set the rate cap for the 2025-26 year at 3 per cent, which we will apply to total rates. After considering the impacts of annual property valuations and retention of the current differential rating structure, the average rate increase for residential properties will be just 0.11 per cent which is significantly lower than the 3 per cent cap.
30. Waste charges have been determined on a full cost recovery basis. The default residential waste charge (including State Government waste levy) will increase by \$11.00 (or 2.2 per cent) from \$505 to \$516. This is primarily due to the State Government waste levy increasing from \$132.76 to \$169.79 per tonne - a 27.9 per cent increase softened by the beneficial effects of the Container Deposit Scheme which has led to higher income and reduced domestic recycling costs, in combination with lower projected waste tonnages for 2025-26.
31. Council's total capital expenditure in 2025-26 is \$119.87 million which includes \$106.34 million to renew and upgrade the city's existing \$2.6 billion community assets and \$13.53 million for new and expanded assets. Of this total capital budget, \$26.19 million will be funded from reserves, \$22.03 million from external grants and contributions and \$36.50 million from borrowings.
32. Council has committed to a significant investment over the coming two years for the replacement of the much loved but outdated Dandenong Oasis with the new Dandenong Wellbeing Centre (DWC) – at a total cost of \$122.15 million.
33. This is an exciting and significant investment in our community's health and wellbeing. Council has sought several funding sources beyond rates, including borrowings, grant funding, contribution income, and transfers from internal reserves. To ensure the successful completion of this project, there have been strategic adjustments made to the capital program in the coming years. This means that the Wellbeing Centre has been prioritised; however, funding for other projects and infrastructure will become more competitive in the current funding environment. Council's indebtedness will peak at just under 57 per cent of rate revenue in 2027 well within prudential limits.
34. While the Council's financial position remains stable for 2025-26, it will face ongoing challenges due to rate capping and economic conditions. To ensure Council finances remain sustainable and services affordable for the community, we will need to continually assess the performance and future of current services to determine their relevance and whether Council needs to continue delivering them or if an alternative delivery model is more viable. As such, Council's proposed financial direction for future years may require changes.



35. This is the first budget where Council records an underlying operational deficit result for 2025-26 and the next three years. The adjusted underlying result forecasts small deficits but indicates a gradual erosion of the asset base. This situation necessitates a comprehensive approach to ensure our Council's financial sustainability while continuing to meet the needs of our community and maintaining our infrastructure. While projected deficits present significant challenges, we are committed to navigating these financial pressures with transparency and strategic planning.
36. In summary, the 2025-26 Budget has been prepared for the four-year period ending 30 June 2029. Council's financial position remains sound for 2025-26. However, Council is working hard as it navigates a complex landscape to prioritise service sustainability amidst the urgent need to renew existing and ageing infrastructure; and, at the same time, invest in new community infrastructure. Financial stability and sustainability are one of the highest and most pressing priorities and challenges facing the Greater Dandenong City Council.

### **Long Term Financial Plan 2026-2035**

#### **37. Key outcomes of the Long-Term Financial Plan**

38. Council continues to strive to provide high quality operational services for all residents including many disadvantaged sections of the community whilst at same point generally recovering lower levels of fees and charges in comparison to other municipalities.
39. The most significant outcome included in the LTFP is the funding over the next two years to develop the new Dandenong Wellbeing Centre (DWC), which will replace the outdated Dandenong Oasis. This project will be funded through a combination of borrowings and grants, requiring strategic adjustments to future capital programs.
40. Council will also take on new operational costs of around \$1.8 million annually for the new Keysborough Community Hub.
41. To accommodate these financial commitments, a total of \$86 million has been reallocated from the 10-year capital program to cover debt servicing and new operational costs. The strategic downward adjustments in capital spending results in discretionary capital becoming very scarce in all years of the plan.
42. Over the past three years, the growth in Council's operating surpluses has halted and is now reversing, just as funding requirements for major projects have increased. This shift is primarily due to rate capping, escalating costs, increasing trend of government cost shifting and the decision to pursue major projects which have significantly increased indebtedness.
43. Substantial borrowings of \$68.85 million are forecast to be drawn down over the next two years to part fund the Dandenong Wellbeing Centre project. This has been achieved within acceptable debt prudential guideline target ranges.
44. Borrowings will increase from \$47 million (30 June 2024) and peak at \$105.7 million in 2026-27.
45. Council has always seen loan funding as a critical component of the funding mix to deliver much needed infrastructure to the community. The key area of financial risk is ensuring that Council does not rely so strongly on debt funding that it unduly impacts Council's ability to fund capital works on an annual basis. The challenge for Council is the limitation on increasing its main revenue source due to rate capping.
46. The challenge of addressing an underlying operational deficit in nearly all years of the LTFP.
47. After reductions in capital works funded from Council's operations over the life of the LTFP, an increasing trend from \$35.1 million in 2025-26 to \$47 million in 2034-35 (noting that this may be subject to future reductions).



48. Funding for asset renewal ranging from \$30 million to \$47 million annually (excluding major and grant funded projects) over the life of the LTFP (again noting this is subject to future review). There is insufficient funding in two years of the LTFP (years 8 and 10) for base renewal requirements.
49. The achievement of a financial structure, where annual asset renewal needs are mostly met from the base operating outcome of Council, and non-renewable sources of funds such as reserves, and asset sales are used to fund new or significantly upgraded facilities.
50. In summary, the Long-Term Financial Plan highlights the considerable challenges faced by Council over the coming ten-year period and beyond. For Council to remain a viable and sustainable Council and at the same time endeavouring to deliver on key infrastructure projects that are critical to our community Council will require strategic measures to navigate rising costs and constrained revenue, ensuring that the Council can continue to serve the community effectively in the short and long term.

### Asset Plan

51. The Asset Plan is required under Local Government Act 2020 to be updated in alignment with the Council Plan and Long-Term Financial Plan. It sets out the investment in assets for the next 10 years including maintenance, renewal and capital. Year 1 of the plan is the Capital Improvement Plan (CIP) for 2025-26.
52. The Asset Plan presents the community with an overview of the current state of Council's infrastructure assets (assets), the current and future challenges of asset management, and how Council will manage these assets over the next ten years.
53. The Asset Plan also sets out the current priorities, and investments by asset classes (the asset classes are aligned to the services provided by Council). Each asset class has a profile, the predicted investment, roles and responsibilities and future projects, both funded and unfunded.
54. Changes to the advertised suite of key strategic planning documents
55. During the preparation of these documents recommended for adoption, several modifications were made to the versions that were publicly exhibited. The changes are outlined below.
56. Valuation figures used in rating income calculations in the 2025-26 Budget are final certified valuations provided by the Valuer General's office. Overall, the total rates income amount increased from the 2025-26 Proposed Budget by a minor \$5,294 due to a change in the 2024-25 Forecast Valuations resulting from the effect of annualisation. These valuations will be reported to the Minister by the Valuer General.
57. The changes in valuations and rate in the dollar for each differential category between the Proposed 2025-26 Budget and the 2025-26 Adopted Budget are minor and are detailed in the table below.

Rating Type	Total Value of Land (2025-26 Valuation)			Rate in the \$		
	2025-26 Proposed Budget (\$)	2025-26 Adopted Budget (\$)	Mvmt (\$)	2025-26 Proposed Budget (\$)	2025-26 Adopted Budget (\$)	Mvmt (\$)
General	39,686,765,000	39,687,745,000	980,000	0.0015319181	0.0015319951	0.0000000770
Commercial	5,508,568,500	5,508,788,500	220,000	0.0025276648	0.0025277919	0.0000001271
Industrial	23,751,970,455	23,750,590,500	(1,379,955)	0.0032170280	0.0032171897	0.0000001617
Res vacant	445,147,500	445,147,500	0	0.0022978771	0.0022979926	0.0000001155
Farm	471,567,500	471,567,500	0	0.0011489386	0.0011489963	0.0000000578
<b>Total</b>	<b>69,864,018,955</b>	<b>69,863,839,000</b>	<b>(179,955)</b>			


58. Summary of key changes (minor) and the strategic document impacted.

Item	Council Plan / Annual Plan	Budget	LTFP	Revenue & Rating Plan	Asset Plan
<p><i>Rating valuations</i></p> <p>Final certified rating valuations are now included – annualisation effect impacting general rates by a minor (\$5,294).</p>	-	✓	✓	✓	-
<p><i>Fees and charges</i></p> <p>Included commentary clarifying several fee restructures (i.e. – not all new charges).</p>	-	✓	-	-	-
<p><i>Operating adjustments</i></p> <p>Robert Booth Master Plan – commentary updated and references to “decommissioning” removed.</p> <p>Reallocation of budget as noted in the Council resolution in this report.</p>	-	✓	-	-	-
<p><i>Capital Improvement Program</i></p> <p>Expanded several renewal programs into more detailed child projects.</p>	-	✓	-	-	-
<p><i>Capital Grants</i></p> <p>Included 4 new grants for Greaves Reserve, WJ Turner Reserve, Warner Reserve and Dandenong Library.</p> <p>Summary:</p> <ul style="list-style-type: none"> <li>\$772,500 grant funding</li> <li>\$12,500 contribution income</li> </ul> <p>Two of the projects were already included in the 2025-26 Proposed Budget and two were not included. The net cash impact was an unfavourable \$406,000 which has been offset by reduction of a capital co-contribution provision.</p>	-	✓	✓	-	✓
<p><i>Operating Grant</i></p> <p>Included \$150,000 grant income and offsetting expenditure for the Housing Innovation program.</p>	-	✓	✓	-	-
<p><i>Emergency Services and Volunteer Fund (ESVF)</i></p>	-	✓	✓	✓	-





Item	Council Plan / Annual Plan	Budget	LTFP	Revenue & Rating Plan	Asset Plan
Updated commentary regarding the passing of this legislation.					
<i>Community Consultation</i> Two additional pages on broad community consultation added.	✓	-	-	-	-
<i>Performance Measures</i> Wording changes to the child safety measure - to track Council's progress on child safe actions	✓	-	-	-	-
<i>Acknowledgement of Country</i> Added to the Annual Plan	✓	-	-	-	-
<i>Annual Actions</i> Minor wording change for Children, Youth and Families Strategy action	✓	-	-	-	-

59. Other matters - payments to South East Leisure Pty Ltd (SEL)

This report also recommends Council delegate authority to the Chief Executive Officer to make payments to SEL for the provision of Management Services specified in the Management Services Agreement dated 13 September 2021 (Clauses 5.2 and 5.3) and SEL's Annual Budget 2025-26.

## Financial Implications

60. There were no financial implications from the community feedback process other than a reallocation of budget. The Budget provides a sustainable basis for Council to make resource allocation decisions during the 2025-26 financial year. The LTFP provides a financial framework for measuring and planning for Council's long-term financial sustainability. Both the Budget and LTFP ensure funding of Council Plan priorities and services, as well as investment in capital works and asset renewal requirements.
61. As is the current practice, quarterly financial reports highlighting Council's progression against the adopted 2025-26 Budget will be made available to Councillors and the community for their information.



## Community and Stakeholder Consultation

62. The community, staff and Councillors had the opportunity to provide input into the 2025-26 Budget, LTFP 2026-2035, Asset Plan 2025-2035, Council Plan 2025-29, Annual Plan 2025-26 and Revenue and Rating Plan 2025-2029 during two consultation periods.
  - a. The first consultation occurred from February 2024 to July 2024.
  - b. The second period occurred from 14 May 2025 to 11 June 2025.
63. These engagement periods were promoted through various channels including Council's website and social media, advertisements in the local paper, Greater Dandenong Council News, posters in customer services centres and through targeted consultation lists.
64. The feedback received from over 3,300 people in the first consultation period was then used to inform Councillors and Council Officers to assist with the development of the proposed documents and allocation of resources throughout the budget process. The main feedback themes included affordable housing, climate change, community safety, Council assets, employment and education, open space and trees, social cohesion and connection.
65. In October and November Council's Deliberative Panel reviewed the consultation results from the first period and developed six recommendations for Council for the Council Plan 2025-29. These recommendations focused on community safety, affordable housing, asset maintenance and renewal, community connection, service awareness, and asset re-evaluation.
66. Feedback was invited from the community during the 14 May to 11 June 2025 community engagement period and 39 submissions were received (26 were received via the social pinpoint engagement portal and 13 via email). Four people elected to attend the Community Feedback Session and speak to their feedback. The main themes included climate, environment, biodiversity and conservation, cultural and heritage resourcing and spending on asset infrastructure.
67. Council officers collated feedback from the community engagement process, which was then considered by Councillors in June 2025.
68. As a result of the community feedback received in May and June 2025 the following changes have been incorporated in the final 2025-26 Budget from a reallocation of budget from Robert Booth Master Plan \$241,000:
  - a. Robert Booth (\$45,000) – to undertake investigative works, a condition assessment, reinstall signage and any immediate remedial work required.
  - b. Springvale Reserve (\$80,000) - towards installation of nets behind the goals at the netball end.
  - c. Springvale North Tennis Club Lighting (\$116,000) - undertake further investigative works due to the condition and age of the assets (\$20,000). The remainder (\$96,000) to be held and considered at the 2025-26 Mid-Year Budget Review when the outcomes of the investigation are known.



69. Once endorsed the documents will be communicated to our community and stakeholders in the following ways:
- a double page spread on the budget and the front cover and article on the Council Plan in the August edition of the Greater Dandenong Council News
  - social media posts and updates to the Social pinpoint engagement page
  - media release
  - documents uploaded to Council's website.
  - previous participants in the consultation activities will be contacted to inform them of the endorsed documents.
  - a mayoral video to discuss document highlights.

### Links to the Community Vision and Council Plan

70. This report is consistent with the following principles in the Community Vision 2040:
- Safe and peaceful community.
  - Education, training, entrepreneurship and employment opportunities.
  - Embrace diversity and multiculturalism.
  - Sustainable environment.
  - Mind, body and spirit.
  - Art and culture.
71. This report is consistent with the existing Council Plan 2021-25 following strategic objectives:
- A socially connected, safe and healthy city.
  - A city that respects and celebrates diversity, our history and the arts.
  - A city of accessible, vibrant centres and neighbourhoods.
  - A green city committed to a sustainable future.
  - A city that supports entrepreneurship, quality education and employment outcomes.
  - A Council that demonstrates leadership and a commitment to investing in the community.

### Legislative and Policy Obligations

72. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:
- The Overarching Governance Principles of the *Local Government Act 2020*.
  - The *Gender Equality Act 2020*.
  - *Victorian Charter of Human Rights and Responsibilities 2006*.
  - Climate Change and Sustainability.
  - Related Council Policies, Strategies or Frameworks.

### Conclusion

73. As per the requirements of the *Local Government Act 2020*, Council officers have developed the key strategic planning documents to address the priorities of our community and drive Council performance in 2025-26 and into the future.



Cr Jim Memeti vacated the Chair and left the Chamber at 7.29 pm.

Cr Sophie Tan assumed the Chair at 7.29 pm

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**MINUTE No.145**

Moved by: Cr Rhonda Garad

Seconded by: Cr Sean O'Reilly

That Council APPROVES, in advance of adoption of the Budget 2025-26, the following expenditure in relation to Dandenong Market Pty Ltd:

- Dandenong Market Structural Rectification \$500,000; and
- Dandenong Market Fire Services \$100,000.

**CARRIED 9 / 0**

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Cr Jim Memeti returned to the Chamber and resumed the Chair at 7.32 pm.

Cr Sophie Tan returned to her seat at 7.32 pm.

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CEO Jacqui Weatherill and Mayor Jim Memeti read out a speech in relation to this Item please refer to page 78.

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**MOTION**

Moved by: Cr Isabella Do

Seconded by: Cr Rhonda Garad

That Council:

1. THANKS the community members who participated in the community engagement process to inform the key strategic planning documents and having considered all the valuable community feedback;
  2. NOTES the following amendments to the 2025-26 Budget, to be funded from the reallocation of the \$241,000 budget item for the 'Robert Booth Master Plan':
  3.
    - a. Robert Booth Reserve (\$45,000) – to undertake investigative works, a condition assessment, reinstall signage and any immediate remedial work required.
    - b. Springvale Reserve (\$80,000) - installation of nets behind the goals at the netball end.
    - c. Springvale North Tennis Club Lighting (\$116,000) - undertake further investigative works due to the condition and age of the assets (\$20,000). The remainder (\$96,000) to be held and considered at the 2025-26 Mid Year Budget Review when the outcomes of the investigation are known.
-



- d. Investigative works noted in (c) are to be undertaken in the first quarter of 2025-26 to enable outcomes to be considered as part of the 2025-26 Mid-Year Budget Review.
  - e. Any capital items resulting from the above will be reallocated at the 2025-26 Mid-Year Budget Review. This is an administrative adjustment.
3. **ADOPTS** the following key strategic planning documents:
- a. Community Vision 2040 (unchanged) per Attachment 1 (4.2.1.1) to this report;
  - b. Council Plan 2025-29 (including the Municipal Public Health and Wellbeing Plan) per Attachment 2 (4.2.1.2) to this report with the following changes;
    - Under page 178 of the agenda, under 'Strategic Objective 4: A green city committed to a sustainable future' and under Priority '1. Enhance our tree canopy cover and urban forests and promote participation in protecting biodiversity values', add action '1.5 Continue to protect and enhance the Green Wedge by implementing the Greater Dandenong Green Wedge Management Plan.';
    - Under page 179 of the agenda, under 'Strategic Objective 4: A green city committed to a sustainable future' and under Priority '4. Transition to a resilient, net zero carbon emission city prepared for the social, environmental and health impacts of climate change', add 1: 'Finalise the Greater Dandenong Climate Change Mobilisation and Engagement Plan' and 2: 'Support the community around climate adaptation, in particular, preparing them for greater extreme weather events like heat and flooding';
    - Under page 179 of the agenda, under 'Strategic Objective 4: A green city committed to a sustainable future', we should change Priority '5. Support local business and industry to enhance resilience to climate change and accelerate transition to a net zero economy' to 'Support residents, local business and industry to enhance resilience to climate change and accelerate transition to a net zero economy' and ensure we change the accompanying action to include residents as well; and
    - Under 'Strategic Objective 4: A green city committed to a sustainable future', add an additional priority 'Work towards a circular economy' and add action under it 'Developing a new Waste Management Strategy over the next 12 months.
  - c. Annual Plan 2025-26 per Attachment 3 (4.2.1.3 ) to this report,
  - d. Revenue and Rating Plan 2025-2029 per Attachment 4 (4.2.1.4) to this report,
  - e. Budget 2025-26 including Schedule of Fees and Charges (inclusive of the amendments at point 2 (a) – (c) of this recommendation) per Attachment 5 (4.2.1.5) to this report,
  - f. Long Term Financial Plan 2026-2035 per Attachment 6 (4.2.1.6) to this report,
  - g. Asse Plan 2025-2035 per Attachment 7 (4.2.1.7) to this report,
4. **DECLARES** the 'rates and charges' for the 2025-26 financial year commencing 1 July 2025 and ending 30 June 2026 as detailed in the 2025-26 Budget - Section 4.1.1 (a) – (v) (Attachment 5) in accordance with the provisions of the *Local Government Act 1989*;
5. **AUTHORISES** the Chief Executive Officer to levy and recover the general rates and annual service charge in accordance with the *Local Government Act 2020* and subject to section 181H(1)(b) of the *Local Government Act 1989*;
6. **FIXES** the penalties for parking infringements in contravention of the Regulations made under the Road Safety Act 1986 as specified in the Schedule of Fees and



**Charges (Section 6, page 27) of the 2025-26 Budget, which will continue as the penalties so fixed until Council resolves otherwise;**

- 7. AUTHORISES the Chief Executive Officer or their delegate to make any necessary administrative or minor editorial amendments as required to the key strategic planning documents to finalise and make the approved documents publicly available;**
- 8. DELEGATES authority to the Chief Executive Officer to make payments to South East Leisure Pty Ltd for the provision of Management Services in the 2025-26 financial year, as specified in the Management Services Agreement dated 13 September 2021 (Clauses 5.2 and 5.3) and SEL's Annual Budget 2025-26.**

**LOST 2 / 6**

**For - Cr Isabella Do and Cr Rhonda Garad.**

**Against - Cr Phillip Danh, Cr Lana Formoso, Cr Alice Phuong Le, Cr Jim Memeti,  
Cr Sean O'Reilly and Cr Sophie Tan.**

**Abstained - Cr Bob Milkovic and Cr Melinda Yim.**

**MINUTE No.146**

**Moved by: Cr Sean O'Reilly**

**Seconded by: Cr Lana Formoso**

**That Council:**

- 1 THANKS the community members who participated in the community engagement process to inform the key strategic planning documents and having considered all the valuable community feedback;**
- 2**
- 3 NOTES the following amendments to the 2025-26 Budget, to be funded from the reallocation of the \$241,000 budget item for the 'Robert Booth Master Plan':**
- 4**
  - a) Robert Booth Reserve (\$45,000) – to undertake investigative works, a condition assessment, reinstall signage and any immediate remedial work required.**
  - b) Springvale Reserve (\$80,000) - installation of nets behind the goals at the netball end.**
  - c) Springvale North Tennis Club Lighting (\$116,000) - undertake further investigative works due to the condition and age of the assets (\$20,000). The remainder (\$96,000) to be held and considered at the 2025-26 Mid Year Budget Review when the outcomes of the investigation are known.**
  - d) Investigative works noted in (c) are to be undertaken in the first quarter of 2025-26 to enable outcomes to be considered as part of the 2025-26 Mid-Year Budget Review.**
  - e) Any capital items resulting from the above will be reallocated at the 2025-26 Mid-Year Budget Review. This is an administrative adjustment.**
- 5 ADOPTS the following key strategic planning documents:**
  - a) Community Vision 2040 (unchanged) per Attachment 1 (4.2.1.1) to this report;**





- b) Council Plan 2025-29 (including the Municipal Public Health and Wellbeing Plan) per Attachment 2 (4.2.1.2) to this report;
  - c) Annual Plan 2025-26 per Attachment 3 (4.2.1.3 ) to this report,
  - d) Revenue and Rating Plan 2025-2029 per Attachment 4 (4.2.1.4) to this report,
  - e) Budget 2025-26 including Schedule of Fees and Charges (inclusive of the amendments at point 2 (a) – (c) of this recommendation) per Attachment 5 (4.2.1.5) to this report,
  - f) Long Term Financial Plan 2026-2035 per Attachment 6 (4.2.1.6) to this report,
  - g) Asset Plan 2025-2035 per Attachment 7 (4.2.1.7) to this report,
- 6 DECLARES the 'rates and charges' for the 2025-26 financial year commencing 1 July 2025 and ending 30 June 2026 as detailed in the 2025-26 Budget - Section 4.1.1 (a) – (v) (Attachment 5) in accordance with the provisions of the *Local Government Act* 1989;
- 7 AUTHORISES the Chief Executive Officer to levy and recover the general rates and annual service charge in accordance with the *Local Government Act* 2020 and subject to section 181H(1)(b) of the *Local Government Act* 1989;
- 8 FIXES the penalties for parking infringements in contravention of the Regulations made under the Road Safety Act 1986 as specified in the Schedule of Fees and Charges (Section 6, page 27) of the 2025-26 Budget, which will continue as the penalties so fixed until Council resolves otherwise;
- 9 AUTHORISES the Chief Executive Officer or their delegate to make any necessary administrative or minor editorial amendments as required to the key strategic planning documents to finalise and make the approved documents publicly available; and
- 10 DELEGATES authority to the Chief Executive Officer to make payments to South East Leisure Pty Ltd for the provision of Management Services in the 2025-26 financial year, as specified in the Management Services Agreement dated 13 September 2021 (Clauses 5.2 and 5.3) and SEL's Annual Budget 2025-26.

CARRIED 9 / 0

For - Cr Phillip Danh, Cr Isabella Do, Cr Lana Formoso, Cr Rhonda Garad, Cr Alice Phuong Le, Cr Jim Memeti, Cr Sean O'Reilly, Cr Sophie Tan and Cr Melinda Yim.

Abstained - Cr Bob Milkovic



**CEO Jacqui Weatherill read the following:**

*“Officers are pleased to recommend this motion for the adoption of a suite of six strategic documents. These documents are the product of extensive work by officers and members of our community, with collaborative input from Councillors.*

*Our Council Plan sets the agenda for the next four years. It was a year-long piece of work, involving scores of community engagement activities. Well over 3000 community members and businesses had input and made suggestions about what Council should focus on for the next four year.*

*All of these inputs were synthesised into strong themes.*

*We sent out 8,000 letters to residents, asking for people interested in forming a deliberative panel to make a recommendation to Council. We received 125 expressions of interest, and from this 40 community members were selected to be on the panel.*

*These 40 members were from different suburbs, of different ages, cultural backgrounds, cultural backgrounds, genders along with a number of business owners and operators.*

*They generously gave their time over 4 days, hearing about the inputs from the wider community and learning about the services Council provides and what we must do under the Local Government Act.*

*They listened to each other and contributed thoughtful, considered ideas about how we prioritise resources for the benefit of the City of Greater Dandenong.*

*They arrived at a unanimously supported recommendation to Council. This Council Plan draws heavily on the report. It responds to community concerns and priorities.*

*This Council Plan, the Annual Plan for 2025/26 year and the Budget 2026/26 set out what we will deliver.*

*The plans are focused on outcomes rather than activities, and this time we set out the things Council will deliver, as well as where we will partner with others, or advocate to others to get things done.*

*The Council Plan addresses key community concerns around public safety, amenity of public spaces, homelessness and housing affordability and the environment and sustainability.*

*Our Long Term Financial Plan, Revenue & Rating Plan and Asset Plan are responsible, measured plans for how we’re going to deliver on the Council Plan and Annual Plans. These documents set us up for financial sustainability, in a context of rising costs and a rate capping environment.*

*I would like to finish by playing a short video made about the deliberative panel that reported to us on community goals for the Council Plan. We offer our thanks to the community members who participated for their time and commitment.”*



**Mayor Jim Memeti read the following:**

*"I would also like to speak briefly to this item before I call for a mover. We've heard from and met members of the deliberative panel who made recommendations about the Council Plan, and I applaud their thoroughness and thoughtful contributions.*

*I want to emphasise the importance of these documents tonight. The Council Plan sets up this term of Council.*

*It has strategic themes that focus on the difference we want to make for this community, and under theses, the services, programs and facilities we will deliver to achieve these outcomes, and the 2025/26 Budget sets out the relevant funds.*

*For example, this year, under a 'Socially Connected, Safe and Healthy City' – we have committed \$1.83 million for CCTV, as well as funds for female-friendly facilities at sporting reserves, and upgrades to Materna Child Health Facilities. We will also be opening the community hub at Keysborough later this year.*

*Under 'A Green City Committed to a Sustainable Future,' we've got funds for water mains and drainage renewal, and over \$200,000 for infrastructure, landscaping and furniture across Doris Reserve and View Road Reserves.*

*This year will also see a new Sustainability Strategy and Waste Strategy brought to Council for consideration, to maintain our commitment to action on the environment and in response to climate change. Under 'A City of Vibrant and Accessible Centres and Places' we have an unprecedented investment in the health and wellbeing of our community. There's \$65 million in 2025/26 towards our new Dandenong Wellbeing Centre, to replace the ageing Oasis. Works have commenced on site, and we're looking forward to the facility opening in 2027. It will have 2 warm water pools, a 50m pool, spa, sauna, steam room, beautiful spaces for group fitness, a high quality gym and spaces for community connection and allied health. It will be the high quality, beautiful facility that this community deserves.*

*We have \$9.5 million in road re-surfacing and rehabilitation, alongside BlackSpot and other Road programs. We have a further \$6.7 million for the final stage of the Perry Road upgrade.*

*I commend officers for the work behind these documents. I am particularly proud that we have a set of plans that provide for long term financial sustainability, while also delivering quality services and investing in excellent facilities and assets for the future."*



## 4.3 POLICY AND STRATEGY

### 4.3.1 Fixed Asset Policy Revised for Adoption

**Responsible Officer:** Chief Financial Officer

**Attachments:**

1. Fixed Asset Policy 2025-26 (marked up) [4.3.1.1 - 24 pages]
2. Fixed Asset Policy 2025-26 (clean) [4.3.1.2 - 24 pages]

#### Officer Recommendation

**That Council APPROVES the updated Fixed Asset Policy (including Disposal or Sale of Council Assets) as set out in the 'marked up' version and the 'clean' version attached to this report (refer Attachment 1 and Attachment 2).**

#### Executive Summary

1. To obtain Council approval of the revised Fixed Asset Policy (including Disposal or Sale of Council Assets). This policy prescribes the principles for the recognition, recording, valuation and accounting for Council's fixed asset and capital expenditure transactions to ensure Council meets legislative requirements under the Local Government Act and Australian Accounting Standards.

#### Background

2. Council policies are in place to ensure compliance with relevant legislation, regulations and best practices. They provide a consistent approach to Council's operational requirements and promote accountability and transparency of Council decisions and actions.
3. The City of Greater Dandenong Council has a significant investment of public funds in the assets utilised and maintained by Council. As at 30 June 2024 the total value of Council's fixed assets is \$2.6 billion.
4. Due to the high value of Council's fixed assets, there is a significant risk of material financial misstatement at the end of financial year if Council does not have an up-to-date fixed asset accounting policy which complies with legislation and Australian Accounting Standards.
5. The Fixed Asset Policy (including Disposal or Sale of Council Assets) 2025-26 is designed to provide guidance regarding expenditure that is to be capitalised, the requirements regarding sale/disposal of land and assets with a carrying amount >\$50,000 and the associated accounting treatment for non-current assets in Council's Fixed Asset Register.
6. The policy is reviewed annually and is required to comply with the Local Government Act 2020, Local Government (Planning and Reporting) Regulations 2020 and Australian Accounting Standards.
7. The revised Fixed Asset Policy (including Disposal or Sale of Council assets) will become effective immediately upon adoption of this report. The changes are indicated in red font in Attachment 1 - Fixed Asset Policy 2025-26 (marked up). This policy update will apply to the 2025-26 financial year.



## Key Points / Issues / Discussion

8. The changes in the 2025-26 update of the policy are outlined below:
9. AASB 13 'Fair Value Measurement' amendments:
  - a. AASB 13 emphasises the three valuation approaches: market, cost, and income. Flowcharts and tables are often included in guidance materials to clarify application
  - b. Unobservable inputs are classified as level 3 inputs in the fair value hierarchy. This term has been defined and clarified in this update.
  - c. Hypothetical replacement cost principles to be considered in determining the current replacement cost (formerly depreciated replacement cost), considering exit price, highest and best use, and modern equivalents.
  - d. Factors like obsolescence, condition, location, and restrictions are also explicitly required in fair value assessments.
  - e. Costs for disruption and demolition (except for the reference asset) are now considered part of the current replacement cost calculation.
  - f. Terminology changes including "Depreciated replacement cost" → "Current replacement cost", "Asset components" → "Parts" and removal of "greenfields" concept.
10. Change in Useful Life of Ancillary Services of Buildings (20 → 30 years). This useful life was further reviewed following the componentisation of building assets that occurred last financial year.
11. Capitalisation Threshold Change for Roads (\$20,000 → \$10,000).
12. AusFleet system will continue to be used and reconciled to.
13. Reference and link to Asset Disposal Process to be followed by Asset Managers when disposing assets (other than by renewal/replacement).
14. Auction Clarification for Disposal of Assets <\$50,000.
15. Other minor wording changes.

## Financial Implications

16. The financial implications of the 2025-26 update to the policy include:
17. Change in Useful Life of Ancillary Services of Buildings (20 → 30 years). Financial impact is estimated at a reduction in annual depreciation expense of approximately \$2.5 million.
18. Capitalisation Threshold Change for Roads (\$20,000 → \$10,000). This change is estimated to increase asset capitalisations and reduce operating expenses by \$254,000.
19. The net value of Council's fixed assets at 30 June 2024 is \$2.6 billion. The policy will apply to fixed asset transactions for 2025-26 and beyond.

## Community and Stakeholder Consultation

20. In this annual update, consultation has occurred with Council's Executive Team, Council's Asset Management Team and the external auditors (RSD Audit).
21. As part of the review process, the draft Fixed Asset Policy (including Disposal or Sale of Council Assets) was tabled to the 5 June 2025 Audit and Risk Committee. The Committee has endorsed to Council the adoption of the revised policy.



## Links to the Community Vision and Council Plan

22. This report is administrative only and doesn't relate to a specific principle in the Community Vision 2040.
23. This report is consistent with the following strategic objectives from the Council Plan 2021-25:
- A Council that demonstrates leadership and a commitment to investing in the community.

## Legislative and Policy Obligations

24. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:
- The Overarching Governance Principles of the Local Government Act 2020.
  - The Gender Equality Act 2020.
  - Victorian Charter of Human Rights and Responsibilities 2006.
  - Climate Change and Sustainability.
  - Related Council Policies, Strategies or Frameworks (Fixed Asset Guidelines).

## Conclusion

25. The changes to the Fixed Asset Policy (including Disposal or Sale of Council Assets) 2025-26 relate mainly to the Accounting Standard AASB 13 changes, a change in the useful life of buildings ancillary services and a change in the capitalisation threshold of roads.

### MINUTE No.147

**Moved by: Cr Melinda Yim**

**Seconded by: Cr Sophie Tan**

**That Council APPROVES the updated Fixed Asset Policy (including Disposal or Sale of Council Assets) as set out in the 'marked up' version and the 'clean' version attached to this report (refer Attachment 1 and Attachment 2).**

**CARRIED 10 / 0**



### 4.3.2 Advocacy Action Plan FY25-26

<b>Responsible Officer:</b>	Executive Manager Strategy Growth & Advocacy
<b>Attachments:</b>	1. Advocacy Action Plans for prioritised campaigns [4.3.2.1 - 12 pages] 2. Advocacy Priorities FY 25-26 [4.3.2.2 - 1 page]

#### Officer Recommendation

##### That Council

1. **NOTES Council's contribution to the Back Your Neighbour campaign and celebrates its role in advancing compassionate, inclusive advocacy for people with unresolved immigration status through strong collaboration and national leadership;**
2. **NOTES Council's continuous leadership in the Anti-Poverty Campaign and celebrates its commitment to equity, dignity, and local solutions by amplifying lived experience, fostering community collaboration, and driving advocacy for systemic change;**
3. **APPROVES the Advocacy Campaign Action Plan FY25-26 for the three (3) advocacy campaigns as outlined in Attachment 1 to:**
  - a. **Continue Mayoral and Councillor Taskforce Back Your Neighbour Campaign,**
  - b. **Continue Anti-Poverty Campaign, and**
  - c. **Commence a Housing Advocacy Campaign focused on two streams: (Part 1) Legislative and Regulatory Reform, and (Part 2) Advocacy for Local Projects; and**
4. **NOTES opportunities to support these strategic advocacy efforts as elected Local Government officials.**

#### Executive Summary

1. At its meeting on 24 March 2025, Council endorsed a strong advocacy agenda for the 2025–26 financial year. Three priority campaigns, Back Your Neighbour, the Anti-Poverty Campaign, and the Housing Advocacy Campaign, were identified as the priority campaigns, demonstrating Council's commitment to sustained, strategic, and values-led advocacy.
2. Each campaign has been guided by Council's endorsed Advocacy Framework, with clearly defined objectives, messaging, tactics, stakeholder engagement, and risk mitigation plans. These campaigns reflect Council's proactive approach to influencing systemic change while delivering local impact.
3. The Back Your Neighbour campaign champions the rights of people with unresolved immigration status, the Anti-Poverty Campaign addresses economic vulnerability through community-led solutions, and the Housing Campaign advocates for both policy reform and local project delivery.
4. Together, these efforts position Council as a leading voice in advancing fairness, inclusion, and wellbeing for all residents.
5. In parallel, Council will continue to progress six other advocacy priorities through an opportunistic approach, ensuring readiness to act when key advocacy windows arise at State and Federal levels.





## Background

6. At the 24 March 2025 Council Meeting Council reviewed nine advocacy campaigns and their aligned priorities for the 2025-26 financial year. Council endorsed three of these advocacy campaigns for dedicated staff resourcing from existing staff allocation. They are as follows:
  - a. Mayoral and Councillor Taskforce Back Your Neighbour (BYN) campaign – 1.0EFT
  - b. Anti-Poverty Campaign – 0.5EFT
  - c. Housing Campaign – 1.0EFT
7. Action Plans have been developed for each of these campaigns utilising the aspects outlined in Council's endorsed Advocacy Framework including:
  - a. Asks, framing and messaging
  - b. Tactics
  - c. Stakeholders
  - d. Stages
  - e. Cost estimations
  - f. Risks
8. The six remaining advocacy campaigns and their associated priorities, outlined in Attachment 2, will be progressed through an opportunistic approach. Under this model, the Advocacy team will lead the preparation of tailored materials, such as briefing notes, proposals, and correspondence, in close collaboration with relevant departments as subject matter experts.
9. The opportunistic advocacy approach is designed to be agile and responsive, enabling Council to act quickly when advocacy windows open. These may include State or Federal Budget announcements, parliamentary inquiries, new grant programs, or opportunities for direct engagement with Ministers, MPs, or departmental officials. Rather than assigning dedicated resources to each campaign, this approach allows Council to allocate effort and expertise where it is most strategically beneficial, based on timing, relevance, and potential impact.

## Key Issues and Discussion

### *Mayoral and Councillor Taskforce Back Your Neighbour Campaign*

10. The Back Your Neighbour Campaign is a joint advocacy initiative led by Australian local governments and refugee support organisations, aiming to influence Federal policies affecting people with unresolved immigration status. It calls for fair pathways to permanency, valid bridging visas with work rights, and improved access to essential services.
11. The campaign uses values-based messaging focused on compassion, inclusion, and nation-building. Advocacy tactics include direct lobbying, council motions, community mobilisation, coalition building, and digital media campaigns. Refugees and asylum seekers play a key role as storytellers to humanise the issues.
12. Key stakeholders include federal MPs and ministers, local councils, community organisations, and allies such as unions, faith groups, and academics. The campaign is staged across preparation, mobilisation, advocacy, and follow-up phases, with an annual budget of \$63,000 funded through membership fees.
13. Risks such as political backlash and misinformation are addressed through strategic framing, strong coordination, and trusted messengers. Efforts to expand membership and diversify funding are underway to ensure ongoing impact.



### *Anti-Poverty Campaign*

14. The **Anti-Poverty Campaign – Poverty is Everyone's Business** is a collaborative initiative between the Greater Dandenong City Council and local community organisations. It aims to tackle poverty through systemic change, sustainable local solutions, and by amplifying the voices of those with lived experience. The campaign prioritises equity, dignity, and economic participation to improve the wellbeing of vulnerable residents.
15. Key advocacy asks include ensuring lived experience informs decision-making, supporting place-based responses tailored to local needs, and driving coordinated, innovative solutions. Messaging focuses on fairness, inclusion, and action, encouraging government and community collaboration to create lasting change.
16. Advocacy tactics involve direct lobbying, community engagement through storytelling and surveys, strengthening the Anti-Poverty Consortium, and using traditional and digital media to share real-life experiences. Stakeholders include all levels of government, community organisations, local leaders, and residents who have faced poverty or financial hardship.
17. The campaign is rolled out in stages, starting with community listening, followed by awareness-raising, local advocacy, grassroots events, and impact reporting. Key risks such as low engagement, limited funding, and burnout among participants are addressed through inclusive communication, partnership development, and ongoing support.

### *Housing Campaign Part 1 - Legislative and Regulatory Advocacy*

18. The Housing Campaign on Legislative and Regulatory Advocacy is a coordinated effort by the Charter Group of Councils, in partnership with peak housing organisations like CHIA Victoria, to address key gaps in State and Federal housing policy. The campaign focuses on legislative and regulatory reforms needed to improve access to social and affordable housing across Australia.
19. Key advocacy priorities include calling for a **nationally consistent definition of social and affordable housing**, advocating for a **mandatory affordable housing contribution in planning schemes**, and promoting **greater flexibility to support innovative housing models**, such as tiny homes. These reforms are framed around principles of clarity, fairness, innovation, and community benefit, aiming to align planning systems with evolving housing needs and national housing strategies.
20. Tactics include coalition-building, stakeholder mobilisation, direct political advocacy, research-driven submissions, and leveraging planning systems through amendments and test cases. The campaign is supported by councils, planning bodies, developers, CHPs, and advocacy groups, with campaign stages and messaging to be finalised in early FY25–26.
21. Key risks such as political resistance, developer pushback, and public misconceptions are addressed through proactive engagement, storytelling, and coalition-based advocacy. With a dedicated officer and media activities supported within existing budgets, the campaign seeks to drive long-term, systemic change in the way affordable housing is defined, planned, and delivered.

### *Housing Campaign Part 2 – Local Projects Advocacy*

22. The Housing Campaign Part 2 focuses on advocating for tangible local housing outcomes in City of Greater Dandenong. The key objectives are to secure State Government land for an affordable and social housing project in Dandenong and to obtain funding for the construction of underground carpark infrastructure at the Springvale site. This infrastructure is critical to unlocking future mixed-use development, including housing, retail, and public spaces.
23. The campaign frames these asks around equity and inclusion, emphasising that everyone deserves a safe and affordable home. It highlights the smart use of underutilised public assets and the broader economic and social benefits such projects can bring, such as job creation and community revitalisation. The Springvale project is also positioned as future-ready infrastructure that supports walkability, sustainable design, and vibrant local economies.



24. Advocacy tactics include evidence-based research, coalition building, direct engagement with government officials, community mobilisation, and media campaigns. Key stakeholders include government departments, community housing providers, advocacy groups, local residents, businesses, and private developers. The campaign progresses through stages from research and strategy development to coalition building, public mobilisation, government advocacy, negotiation, and implementation monitoring.
25. Risks such as political shifts, community opposition, planning delays, funding shortfalls, and construction disruptions are acknowledged, with mitigation strategies including proactive community engagement, cross-party support, early stakeholder alignment, and clear communication of economic benefits. The campaign resources include a dedicated 0.5 EFT campaign officer and utilize existing budgets for media and events.

## Governance Compliance

### *Human Resource Implications (consider Workforce Planning and Service Statements)*

26. This item does not have an impact on existing human resources.

### *Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)*

#### *Operating Budget Implications*

27. There are no financial implications associated with this report.

#### *Asset Implications*

28. This item does not affect any existing assets.

#### *Legal/Risk Implications*

29. Identify if there are any legal or risk implications. These have been indicated under the appropriate sections of the Action Plans and noted above specifically for BYN.

#### *Environmental Implications*

30. There are no environmental implications relevant to this report.

## Community Consultation

31. There was no requirement for community consultation.

## Links to Community Vision, Council Plan, Strategy, Notice of Motion

32. This report is consistent with the following principles in the Community Vision 2040:

- Safe and peaceful community.
- Embrace diversity and multiculturalism.

33. This report is consistent with the following strategic objectives from the Council Plan

34. 2021-25:

- A socially connected, safe and healthy city.
- A city that respects and celebrates diversity, our history and the arts.
- A city of accessible, vibrant centres and neighbourhoods.
- A green city committed to a sustainable future.
- A city that supports entrepreneurship, quality education and employment outcomes.



- A Council that demonstrates leadership and a commitment to investing in the community.

## Legislative and Policy Obligations

35. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- Not Applicable

### **MINUTE No.148**

**Moved by: Cr Rhonda Garad**

**Seconded by: Cr Sophie Tan**

### **That Council**

1. **NOTES Council's contribution to the Back Your Neighbour campaign and celebrates its role in advancing compassionate, inclusive advocacy for people with unresolved immigration status through strong collaboration and national leadership;**
2. **NOTES Council's continuous leadership in the Anti-Poverty Campaign and celebrates its commitment to equity, dignity, and local solutions by amplifying lived experience, fostering community collaboration, and driving advocacy for systemic change;**
3. **APPROVES the Advocacy Campaign Action Plan FY25-26 for the three (3) advocacy campaigns as outlined in Attachment 1 to:**
  - a. **Continue Mayoral and Councillor Taskforce Back Your Neighbour Campaign,**
  - b. **Continue Anti-Poverty Campaign, and**
  - c. **Commence a Housing Advocacy Campaign focused on two streams: (Part 1) Legislative and Regulatory Reform, and (Part 2) Advocacy for Local Projects; and**
4. **NOTES opportunities to support these strategic advocacy efforts as elected Local Government officials.**

**CARRIED 10 / 0**



## 4.4 OTHER

### 4.4.1 A Name for the New Community Hub in Keysborough

**Responsible Officer:** Executive Director Community Strengthening  
**Attachments:** Nil

#### Officer Recommendation

**That Council:**

1. **NOTES** the community consultation data report on a name for Greater Dandenong's new community hub located at 11 Villiers Road, Keysborough;
2. **APPROVES** Keysborough Community Hub as the name for the new hub;
3. **ENDORSES** Officers to proceed with the registration of Keysborough Community Hub with Geographic Names Victoria; and
4. **ENDORSES** Officers to continue work with Bunurong Land Council to establish ways to meaningfully incorporate traditional culture and connection at the Hub.

#### Executive Summary

1. At a Council Meeting on 11 March 2025, it was decided that the community would be consulted and engaged in the process of naming the new Community Hub in Keysborough.
2. The consultation was undertaken in April 2025, with feedback being sought from the community and the Bunurong Land Council.
3. Based on outcomes of the consultation, this report recommends that Council adopt a geographical name for the hub, being Keysborough Community Hub.

#### Background

4. Council received feedback during the development of a strategic plan for the hub, that consultation around the Naming should occur.
5. It is acknowledged, while there is currently no suburb in the municipality known as Keysborough South, during its development stage the new 'hub' had been notionally referred to as Keysborough South Community Hub. This was reflective of the Ward where the Hub is located, rather than the actual suburb.
6. At a Council meeting on 11 March 2025, Council approved the commencement of a community consultation process to identify and endorse a name for the hub.



## Key Issues and Discussion

7. In forming a recommendation for Council consideration, the following preferences and suggestions provided by the respondents were considered:
8. **Data Summary:**
  - Total Responses: 103
  - In Favor of New Name: 59 (57%)
  - In Favor of Existing Name: 44 (43%).
9. **Breakdown of the Majority (59 respondents):**
  - Against 'South' or suggested 'Keysborough Community Hub': 20 (34%)
  - Individual Suggestions: 18 (31%)
  - Duplicate Internet Protocol (IP) Addresses with Inappropriate Suggestions (Offensive, Hate Speech, or Obscene): 11 (19%) (note: even when entirely removed from responses, there is still a 5% majority in favour of a new name)
  - Referenced a desire to incorporate an Indigenous or Traditional Land Name.
10. While the consultation did not specifically seek community feedback on traditional place naming, 17% of respondents independently suggested or supported a First Nations name, indicating community interest in cultural recognition. This, as well as Councils' commitment to reconciliation, forms Officers' recommendation to continue to work with Bunurong Land Council to establish ways to recognise First Nations culture and identity in a respectful and meaningful way.
11. It is acknowledged that margin of those in favour of name change versus retaining existing name is small, though other factors such as principles under the Geographic Names Victoria rules have also informed the recommendation (for example, the need to consider Locational names and avoiding directional names)
12. Once a name is endorsed by Council and approved by Geographic Names Victoria, external signage, marketing collateral and plaque construction will be undertaken.

## Governance Compliance

### *Human Resource Implications (consider Workforce Planning and Service Statements)*

13. This item does not have an impact on existing human resources.

### *Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)*

#### *Operating Budget Implications*

14. There are no financial implications associated with this report.

#### *Asset Implications*

15. This item relates to a current CIP project and does change the timeframe for the project.
16. This CIP project has State Government funding from Building Blocks (\$3 Mil) and Living Libraries Infrastructure Project funding (\$1 Mil).



### **Legal/Risk Implications**

17. There are no risk implications associated with this report.

### **Environmental Implications**

18. There are no environmental implications relevant to this report.

## **Community Consultation**

<b>Purpose</b>	The purpose of the consultation was to seek community feedback on the naming of the soon-to-be completed community hub in Keysborough.
<b>Engagement period</b>	Thursday 10 April until Friday 25 April 2025
<b>Level of Influence:</b>	Level 2 - Consultation
<b>Engagement Activities:</b>	<p>Consultation was communicated via the following channels:</p> <ul style="list-style-type: none"><li>• Flyers and posters</li><li>• Social Pinpoint page</li><li>• Direct email</li><li>• Springvale Community Hub eNews</li><li>• Direct mail to neighbours</li><li>• Website page</li><li>• Councilor communications.</li></ul> <p>The engagement activities included:</p> <ul style="list-style-type: none"><li>• Online surveys</li><li>• Feedback box at Dandenong Civic Centre and Springvale Community Hub for paper surveys</li><li>• Pop-up sessions (Keysborough Big Picnic, Dandenong Library, Springvale Community Hub, Springers Leisure Centre).</li></ul>
<b>Communication reach and engagement numbers:</b>	<p>Link to website page: <a href="#">Keysborough South Community Hub - Naming   Have Your Say</a></p> <p>Attendance at pop-up events:</p> <ul style="list-style-type: none"><li>• Keysborough Big Picnic: 108</li><li>• Springvale Community Hub: 7</li><li>• Dandenong Library: 6</li><li>• Springers Leisure Centre (Keysborough): 6.</li></ul> <p>Number of surveys: 103.</p>





<b>Summary of feedback:</b>	<p>To determine the best outcome from the consultation about the naming of the new community hub, we need to consider the preferences and suggestions provided by the respondents. Here is a breakdown of the data and a potential recommendation:</p> <p><b>Data Summary:</b></p> <ul style="list-style-type: none"><li>• Total Responses: 103</li><li>• In Favor of New Name: 59 (57%)</li><li>• In Favor of Existing Name: 44 (43%).</li></ul> <p><b>Breakdown of the Majority (59 respondents):</b></p> <ul style="list-style-type: none"><li>• Against 'South' or suggested 'Keysborough Community Hub': 20 (34%)</li><li>• Individual Suggestions: 18 (31%)</li><li>• Duplicate IP Addresses with Inappropriate Suggestions (Offensive, Hate Speech, or Obscene): 11 (19%)</li><li>• Referenced Indigenous or Traditional Land Name: 10 (17%).</li></ul> <p><b>Analysis:</b></p> <ul style="list-style-type: none"><li>• <b>Majority Preference:</b> The majority (57%) are in favour of considering a new name.</li><li>• <b>Significant Subgroup:</b> Within the majority, a notable subgroup (34%) prefers removing 'South' or simply naming it 'Keysborough Community Hub'.</li><li>• <b>Cultural Sensitivity:</b> 17% of the majority referenced an Indigenous or traditional land name, indicating a desire to honor local heritage.</li></ul>
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### Links to Community Vision, Council Plan, Strategy, Notice of Motion

19. This report is consistent with the following principles in the Community Vision 2040:

- Education, training, entrepreneurship and employment opportunities.
- Art and culture.

20. This report is consistent with the following strategic objectives from the Council Plan

21. 2021-25:

- A socially connected, safe and healthy city.
- A city of accessible, vibrant centres and neighbourhoods.

### Legislative and Policy Obligations

22. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- The Overarching Governance Principles of the *Local Government Act 2020*.



**MINUTE No.149**

**Moved by: Cr Rhonda Garad**

**Seconded by: Cr Isabella Do**

**That Council:**

- 1. NOTES the community consultation data report on a name for Greater Dandenong's new community hub located at 11 Villiers Road, Keysborough;**
- 2. APPROVES Keysborough Community Hub as the name for the new hub;**
- 3. ENDORSES Officers to proceed with the registration of Keysborough Community Hub with Geographic Names Victoria; and**
- 4. ENDORSES Officers to continue work with Bunurong Land Council to establish ways to meaningfully incorporate traditional culture and connection at the Hub.**

**CARRIED 10 / 0**



## 4.4.2 Update to the Instrument of Delegation to the Chief Executive Officer

**Responsible Officer:** Executive Manager Strategy Growth & Advocacy

**Attachments:** 1. S 5 Instrument of Delegation to the Chief Executive Officer 250623 [4.4.2.1 - 4 pages]

### Officer Recommendation

In the exercise of the power conferred by section 11(1)(b) of the *Local Government Act 2020* (the Act), Greater Dandenong City Council (Council) resolves that:

1. there be delegated to the person holding the position, or acting in or performing the duties, of Chief Executive Officer, the powers, duties and functions set out in the Instrument of Delegation to the Chief Executive Officer provided in Attachment 1 to this report, subject to the conditions and limitations specified in that Instrument;
2. the Instrument comes into force immediately upon this resolution being made and is to be signed by the Council's Chief Executive Officer and the Mayor with the common seal of Council being affixed to the Instrument;
3. on the coming into force of the Instrument, all previous delegations to the Chief Executive Officer are revoked; and
4. the duties and functions set out in the Instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.

### Executive Summary

1. Under the *Local Government Act 2020*, all instruments of delegation must be reviewed within 12 months of a general election.
2. As all delegations naturally stem from the initial delegation provided to the Chief Executive Officer (CEO), this delegation is provided to Council for endorsement, prior to review of all other instruments of delegation. **There is no change to the document** other than its endorsement date by Council.

### Background

3. Council, as a statutory body, is responsible for carrying out various powers, duties and functions under a wide range of legislation and municipal local laws. To provide for the efficient and effective function of the organisation, the *Local Government Act 2020* enables Council to delegate many powers, duties and functions, particularly those of an administrative and operational nature, to the Chief Executive Officer (CEO). The CEO may then, in turn, sub-delegate a range of powers, duties and functions to Council staff.
4. Greater Dandenong Council's Instrument of Delegation to the CEO is specifically informed by Maddocks Lawyers delegations and authorisations service.
5. On 23 October 2023, Council endorsed the last Instrument of Delegation to the Chief Executive Officer under the *Local Government Act 2020*.



## Key Issues and Discussion

6. Once the Instrument of Delegation to the CEO has been endorsed by Council, all the remaining Instruments of Delegation and Authorisations under the *Local Government Act 2020* and all other legislation will be reviewed and updated accordingly.

## Governance Compliance

### *Human Resource Implications (consider Workforce Planning and Service Statements)*

7. This item does not have an impact on existing human resources.

### *Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)*

#### *Operating Budget Implications*

8. There are no financial implications associated with this report. Note that the Instrument of Delegation to the Chief Executive Officer does not affect any salary to the CEO. It is purely a legislative tool that allows for the effective handover of administrative and operational duties from Council to the CEO.

#### *Asset Implications*

9. This item does not affect any existing assets.

#### *Legal/Risk Implications*

10. There are no legal / risk implications relevant to this report.

#### *Environmental Implications*

11. There are no environmental implications relevant to this report.

## Community Consultation

12. There is no requirement for Council to consult with the community in relation to delegations, however, under Council's Public Transparency Policy and section 11(8) of the Local Government Act 2020, the Instrument of Delegation to the Chief Executive Officer must be made available to the public and will be placed on Council's website.

## Links to Community Vision, Council Plan, Strategy, Notice of Motion

13. This report is consistent with the following principles in the Community Vision 2040:
  - Not Applicable
14. This report is consistent with the following strategic objectives from the Council Plan
15. 2021-25:
  - A Council that demonstrates leadership and a commitment to investing in the community.



## Legislative and Policy Obligations

16. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- The Overarching Governance Principles of the *Local Government Act 2020*.
- Related Council Policies, Strategies or Frameworks.

### MINUTE No.150

Moved by: Cr Sean O'Reilly

Seconded by: Cr Sophie Tan

In the exercise of the power conferred by section 11(1)(b) of the *Local Government Act 2020* (the Act), Greater Dandenong City Council (Council) resolves that:

1. there be delegated to the person holding the position, or acting in or performing the duties, of Chief Executive Officer, the powers, duties and functions set out in the Instrument of Delegation to the Chief Executive Officer provided in Attachment 1 to this report, subject to the conditions and limitations specified in that Instrument;
2. the Instrument comes into force immediately upon this resolution being made and is to be signed by the Council's Chief Executive Officer and the Mayor with the common seal of Council being affixed to the Instrument;
3. on the coming into force of the Instrument, all previous delegations to the Chief Executive Officer are revoked; and
4. the duties and functions set out in the Instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.

**CARRIED 10 / 0**



### 4.4.3 Response to Notice of Motion No. 2 Public Reporting of Customer Service Request Performance

**Responsible Officer:** Executive Manager Strategy Growth & Advocacy  
Chief Information Officer

**Attachments:** Nil

#### Officer Recommendation

**That Council:**

1. **NOTES** that Greater Dandenong City Council has begun publishing monthly data on the volumes and median time-to-action for high-volume customer service requests on the Council's website, in response to a Notice of Motion resolved by Council on 10 February 2025; and
2. **COMMITTS** to continually strengthening and enhancing the public reporting of key customer service data and responsiveness, thereby supporting greater public transparency in the future.

#### Executive Summary

1. On 10 February 2025, Council passed a motion that Council should publish performance data each month on the top five types of service request (known as 'Merits' after the digital platform used to record them.) The motion required this reporting commence within four months of the motion.
2. This reporting has commenced and can be found at <https://www.greaterdandenong.vic.gov.au/customer-request-dashboard>

#### Background

3. On 10 February 2025, Council passed the following motion:

***That Council:***

1. ***NOTES*** that enhanced MERIT performance reporting aligns with the principles and objectives of the Local Government Performance Reporting Framework (LGPRF);
2. ***REQUIRES*** the following MERIT performance information to be made publicly available on the City of Greater Dandenong website each month:
  - a) ***Number of MERITs received in the top 5 categories by volume and number closed in that month;***
  - b) ***Number of outstanding (not yet closed) MERITs in the top 5 categories by volume;***
  - c) ***Average or Median time to close MERITs in each category (for those closed in the previous month);***
  - d) ***Percentage of MERITs where an attempt was made to inform the reporter of the outcome; and***
3. ***DIRECTS*** that this reporting commence within four months of this motion being passed.



## Key Issues and Discussion

### *Top five Merit types*

4. Identifying the highest volume merit types was not straightforward. Service requests can be tagged and sorted with up to three categories. For example, Rubbish>Dumped Rubbish>Remove.
5. We identified service request types to report on that are:
  - a. High volume
  - b. Easily understood by the community as common service requests
  - c. Have a single service standard
6. The below service types have been reported for the month of May 2025:
  - a. Dumped Rubbish
  - b. Blocked Drains
  - c. Graffiti (on Council assets, non-offensive)
  - d. Illegally parked cars
  - e. Tree branches - hanging or fallen from Council trees
7. Additional service types of 'Animals' and 'Abandoned Vehicles' will be added to the report from July 2025.
8. The data is presented in an accessible dashboard format to make it as readable as possible. Readers can choose the service type from buttons across the type and each service type's data is presented in a consistent way.

### *Challenges with Merit – integrations, interfaces and configurations*

9. Departments have adapted Merit and configured it in various ways over time. Inconsistent configuration across service types has posed challenges for consistent reporting.
10. Data for the service types 'Animals' and 'Abandoned Vehicles' was not published for May due to insufficient confidence in its accuracy. Process and configuration adjustments have since been implemented to address the issue. Reporting for these service types is expected to resume reliably with the June data, available in early July
11. Several platforms have partial integrations or API-based interfaces with Merit, including Snap Send Solve and various applications used for asset management and works order issuance. In some cases, these external systems introduce constraints that affect the performance of Merit's automated email functionality.

### *Notifying customers of the outcome (and acknowledging lodgement of the request)*

12. At the time the motion was passed in February, Council had only begun exploring the use of Merit's automated email function to keep customers informed about their service requests. As highlighted in the preamble to the Notice of Motion, this presented an opportunity to improve communication, as many customers had not yet been receiving updates on the outcomes of their requests. Considerable work has been undertaken to improve this.
13. All customers who provide an email address receive an automated email acknowledging **receipt** of their request. The email includes the service type and a Merit reference number.
14. Some customers were already receiving these emails, but they have been improved for readability and now include 'Dear [First Name]' as a better customer experience.





15. In several cases, the acknowledgement email now includes information about how the request will be actioned to manage customer expectations. For example, in the email acknowledging a 'Dumped Rubbish' report, we now explain that we may send different vehicles on different days to collect different types of rubbish.
16. For around 20 individual service types, the customer now also receives an automated email when the request has been **actioned**. In some cases, officer comments provide detail of *how* it was actioned. An example of Officer Comments in relation to Illegally Parked Cars might be 'Vehicle identified, infringement issued.'
17. In relation to 'Dumped Rubbish', 'Graffiti' and 'Illegally Parked cars', the percentage of customers notified of the outcome reflects the proportion of customers who provided an email address. For example, 97% of customers were notified, it is because we only had email addresses for 97% of customers.
18. For the service types 'Tree branches' and 'Blocked Drains', automated customer notifications are currently not supported due to integration constraints with an external platform. These requests are typically handled by a third-party contractor who does not have access to the Merit system. As a result, while internal processes remain ready to support automated updates, the percentage of customers notified of outcomes for these service types remains low
19. For 'Tree' service types where an arborist undertakes an inspection, there's an attempt to contact customers in 100% of cases. This is via a phone call or card left in the letterbox. These service types are not high-volume enough to be included in current web reporting.
20. A new application interface to manage tree-assets is expected in coming months and this may allow us to make use of automated emails in relation to all tree service types.
21. In relation to 'Blocked Drains,' we're still attempting to resolve the matter. We hope to report a better result in July.

#### ***Performance against service standards***

22. It appears that some service standards have been set based on the longest possible time it could take to resolve a request. For example, blocked drains could take considerable investigative work and require complex fixes. However, in most cases they are resolved very quickly. It may be that more nuanced service standards are required to reflect this, such as '80% of requests resolved in 10 business days.'
23. Service planning for 2025/26 is underway and this is an opportunity to refine the service standards.

#### ***Promoting this data***

24. The availability of the new performance data will be communicated via appropriate web links to different parts of the website, an article in Council News and on social media.
25. On web pages about services such as 'Rubbish', there will be a related page tile linking customers to the performance data. There will also be a link from the Community Satisfaction Survey page to this performance data.



## Greater Dandenong Customer request dashboard

May 2025

Please select a customer service request type to view its data

Dumped  
rubbish

Illegally parked  
vehicles

Tree branches

Graffiti

Blocked drains

### Dumped rubbish

This is dumped rubbish which Council arranges to collect.

This excludes incidents where there's a chance of prosecution and we will undertake investigation.

This service standard is 10 business days.



Requests  
on hand at  
start of month

337



New requests  
received

771



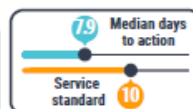
Requests  
actioned

716



Requests  
on hand at  
end of month

392

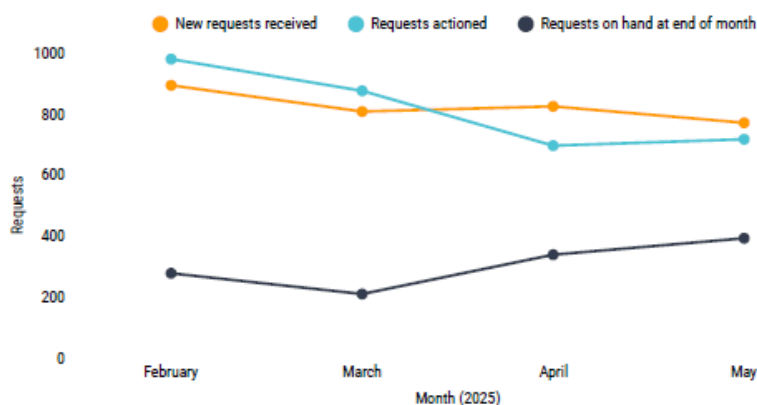


Notified customer  
of outcome\*

97%

\*Where email address is provided

### Performance over time



#### NOTES:

- Monthly totals are subject to small changes based on the number of days in each calendar month.
- Significant changes in requests may be influenced by seasonal trends or events such as a major storm.



## Governance Compliance

### *Human Resource Implications (consider Workforce Planning and Service Statements)*

26. This item does not have an impact on existing human resources.

### *Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)*

#### *Operating Budget Implications*

27. There are no financial implications associated with this report.

#### *Asset Implications*

28. This item does not affect any existing assets.

#### *Legal/Risk Implications*

29. There are no legal / risk implications relevant to this report.

#### *Environmental Implications*

30. There are no environmental implications relevant to this report.

#### *Community Consultation*

31. There was no requirement for community consultation.

## Links to Community Vision, Council Plan, Strategy, Notice of Motion

32. This report is consistent with the following principles in the Community Vision 2040:

- Not Applicable

33. This report is consistent with the following strategic objectives from the Council Plan

34. 2021-25:

- A city of accessible, vibrant centres and neighbourhoods.

35. This report relates to *Notice of Motion No. 2/2025 Public Reporting of Customer Service Request Performance*.

## Legislative and Policy Obligations

36. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- Not Applicable



**MINUTE No.151**

**Moved by: Cr Sean O'Reilly**

**Seconded by: Cr Melinda Yim**

**That Council:**

- 1. NOTES that Greater Dandenong City Council has begun publishing monthly data on the volumes and median time-to-action for high-volume customer service requests on the Council's website, in response to a Notice of Motion resolved by Council on 10 February 2025; and**
- 2. COMMITS to continually strengthening and enhancing the public reporting of key customer service data and responsiveness, thereby supporting greater public transparency in the future.**

**CARRIED 10 / 0**



#### 4.4.4 South East Leisure Pty Ltd - Appointment of Board Members

**Responsible Officer:** Executive Director Community Strengthening  
**Attachments:** Nil

#### Officer Recommendation

**That Council:**

1. **REAPPOINTS** Tim Cockayne as a Non-Executive Director of South East Leisure Pty Ltd, a 100% Council owned subsidiary, for a period of two (2) years, commencing 1 July 2025 and concluding 1 July 2027 (inclusive); and
2. **RECOGNISES** the contribution of Mr Mick Jaensch, outgoing South East Leisure Pty Ltd Director, by way of a signed letter under seal.

#### Executive Summary

1. In February 2021, Council endorsed the establishment of South East Leisure, a proprietary company limited for the purpose of managing Councils major leisure facilities.
2. South East Leisure was established and commenced trading on 1 July 2022.
3. A Board was established, with a Chair and four (4) Non-Executive Directors appointed for an initial term of three (3) years, which expired on 30 June 2024.
4. In line with Clause 9 of the Constitution that governs South East Leisure, at the Council meeting on 26 June 2024, Council resolved to extend the term of three (3) Non-Executive Directors, and recruit three (3) new Directors (including a Chair) to be appointed to the Board using a staggered approach to ensure continuity of Board leadership and governance.
5. Three new Non-Executive Directors, including a Chair, were recruited and appointed to the SEL Board at the Council meeting on 14 November 2024.
6. Of the three (3) Non-Executive Directors that had their terms extended; to enable tenure staggering to occur, one (1) Non-Executive Director was extended for a further two (2) year term (until 30 June 2026, inclusive) and two were extended for a further twelve (12) month term (until 30 June 2025, inclusive)
7. With the extended term for two (2) of these Non-Executive Directors expiring on 30 June 2025, and post review of the Board skills matrix, this report recommends the reappointment of one (1) existing Non-Executive Director (Mr Tim Cockayne) for a period of two (2) years, and recognition of the contribution of the second, outgoing Executive Director (Mr Mick Jaensch).



## Background

8. After consideration of various management models, Council determined to establish a proprietary company limited to manage the following four major aquatic and leisure facilities in the City of Greater Dandenong from 1 July 2022:
  - Dandenong Oasis Aquatic Centre
  - Noble Park Aquatic Centre
  - Springers Leisure Centre
  - Dandenong Stadium
9. Following Council's resolution, South East Leisure Pty Ltd (SEL) was legally established and began several key governance processes including the establishment of a Company Constitution and Board of Directors to ensure it was ready to manage the facilities from this date.
10. Council's resolution on 8 February 2021 also included the establishment and appointment of a Chair and Board of Directors for SEL for an initial term of three (3) years. This term expired in June 2024, with Council extending three (3) Board members at the Council meeting on 26 June 2024. Key elements of the Constitution for SEL include the following in relation to the appointment of board members and chair positions:
  - The Board will comprise of a minimum of one (1) and a maximum of seven (7) Directors.
  - Directors will be appointed by the Shareholder (Council) for a term of up to three (3) years.
  - Directors will be limited to a maximum continuous term of nine (9) years.
  - The Shareholder will appoint the Board Chair.
11. Under the constitution that governs SEL, Clause 9.1.2(a) provides that a shareholder (Council) may, by resolution appoint a person as a director for a term stated in their notice of appointment of up to three (3) years; and a director who has reached the end of the term of their appointment under Clause 9.1.2(a) is eligible for reappointment, provided that their total continuous term of appointment as a director is not more than nine (9) years.
12. With the initial term of the SEL board members ending, Council engaged external auditors to conduct a 'Desktop Review of Governance Systems and Processes' in early 2024. This external review considered key governance aspects, to assist in identifying any improvement opportunities and/or areas that are working well. The review included feedback and input from SEL Directors, the Company Secretary, the Chief Executive Officer (CEO) and Council's key representatives.
13. The review highlighted that through its initial tenure, the SEL Board has successfully managed and operated Council's aquatic and recreational facilities, providing a robust governance framework that provides key stakeholders with confidence that the organisation is fulfilling its stewardship with due diligence resulting in positive outcomes for the community.
14. The review also highlighted the need to ensure that future appointments to the board were staggered (for example, not all Director terms ending on the same date) to ensure continuity of Board leadership and governance.
15. Post Council resolution at the Council meeting on 26 June 2024, Council resolved to extend the term of three (3) Non-Executive Directors, and to recruit three (3) new Directors (including a Chair) to be appointed to the Board using a staggered approach to ensure continuity of Board leadership and governance.
16. With the support of Davidson Search and Advisory, a competitive market recruitment process was undertaken to recruit the three (3) new Non-Executive Directors, including the Chair. A highly skilled and experienced field of candidates were shortlisted and interviewed in October 2024.



17. Following reference and probity checks, at the Council meeting on 14 November 2024, three (3) new Non-Executive Directors, including a Chair, were appointed to the SEL Board with staggered approach to tenure.
18. Of the three (3) Non-Executive Directors that had their terms extended; to enable tenure staggering to occur, one (1) Non-Executive Director was extended for a further two (2) year term (until 30 June 2026, inclusive) and two were extended for a further twelve (12) month term (until 30 June 2025, inclusive)

## Key Issues and Discussion

19. With the extended term for two (2) of SEL Non-Executive Director expiring on 30 June 2025, a review of the SEL Board skills matrix has been undertaken, and it has been determined that the reappointment of Mr Tim Cockayne for a period of two (2) years would enable continuity of governance, as well as ongoing, complimentary capability across Strategy, Legal and Risk, People and Culture and Marketing and Digital skill sets.
20. In addition, it has been determined that pending the reappointment of Mr Tim Cockayne, the diverse, complimentary skill set of the SEL Board does not at this stage require the re-appointment or replacement of the sixth Director position.
21. Instead, by not renewing or replacing this position, there is capacity to consider co-opting specialist skills to the Board on an as-needs basis. With Dandenong Wellbeing Centre now under construction, the capacity to identify specialist requirements for specific periods with ensure the SEL Board can most effectively undertake its role.
22. Should the recommendation to extend the appointment of Mr Tim Cockayne be endorsed, the combined skills matrix is as follows:

SEL Board Skills Matrix					
	Kirstan Corban	Malak Sukkar	John Nguyen	Carolyn Patrick	Tim Cockayne
	Bphysio, MHealthProm, MOrgLead, GAICD	MBA, GAICD	MBA, Bcommerce	BA (Hons), MBA, GAICD	MBA, GAICD
<b>Area of Speciality</b>	Chair, NED Expires 31 Dec 2028	NED Expires 30 June 2026	NED Expires 31 Dec 2027	NED Expires 31 Dec 2027	Recommend reappointment until 30 June 2027
Governance / Director experience	Y	Y	Y	Y	Y
Strategy	Y	Y	Y	Y	Y
Financial			Y		Y
Legal & Risk	Y	Y	Y	Y	Y
People & Culture	Y	Y	Y	Y	
Sport & Leisure Experience	Y				
Health & Wellbeing	Y	Y			
Marketing & Digital				Y	Y
*Y - Denotes area of speciality. All Directors have Broad experience across all areas listed.					





## Governance Compliance

### *Human Resource Implications (consider Workforce Planning and Service Statements)*

23. This item does not have an impact on existing human resources.

### *Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)*

#### *Operating Budget Implications*

24. There are no financial implications associated with this report.

#### *Legal/Risk Implications*

25. There are no legal / risk implications relevant to this report.

#### *Environmental Implications*

26. There was no requirement for community consultation.

## Links to Community Vision, Council Plan, Strategy, Notice of Motion

27. This report is consistent with the following principles in the Community Vision 2040:

- Safe and peaceful community.
- Embrace diversity and multiculturalism.
- Mind, body and spirit.

22. This report is consistent with the following strategic objectives from the Council Plan 2021-25:

- A socially connected, safe and healthy city.
- A city of accessible, vibrant centres and neighbourhoods.
- A Council that demonstrates leadership and a commitment to investing in the community.

## Legislative and Policy Obligations

23. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- The Overarching Governance Principles of the *Local Government Act 2020*.
- Victorian Charter of Human Rights and Responsibilities 2006.

### **MINUTE No.152**

**Moved by: Cr Bob Milkovic**

**Seconded by: Cr Lana Formoso**

**That Council:**

1. **REAPPOINTS** Tim Cockayne as a Non-Executive Director of South East Leisure Pty Ltd, a 100% Council owned subsidiary, for a period of two (2) years, commencing 1 July 2025 and concluding 1 July 2027 (inclusive); and
2. **RECOGNISES** the contribution of Mr Mick Jaensch, outgoing South East Leisure Pty Ltd Director, by way of a signed letter under seal.

**CARRIED 10 / 0**



#### 4.4.5 Sale of 275 Lonsdale Street, Dandenong

**Responsible Officer:** Manager Governance Legal and Risk  
Executive Manager Strategic Growth and Advocacy

**Attachments:** 1. Site Locality Plan [4.4.5.1 - 1 page]

#### Officer Recommendation

**That Council:**

1. **NOTES** per the Council resolution of 8 July 2024, that Council Officers have completed an investigative process in relation to the potential sale of the property at 275 Lonsdale Street, Dandenong, in alignment with Council's commitment to financial sustainability;
2. **APPROVES** that the property at 275 Lonsdale Street, Dandenong (the Land), is surplus to Council's requirements;
3. **AUTHORISES** Council officers to commence the statutory processes required under section 114 of the Local Government Act 2020 which includes public notices proposing the Land is no longer required and is to be sold;
4. **AUTHORISES** Council officers to undertake a community engagement process in accordance with its Community Engagement Policy and if submissions are received, prepare a summary of the submissions and report back to Council; and
5. If no submissions are received, **AUTHORISES** the sale of the Land by a public process and the Chief Executive Officer to execute all documentation associated with the sale of the Land, ensuring the property will not be sold for less than the market value of the Land.

#### Executive Summary

1. Council owns a property at 275 Lonsdale Street, Dandenong (the Land), which is considered surplus to Council's requirements.
2. It is therefore proposed that Council undertakes the statutory procedures required under section 114 of the *Local Government Act 2020* to sell the Land and redirect the funds generated towards Council's future capital works program.
3. Section 114 of the *Local Government Act 2020* states that Council must:
4. At least four weeks prior to dealing with the Land, publish notice of intention to do so on the Council's Internet site and in any other manner prescribed by the Regulations; and
5. Undertake a community engagement process in accordance with its Community Engagement Policy; and
6. Obtain a valuation of the Land, not being more than six months prior, from an appropriately qualified or experienced person under the Valuation of Land Act 1960.



## Background

7. Council owns the property at 275 Lonsdale Street, Dandenong (the Land), known as Lot 3 on Plan of Subdivision 41856, certificate of title volume 8540 folio 248 as shown on the locality plan provided in **Attachment 1**.
8. The Land parcel measures approximately 6.5 metres x 46 metres which combined is approximately 280m<sup>2</sup> in area.
9. The zoning is CDZ2 and a DDO sits upon the site.
10. The property was fire damaged in 2017 and purchased by Council in 2019 under a strategic plan to demolish the fire damaged building and consolidate the Land with the already owned Vanity Lane, adding to Council's pedestrian networks (station to market spine) and improve accessibility to and from the Market and Thomas Street multi-deck car park.
11. At a Council Meeting on 8 July 2024, Councillors voted to cease the Vanity Lane project and allocate the remaining funding to the DNA gallery.

## Key Issues and Discussion

12. Council officers will obtain a formal valuation of the property.
13. Council officers will seek appraisals from two local commercial real estate agencies.
14. Before any property marketing, the site will be made safe for supervised inspections.
15. It is proposed that the property will be sold by a public process.

## Governance Compliance

### *Human Resource Implications (consider Workforce Planning and Service Statements)*

16. This item does not have an impact on existing human resources.

### *Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)*

#### *Operating Budget Implications*

17. There are no current resources included within the Annual Budget for this purpose. Funding for sale of the Land, including the statutory procedures, legal costs associated with transfer and marketing costs will be taken from the proceeds of the sale of the Land. These costs are estimated to be \$30 000.

#### *Asset Implications*

18. This item relates to a fire damaged building in Council's asset portfolio which no longer has Council support or funding.

#### *Legal/Risk Implications*

19. If the property is not sold:
  - There are risks associated with having the building sitting vacant in its current state that may need to be considered.
  - The funds from the sale are needed to support other Council projects.
  - There is no funding available for any further works on the property.

#### *Environmental Implications*

20. There are no environmental implications relevant to this report.



## Community Consultation

<b>Purpose</b>	Provide the community the opportunity to have their views heard on the proposal to sell the Land
<b>Engagement period</b>	30 June 2025- 28 July 2025 (4 weeks)
<b>Level of Influence:</b>	Inform and Consult
<b>Engagement Activities:</b>	<ul style="list-style-type: none"><li>• Public Notice (newspaper, social media, website, neighboring property owners)</li><li>• Consider submissions (if received)</li><li>• Report submissions to Council (if received)</li></ul>
<b>Communication reach and engagement numbers:</b>	Newspaper – 56,499 people per month Social media – 3500 views per month “Have your say” Website – 50 clicks per month
<b>Summary of feedback:</b>	<p>If submissions are received, those submissions will be considered and reported to Council where Council may decide to sell or not sell the Land.</p> <p>If no submissions are received, effect sale of the Land by a public sale process.</p>

## Links to Community Vision, Council Plan, Strategy, Notice of Motion

21. This report is consistent with the following principles in the Community Vision 2040:

- Not Applicable

22. This report is consistent with the following strategic objectives from the Council Plan

23. 2021-25:

- A city of accessible, vibrant centres and neighbourhoods.

## Legislative and Policy Obligations

24. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- The Overarching Governance Principles of the *Local Government Act 2020*.
- Related Council Policies, Strategies or Frameworks.



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**MINUTE No.153**

**Moved by: Cr Lana Formoso**

**Seconded by: Cr Bob Milkovic**

**That Council:**

- 1. NOTES** per the Council resolution of 8 July 2024, that Council Officers have completed an investigative process in relation to the potential sale of the property at 275 Lonsdale Street, Dandenong, in alignment with Council's commitment to financial sustainability;
- 2. APPROVES** that the property at 275 Lonsdale Street, Dandenong (the Land), is surplus to Council's requirements;
- 3. AUTHORISES** Council officers to commence the statutory processes required under section 114 of the Local Government Act 2020 which includes public notices proposing the Land is no longer required and is to be sold;
- 4. AUTHORISES** Council officers to undertake a community engagement process in accordance with its Community Engagement Policy and if submissions are received, prepare a summary of the submissions and report back to Council; and
- 5. If no submissions are received, AUTHORISES** the sale of the Land by a public process and the Chief Executive Officer to execute all documentation associated with the sale of the Land, ensuring the property will not be sold for less than the market value of the Land.

**CARRIED 10 / 0**



#### 4.4.6 Report on Matters Discussed at Councillor Briefing Sessions and Pre-Council Meetings

**Responsible Officer:** Manager Governance  
**Attachments:** Nil

#### Officer Recommendation

**That Council RECEIVES and NOTES the information contained in this report.**

#### Executive Summary

1. As part of Council's ongoing efforts to improve transparency in Council processes, matters discussed at Councillor Briefing Sessions & Pre-Council Meetings (other than those matters designated to be of a confidential nature) are reported on at Council meetings.
2. The matters listed in this report were presented to Councillor Briefing Sessions & Pre-Council Meetings during the period 26 May – 16 June 2025.

#### Background

3. The Executive Team and associated staff at Greater Dandenong City Council host Councillor Briefing Sessions and Pre-Council Meetings on a regular basis (weekly) to inform Councillors about the work officers are undertaking, share information, obtain feedback and discuss strategies and options for current and future work.
4. To ensure transparency in this process, matters discussed at Councillor Briefing Sessions and Pre-Council Meetings (other than those matters designated to be confidential under the *Local Government Act 2020*) are reported on at Council meetings. This report represents matters discussed at the Councillor Briefing Sessions & Pre-Council meetings during the period 26 May – 16 June 2025.

**Matters Presented for Discussion**

<b>Item</b>		<b>Councillor Briefing Session/Pre-Council Meeting</b>
<b>1</b>	<b>General Discussion</b> Councillors and Council officers briefly discussed the following items: <ul style="list-style-type: none"><li>a. Enterprise Resourcing Program undertaking;</li><li>b. Celebratory events for Volunteers week; and</li></ul> Agenda items for the Council meeting of 26 May 2025.	<b>Pre-Council Meeting (PCM) – 26 May 2025</b>
<b>2</b>	<b>Level Crossing Removal Project</b> Staff Members from the Level Crossing Removal Project updated Councillors on the upcoming project and the impact of the project on the Municipality.	<b>Councillor Briefing Session (CBS) – 2 June 2025</b>
<b>3</b>	<b>Naming Community Hub in Keysborough</b> Councillors were presented with the results of community and Bunurong Land Council engagement and the recommendation of a geographical and traditional name for the Hub.	<b>Councillor Briefing Session (CBS) – 2 June 2025</b>
<b>4</b>	<b>Dandenong Wellbeing Centre Brand Naming Process and Community communication of Project Update</b> Councillor feedback was sought on the proposed approach to naming the Dandenong Wellbeing Centre.	<b>Councillor Briefing Session (CBS) – 2 June 2025</b>
<b>5</b>	<b>S5 CEO Delegation Review</b> Councillors were briefed on the review of all instruments of delegation as mandated under the <i>Local Government Act 2020</i> following a general Council election.	<b>Councillor Briefing Session (CBS) – 2 June 2025</b>
<b>6</b>	<b>Future Use of Robert Booth Reserve</b> Councillor feedback and guidance was sought on the implementation of the Athletics Development Plan 2019 and the development of a Master Plan for the Reserve.	<b>Councillor Briefing Session (CBS) – 2 June 2025</b>
<b>8</b>	<b>General Discussion</b> Councillors and Council officers briefly discussed the following items: <ul style="list-style-type: none"><li>a. Update on Springvale Needle Exchange Program;</li><li>b. Recent successful Grant funding;</li><li>c. Update on rates notices and the Essential Services Levy; and</li></ul> Agenda items for the Council meeting of 10 June 2025.	<b>Councillor Briefing Session (CBS) – 2 June 2025</b>





Item		Councillor Briefing Session/Pre-Council Meeting
9	<b>General Discussion</b> Councillors and Council officers briefly discussed the following items: <ul style="list-style-type: none"><li>a. Changes to the Planning Scheme from 1 July 2025;</li><li>c. Delayed changes to the Aged Care Act;</li><li>d. Needle Exchange Program update; and</li></ul> Agenda items for the Council meeting of 10 June 2025	<b>Pre-Council Meeting (PCM) – 10 June 2025</b>
10	<b>Community Feedback on Council Plan, Budget and Key Strategic Documents</b> Members of the Public presented Councillors with feedback in response to a number of Key Strategic Documents circulated for public consultation.	<b>Councillor Briefing Session (CBS) – 16 June 2025</b>
11	<b>Response to Notice of Motion No.2 Public Reporting of Customer Service Request Performance</b> Councillors were presented with progress in response to a request to publish monthly data on Greater Dandenong City Council's website regarding customer service requests.	<b>Councillor Briefing Session (CBS) – 16 June 2025</b>
12	<b>Sale of 275 Lonsdale Street</b> Councillors were briefed on a proposal to sell land surplus to Council's requirements. A report on this matter will be presented to the Council Meeting on 23 June 2025.	<b>Councillor Briefing Session (CBS) – 16 June 2025</b>
13	<b>Advocacy Action Plan FY25-26</b> Councillor feedback was sought on a number of Advocacy matters to support a continued strong Advocacy Agenda for the 2025-26 financial year.	<b>Councillor Briefing Session (CBS) – 16 June 2025</b>
14	<b>Councillor Expenses, Support and Accountability Policy</b> Councillors considered a proposed update to the Councillor Expenses, Support and Accountability Policy.	<b>Councillor Briefing Session (CBS) – 16 June 2025</b>
15	<b>General Discussion</b> Councillors and Council officers briefly discussed the following items: <ul style="list-style-type: none"><li>a. Recent awards won by Noble Park Aquatic Centre and Springers Leisure Centre; and</li></ul> Agenda items for the Council Meeting of 23 June 2025.	<b>Councillor Briefing Session (CBS) – 16 June 2025</b>



## Apologies

5. Councillor O'Reilly submitted an apology for the Pre-Council Meeting on 26 May 2025.
6. Councillor Alice Phuong Le and Councillor Bob Milkovic submitted apologies for the Pre-Council meeting on 10 June 2025.
7. Councillor Lana Formoso submitted an apology for the Councillor Briefing Session on 16 June 2025.

## Legislative and Policy Obligations

8. Section 9 of the *Local Government Act 2020* (LGA2020) states that a Council must in the performance of its role give effect to the overarching governance principles.
9. Reporting on matters discussed at Councillor Briefing Sessions and Pre-Council Meetings gives effect to the overarching governance principles (in particular, section 9(i) of the *Local Government Act 2020*) in that the transparency of Council actions and information is ensured.

### MINUTE No.154

**Moved by: Cr Sophie Tan**

**Seconded by: Cr Melinda Yim**

**That Council RECEIVES and NOTES the information contained in this report.**

**CARRIED 10 / 0**



#### 4.4.7 List of Registered Correspondence to Mayor and Councillors

**Responsible Officer:** Manager Governance, Legal & Risk  
**Attachments:** 1. List of Registered Correspondence to Mayor and Councillors [4.4.7.1 - 2 pages]

#### Officer Recommendation

That the listed items for the period 2 June to 13 June 2025 provided in Attachment 1 to this report be received and noted.

#### Executive Summary

1. Subsequent to past Council resolutions in relation to the listing of registered incoming correspondence addressed to the Mayor and Councillors, Attachment 1 to this report provides a list of this correspondence for the period 2 June to 13 June 2025.

#### MINUTE No.155

Moved by: Cr Rhonda Garad

Seconded by: Cr Lana Formoso

That the listed items for the period 2 June to 13 June 2025 provided in Attachment 1 to this report be received and noted.

CARRIED 10 / 0



## 4.4.8 Multicultural and People Seeking Asylum Advisory Committee Minutes 13 May and 20 May 2025

<b>Responsible Officer:</b>	Executive Manager Strategy Growth & Advocacy
<b>Attachments:</b>	<ol style="list-style-type: none"><li>1. Minutes for Multicultural and People Seeking Asylum Advisory Committee 13 May 2025 [4.4.8.1 - 5 pages]</li><li>2. Minutes for Term of Reference Review - Multicultural and People Seeking Asylum Advisory Committee Meeting 20 May 2025 [4.4.8.2 - 2 pages]</li><li>3. Terms of Reference Multicultural and People Seeking Asylum Advisory Committee - suggested revision [4.4.8.3 - 12 pages]</li></ol>

### Officer Recommendation

#### That Council

1. **NOTES** the draft Minutes of the meetings for the Multicultural and People Seeking Asylum Advisory Committee as provided in Attachment 1 and 2 to this report;
2. **ENDORSES** the Committee's recommendation that the Multicultural and People Seeking Asylum Advisory Committee continue as an official Council Advisory Committee until 30 June 2028; and
3. **ENDORSES** the revised Terms of Reference in Attachment 3 which was reviewed by Committee members at the 20 May meeting.

### Executive Summary

1. At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution also allowed interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.
2. This report recommends the draft Minutes of the of the Multicultural and People Seeking Asylum Advisory Committee meeting held on 13 May 2025 (Attachment 1) and 20 May (Attachment 2) be noted by Council.
3. In the 20 May meeting Minutes, the Committee recommends that Council endorsed the extension of the Advisory Committee until 30 June 2028 and endorse the Revised Terms of Reference as provided in Attachment 3.
4. Once endorsed, membership recruitment will begin in accordance with the expression of interest process outlined in the TOR. A Council report will then be prepared detailing the recommended names for Committee membership and submitted for Council's discussion and endorsement.



## Background

5. Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Meeting to elect the Mayor and Deputy Mayor and is available via Council's website.
6. The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees or Reference Groups to be submitted to Council for information purposes and for noting. To ensure they are provided to Council in a timely manner, Minutes of these Advisory Committees or Reference Groups are submitted to Council typically in a draft form (in that they have not yet been adopted by the relevant Committee). If significant material changes occur when they are adopted by the Advisory Committee or Reference Group, then those particular Minutes would then be resubmitted to Council for noting.
7. As such, draft Minutes and revised Terms of Reference are provided as Attachments 1, 2 and 3 to this report.
8. There are no financial implications associated with the development and submission of this report. Continued facilitation of the advisory committee function can occur within existing officer resource allocation.

## Links to Community Vision and Council Plan

9. This report is consistent with the following principles in the Community Vision 2040:
  - Safe and peaceful community.
  - Education, training, entrepreneurship and employment opportunities.
  - Embrace diversity and multiculturalism.
10. This report is consistent with the following strategic objectives from the Council Plan
11. 2021-25:
  - A socially connected, safe and healthy city.
  - A city that respects and celebrates diversity, our history and the arts.
  - A city of accessible, vibrant centres and neighbourhoods.
  - A Council that demonstrates leadership and a commitment to investing in the community.

## Legislative and Policy Obligations

12. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:
  - The Overarching Governance Principles of the Local Government Act 2020.
  - Victorian Charter of Human Rights and Responsibilities 2006.



**MINUTE No.156**

**Moved by: Cr Sophie Tan**

**Seconded by: Cr Rhonda Garad**

**That Council**

- 1. NOTES the draft Minutes of the meetings for the Multicultural and People Seeking Asylum Advisory Committee as provided in Attachment 1 and 2 to this report;**
- 2. ENDORSES the Committee's recommendation that the Multicultural and People Seeking Asylum Advisory Committee continue as an official Council Advisory Committee until 30 June 2028; and**
- 3. ENDORSES the revised Terms of Reference in Attachment 3 which was reviewed by Committee members at the 20 May meeting.**

**CARRIED 10 / 0**



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## 5 NOTICES OF MOTION

Nil.





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## 6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS

### **Comment**

#### **Cr Phillip Danh**

Congratulations to South East Leisure on their recent success at the 2025 Aquatic and Recreation Victoria Awards.

I want to acknowledge Sisterworks for their Refugee Week celebration. It was a vibrant and diverse event that showcased the best of our community.

### **Comment**

#### **Cr Isabella Do**

I have attended the following events over the past few weeks:

- The Vietnamese Museum Australia's third annual Refugee Week Gala Dinner, which also marked 50 years of Vietnamese settlement in Australia.
- The Sisterworks Refugee Week celebration. It was a fantastic event with cultural performances, diverse cuisines, and market stalls.
- At this month's Eastern Transport Coalition meeting we discussed the urgent need for better public transport, especially bus services. I encourage residents to read our public transport advocacy priorities on the Council website and support community-led campaigns like Fix Dandy Buses, led by Peter Parker.
- The launch of the Home 25: Invisible Cities exhibition. It is a powerful, multi-sensory, self-guided tour across Dandenong, featuring works by refugee, asylum seeker, First Nations, and migrant artists. I remain committed to advocating for strong sustainability measures in Council.

### **Question**

#### **Cr Bob Milkovic**

I have received calls from residents and shopkeepers regarding recent changes to parking on Brady Road, opposite the shops. Previously, there was a one-hour restriction from 7pm to 7am but it has now changed to one-hour parking during the day. This inconveniences shopkeepers who now have nowhere to park. There were no issues with the previous arrangement. Can an officer investigate and provide a response?

### **Response**

#### **Sanjay Manivasagasivam, Executive Director City Futures**

I will check with our traffic team and provide a response.



## **Comment**

### **Cr Alice Phuong Le**

I have attended the following events over the past few weeks:

- On Saturday 14 June 2025, I attended the Vietnamese Museum Australia's fundraising gala dinner.
- On Sunday 15 June 2025, I attended the Sisterworks Refugee Week celebration at Springvale City Hall.
- On Friday 20 June 2025, I joined Mayor Jim Memeti and Cr Bob Milkovic in Springvale, where we met with local business owners to discuss their needs and upcoming changes.
- On Saturday 21 June 2025, I attended a Refugee Week breakfast hosted by the Australian Vietnamese Women's Association.

## **Comment**

### **Cr Sean O'Reilly**

I attended the 30th anniversary of the Rodriguan Social Club, which includes many members from Mauritius. The club is based in North Springvale.

I also chaired a community meeting where residents expressed concerns about the collateral impacts of the needle and syringe program in Springvale. Eden Foster MP and Paul Edbrooke MP attended and committed to following up on the concerns raised.

## **Comment**

### **Cr Sophie Tan, Deputy Mayor**

I have attended the following events over the past few weeks:

- On Friday 13 June 2025, I attended the Aged Care and Disability Expo at Springvale City Hall.
- On Saturday 14 June 2025, I attended the Vietnamese Museum Australia's third annual Refugee Week Gala Dinner, commemorating 50 years of Vietnamese settlement in Australia.
- On Sunday 15 June 2025, I attended the Sisterworks Refugee Week event.
- On Monday 16 June 2025, I attended a site visit to the Keysborough South Community Hub.
- On Wednesday 18 June 2025, I attended a Refugee Week morning tea hosted by CatholicCare Victoria.
- On Saturday 21 June 2025, I attended a luncheon hosted by the SLJ Noble Park branch, honouring Iraqi interpreters who supported Australian troops.

## **Question**

### **Cr Sophie Tan, Deputy Mayor**

The President of the Noble Park Senior Citizens Centre contacted me about a recent meeting with Council officers. Can I please get an update on the disabled toilet?



## **Response**

### **Sanjay Manivasagasivam, Executive Director City Futures**

They prefer a permanent internal fit-out. We are working through the details and costs and will provide an update to Councillors. This will be finalised through the mid-year budget process.

## **Question**

### **Cr Sophie Tan, Deputy Mayor**

Is there a temporary solution available?

## **Response**

### **Sanjay Manivasagasivam, Executive Director City Futures**

The group is not seeking a temporary solution. They prefer a permanent fit-out for building 2, and we are working through the details and associated costs.

## **Question**

### **Cr Sophie Tan, Deputy Mayor**

A resident contacted me about roadworks on Bloomfield Road, Keysborough. Their car was towed without notice. They claim they did not receive any communication from Council. I request that in future, residents be notified before their vehicles are moved.

## **Response**

### **Peta Gillies, Executive Director Community Strengthening**

Please send me the details. This is a statutory matter and we have clear guidelines for notifying residents before towing vehicles. We will investigate further.

## **Question**

### **Cr Lana Formoso**

I have received calls from residents regarding the roundabout modifications at Browns Road and Wren Drive, Noble Park North. This is an issue I have raised for several years. We secured \$450,000 in Black Spot funding due to safety concerns, especially with heavy vehicles in a residential area.

There was a set of three concrete bollards at a corner property. One was damaged in October and Council removed it. Later, all bollards were removed, leaving no protection for residents or pedestrians. Residents are distressed and want to know:

1. What are we going to do now to protect the residents?
2. Is the Black Spot funding being used for these works, or will Council fund the replacements?
3. What immediate safety measures will be implemented?
4. Can we enforce the existing restriction on heavy vehicles using Browns Road between 8pm and 6am?



## **Response**

### **Sanjay Manivasagasivam, Executive Director City Futures**

Installing concrete bollards on nature strips is illegal and poses liability risks for Council. Approved roadside poles are designed to break on impact to reduce injury. We are working with residents to improve safety at the roundabout. I will review the details of the Black Spot funding and provide an update.

Enforcement of heavy vehicle restrictions is the responsibility of Victoria Police. We will advocate to them for enforcement.

## **Question**

### **Cr Lana Formoso**

Could Council write a letter of support to VicRoads and Victoria Police regarding enforcement and safety concerns?

**This question was noted for further action.**

## **Question**

### **Cr Lana Formoso**

There was a serious accident on Heatherton Road near James Street, Dandenong. A woman using a walker was struck by a four-wheel drive and is in a critical condition. This stretch of road, especially between Gladstone and Stud Road, is dangerous. I walk this route daily and witness speeding, red-light running, and reckless driving, particularly by heavy vehicles. There are several schools in the area, including a specialist school. We have had multiple fatalities in recent months. I request:

- A letter to the Minister for Roads and Road Safety raising these safety concerns.
- Increased patrols by Dandenong Police.
- Consideration of temporary CCTV to monitor traffic behaviour.

Doing nothing is not an option.

## **Response**

### **Cr Jim Memeti, Mayor**

I will organise a letter.

## **Comment**

### **Cr Lana Formoso**

Anne Pang, a world-renowned martial arts expert, is offering free self-defence classes for women at Snap Fitness Dandenong starting 26 July 2025. The classes run for seven weeks, 10am to 12.00pm.

South East Leisure recently won three awards at the Aquatic and Recreation Victoria Awards:

- Noble Park Aquatic Centre won Health Club of the Year and Facility of the Year.
- Springers Leisure Centre's Inflatable World won an Innovation Award.



## **Comment**

### **Cr Melinda Yim**

I have attended the following events over the past few weeks:

- On Saturday 14 June 2025, I attended the Vietnamese Museum Australia's third annual Refugee Week Gala Dinner, commemorating 50 years of Vietnamese settlement in Australia.
- On Sunday 15 June 2025, I attended the Sisterworks Refugee Week celebration at Springvale City Hall.
- On Monday 16 June 2025, I visited the Keysborough Community Hub with Deputy Mayor Sophie Tan and Cr Bob Milkovic.

## **Comment**

### **Cr Rhonda Garad**

Cr Isabella Do and I met with health professionals and support staff from Dandenong who are heading to Uganda to provide life-saving surgeries and medical care. A successful fundraiser was held.

We also attended the screening of "Fotour: A Refugee Journey" at the Drum Theatre, Dandenong. This award-winning film by a local resident humanises the refugee experience and is especially timely given current global conflicts.

## **Question**

### **Cr Rhonda Garad**

Regarding the new Emergency Services & Volunteers Fund, which replaces the Fire Services Levy. Will this be covered under Council's hardship policy?

## **Response**

### **Michelle Hansen, Chief Financial Officer**

The Rates and Hardship Policy is currently under review and will be brought back to Council shortly. Generally, hardship provisions apply to Council rates, not the Fire Services Levy or the new Emergency Services & Volunteers Fund.

## **Comment**

### **Cr Jim Memeti, Mayor**

I have attended the following events over the past few weeks:

On Thursday, 12 June 2025:

- Meeting with Shadow Local Government Minister Bev McArthur MP and Council
- Meeting with the Melbourne Cable Park leadership team
- Meeting with the Keysborough District Football Club

On Friday, 13 June 2025:

- Opened the Aged and Disability Expo, Springvale City Hall



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On Saturday, 14 June 2025:

- Vietnamese Museum Australia's 3rd Annual Refugee Week Gala Dinner (also commemorating 50 years of Vietnamese settlement in Australia)

On Sunday, 15 June 2025:

- SisterWorks - Refugee Week Celebration

On Friday, 20 June 2025:

- World Refugee Day celebration – *theme for 2025 is "Finding Freedom: Diversity in Community" - encouraging us to reflect on what it means to be free: to live without the fear of war, to have basic human rights upheld, and to live in equality and without persecution.*
- 2025 Caravan Industry Victoria Hall of Fame & Industry Awards dinner

On Saturday, 21 June 2025:

- Exhibition Opening: HOME25 – Invisible Cities
- Book Launch: BOUNCING BACK – Tales from a Passionately Lived Life – written by local author Peter Jerijian
- Refugee Week celebration hosted by the Victorian Afghan Associations Network

On Sunday, 22 June 2025:

- Monash Health Foundation's Buddhist Flower Ceremony hosted by the Cambodian Community in Vic

On Monday, 23 June 2025:

- Meeting with the Dandenong City Soccer Club

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**Jacqui Weatherill, Chief Executive Officer tabled a listing of responses to questions taken on notice/requiring further action at the previous Council meeting. A copy of the responses is provided below.**

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## COUNCILLOR QUESTIONS TAKEN ON NOTICE/REQUIRING FURTHER ACTION

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
28/04/25 CQT1	Cr Lana Formoso	<b>Letter to Uncle Mark Brown</b> There was disrespectful booing of Uncle Mark Brown during the Welcome to Country at Anzac Day ceremony at the Shrine of Remembrance. Can Mayor Jim Memeti write a letter of support to Uncle Mark Brown on behalf of Council?	Executive Manager Strategic Growth & Advocacy/ Mayors Office		<b>Initial response provided 28/04/2025:</b> Yes, I can do that.  <b>FURTHER ACTION REQUIRED</b>
12/05/25 CQT10	Cr Lana Formoso	<b>Letters to local MPs for congratulations and promised project delivery</b> Following the recent landslide federal election results, have we begun the process of writing to our local MPs regarding their promised projects to ensure prompt implementation? Our community urgently needs these projects. Could we also potentially add additional requests, particularly for Noble Park North?	Executive Manager Strategic Growth & Advocacy	13/06/2025	<b>Initial response provided 12/05/2025:</b> The draft letters are being prepared. We were waiting for the result of the Cabinet reshuffle. As we write the congratulations letter, we can also target the needs to the relevant MPs. We will finalise the letters with the Mayor. We will have the state budget and the state election next year, and we will prepare for that as well.  <b>The letters have been sent.</b>  <b>COMPLETED</b>
12/05/25 CQT11	Cr Lana Formoso	<b>Timeline on demolition of Hennessy Scout Hall</b> Could I please have an update on the Hennessy Scout Hall demolition timeline? The building has become an eyesore with significant illegal dumping occurring in the area. When I contacted the Bakhtar Community several weeks ago about residents wanting to donate goods, they informed me they are no longer accepting donations at that facility. Where are we in the process of demolishing this building?	Executive Manager Strategic Growth & Advocacy		<b>Initial response provided 12/05/2025:</b> This is an item that we are working on with the team, and we will update Councillors during the next few weeks on the next action on that property and the demolition.  <b>FURTHER ACTION REQUIRED</b>

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

1 / 4





Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
26/05/25 CQT7	Cr Rhonda Garad	<b>Council policy query</b> Firstly, I would like to thank the Council for a great outcome. Last year, we talked about an elderly gentleman who found the nature strip tree had landed on his house, taking out his power and internet. It cost him \$900. He is an underinsured pensioner, and his excess was greater than that, so he could not claim it on his insurance. Because he could not do that, he could not claim it back from the Council because the Council's policy was that only the insurer could be reimbursed if fault was found. However, the Council has reimbursed this resident, and he is very grateful. I am curious to know how that happened. Have we changed our policy so that we are not discriminating against people who are underinsured?	Executive Manager Strategic Growth & Advocacy	13/06/2025	<b>Initial response provided 26/05/2025:</b> Question taken on notice.  <b>Further response provided 13/06/2025:</b> Council have not made any changes in relation to the management of compensation requests. Each matter continues to be assessed on its own merits.  <b>COMPLETED</b>
10/06/25 CQT3	Cr Melinda Yim	<b>Australia post box</b> Earlier last week, I was contacted by a resident regarding the removal of two Australia post boxes. One along Darren Road and the second along Corrigan Road, Keysborough. Is it possible to reinstate another post box between these spots, as the closest to this resident is now along Kingsclere Avenue or Parkmore Shopping Centre?	Chief Executive Officer	23/06/2025	<b>Initial response provided 10/06/2025:</b> I know that Australia Post issues are very prolific currently because they seem to be rationalising several of their post offices across Australia, as well as some of the post office boxes. It is not the responsibility of Council to provide post offices or post boxes. However, we have an important role as a major community and local government organisation to advocate on behalf of our residents. I will look at developing a letter and meeting with the Victorian manager.  <b>Further response provided 23/06/2025:</b> A letter was sent this morning by Jacqui to the CEO & MD of Australia Post and a meeting with representatives from Australia Post has been scheduled for Wednesday 2 July for the Mayor and CEO. The Mayor is also writing to the

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					relevant Minister and discussing this with local MPs regarding our concerns with this course of action.  <b>COMPLETED</b>
10/06/25 CQT6	Cr Phillip Danh	<b>Youth library programs</b> I saw a news item on the ABC last week about a local library in Perth that engages social work students to engage with young people and students. Libraries are a safe haven for many people in our community, one of the few places where people of all ages and backgrounds can gather to socialise without the expectation of spending money. I noticed there was a Youth Hive program at Knox Library, where youth workers are present from 2-5pm on weekdays to engage students and young people, providing support and information. I know Springvale and Dandenong libraries have great programs throughout the year, but I was wondering if there are any similar programs targeted at youth at Greater Dandenong libraries? I have not been able to find any information.	Executive Director Community Strengthening	23/06/2025	<b>Initial response provided 10/06/2025:</b> We are familiar with that program, and it is popular. We have tried something similar in Springvale. I will provide a more detailed response on how that went and future plans for similar programming here.  <b>Further response provided 23/06/2025:</b> Officers continue to review options for possible inclusion in programming.  <b>COMPLETED</b>
10/06/25 CQT10	Cr Lana Formoso	<b>Club listing on website</b> On the Greater Dandenong website, the Greater Dandenong Table Tennis Club is not listed in the "Find a Local Sports Club" category. Could someone rectify that as soon as possible and perhaps do an audit to ensure all our clubs are listed so people are aware of what we have in the City of Greater	Executive Director Community Strengthening	23/06/2025	<b>Initial response provided 10/06/2025:</b> We will investigate that immediately.  <b>Further response provided 23/06/2025:</b> The 'Find a Local Sporting Club' page is being updated to include the Greater Dandenong Table Tennis Association, located at JC Mills Reserve. This update will ensure the club is more accessible to residents seeking local

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		Dandenong?			<p>sporting opportunities.</p> <p>In addition, the Sport and Recreation team is undertaking a review of the full directory to ensure all active and affiliated sporting clubs across the municipality are accurately listed. This audit will help strengthen community engagement, support participation in local sport, and align with Council's broader objectives around health, wellbeing, and inclusion.</p> <p style="text-align: right;"><b>COMPLETED</b></p>
10/06/25 CQT11	Cr Lana Formoso	<p><b>Letter to VicRoads</b></p> <p>I have noticed that half of Police Road, from the Sporting Ground through to the Princes Highway, has been resurfaced in the last few years. However, there are many potholes from Dandenong North to Mulgrave. Could we write a letter to VicRoads and the local member asking for that to be rectified immediately? The whole road needs to be resurfaced.</p>	Executive Director City Futures/ Mayors Office	19/06/2025	<p><b>Initial response provided 10/06/2025:</b></p> <p>Yes, we will write a letter to VicRoads and the local member regarding this issue.</p> <p><b>Initial response provided 19/06/2025:</b></p> <p>A draft advocacy letter has been prepared for the Mayors signature on this matter. The letter will be sent to the Department of Transport and Planning and a copy to Eden Foster MP, as the local member.</p> <p style="text-align: right;"><b>COMPLETED</b></p>



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## **7 URGENT BUSINESS**

No urgent business was considered.



## 8 CLOSE OF BUSINESS

The Meeting closed at 9.12 pm.

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Signature