



City of Whitehorse

AGENDA

Ordinary Council Meeting

To be held in the
Council Chamber
Whitehorse Civic Centre

379 Whitehorse Road Nunawading
on

Monday 26 August 2019

at 7:00pm

Members: Cr Bill Bennett (Mayor), Cr Blair Barker, Cr Raylene Carr,
Cr Prue Cutts, Cr Andrew Davenport, Cr Sharon Ellis, Cr Tina Liu,
Cr Denise Massoud, Cr Andrew Munroe, Cr Ben Stennett

Mr Tony De Fazio
Acting Chief Executive Officer

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AGENDA

1 PRAYER

1a Prayer for Council

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

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

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

Amen.

1b Aboriginal Reconciliation Statement

"In the spirit of reconciliation, Whitehorse City Council acknowledges the Wurundjeri people as the traditional custodians of the land we are meeting on. We pay our respects to their Elders past and present."

2 WELCOME AND APOLOGIES

3 DISCLOSURE OF CONFLICT OF INTERESTS

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Minutes of the Ordinary Council Meeting 15 July 2019.

RECOMMENDATION

That the minutes of the Ordinary Council Meeting 15 July 2019 having been circulated now be confirmed.

5 RESPONSES TO QUESTIONS

6 NOTICES OF MOTION

7 PETITIONS

8 URGENT BUSINESS

9 COUNCIL REPORTS

9.1 CITY DEVELOPMENT

Strategic Planning

9.1.1 Tally Ho Major Activity Centre: Review of the Commercial 1 Zone

ATTACHMENT

SUMMARY

This report provides Council with the findings of the Tally Ho Commercial 1 Zone Review (the Review). The Review was undertaken to determine whether the Commercial 1 Zone is the most appropriate zone, or whether a more suitable planning tool could be implemented to ensure the vision for the activity centre is achieved. A copy of the Tally Ho Commercial 1 Zone Review - Report July 2019 is available at Attachment 1.

State Government zone reforms in 2013 automatically rezoned land in the Business 1 Zone and Business 2 Zone to the Commercial 1 Zone. The majority of land in the Tally Ho Major Activity Centre (MAC) was previously zoned Business 2 Zone and these reforms made 'accommodation' a use that now no longer needs a planning permit under the Commercial 1 Zone. This change in zoning to Commercial 1 opened up Tally Ho to a significant amount of residential use (and other uses) that are as of right and could potentially undermine the policy intent of the MAC as an employment hub. Since the introduction of the zone reforms Council has received increasing enquiries about potential residential land uses at Tally Ho.

An economic analysis undertaken as part of the Review has found that as a MAC, Tally Ho is well positioned spatially, economically and in terms of planning policy to maintain and strengthen its employment role within the City of Whitehorse. The analysis also found that residential development is unlikely to complement the existing commercial uses and economic strengths of Tally Ho.

This report proposes consultation with affected landowners and occupiers.

RECOMMENDATION

That Council:

- 1. *Note the Review of the Commercial 1 Zone at the Tally Ho Major Activity Centre June 2019 prepared by Urban Enterprise at Attachment 1.***
- 2. *Publicly release the report for a period of consultation.***

BACKGROUND

The study area for this review includes the 34 hectares of Commercial 1 Zone (C1Z) land in the Tally Ho MAC. The Tally Ho MAC is located near the intersection of Springvale Road and Burwood Highway, Burwood East. Both of these roads are major arterial roads that also form part of the Principal Public Transport Network (PPTN). Springvale Road is a key bus route and the route 75 tram runs along Burwood Highway. The study area boundaries are shown in Figure 1 (planning zones) and Figure 2 (aerial photo). The study area includes a north sub-precinct and a south sub-precinct as shown in Figure 1.

The north sub-precinct includes the Hewlett Packard site at 353-383 Burwood Highway and the adjoining site to the west at 347-351 Burwood Highway. The south sub-precinct includes the Tally Ho Business Park and, although not part of the Tally Ho MAC (as currently defined in Clause 22.08 of the Whitehorse Planning Scheme), the adjoining Crossway Church site to the south given it is in the C1Z.

9.1.1

(cont)

Tally Ho was designated as a Major Activity Centre (MAC) in the former metropolitan planning strategy, Melbourne 2030, and was one of four MACs identified at the time within the City of Whitehorse (along with Burwood Heights, Forest Hill and Nunawading/Megamile). Clause 22.08 of the Local Planning Policy Framework (LPPF) of the Whitehorse Planning Scheme identifies the vision for the Tally Ho Activity Centre as being:

To maintain and enhance its primary role as a key eastern suburbs office and technology hub, while broadening its mix of uses to better meet the needs of the local resident and worker community. The boundary of the Tally Ho Activity Centre can be seen at Figure 3.

Tally Ho remains a MAC in the current state government strategy, Plan Melbourne 2017-2050.

State Government Zone Reforms

On 15 July 2013 Planning Scheme Amendment VC100 appeared in the Victorian Government Gazette. The Amendment included a statewide translation of the four Business Zones into the Commercial 1 and 2 Zones. The C1Z replaced the Business 1 (B1Z) and Business 2 (B2Z) Zones. One of the key aims of the introduction of the C1Z was to *encourage new forms of housing in some commercial centres by allowing a wider range of accommodation uses in the Commercial 1 Zone.*

This process changed the permit trigger for a range of uses, including 'accommodation' from a permit required to a permit not required use in areas previously zoned B2Z such as the majority of land in the Tally Ho MAC. It is this threat to the role and function of the activity centre that prompted the *Tally Ho Commercial 1 Zone Review July 2019*.

The previous B2Z provided for the development of offices and associated commercial uses which was more closely aligned to the role and function of the Tally Ho MAC. The former Business 1 Zone (B1Z) was the zone that applied to the majority of retail centres in Whitehorse. The zone reforms did not adequately provide for the specialty commercial/business focus of places like Tally Ho. Some of the as of right uses in the C1Z that are a potential threat to Tally Ho include:

- Accommodation (which includes uses such as 'dwelling', 'residential aged care facility' and 'retirement village'.)
- Retail premises (which includes uses such as 'shop' and 'supermarket' without floor space restrictions)
- Cinema based entertainment complex

Page 51 of Attachment 1 outlines the land uses that are considered complementary/non-complementary to the use of the study area as a commercial (office) precinct.

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FIGURE 1 STUDY AREA PLANNING ZONES

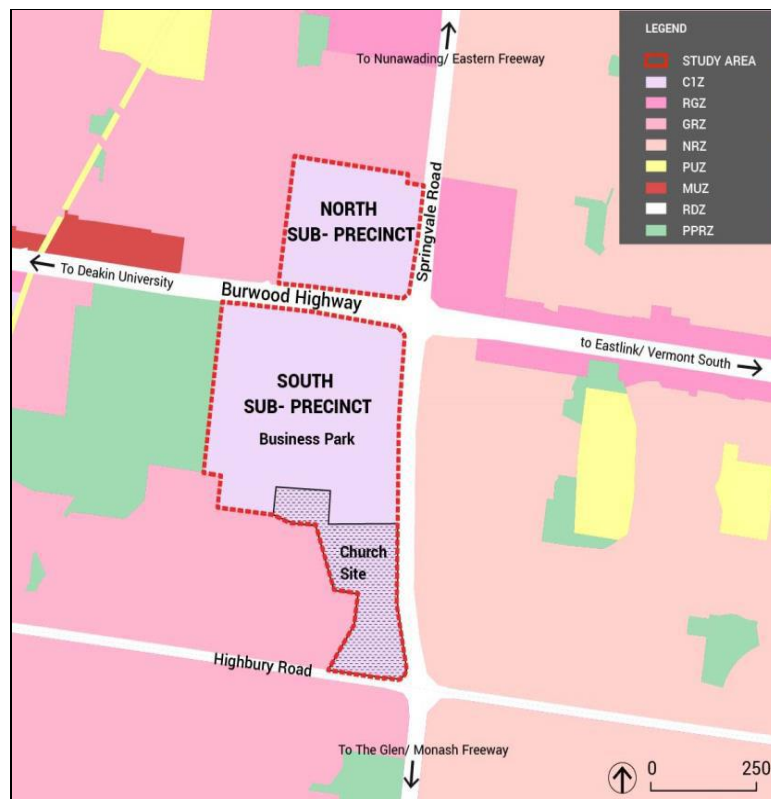


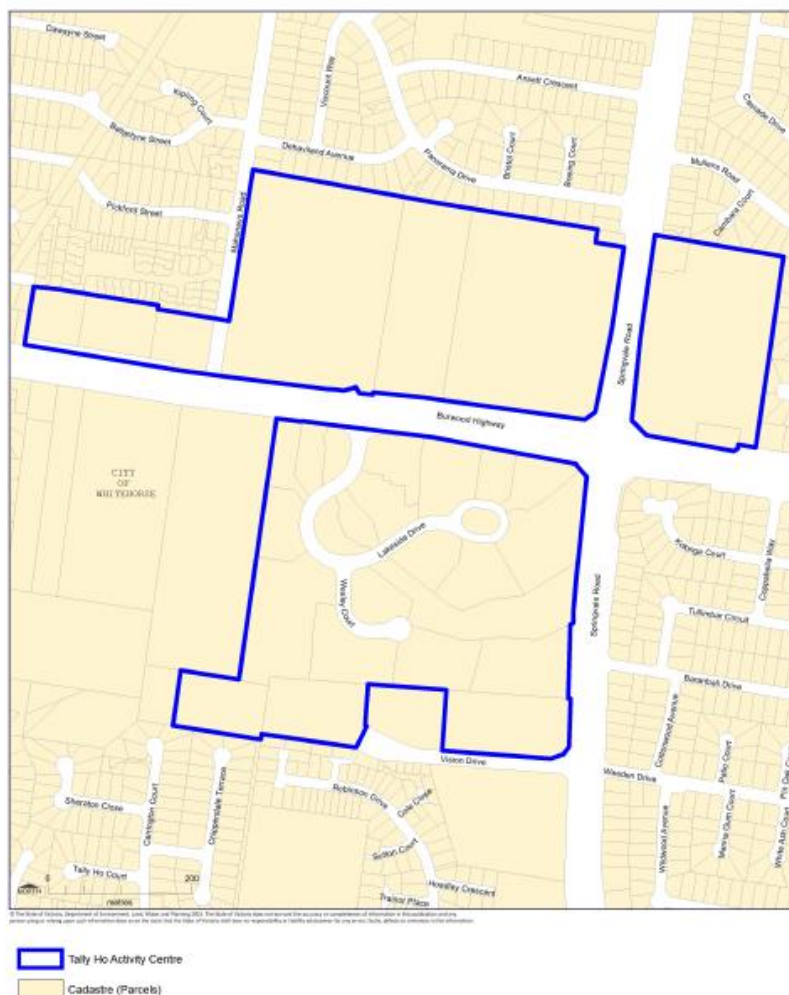
FIGURE 2 STUDY AREA AERIAL



9.1.1 (cont)

FIGURE 3 TALLY HO ACTIVITY CENTRE – CLAUSE 22.08 WHITEHORSE PLANNING SCHEME

Tally Ho Activity Centre Precinct Plan



DISCUSSION

Since the 2013 zone reforms, Council has received enquiries about proposed accommodation uses (primarily apartments) on the site, particularly within the Business Park/south sub-precinct, the Hewlett Packard site (when this site was recently on the market) and other sites fronting Burwood Highway. There is concern that substantial residential development could materially change the role and function of the Activity Centre and that the consequence of the zone reforms may be the erosion of the specialisation, economic value and employment role of the area. Recently, the Victorian Civil and Administrative Tribunal (VCAT) approved a permit for a multi-storey mixed-use building within the centre, which includes several levels of apartments. There is consequently potential for the vision for the Tally Ho Activity Centre to be severely compromised. If residential land uses are to be contemplated for Tally Ho then they should only be considered as a tertiary opportunity and only be considered in peripheral locations.

9.1.1

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Economic performance of Tally Ho

The primary issue to be resolved through the Review was whether or not allowing accommodation uses to establish in the study area would contribute to or put at risk the realisation of the particular activity centre policy aspirations for the study area as an employment hub. The economic analysis undertaken as part of the Review found the following:

Employment

The study area provides approximately 3,500 - 3,700 jobs, equating to 5% of all jobs in the municipality. These jobs are mainly in headquarter offices specialising in technology and computing. The study area provides 1,300 computer or IT related jobs, creating a significant specialised cluster at the metropolitan level. Tally Ho provides the second greatest concentration of office employment in Whitehorse behind Box Hill. Office based businesses predominantly include professional services and finance in addition to a strong government office presence and emergency services base.

Office space demand

Tally Ho has approximately 100,000sqm of commercial office space and accommodates approximately 10% of the commercial office space in the Outer Eastern Region of Melbourne, making it a significant location for office uses. The estimated vacancy rate of 3% at Tally Ho is considerably lower than the regional vacancy rate of 7% indicating that Tally Ho is well established, well occupied and remains in demand from office tenants. Although new office supply in the region has been strong it is less accessible to public transport. This factor, combined with current low office vacancies in inner Melbourne, is maintaining demand for existing office space in the Tally Ho MAC.

Rent

Net rents for buildings in Tally Ho have ranged from \$270-\$375/sqm, with more recent reports indicating rents between \$330 and \$370/sqm. These rents align with the overall 'prime' or 'A-grade' rents for the outer east region.

The economic analysis conducted through the Review concluded that commercial activities within the study area will gain only minor benefits from allowing residential uses to establish. Conversely, allowing residential uses (other than short stay accommodation) to encroach into the study area could materially change the role and function of the centre and risk eroding specialisation, rental return and the employment role of the centre.

Existing policy context

The Whitehorse Planning Scheme and supporting strategic documents identify the Tally Ho MAC as a significant high tech business hub. Council has already developed various planning scheme controls and strategies that support preserving the role and function of Tally Ho as a major metropolitan hub for office and employment use. These strategies are outlined below:

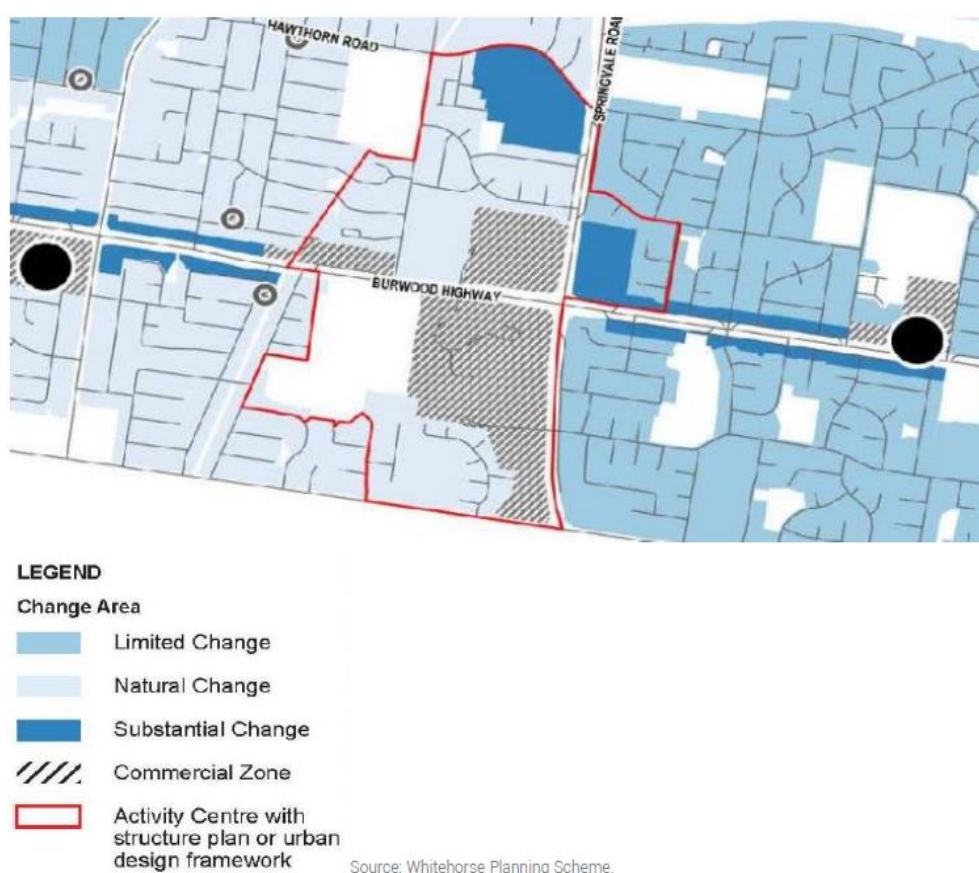
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Clause 21.06 - Housing

Clause 21.06 of the Planning Scheme includes a Housing Framework Plan which identifies the preferred locations of 'Substantial Change', 'Natural Change' and 'Limited Change' in terms of residential development, arising from Council's Housing Strategy (2014). An extract of the Framework Plan is shown in Figure 4 as it relates to the Burwood Highway corridor, identifying a large 'Substantial Change' area to the north of the study area and also along the Burwood Highway corridor to the immediate west and east of the Activity Centre. The Housing Framework Plan itself does not promote residential development in those areas of the Tally Ho MAC now zoned C1Z. Noting however, that the Housing Strategy dealt principally with land already zoned for residential use and took into account existing strategic work (such as adopted urban design framework plans and structure plans) for larger activity centres in the municipality including Tally Ho.

FIGURE 4 – HOUSING FRAMEWORK EXTRACT – BURWOOD HIGHWAY CORRIDOR



Clause 21.07 – Economic Development

Clause 21.07 of the Whitehorse Planning Scheme states that Council is committed to playing a key role in facilitating a thriving and sustainable local economy. One of the objectives of the Review is to explore the future of the Tally Ho MAC, its niche and the potential consequences of the advance of residential uses in the centre.

Clause 21.07 acknowledges Tally Ho as an important Activity Centre in the City of Whitehorse that is home to several large offices and information technology based businesses. The Review aims to determine the most appropriate planning scheme controls to facilitate continued investment in high quality office space to sustain the vision for the Tally Ho MAC into the future.

9.1.1

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Clause 22.06 – Activity Centres

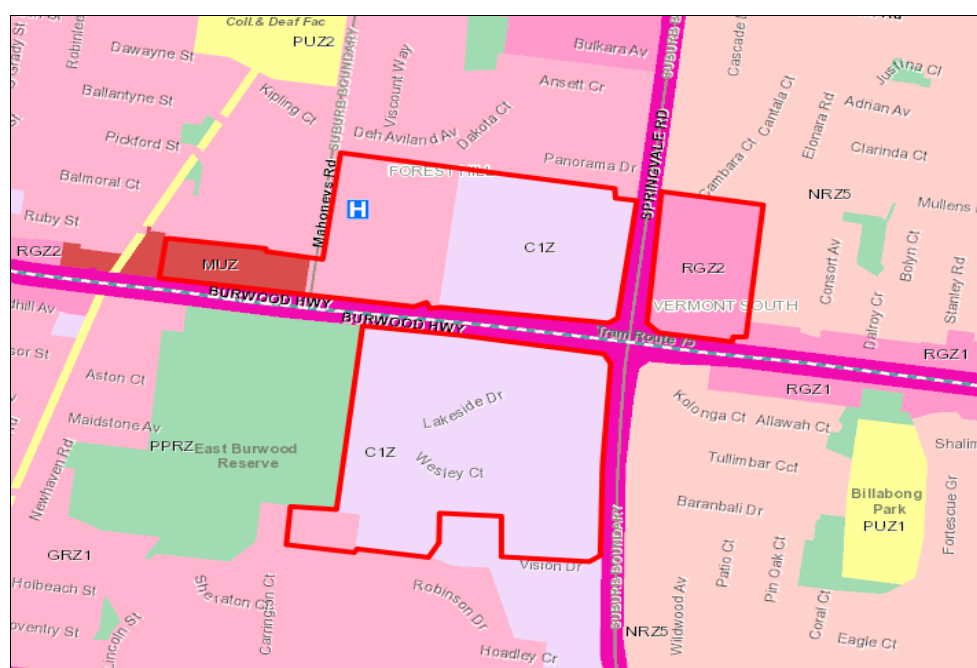
The metropolitan planning strategy, Plan Melbourne 2017-2050, places emphasis on the need to support a network of activity centres. Each of Whitehorse's activity centres makes a significant contribution to the City's economy and plays a role in meeting the needs of the community. Clause 22.06 acknowledges that Tally Ho continues as an activity centre with a focus on creating a high quality built and natural environment for innovation, knowledge and technology based businesses while broadening its range of land uses.

Clause 22.08 Tally Ho Activity Centre

The vision for the Centre is to maintain and enhance its primary role as a key eastern suburbs office and technology hub, while broadening its mix of uses to better meet the needs of the local resident and worker community. It has good transport linkages and provides a large-scale office environment with high quality built form set in extensive landscaped gardens.

The policy includes a slightly wider area than just the C1Z land, extending along Burwood Highway to the west to include Mixed Use Zone (MUZ) land and to the east to include the Burvale Hotel site. See Figure 5.

FIGURE 5 –TALLY HO ACTIVITY CENTRE BOUNDARY AND LAND USE ZONING



The policy refers to increasing the mix of uses, but also refers to specific types of accommodation and uses that complement the present activities on the site such as short term accommodation, hotel facilities and high quality conferencing facilities. These accommodation types are seen to support and complement the existing office uses in the activity centre.

Tally Ho Major Activity Centre Urban Design Framework 2007

The Tally Ho MAC Urban Design Framework (UDF) was adopted by Council in April 2007. The UDF is a reference document to the Whitehorse Planning Scheme. The UDF applies to a broader area than the Study Area, including land generally further north, east and west of Precinct North, and Burwood East Reserve.

9.1.1

(cont)

Key objectives that are relevant to the economic role of the Tally Ho MAC, are:

- To strengthen the centre's role as a high tech business hub of state significance;
- To strengthen relationships between high tech commerce and high quality education;
- To develop Tally Ho as an activity centre that meets the diverse needs of both business users and the broader community.

Tally Ho Activity Centre Urban Design and Landscape Guidelines Revised February 2015.

The Tally Ho Activity Centre Urban Design and Landscape Guidelines (Guidelines) were prepared by Hansen in March 2013 to further articulate design requirements (in the context of urban form and landscape) that would realise the vision set out in the UDF. The Guidelines were subsequently updated in February 2015 with changes set out in Council's adoption of the Guidelines on 8 December 2014.

The Guidelines are a reference document to the Planning Scheme and development requirements are implemented through the Design and Development Overlay (DDO) – Schedule 9. The guidelines introduced apply to the MAC. The DDO was introduced together with updates to the Clause 22.08 policy via planning scheme amendment C110. The Minister for Planning approved the amendment on 30 September 2015 and it came into effect on 22 October 2015 when the amendment was published in the Victorian Government Gazette.

The Guidelines are therefore still relatively current and provide background context to the Review as to what ultimate built form and landscape outcomes are sought by the City of Whitehorse and considered appropriate should the Activity Centre be developed as a regional hub for high tech commerce and a centre for local community.

Planning Scheme Options

The vision and policy for the wider Tally Ho MAC is to maintain and enhance its primary role as a key office and technology hub, while broadening its mix of uses to 'better meet the needs of the local resident and worker community.' The current C1Z at Tally Ho is considered to be a threat to this vision, particularly because it allows accommodation as an as of right use.

The key considerations for determining alternative planning controls for the C1Z study area are to:

- Reinforce the vision for the area;
- Maintain and strengthen Tally Ho's employment focus;
- Enable existing uses to continue to operate and grow;
- Encourage land uses that complement Tally Ho's core employment and specialized role; and
- Encourage ongoing reinvestment and redevelopment.

Below are a range of alternative zones to the C1Z that have been considered for the Tally Ho MAC:

Commercial 2 Zone

The purpose of the Commercial 2 Zone (C2Z) is *to encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.*

The C2Z is not considered to be the optimal zone for the study area. Restricted retail and trade supply uses have little synergy or relationship to office and technology uses, and they typically have large trade catchments. They are not generally activities which offer products and services solely geared towards serving local residents or workers. They typically require significant land parcels and if they were to establish on the subject site then they would displace opportunities for commercial (office) activities and related complementary uses.

9.1.1

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Commercial 3 Zone

The Review found that the Commercial 3 Zone (C3Z), although in its infancy and not yet widely used across Victorian planning schemes, is comparatively well aligned to the vision and policy for the wider Tally Ho MAC in that:

- The zone purpose supports the creation of high-amenity mixed use employment precincts.
- Commercial (office) uses are as of right under the zone and therefore these uses do not need a planning permit.
- The full range of complementary uses identified in section 5.3.1 of this report are either 'as of right' or can be considered through a planning permit application under the zone.
- Short-stay accommodation uses are permissible albeit on the basis that they make up no more than 50% of the gross floor area of a given development site.
- All other types of accommodation uses can be prohibited via a schedule to the zone.
- The zone allows for small-scale shop uses to establish.

The C3Z also allows objectives for the area to be specified in the schedule to the zone. As with the C1Z, a permit is generally required in the C3Z to construct a building or to construct or carry out works.

Crossway Baptist Church

The study area for the Review includes the existing Crossway Baptist Church and community facility. This site is currently zoned Commercial 1 and a place of worship which exceeds 250sqm is discretionary under that zone. The site has been used as a church since 1995 and a Development Plan Overlay currently applies to this site which facilitates major expansions to the existing church uses on the site. The independent panel that considered the development plan concluded that the proposal was strongly supported by state and local policy.

If the church was to cease operating from the site, then this land holding would represent a major opportunity for expansion of commercial activities in this locality. In that sense the underlying principles regarding what zone to apply to this site are similar to those that apply to the rest of the land within the study area.

If the Crossway site was to be included in the Commercial 3 Zone, the ongoing use of the site for a church (which exceeds the permissible 250sqm floor area) would need to continue under existing permissions, alongside the 'existing use right' provisions of the planning scheme. The implications of any recommendations to change the zoning on existing uses requires particular consideration.

Some options for addressing this Crossway church site are as follows:

- Leave the site in the current C1Z
- Rezone the site to an alternative more acceptable zone (potentially C2Z or a customised zone such as the Special Use Zone)
- Include the land in the C3Z but create site specific controls for the site which reflect the church's existing rights to seek permissions to expand the existing church in the future. This is a potential option given the issues associated with the C1Z and C2Z outlined in the preceding sections and the potential impact on the vision and purpose of the Tally Ho MAC.

9.1.1

(cont)

CONSULTATION

It is proposed to undertake a period of consultation for approximately three (3) weeks with land owners and occupiers within and immediately surrounding the study area. This will provide an opportunity to obtain feedback on the Review, land owner/occupier aspirations for Tally Ho, and proposed planning scheme changes to align with the strategic intent of the MAC. The results of this consultation period will be reported to Council at a future meeting as well as whether changes to planning controls in Tally Ho MAC should be pursued via a subsequent planning scheme amendment.

FINANCIAL IMPLICATIONS

The Review of the Commercial 1 Zone was undertaken as a new budget initiative in 2018/2019. Future expenses relate to the proposed consultation with land owners and occupiers, and any future planning scheme amendment process. The majority of these expenses are funded from Council's operational budget. A new budget initiative in 2019/2020 allocates funds for expert witness costs associated with a Planning Panel for any future planning scheme amendment process.

	Budget	Expenditure
Consultation - Feedback on the review/cost estimate	\$3,000	\$3,000
Planning scheme amendment process (if pursued)		
1. Exhibition costs	\$4,000	\$4,000
2. Statutory Fees (consideration by the Minister for Planning)	\$4,371	\$4,371
3. Planning Panel cost estimate (if required)	\$20,000	\$20,000
4. Expert witness at Planning Panel (new budget initiative in 2019/2020)	\$15,000	\$15,000
Total Expenditure	\$46,371	\$46,371

POLICY IMPLICATIONS

This project closely aligns with Strategic Direction 5 of the Whitehorse City Council Plan 2017-2021 which is to *Support a healthy local economy - A healthy, vibrant local economy is important in terms of employment, investment and contributing to the City's prosperity. Council will work closely with key stakeholders in the business sector to ensure that Whitehorse is well positioned to support and strengthen the local economy.*

The work undertaken to date through the Review has found that the Tally Ho MAC is a significant centre within Whitehorse that contributes significantly to the local economy. Council is endeavouring to determine the best zoning for Tally Ho to ensure that its role and function is strengthened and enhanced.

Other relevant policies in the Whitehorse planning scheme have been discussed earlier in this report under Existing Policy Context. Any future planning scheme amendment to better align the planning controls with the vision and purpose of the Tally Ho MAC and the strategic work to date may involve minor updates to these policies.

ATTACHMENT

- 1 Tally Ho Commercial 1 Zone Review 

Business and Economic Development

9.1.2 Burwood Heights Shopping Centre: Declaration of Special Charge for Marketing and Promotion Purposes

FILE NUMBER: SF/19/125
ATTACHMENT

SUMMARY

On 31 January 2019, Council received a request from Burwood Heights Business Association (the Association), to renew the current Special Charge Scheme for the Burwood Heights Shopping Centre (which expires on the 31 August, 2019) for a further five years. Following consultation a threshold of 75% 'in principle' support was reached indicating that there is a sufficient level of support shown for Council to commence the statutory process to renew the existing Scheme.

This report seeks Council's authorisation for it to note the adopted Burwood Heights Shopping Centre Business Plan, for it to give public notice of its intention to declare a Special Charge for the Burwood Heights Shopping Centre (the Centre) and for it to commence the necessary statutory process.

RECOMMENDATION

That Council:

- 1. Notes the Burwood Heights Shopping Centre Business Plan 2019-2024 as adopted by the Burwood Heights Business Association (the Association) in the form of Attachment 1.**
- 2. Notes and approves the \$45,000 per annum (adjusted annually in line with CPI) combined budget contained within Attachment 2 for the proposed Burwood Heights Shopping Centre Special Charge Scheme.**
- 3. Commences the statutory process for the renewal of a Special Charge Scheme (Scheme) to and for the properties in the Burwood Heights Shopping Centre (the Centre), raising an amount of \$45,000 per annum for a period of five years from 1 September 2019 to 31 August 2024 for the purpose of marketing and promotion of the Centre, otherwise in accordance with the proposed declarations of special charge attached to and forming a part of this resolution (Attachment 3). (Note: Funds raised by the special charge are also to be used in contracting a Centre Coordinator as agreed between Council and the Association for the encouragement of retail activity and business development in the Centre).**
- 4. Directs that public notices of Council's intention to declare the special charge are to be published in the 'Whitehorse Leader' newspaper, as soon as practicable in accordance with sections 163(1A) and (1B), 163A, 163B(3) and 223 of the Local Government Act 1989 (Act), advising of the intention of Council to declare at its ordinary meeting to be held on 25 November 2019, the Special Charge. In addition, and in accordance with section 82(A) of the Act, the public notices must be published on Council's Internet website.**
- 5. Directs that a combined written notification is to be sent to the rated owners and the occupiers of the properties referred to in the Declarations of Special Charge, advising of Council's intention to declare and levy the special charge, the amount for which an owner or an occupier will be liable or required to pay, the basis of the calculation of the special charge, that written submissions and/or objections in relation to the proposal will be accepted and considered/taken into account in accordance with sections 163A, 163B and 223 of the Act. The written notification must include a copy of both the public notices and comply with the requirements of section 163 (1C) of the Act.**

9.1.2

(cont)

- 6. *In accordance with section 223(1)(b)(i) of the Act, Council appoints a Committee of the Council comprising of Councillors Sharon Ellis and Andrew Davenport (Council Committee) to hear any person/s who have made a written submission and who in their written submission under section 223 of the Act have requested that they appear in person, or be represented by a person specified in their submission, and to be heard in support of their submission, such hearing of the Council Committee to be held at a date, time and place to be determined.***
- 7. *Advise the Association of the matters specified in paragraphs 1, 2 and 3 of this recommendation and otherwise directs that there be further communication with the Association to explain the purpose and operation of the special charge and that the results of this communication be provided to Council, for consideration along with any objections and/or submissions received.***
- 8. *Authorises the General Manager, City Development (or a nominee) to carry out all and any other administrative procedures necessary to enable the Council Committee to meet, and for the Council to carry out its functions under section 163A and sections 163(1A), (1B) and (1C) and sections 163B and 223 of the Act.***
- 9. *Authorises the General Manager, City Development (or a nominee) to prepare Council's standard Special Charge Agreement between Council and the Association to formalise the administrative operations of the special charge, such funding agreement being a precondition to the payment of any funds from the Special Charge Declarations by Council to the Association. The agreement between Council and the Association will commence subject to Council having declared the Special Charge at the Council meeting on 25 November 2019.***
- 10. *Directs that the agreement specified in paragraph 9 of this recommendation be submitted to Council for subsequent approval and sealing.***

BACKGROUND

The Centre is located in a prominent position on the south side of Burwood Highway, on the corner of Middleborough Road and Burwood Highway and is approximately 18 kilometres south-east of the Melbourne CBD. Currently comprising 37 rateable properties (including a telecommunication tower) the Scheme was first adopted in 2002.

DISCUSSION

Business Plan

A Business Plan for the Centre (Attachment 1) has been developed and prepared by Nancy Multari of Strategise Group. Jointly funded by Council and the Association, this document was prepared in consultation with key stakeholders, including business and property owners, the Centre Coordinator and members of Council's Investment and Economic Development staff.

The Business Plan includes a one year action plan and provides the vision and framework for the Centre's strategic, financial and marketing direction for the life of the renewal. The Association formally adopted the revised Business Plan on 11 July 2019.

The Special Charge

The proposed budget developed for the Scheme is seeking to raise approximately \$45,000 per year for marketing, promotion and business development purposes. This amount is to be adjusted annually in line with movements in the Consumer Price Index (CPI) and represents a minimal increase from the previous scheme, with \$43,774.65 collected for the 2018-2019 year. Reference is made to the proposed budget for the scheme (Attachment 2). The total amount of the special charge to be raised each year are set out in Annexure C(1).

9.1.2

(cont)

The proposed Scheme can be summarised as follows –

- It will effectively operate as a 'renewal' of the existing scheme, for a five year period, from 1 September 2019 to 31 August 2024;
- It is expected to raise a combined amount of approximately \$45,000 per annum (adjusted annually in line with CPI);
- All properties to be included in the Scheme are considered to receive the same 'primary' level of special benefit and the special benefits are considered to accrue only to the properties in the Centre; and
- The special charge is to be calculated as follows –
 - In the first year, the Special Charge will be calculated by reference to an amount that represents a flat increase of 2.8% on the last amount that was payable by each property included in the 2014-2019 Burwood Heights Special Charge Scheme;
 - For each subsequent year, the Special Charge will be calculated by reference to an amount that reflects the amount payable by each property in the immediate previous year, adjusted in accordance with movements in the CPI (although the amount payable by each property shall not be less than the amount payable in the immediate preceding year)

More specifically, the amount applicable to each rateable property to be included in the Scheme is set out in the proposed declaration of the Special Charge forming a part of this report (Annexure C(1)).

In calculating a Special Charge Scheme, the *Local Government Act* 1989 requires a Council to ensure that it takes into account any wider special benefits or community benefits. These are defined as tangible and direct benefits to properties outside the Scheme area, or to people in the broader community, and are not confined to the Scheme contributors.

It is considered that no such wider special benefits or community benefits exist in this Scheme because, in the relevant sense, the proceeds of the Special Charge will be used exclusively for the benefit of the owners and occupiers of the properties included in the Scheme, by way of appointing a part-time Centre Coordinator and authorising expenditure for promotional, marketing and business development related activities. The proposed declarations of the Special Charge will reflect this position.

CONSULTATION

On the 13 March 2019, business and property owners were advised in writing of the Associations request for scheme renewal and were invited to attend one of two information sessions facilitated by Strategise Group. These sessions were aimed to provide an opportunity for stakeholders to understand the benefits of the scheme, the statutory process for renewal, and rights and obligations moving forward. It should be noted that these sessions were not well attended.

Council surveyed all affected property and business owners to determine the level of 'in principle' support to renew the special charge. A total number of 40 responses were received, 13 from the property owners and 27 from the business owners. A threshold of 75% 'in principle' support was reached indicating that there is a sufficient level of support shown, for Council to consider renewal of the existing Scheme. Their responses are displayed in the table below. A Visioning Workshop was held on the 20 May 2019 to develop a vision and framework for the Centre's strategic plan and marketing direction.

9.1.2

(cont)

'In Principle' Survey Responses

	Yes	No
Property Owners	12	1
Business Owners	26	1
Total	38	2

FINANCIAL IMPLICATIONS

The preparation, raising and ongoing administration of a Special Charge is covered within Council's annual budget.

Item	Estimated Budget	Expenditure to Date
Expenditure		
Facilitation - Information Sessions	\$4,000	\$4,000
Preparation of Business Plan	\$6,000	\$7,200
Postage	\$350	\$115
Leader Advertising – Intent to Declare Notice	\$2,450	
Leader Advertising –Declaration Notice	\$2,450	
Total Estimated Budget	\$15,250	
Sub Total Expenditure		\$11,315
Total Expenditure		\$11,315

POLICY IMPLICATIONS

Council Plan 2017 – 2021

Strategic Direction 5: Support a healthy local economy.

'A healthy, vibrant local economy is important in terms of employment, investment and contributing to the City's prosperity. Council will work closely with key stakeholders in the business sector to ensure that Whitehorse is well positioned to support and strengthen the local economy'.

Whitehorse Economic Development Strategy 2014 – 2019

Section 4: Retail Activity Centres – 4.1.8

- Engage with “precinct champions” to advocate with other traders and property owners towards gaining support with projects, proposals and activities.
- Provide support to business associations in the development of marketing plans, business plans and governance guidelines.

9.1.2

(cont)

ANNEXURE C(1)




COLUMN 1	COLUMN 2
Property Address	Amount Levied
1/10-40 Burwood Hwy	\$ 854.80
2/10-40 Burwood Hwy	\$ 1,249.70
3/10-40 Burwood Hwy	\$ 2,079.90
4/10-40 Burwood Hwy	\$ 1,615.00
5/10-40 Burwood Hwy	\$ 1,189.00
6/10-40 Burwood Hwy	\$ 1,126.80
7/10-40 Burwood Hwy	\$ 2,720.35
8/10-40 Burwood Hwy	\$ 1,484.45
9/10-40 Burwood Hwy	\$ 2,100.10
10-11/10-40 Burwood Hwy	\$ 1,695.75
11A/10-40 Burwood Hwy	\$ 1,005.60
12/10-40 Burwood Hwy	\$ 3,222.35
13/10-40 Burwood Hwy	\$ 1,147.10
50 Middleborough Rd	\$ 2,549.30
Suite 1/2-8 Burwood Hwy	\$ 416.55
Suite 2/2-8 Burwood Hwy	\$ 302.90
Suite 3/2-8 Burwood Hwy	\$ 492.60
Suite 4 /2-8 Burwood Hwy	\$ 352.70
Suite 5/2-8 Burwood Hwy	\$ 601.35
Suite 6/2-8 Burwood Hwy	\$ 397.80
Suite 7/2-8 Burwood Hwy	\$ 913.90
Roof/2-8 Burwood Hwy	\$ 400.95
Shop 1/2-8 Burwood Hwy	\$ 826.85
Shop 2/2-8 Burwood Hwy	\$ 829.95
Shop 3/2-8 Burwood Hwy	\$ 770.90
Shop 4/2-8 Burwood Hwy	\$ 750.00
Shop 5/2-8 Burwood Hwy	\$ 750.00
Shop 6/2-8 Burwood Hwy	\$ 750.00
Shop 7/2-8 Burwood Hwy	\$ 750.00
Shop 8/2-8 Burwood Hwy	\$ 750.00
Shop 9/2-8 Burwood Hwy	\$ 750.00
Shop 10/2-8 Burwood Hwy	\$ 750.00
Shop 11/2-8 Burwood Hwy	\$ 750.00
Shop 12/2-8 Burwood Hwy	\$ 2,152.85
Shop 13/2-8 Burwood Hwy	\$ 750.00
Shop 14/2-8 Burwood Hwy	\$ 750.00
42-50 Burwood Hwy	\$ 5,000.50
TOTAL	\$ 45,000.00

9.1.2
(cont)

ANNEXURE C(2)



ATTACHMENT

- 1 Business Plan [⇒](#) 
- 2 Year 1 Budget [⇒](#) 
- 3 Proposed Declaration [⇒](#) 

9.2 INFRASTRUCTURE

9.2.1 Tender Evaluation (Contract 30084) Sportsfields and Turf Management, Products, Minor Works and Consultancy Services

SUMMARY

To consider tenders received for the provision of a range of services for Sportsfields and Turf Management Products, Minor Works and Consultancy and to recommend the acceptance of the tenders received from the panel of consultants and contractors as set out below for each of six categories on a Schedule of Rates basis for a period of three years commencing on 1 September 2019 with an option to extend for a further two years at Council's discretion and to consider the estimated expenditure over the life of the contract.

RECOMMENDATION

That Council:

- 1. Accept the tender and sign the formal contract document for Contract 30084 for Sportsfields and Turf Management Products, Minor Works and Consultancy Services, on a Schedule of Rates basis for a period of three years with an option to extend for a further two years at Council's discretion commencing on 1 September 2019 for the following contractors/consultants:**
 - **Tees & Greens Pty Ltd (ABN 74 125 592 207)**
 - **Ten Burren Irrigation Designs Pty Ltd (ABN 29 093 486 947)**
 - **Evergreen Turf Group Pty Ltd (ABN 17 007 427 536)**
 - **Hill and Canning Consulting Engineers Pty Ltd t/s SPORTENG (ABN 73 168 884 311)**
 - **Rinad Pty Ltd t/a Make It Wet (ABN 40 168 098 084)**
 - **Grassports Australia Pty Ltd (ABN 87 110 205 840)**
 - **Amgrow Australia Pty Ltd t/a Nuturf Pty Ltd (ABN 22 069 900 456)**
 - **Globe Australia Pty Ltd (ABN 75 001 429 714)**
 - **StrathAyr Pty Ltd (ABN 83 006 751 024)**
 - **Yellow Box Computing (ABN 33 432 354 753)**
 - **The Trustee for the Harte Family Trust t/a Intrack Systems Australia Pty Ltd (ABN 25 678 203 763)**
 - **Abel Concepts (Australia) Pty Ltd (ABN 51 101 103 271)**
 - **Gemlach Pty Ltd t/a Douglas Sheet Metal and Engineering (ABN 71 095 633 177)**
 - **Landscape Two Pty Ltd ATF Waterless Turf Unit Trust t/a Smartgrass (ABN 38 127 661 892)**
 - **Statewide Turf Services Pty Ltd (ABN 49 529 929 272)**
 - **Maddocks Sports Pty Ltd (ABN 38 059 538 635)**
 - **Smart Water Corporation Pty Ltd (ABN 37 158 488 236)**
 - **CS, ML & SJ Beard t/a Linga Longa Park Pty Ltd (ABN 61 124 230 959)**
 - 2. Authorise the Chief Executive Officer to award an extension of this contract, subject to a review of the Contractor's performance and Council's business needs, at the conclusion of the initial three year contract term.**
-

9.2.1

(cont)

BACKGROUND

The City of Whitehorse has sought a range of suitably qualified and experienced consultants and contractors for ParksWide to make up a panel to support this Department in the provision of their planned and reactive sports field and turf services.

The increasing expectations on the delivery of this function of Council and the increasing need for specialist supporting advice in matters of chemical use, design of irrigation systems, ground quality control, new technology for turf and construction of AFL/Cricket/FFA Australia standard installations has seen the need to engage specialists consultants in these fields.

Furthermore, these services are also sought to support the growing need for junior and professional sporting opportunities across the municipality.

The services offered under this panel include:

1. Part A Supply, Delivery and Application of Turf Fertilisers
2. Part B Supply, Delivery and Application of Turf Registered Herbicides, Insecticides and Fungicides
3. Part C Turf Management, Products and Services including turf surfacing and other associated infrastructure (eg: Coaches Boxes)
4. Part D Supply of Irrigation Products and Services
5. Part E Training Net Construction
6. Part F Sports field and Turf Consultancy Services

The term of the contract is three years commencing on (1 September 2019), with an option to extend the contract for a further two years at Council's discretion.

DISCUSSION

The tender was advertised in The Age newspaper on Saturday 4 August 2018 and closed on Wednesday 29 August 2018. 24 tenders were received, some of which tendered for multiple services across the five areas covered in the tender. Following an extensive evaluation period it was agreed to re-tender some components of the specification (Part C and Part D) due to a lack of suitable respondents. The contract was re-tendered on Saturday 25 May 2019 and closed on Wednesday 19 June 2019. A further six tenders were received. Of the 30 submissions 18 were considered best value have been recommended for the panel.

The tenders were evaluated against the following criteria and weightings:

- Price (35%);
- Credibility (35%);
- Capability (30%); and
- Occupational Health & Safety and Equal Opportunity (Pass/Fail).

The tender identified six different services with some consultants/contractors seeking to tender for single or multiple services. Given the volume of work likely to be generated through the six different areas a number of consultants/contractors have been selected, based on their ratings against the above criteria.

The tenders listed above are considered to provide the best value for money for this panel contract.

9.2.1

(cont)

CONSULTATION

Consultation occurred with ParksWide, Leisure and Recreation Services, Procurement and other business areas who may access this panel. The evaluation panel consisted of three experienced staff members that represented ParksWide, Leisure and Recreation Services and Finance and included probity oversight by Council's Contracts and Procurement Business Unit.

FINANCIAL IMPLICATIONS

The contract for the provision of Sports fields and Turf Management Products, Minor Works and Consultancy Services is based on a Schedule of Rates. The rates are subject to a CPI adjustment on each anniversary of the contract.

The financial advantage of each tender submission was determined by comparing the rates for all services required by Council under this contract with careful consideration given to those that are used most frequently by Council. The financial analysis was added to the robust evaluation outcome of the consultant's credibility and capability to undertake the services required within the specification.

The estimated expenditure under this contract over the initial contract term is \$10M, including GST. This expenditure will increase to approximately \$17M, including GST if the options to extend the contract are exercised.

The costs incurred under this contract will be charged to the relevant recurrent and capital budgets.

9.2.2 Council approval to amend maximum expenditure threshold for (Contract 14046) Provision of Plumbing Maintenance, Installation and Associated Services

SUMMARY

The purpose of this report is to seek approval to amend the maximum expenditure threshold available against Contract 14046 – Provision of Plumbing Maintenance, Installation and Associated Services.

The approval amends the previous maximum expenditure threshold contained in the tender evaluation report submitted to Council on 22 June 2015 to \$6,950,000.

RECOMMENDATION

That Council approve an amended maximum expenditure threshold of \$6,950,000 including GST for Contract 14046 – Provision of Plumbing Maintenance, Installation and Associated Services.

BACKGROUND

This essential contract is for the provision of plumbing maintenance, installation and associated services of Council managed buildings and plumbing infrastructure in community parks and public spaces.

The contract enables Council to:

- Provide reactive plumbing services and minor plumbing renewal works and a range of programmed works including thermostatic mixing valve servicing, backflow prevention servicing, hot water service filter cleaning, water tank inspections and solar hot water service inspections
- Provide plumbing maintenance and minor renewal works in peak periods
- Provide regular cleaning of roof drainage systems in order to reduce the risk of stormwater damage to facilities
- Satisfy the obligations set out in the Building Code of Australia, particularly in relation to thermostat mixing valve servicing, back flow prevention and water quality requirements
- Satisfy the requirements set out in the relevant Plumbing Industry Commission Regulations and Australian Standards

DISCUSSION

On 22 June 2015 Council awarded Contract 14046 – Provision of Plumbing Maintenance Installation and Associated Services. The contract is a Schedule of Rates contract and had a three year initial contract term with a further two year option to be exercised under CEO Delegation.

The two year option was approved under CEO Delegation on 1 May 2018.

At the time of the original contract approval, expenditure estimates were based on the historical activity of the Facilities Maintenance Unit only. As part of consolidating Council's procurement expenditure under central service contracts, expenditure which was previously captured by a range of procurements have been successfully directed to this single service contract. The contract is now utilised by all Council departments for their plumbing installation works, improving Council oversight of expenditure on these types of services. As a result there has been a higher than expected expenditure against the contract.

The initial estimate of expenditure under this contract over the full contract term was \$4,950,000 including GST. This report seeks an amended maximum expenditure threshold of \$6,950,000 for the life of the contract.

9.2.2

(cont)

The current contract including approved options expires on June 30 2020. Council officers will commence tender preparations for a new services contract during this final year.

CONSULTATION

Staff from Council's Procurement team have assisted with providing current contract expenditure details and advice on this process in line with Council's adopted Procurement Policy.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report. All expenditure incurred against this contract is funded from relevant adopted budgets.

9.3 HUMAN SERVICES

9.3.1 Tender Evaluation (Contract 30175) Provision of Food Services: Meals on Wheels

SUMMARY

To consider tenders received for Provision of Food Services (Meals on Wheels) and to recommend the acceptance of the tender received from Ranahans Pty Ltd trading as Ranahans Fine Foods (ABN 98 051 653 948), for the amount of \$5,000,000 including GST for a period of three (3) plus two (2) years at Council's discretion.

RECOMMENDATION

- 1. That Council accept the tender and sign the formal contract document for Contract 30175 for the Provision of Food Services (Meals on Wheels) received from Ranahans Pty Ltd trading as Ranahans Fine Foods (ABN 98 051 653 948), of Factory 12 / 981 Mountain Highway, Boronia Vic 3155 for the tendered amount of \$5,000,000 including GST for a period of three (3) plus two (2) years at Council's discretion.***
- 2. Authorise the Chief Executive Officer to award an extension of this contract, subject to a review of the Contractor's performance and Council's business needs, at the conclusion of the initial 3 year contract term.***

BACKGROUND

Whitehorse City Council provides a comprehensive and integrated range of support services for frail, older residents, people living with a disability, and their carers to assist them to live independently in their own homes. Services include intake and assessment services, domestic assistance, personal care, respite care, home maintenance, social support and transport programs. These services are predominantly supported by CHSP and HACC PYP funding.

Council's Food Services or Meals on Wheels operates within the Guidelines of the funding service agreements. It currently supplies approximately 65,000 chilled and frozen meals per year, and operates from the Food Services Distribution Centres located at the rear of the Nunawading Senior Citizens Centre, 22 Silver Grove Nunawading and the rear of the Box Hill Senior Citizens Centre, 79 Carrington Rd Box Hill. The service is managed by Council staff and delivered by paid staff and approximately 110 volunteers.

DISCUSSION

Tenders were advertised in The Age newspaper on Saturday 4 May 2019 and were closed on Wednesday 29 May 2019. Three (3) tenders were received.

The tenders were evaluated against the following criteria:

- Financial (30%);
- Credibility (40%);
- Capability (30%); and
- Occupational Health & Safety and Equal Opportunity (Pass/Fail).

The submissions were assessed and rated against the above criteria. The tender received from Ranahans Pty Ltd is considered to provide the best value for money and service for this Contract.

9.3.1

(cont)

CONSULTATION

Consultation has occurred extensively with Whitehorse Home and Community Services staff, Environmental Health Services and Procurement.

FINANCIAL IMPLICATIONS

The financial advantage of each tender submission was determined by comparing the rates for all services required by Council under this contract with careful consideration given to the critical aspects of the service delivery including hygiene/infection control, business continuity, emergency planning, breadth of customer choice and flexibility to address short notice changes to service. The financial analysis was added to the robust evaluation outcome of the consultant's credibility and capability to undertake the services required within the specification.

The estimated expenditure under this contract over the initial contract term is \$3M including GST. This expenditure will increase to approximately \$5M, including GST if the options to extend the contract are exercised.

The costs incurred under this contract are covered within the relevant recurrent budget.

9.4 CORPORATE

9.4.1 In Principal Approval of the 2018/19 Annual Financial Statements & Performance Statement

FILE NUMBER: 19/183015

SUMMARY

Council is required to complete and forward to the Minister for Local Government its Annual Report by 30 September 2019. The Annual Report contains audited annual financial statements and the audited performance statement. Council cannot submit the financial statements or the performance statement to its auditor or the Minister unless it has passed a resolution giving its approval in principle to the financial statements and performance statement. It is recommended that the Annual Financial Statements and Performance Statement, be approved in principle and upon completion of the audit forwarded to the Minister as part of the Annual Report.

RECOMMENDATION

That Council receive the report and that:

- 1. The Annual Financial Statements and Performance Statement for 2018/19 be approved in principle.***
- 2. The Principal Accounting Officer be authorised to make minor amendments to the Annual Financial Statements and Performance Statement for 2018/19 to meet the Victorian Auditor General's requirements.***
- 3. Cr Massoud and Cr Carr be authorised to sign the Annual Financial Statements and Performance Statement for 2018/19.***
- 4. The Acting Chief Executive Officer be authorised to sign the Annual Financial Statements and Performance Statement for 2018/19.***
- 5. The final audited Annual Financial Statements and audited Performance Statement for 2017/18 be forwarded to the Minister for Local Government as part of the Annual Report by 30 September 2019.***
- 6. Public notice be given of:***
 - a) The availability of the report of the auditor under Section 9 of the Audit Act 1994.***
 - b) A meeting to be held for the purpose of discussing the Annual Report under Section 134 of the Local Government Act 1989 at 7.00 pm on 21 October 2019.***
- 7. Officers and VAGO are thanked for their efforts in the timely and quality production of the financial statements and performance statement***
- 8. VAGO intend to provide an unmodified opinion of the financial statements and performance statement.***

9.4.1 (cont)

BACKGROUND

The Council is required under Section 131 of the Local Government Act 1989 to complete an annual report each year and forward it to the Minister by 30 September 2019. The annual report comprises:

- A report of its operations during the financial year
- Audited financial statements
- Audited performance statement
- A copy of the auditor's reports on the financial statements and performance statement, and
- Any other matter required by the regulations.

The Council cannot submit the financial statements or the performance statement to its auditor or the Minister unless it has passed a resolution giving its approval in principle to the financial statements and performance statement.

The financial statements and performance statement are required to be certified by Council's Principal Accounting Officer, by two Councillors on behalf of Council and the Chief Executive Officer prior to Council's Auditor signing the Audit Report. The annual report is then required to be forwarded to the Minister for Local Government by 30 September 2019.

The Audit Advisory Committee, at its meeting on 19 August 2019, discussed the annual financial statements and performance statement with representatives of the Victorian Auditor General.

DISCUSSION

The legislation requires Council to resolve to approve in principle the annual financial statements and performance statement prior to these statements being forwarded to the Victorian Auditor General. The Victorian Auditor General conducted the final phase of the audit process early August 2019 at Council. In conjunction with the audit, the Victorian Auditor General requires copies of Council resolutions to authorise the signing and approval in principle of the statements.

The Audit Advisory Committee reviewed the Annual statements, in conjunction with representatives of the Victorian Auditor General, at its meeting held on 19 August 2019.

Certification

Two Councillors and the Chief Executive Officer are required to sign the certification of the annual financial statements and performance statement once clearance is obtained from the Victorian Auditor General and after the Principal Accounting Officer has signed their certification. It is proposed that the Councillors on the Audit Advisory Committee be authorised to sign the certification on behalf of the Council after the necessary clearance has been obtained. In the eventuality that there may be some late changes made to the financial statements, it is also proposed that the approval given to the Councillors be extended to enable them to sign the certification after these necessary changes have been made.

After the annual report has been submitted to the Minister, Council must give public notice that the annual report has been prepared and can be inspected at the Council office - Section 134(2).

Section 134 of the Act requires a meeting to consider the annual report. The Council must consider the annual report at a meeting of Council. The meeting must be held as soon as practicable but within the time required by the regulations, after the Council has sent the annual report to the Minister.

9.4.2 Supplementary Valuation Quarterly Report: 1 April 2019 to 30 June 2019

FILE NUMBER: SF16/746#04

SUMMARY

This report presents supplementary valuations undertaken and recommends adjustment of rate records. The supplementary valuations have been carried out on properties in accordance with Section 13DF of the Valuation of Land Act 1960.

RECOMMENDATION

That Council:

- 1. Note and accept the supplementary valuations undertaken during the period commencing 1 April 2019 to 30 June 2019.***
- 2. Authorise the rate records to be adjusted to take account of the supplementary valuations returned.***

BACKGROUND

This report relates to 2018 level supplementary valuations undertaken by Council in accordance with the *Valuation of Land Act 1960* for the period from 1 April 2019 to 30 June 2019.

DISCUSSION

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

Supplementary valuations are primarily due to construction, subdivision and/or planning activities. Valuation changes resulting from objections are included in this report. Both the April and June supplementary valuations were predominantly valuation objection changes or building demolitions.

The supplementary valuations undertaken are summarized in Table #1 below.

Table # 1: Supplementary Valuations completed between: 1 April 2019 and 30 June 2019

Supplementary Valuation Reference	Number of Assessments	SITE VALUE	C.I.V.	N.A.V.
April 2019	84	\$ 51,767,000	\$126,996,000	\$10,414,900
June 2019	4	\$ 4,300,000	\$ 4,300,000	\$ 215,000
Supplementary Valuations Total	88	\$ 56,067,000	\$131,296,000	\$10,629,900

CONSULTATION

The legislative requirement for Council to complete supplementary valuations is contained within the *Valuation of Land Act 1960*. All supplementary valuations contained in this report have been undertaken in accordance with the *2018 Valuation Best Practice Specifications Guidelines*.

9.4.2

(cont)

FINANCIAL IMPLICATIONS

The total change to the Capital Improved Value (CIV) caused by the supplementary valuations undertaken is a decrease of \$7,406,000.

The changes in CIV resulted in a \$10,498.45 reduction of supplementary rate income. This reduction in income was due to the resolution of valuation objections and building demolition changes.

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

Table #2: Valuation totals as at 1 April 2019

BREAKDOWN	Number of assessments	SITE VALUE	C.I.V.	N.A.V.
Rateable	74,342	\$59,675,838,500	\$78,625,139,000	\$4,024,519,215
Non Rateable	1,087	\$ 3,943,711,000	\$ 4,334,174,000	\$ 236,621,595
Municipal Total	75,429	\$63,619,549,500	\$82,959,313,000	\$4,261,140,810

Table#3 Change to valuation totals due to supplementary valuations between: 1 April 2019 to 30 June 2019

Supplementary Valuations	Number of assessments subject to Supplementary Valuation	Change to Site Value	Change to CIV	Change to NAV
April 2019	84	(\$6,344,000)	(\$7,031,000)	(\$ 67,000)
June 2019	4	\$0	(\$ 375,000)	(\$ 18,750)
Total Change	88	(\$6,344,000)	(\$7,406,000)	(\$ 85,750)

Table #4: Valuation totals as at 30 June 2019

NEW BREAKDOWN	Number of assessments	SITE VALUE	C.I.V.	N.A.V.
New Rateable	74,341	\$59,672,099,500	\$78,617,733,000	\$4,024,433,465
New Non Rateable	1,087	\$ 3,941,106,000	\$ 4,334,174,000	\$ 236,621,595
New Municipal Total	75,428	\$63,613,205,500	\$82,951,907,000	\$4,261,055,060

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

POLICY IMPLICATIONS

The valuations have been undertaken in accordance with the legislative requirements of the *Valuation of Land Act 1960*.

Due to the function of the valuation authority changing from Council to the Valuer-General the requirement for any future supplementary valuations to be returned by Council is ceasing.

9.4.3 Delegated Decisions June 2019

SUMMARY

The following activity was undertaken by officers under delegated authority during June 2019.

RECOMMENDATION

That the report of decisions made by officers under Instruments of Delegation for the month of June 2019 be noted.

DELEGATION	FUNCTION	Number for June 2018	Number for June 2019
Planning and Environment Act 1987	Delegated Decisions	149	114
	Strategic Planning Decisions	0	Nil
Telecommunications Act 1997		Nil	Nil
Subdivision Act 1988		27	27
Gaming Control Act 1991		0	Nil
Building Act 1993	Dispensations & Applications to Building Control Commission	64	39
Liquor Control Reform Act 1998	Objections and Prosecutions	3	1
Food Act 1984	Food Act Orders	1	3
Public Health & Wellbeing Act 2008	Improvement / Prohibition Notices	2	4
Local Government Act 1989	Temporary Rd. Closures	3	3
Other Delegations	CEO Signed Contracts between \$150,000 - \$750,000	Nil	3
	Property Sales and Leases	4	4
	Documents to which Council seal affixed	Nil	4
	Vendor Payments	1139	1774
	Parking Amendments	4	18
	Parking Infringements written off (not able to be collected)	228	291

9.4.3

(cont)

DELEGATED DECISIONS MADE ON PLANNING APPLICATIONS JUNE 2019

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

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2015/1 155/A	19- 06-19	Application Lapsed	11 Trafalgar Street Mont Albert Vic 3127	Elgar	Construction of an additional dwelling to the side of the existing dwelling, associated front fence and works (including demolition of an outbuilding)	Permit Amendment
WH/2017/2 56/A	07- 06-19	Application Lapsed	15 Kintore Crescent Box Hill Vic 3128	Elgar	Buildings and works for construction of five triple storey dwellings, reduction of the visitor car parking space and tree removal	Permit Amendment
WH/2019/3 24	26- 06-19	Application Lapsed	129 Brunswick Road Mitcham Vic 3132	Springfield	Removal of and buildings and works within 4m of protected trees	Vegetation Protection Overlay
WH/1998/1 0207/B	07- 06-19	Delegate Approval - S72 Amendment	270 Canterbury Road Forest Hill Vic 3131	Central	Amendment to tenancy 304 - Amending condition 6 of permit to extend trading hours	Permit Amendment
WH/2014/5 07/A	19- 06-19	Delegate Approval - S72 Amendment	24 Wolseley Crescent Blackburn Vic 3130	Central	Amendments to Planning Permit WH/2014/507 (issued for buildings and works to construct a double storey dwelling, tennis court, swimming pool and associated tree removal) to change the dwelling to single storey, delete the swimming pool and tennis court and associated alterations to conditions	Permit Amendment

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2014/68/A	04- 06-19	Delegate Approval - S72 Amendment	1-2/35 Rooks Road Mitcham Vic 3132	Springfield	Amendment to Planning Permit WH/2014/68 allow change the use of warehouse 2 to motor repairs	Permit Amendment
WH/2015/934/A	17- 06-19	Delegate Approval - S72 Amendment	11 Skene Street Burwood East Vic 3151	Riversdale	Construction of two (2) double storey dwellings	Permit Amendment
WH/2016/464/A	25- 06-19	Delegate Approval - S72 Amendment	8 Lyndhurst Crescent Box Hill North Vic 3129	Elgar	Construction of two (2) double storey dwelling, removal of vegetation and buildings and works within 4 m of vegetation	Permit Amendment
WH/2017/204/A	26- 06-19	Delegate Approval - S72 Amendment	424 Middleborough Road Blackburn Vic 3130	Central	Construction of three double storey dwellings and alteration of access to a road in a Road Zone Category 1	Permit Amendment
WH/2017/52/A	03- 06-19	Delegate Approval - S72 Amendment	78 Middleborough Road Burwood East Vic 3151	Riversdale	The staged subdivision and development of land for the purpose of 85 dwellings	Permit Amendment
WH/2017/714/A	20- 06-19	Delegate Approval - S72 Amendment	54 Menin Road Forest Hill Vic 3131	Springfield	Alterations and additions to an existing dwelling, proposing relocation of crossover, new carport, verandah, and buildings and works within 4 metres of vegetation and associated tree removal	Permit Amendment
WH/2018/105/A	27- 06-19	Delegate Approval - S72 Amendment	14 Nara Road Mitcham Vic 3132	Springfield	Construction of a first floor extension to the dwelling and associated buildings and works (including a swimming pool and verandah) within 4 metres of a protected tree	Multiple Dwellings

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2013/432/B	03- 06-19	Delegate NOD - S72 Amendment	12 Queen Street Blackburn Vic 3130	Central	Construction of a five storey building plus two levels of basement, comprising dwellings and a reduction in the car parking requirements	Permit Amendment
WH/2017/1004	26- 06-19	Delegate NOD Issued	25 Loudon Road Burwood Vic 3125	Riversdale	Development of two (2) dwellings on a lot, tree removal and buildings and works within 4 metres of protected trees	Multiple Dwellings
WH/2018/1113	06- 06-19	Delegate NOD Issued	121 Middleborough Road Box Hill South Vic 3128	Riversdale	Development of the land for two (2) double storey dwellings including associated buildings and works within 4 metres of protected SLO9 trees and tree removal	Multiple Dwellings
WH/2018/1196	28- 06-19	Delegate NOD Issued	27a Boronia Road Vermont Vic 3133	Morack	Construction of six dwellings, alteration of access to a road in a Road Zone, Category 1, buildings and works within 4m of protected vegetation, and associated vegetation removal.	Multiple Dwellings
WH/2018/1226	12- 06-19	Delegate NOD Issued	40 Stott Street Box Hill South Vic 3128	Riversdale	The development of the land for two (2) double storey dwellings, including buildings and works within 4 metres of protected trees and tree removal	Multiple Dwellings

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2018/1 374	19- 06-19	Delegate NOD Issued	41 Parer Street Burwood Vic 3125	Riversdale	Development of the land for two (2) double storey dwellings including associated buildings and works within 4 metres of protected trees and tree removal	Multiple Dwellings
WH/2018/1 379	20- 06-19	Delegate NOD Issued	14 Duffy Street Burwood Vic 3125	Riversdale	Change of use to Retail Premises (Car Sales)	Change of Use
WH/2018/1 404	20- 06-19	Delegate NOD Issued	55 Benwerrin Drive Burwood East Vic 3151	Riversdale	Construction of a second dwelling (two storey) and alterations to the existing dwelling and removal of vegetation within the Significant Landscape Overlay Schedule 9	Multiple Dwellings
WH/2018/1 55	11- 06-19	Delegate NOD Issued	119 Surrey Road Blackburn Vic 3130	Central	Development of the land for the construction of a three (3) storey building with basement, buildings and works (DDO4 and EAO), reduction in car parking requirements (52.06) and alteration of access to a Road Zone (RDZ1)	Business
WH/2018/1 61	20- 06-19	Delegate NOD Issued	11 Parkside Avenue Box Hill Vic 3128	Elgar	Development of the land for four new dwellings, including associated tree removal and buildings and works.	Multiple Dwellings

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2018/295	28- 06-19	Delegate NOD Issued	88 Rostrevor Parade Mont Albert North Vic 3129	Elgar	Construction of two double storey dwellings, associated tree removal and buildings and works within 4 metres of protected trees (SLO9)	Multiple Dwellings
WH/2018/446	18- 06-19	Delegate NOD Issued	2 Remy Court Vermont South Vic 3133	Morack	Construction of two double storey dwellings and buildings and works within four metres of trees protected under the SLO9	Multiple Dwellings
WH/2018/486	03- 06-19	Delegate NOD Issued	6-8 Heather Grove Nunawading Vic 3131	Springfield	Development of the land for five (5) dwellings, including associated buildings and works and tree removal.	Multiple Dwellings
WH/2018/496	19- 06-19	Delegate NOD Issued	21 Larch Street Blackburn Vic 3130	Central	Construction of Two Double Storey Dwellings on a Lot and Removal of Vegetation	Multiple Dwellings
WH/2018/650	25- 06-19	Delegate NOD Issued	46 Mccomas Grove BURWOOD VIC 3125	Riversdale	Three double storey dwellings on a lot, removal and buildings and works within 4m of protected trees	Multiple Dwellings
WH/2018/965	27- 06-19	Delegate NOD Issued	31 Boisdale Street Surrey Hills Vic 3127	Riversdale	Construction of three, two storey dwellings and removal of trees protected under SLO9	Multiple Dwellings
WH/2019/10	05- 06-19	Delegate NOD Issued	3/605-611 Whitehorse Road Mitcham Vic 3132	Springfield	Use as Restricted Recreational Facility (gymnasium) and alteration of access to Road Zone Category 1.	Business

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2019/193	25- 06-19	Delegate NOD Issued	4 Barbara Street Vermont Vic 3133	Springfield	Removal of 9 trees protected under the Significant Landscape Overlay Schedule 9	Special Landscape Area
WH/2019/229	28- 06-19	Delegate NOD Issued	103 Nelson Road Box Hill North Vic 3129	Elgar	Construction of three, two storey dwellings with basement car parking and associated vegetation removal and buildings and works within 4 metres of trees protected under the Significant Landscape Overlay Schedule 9	Multiple Dwellings
WH/2019/300	24- 06-19	Delegate NOD Issued	80 Dorking Road Box Hill North Vic 3129	Elgar	Construct and display business identification signage	Advertising Sign
WH/2019/57	20- 06-19	Delegate NOD Issued	5 Moray Grove Vermont South Vic 3133	Morack	Removal of two (2) trees and buildings and works within 4 metres of protected trees	Special Landscape Area
WH/2019/72	25- 06-19	Delegate NOD Issued	1a Alan Street Blackburn South Vic 3130	Central	Use of land and buildings and works for a medical centre and alteration of access (intensification of use) to a Category 1 Road Zone	Change of Use
WH/2017/709	04- 06-19	Delegate Permit Issued	850 Whitehorse Road Box Hill Vic 3128	Elgar	To display 'for lease' signage	Advertising Sign

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2018/1076	28- 06-19	Delegate Permit Issued	134 Surrey Road Blackburn Vic 3130	Central	To subdivide Lot 3 on SP29550Y into Lots 3A and 3B, and rename Common Property to Common Property No. 1, and Owners Corporation to Owners Corporation No. 1 on SP29550Y	Subdivision
WH/2018/111	19- 06-19	Delegate Permit Issued	17-23 Nelson Road Box Hill Vic 3128	Elgar	Buildings and Works and Use of Land for a Car Park (in association with Hospital/Medical Centre) and Tree Removal	Residential (Other)
WH/2018/1148	11- 06-19	Delegate Permit Issued	17 Moona StreetBurwood East Vic 3151	Riversdale	Construction of three double storey dwellings	Multiple Dwellings
WH/2018/1203	24- 06-19	Delegate Permit Issued	3 Arnott Street Mont Albert North Vic 3129	Elgar	Buildings and works within 4 metres of protected SLO9 trees and tree removal	Special Landscape Area
WH/2018/1309	05- 06-19	Delegate Permit Issued	39 Goodwin Street Blackburn Vic 3130	Central	Construction of two double storey dwellings, removal of vegetation and buildings and works within 4m of protected trees	Multiple Dwellings
WH/2018/1327	11- 06-19	Delegate Permit Issued	2 Sartori Street Burwood East Vic 3151	Riversdale	Construction of two (2) double story dwellings on a lot with vegetation removal and buildings and works within 4 metres of protected vegetation	Multiple Dwellings

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2018/1340	05- 06-19	Delegate Permit Issued	1 Lindau Drive Vermont South Vic 3133	Morack	Development of the land for two (2) single storey dwellings including associated buildings and works within 4 metres of SLO9 trees	Multiple Dwellings
WH/2018/1353	26- 06-19	Delegate Permit Issued	26 Park Road Surrey Hills Vic 3127	Riversdale	Construction of two, double storey dwellings and associated vegetation removal within the Significance Landscape Overlay Schedule 9 (SLO9)	Multiple Dwellings
WH/2018/1397	11- 06-19	Delegate Permit Issued	7 Oliver Avenue Blackburn Vic 3130	Central	Removal of 3 trees	Special Landscape Area
WH/2018/698	17- 06-19	Delegate Permit Issued	1 Toogoods Rise Box Hill North Vic 3129	Elgar	Buildings and works and construction of two double storey dwellings	Multiple Dwellings
WH/2019/131	25- 06-19	Delegate Permit Issued	853 Whitehorse Road Box Hill Vic 3128	Elgar	Use of land for an on-premises licence	Liquor Licence
WH/2019/134	21- 06-19	Delegate Permit Issued	4 Hilltop Crescent Burwood East Vic 3151	Riversdale	Buildings and works within 4m of a protected tree	Special Landscape Area
WH/2019/188	19- 06-19	Delegate Permit Issued	1-19 Burwood Highway Burwood East Vic 3151	Riversdale	Construct and display an internally illuminated business identification and promotion sign	Advertising Sign
WH/2019/214	19- 06-19	Delegate Permit Issued	25 Benwerrin Drive Burwood East Vic 3151	Riversdale	Removal of and buildings and works within 4m of protected trees	Special Landscape Area

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2019/249	06- 06-19	Delegate Permit Issued	125-135 Rooks Road Nunawading Vic 3131	Springfield	Change of use of unit 18 to an education centre (Music Examinations) generally in accordance with the endorsed plans and subject to the following conditions	Change of Use
WH/2019/258	14- 06-19	Delegate Permit Issued	Shop 60a/1 Main Street Box Hill Vic 3128	Elgar	Use of land for the sale and consumption of liquor associated with a food and drink premises	Liquor Licence
WH/2019/281	19- 06-19	Delegate Permit Issued	3 Ivy Street Burwood Vic 3125	Riversdale	Removal of one tree	VicSmart - Tree
WH/2019/303	17- 06-19	Delegate Permit Issued	627 Middleborough Road Box Hill North Vic 3129	Elgar	Alteration of an accessway to a Road Zone Category 1	Single Dwelling < 300m2
WH/2019/313	18- 06-19	Delegate Permit Issued	Atm 515 Whitehorse Road Mitcham Vic 3132	Springfield	Buildings and works to existing ATM facade and display of internally illuminated signage	Other
WH/2019/325	14- 06-19	Delegate Permit Issued	1 Orana Street Blackburn Vic 3130	Central	Removal of five trees	Special Landscape Area
WH/2019/337	02- 06-19	Delegate Permit Issued	127 Jolimont Road Vermont Vic 3133	Morack	Buildings and works for construction of a basketball pad within 4m of a protected tree	Special Landscape Area
WH/2019/341	03- 06-19	Delegate Permit Issued	11 Medway Street Box Hill North Vic 3129	Elgar	3 lot subdivision	Subdivision
WH/2019/342	11- 06-19	Delegate Permit Issued	245 Burwood Highway Burwood Vic 3125	Riversdale	Buildings and works (security turnstile gates) in association with the use of land for a Section 2 Use (Education Centre)	Education
WH/2019/386	04- 06-19	Delegate Permit Issued	10 Lyndoch Street Box Hill South Vic 3128	Riversdale	Two lot subdivision and partial removal of easement	Subdivision

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2019/4 26	05- 06-19	Delegate Permit Issued	127 Nelson Road Box Hill North Vic 3129	Elgar	Removal of one tree	VicSmart - Tree
WH/2019/4 51	04- 06-19	Delegate Permit Issued	9 Barry Road Burwood East Vic 3151	Morack	Buildings and works (front fence) within 4 metres of a street tree	VicSmart - General Application
WH/2019/4 67	03- 06-19	Delegate Permit Issued	23 Thornhill Drive Forest Hill Vic 3131	Morack	Removal of one tree	VicSmart - Tree
WH/2019/4 69	03- 06-19	Delegate Permit Issued	23 Thornhill Drive Forest Hill Vic 3131	Morack	Removal of one tree	VicSmart - Tree
WH/2019/4 70	05- 06-19	Delegate Permit Issued	4 Cooina Court Burwood East Vic 3151	Riversdale	Removal of one (1) protected Agonis flexuosa (Willow-leaved Myrtle) tree from the site	VicSmart - Tree
WH/2019/4 71	03- 06-19	Delegate Permit Issued	19 Farleigh Avenue Burwood Vic 3125	Riversdale	3 lot subdivision	Subdivision
WH/2019/4 75	17- 06-19	Delegate Permit Issued	11 Ferris Avenue Box Hill North Vic 3129	Elgar	Works within 4 metres of a tree located in 9 Ferris Avenue and a tree located within Ferris Avenue road reserve in front of 9 Ferris Avenue Box Hill North	Special Landscape Area
WH/2019/4 76	03- 06-19	Delegate Permit Issued	205 Canterbury Road Blackburn Vic 3130	Central	Buildings and works (front fence) within 4 metres of protected SLO2 trees	VicSmart - General Application
WH/2019/4 82	11- 06-19	Delegate Permit Issued	55 Box Hill Crescent Mont Albert North Vic 3129	Elgar	Removal of one tree	VicSmart - Tree
WH/2019/4 83	19- 06-19	Delegate Permit Issued	2/92 Mount Pleasant Road Nunawading Vic 3131	Springfield	Removal of one tree	VicSmart - Tree
WH/2019/4 84	19- 06-19	Delegate Permit Issued	2/92 Mount Pleasant Road Nunawading Vic 3131	Springfield	Removal of one tree	VicSmart - Tree
WH/2019/4 87	06- 06-19	Delegate Permit Issued	16 Windsor Crescent Surrey Hills Vic 3127	Elgar	Removal of three trees	Special Landscape Area

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2019/4 94	20- 06-19	Delegate Permit Issued	407 Burwood Highway Vermont South Vic 3133	Morack	Nine lot subdivision	Subdivision
WH/2019/4 95	05- 06-19	Delegate Permit Issued	531-545 Burwood Highway Vermont South Vic 3133	Morack	Buildings and works in Heritage Overlay (HO118)	VicSmart - General Application
WH/2019/4 97	05- 06-19	Delegate Permit Issued	194 Blackburn Road Blackburn South Vic 3130	Central	Buildings and works (front fence) within 4 metres of protected vegetation.	VicSmart - General Application
WH/2019/4 98	03- 06-19	Delegate Permit Issued	102 Main Street Blackburn Vic 3130	Central	8 lot subdivision and common property	Subdivision
WH/2019/4 99	03- 06-19	Delegate Permit Issued	16a Toogoods Rise Box Hill North Vic 3129	Elgar	2 lot subdivision	VicSmart - Subdivision
WH/2019/5 01	17- 06-19	Delegate Permit Issued	31 Dunfield Avenue Mitcham Vic 3132	Springfield	Removal of One (1) tree in an SLO9	VicSmart - Tree
WH/2019/5 02	17- 06-19	Delegate Permit Issued	31 Dunfield Avenue Mitcham Vic 3132	Springfield	Remove one (1) tree in an SLO9	VicSmart - Tree
WH/2019/5 15	05- 06-19	Delegate Permit Issued	3 Highmont Drive Vermont South Vic 3133	Morack	Removal of one (1) tree	VicSmart - Tree
WH/2019/5 18	04- 06-19	Delegate Permit Issued	25 Tiller Street Burwood East Vic 3151	Riversdale	Two lot subdivision	Subdivision
WH/2019/5 20	19- 06-19	Delegate Permit Issued	107 Orient Avenue Mitcham Vic 3132	Springfield	Removal one (1) tree within SLO9	VicSmart - Tree
WH/2019/5 25	18- 06-19	Delegate Permit Issued	9 Linden Street Blackburn Vic 3130	Central	Removal of one tree	VicSmart - Tree
WH/2019/5 31	19- 06-19	Delegate Permit Issued	64 Luckie Street Nunawading Vic 3131	Springfield	Removal of one (1) tree	VicSmart - Tree
WH/2019/5 4	18- 06-19	Delegate Permit Issued	24 Central Avenue Burwood Vic 3125	Riversdale	Two dwellings, comprising one new dwelling at the rear of an existing dwelling, buildings and works within 4 metres of protected trees and tree removal	Multiple Dwellings
WH/2019/5 41	19- 06-19	Delegate Permit Issued	64 Luckie Street Nunawading Vic 3131	Springfield	Removal of one (1)	VicSmart - Tree

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2019/543	19- 06-19	Delegate Permit Issued	4 Grandview Road Box Hill South Vic 3128	Riversdale	Removal one (1) tree within SLO9	VicSmart - Tree
WH/2019/550	21- 06-19	Delegate Permit Issued	2/408 Belmore Road Mont Albert North Vic 3129	Elgar	Removal of one (1) SLO9 tree	VicSmart - Tree
WH/2019/560	18- 06-19	Delegate Permit Issued	19 St James Avenue Mont Albert Vic 3127	Elgar	Removal of tree	VicSmart - Tree
WH/2019/561	24- 06-19	Delegate Permit Issued	1 Brian Street Mitcham Vic 3132	Springfield	Removal of one (1) tree within SLO9	VicSmart - Tree
WH/2019/568	24- 06-19	Delegate Permit Issued	440 Belmore Road Mont Albert North Vic 3129	Elgar	Removal of one tree	VicSmart - Tree
WH/2019/569	19- 06-19	Delegate Permit Issued	27 Walwa Street Mitcham Vic 3132	Springfield	Two lot subdivision	Subdivision
WH/2019/571	20- 06-19	Delegate Permit Issued	150 Station Street Box Hill South Vic 3128	Riversdale	Two lot subdivision	VicSmart - Subdivision
WH/2019/580	20- 06-19	Delegate Permit Issued	29 Willow Avenue Mitcham Vic 3132	Springfield	Two lot subdivision	VicSmart - Subdivision
WH/2019/581	18- 06-19	Delegate Permit Issued	22 Grange Street Mont Albert Vic 3127	Elgar	Two lot subdivision	VicSmart - Subdivision
WH/2019/597	28- 06-19	Delegate Permit Issued	27 Manniche Avenue Mont Albert North Vic 3129	Elgar	Two lot subdivision	Subdivision
WH/2019/606	26- 06-19	Delegate Permit Issued	4 Hillside Parade Box Hill North Vic 3129	Elgar	Two lot subdivisions	Subdivision
WH/2019/621	28- 06-19	Delegate Permit Issued	9 Rotherwood Avenue Mitcham Vic 3132	Springfield	Two lot subdivision	VicSmart - Subdivision
WH/2019/74	12- 06-19	Delegate Permit Issued	47 Woodhouse Grove Box Hill North Vic 3129	Elgar	Buildings And Works Within Four (4) Metres Of A Tree Protected Under The Significant Landscape Overlay Schedule 9	Special Landscape Area
WH/2019/86	12- 06-19	Delegate Permit Issued	24 Rosalind Crescent Blackburn Vic 3130	Central	Buildings and works associated with the construction of a double storey dwelling	Special Landscape Area

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2016/456/E	20- 06-19	Delegate Refusal - S72 Amendment	27/31-37 Norcal Road Nunawading Vic 3131	Springfield	Buildings and works for a warehouse development, use of the land for a food and drink premises and offices, internally illuminated signage, reduction in the standard car parking requirement, sale and consumption of liquor in association with use of land for a food and drink premises and native vegetation removal	Permit Amendment
WH/2018/1151	20- 06-19	Delegate Refusal Issued	66 Goodwin Street Blackburn Vic 3130	Central	Construction of four double storey dwellings and removal of protected trees	Multiple Dwellings
WH/2018/1171	06- 06-19	Delegate Refusal Issued	1-3 Naughton Grove Blackburn Vic 3130	Central	To subdivide land into two lots, buildings and works within 4 metres of vegetation and removal of vegetation	Special Landscape Area
WH/2018/1399	13- 06-19	Delegate Refusal Issued	199 Whitehorse Road Blackburn Vic 3130	Central	Construction of multi-dwellings. Removal of access to a road zone. Works in a design and development overlay. Removal of vegetation. Construction of front fence.	Multi Dwelling and Use
WH/2019/329	04- 06-19	Delegate Refusal Issued	4 Davison Street Mitcham Vic 3132	Springfield	Buildings and works within 4 metres of protected vegetation	Special Landscape Area
WH/2019/456	05- 06-19	Delegate Refusal Issued	8 Richardson Street Box Hill South Vic 3128	Riversdale	Removal of one (1) SLO9 tree	VicSmart - Tree

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2019/479	05- 06-19	Delegate Refusal Issued	29 High Street Nunawading Vic 3131	Springfield	Removal of one (1) tree	VicSmart - Tree
WH/2019/64	26- 06-19	Delegate Refusal Issued	383 Mont Albert Road Mont Albert Vic 3127	Elgar	Buildings and works for construction of 15 double-storey dwellings, basement carpark, and associated vegetation removal	Multiple Dwellings
WH/2009/293/B	24- 06-19	No Permit Required	103 Weeden Drive Vermont South Vic 3133	Morack	Construction of a new double storey dwelling to the rear of the existing dwelling and associated subdivision of the land into two lots and associated vegetation removal and buildings and works within 4 metres of a protected tree.	Permit Amendment
WH/2017/1048/A	11- 06-19	No Permit Required	15 Simpson Street Mitcham Vic 3132	Springfield	Construction of two double storey dwellings, vegetation removal and buildings and works within 4 metres of trees under the SLO9	Permit Amendment
WH/2019/468	04- 06-19	No Permit Required	4 Cooina Court Burwood East Vic 3151	Riversdale	Removal of one tree	VicSmart - Tree
WH/2019/490	05- 06-19	No Permit Required	Shop 1/36 Main Street Box Hill Vic 3128	Elgar	Signage	VicSmart - General Application

9.4.3
(cont)

Appl No.	Date	Decision	Street Address	Ward	Proposed Use or Development	Application Type
WH/2011/4 13/A	14- 06-19	Withdrawn	486 Elgar Road Box Hill Vic 3128	Elgar	Section 72 Amendment to Permit "Development of the land for a seven (7) storey building comprising dwellings, a ground level Restaurant (Cafe), waiver of the Loading and Unloading requirements at Clause 52.07 and associated reduction of the car parking requirements at Clause 42.09 (Parking Overlay Precinct 1 Schedule) and Clause 52.06 and alteration of access to a road in a Road Zone Category 1" to allow for Change of Use to Service Apartments	Permit Amendment
WH/2019/5 49	07- 06-19	Withdrawn	17 Verbena Street Blackburn North Vic 3130	Central	Removal of one protected tree in the Significant Landscape Overlay Schedule 9	VicSmart - Tree
WH/9999/3 5	19- 06-19	Withdrawn	11 Skene Street Burwood East Vic 3151	Riversdale	To provide screens to highlight windows which were not set at the correct height. Render to front fence shown as face brick on drawings.	Permit Amendment

9.4.3

(cont)

BUILDING DISPENSATIONS/APPLICATIONS JUNE 2019

Address	Date	Ward	Result
2/36 Stanley Grove, Blackburn	12-Jun-2019	Central	Consent Granted 76
20 Stanley Grove, Blackburn	05-Jun-2019	Central	Consent Granted 85
20 Stanley Grove, Blackburn	06-Jun-2019	Central	Consent Granted 79
55 Jubilee Street, Blackburn	11-Jun-2019	Central	Consent Granted 79
7 Boyd Street, Blackburn South	11-Jun-2019	Central	Consent Granted 89
20 Stanley Grove, Blackburn	05-Jun-2019	Central	Consent Refused 80
140 Windsor Crescent, Surrey Hills	14-Jun-2019	Elgar	Consent Granted 92,89
2/686 Whitehorse Road, Mont Albert	26-Jun-2019	Elgar	Consent Granted 76
3 Boxleigh Grove, Box Hill North	25-Jun-2019	Elgar	Consent Granted 74,79
4 Kerrimuir Street, Box Hill North	11-Jun-2019	Elgar	Consent Granted 83
49 Dunloe Avenue, Mont Albert North	04-Jun-2019	Elgar	Consent Granted 92
49 Dunloe Avenue, Mont Albert North	04-Jun-2019	Elgar	Consent Granted
557 Middleborough Road, Box Hill North	11-Jun-2019	Elgar	Consent Granted 116
757 Station Street, Box Hill	28-Jun-2019	Elgar	Consent Granted 116
8 Packham Street, Box Hill North	03-Jun-2019	Elgar	Consent Granted 89
21 Hawkins Avenue, Mont Albert North	27-Jun-2019	Elgar	Consent Refused 74
757 Station Street, Box Hill	28-Jun-2019	Elgar	Expired
210 Morack Road, Vermont South	11-Jun-2019	Morack	Consent Granted 79
9 Barry Road, Burwood East	11-Jun-2019	Morack	Consent Granted 89,92
116 Elgar Road, Box Hill South	12-Jun-2019	Riversdale	Consent Granted 79
25 Benwerrin Drive, Burwood East	11-Jun-2019	Riversdale	Consent Granted 74
43 Beaver Street, Box Hill South	03-Jun-2019	Riversdale	Consent Granted 89
68 Somers Street, Burwood	26-Jun-2019	Riversdale	Consent Refused 89
7 Jenner Street, Blackburn South	03-Jun-2019	Riversdale	Consent Refused 74
1 Alexander Street, Mitcham	26-Jun-2019	Springfield	Consent Granted 74
10 Mcdowall Street, Mitcham	26-Jun-2019	Springfield	Consent Granted 79,81,74,80
16 Joyce Street, Nunawading	04-Jun-2019	Springfield	Consent Granted 85
3 Gerald Street, Blackburn	26-Jun-2019	Springfield	Consent Granted 81
5 Tasman Avenue, Nunawading	26-Jun-2019	Springfield	Consent Granted 80
6 Forster Street, Mitcham	06-Jun-2019	Springfield	Consent Granted 74,76
12 Sunnyside Avenue, Nunawading	17-Jun-2019	Springfield	Consent Refused 74
3 Gerald Street, Blackburn	14-Jun-2019	Springfield	Consent Refused 85

DELEGATED DECISIONS MADE ON STRATEGIC PLANNING MATTERS JUNE 2018

Under the Planning and Environment Act 1987 – Nil

9.4.3

(cont)

REGISTER OF CONTRACTS SIGNED BY CEO DELEGATION JUNE 2019

Contract Number	Service
30141	Whitehorse Centre - Communications Consultant
30166	Pest Control Services
30145	Harrow Street Tenancy 1 - Fitout

REGISTER OF PROPERTY DOCUMENTS EXECUTED JUNE 2019

Property Address	Document Type	Document Detail
Leases		
8A Rees Street, Burwood (also known as 13A McCubbin Street)	Lease - Deed of Surrender	To surrender existing lease to Council (Surrender date: 31 May 2019)
13A McCubbin Street, Burwood	Lease	A Radio Club
10-12 Watts Street, Box Hill	Lease	Child Care Centre
Licences		
2A, 2-4 Bruce Street and 7 Elland Avenue, Box Hill	Licence	Photography via drone

REGISTER OF DOCUMENTS AFFIXED WITH THE COUNCIL SEAL JUNE 2019

Instrument of Delegation Council to Staff under the Planning and Environment Act 1987 and Regulations: 04.06.19

Instrument of Delegation Council to Staff under various Acts and Regulations: 04.06.19

Instrument of Appointment & Authorisation under the Planning and Environment Act 1987 – Daniel Cameron: 26.06.19

Contract of Employment to Simon McMillan: Chief Executive Officer: 28.06.19

9.4.3

(cont)

PARKING RESTRICTIONS APPROVED BY DELEGATION JUNE 2019

Address:	Poplar Street, Box Hill: 9m north of the southern boundary of 16 Poplar Street to 6m south of northern boundary of 20 Poplar Street – west side
Previously:	10 'No Stopping, 7:30am to 7:30pm, Monday to Friday' parking spaces
Now:	10 '2-Hour, 7:30am to 7:30pm, Monday to Friday' parking spaces
Address:	Deakin Street, Mitcham: Victoria Avenue to Ormond Avenue – east side
Previously:	14 'Unrestricted' parking spaces
Now:	14 '2-Hour, 8am to 6pm, Monday to Friday' area parking spaces
Address:	Luckie Street, Nunawading: from Springvale Road to Menck Street – south side
Previously:	25 'Unrestricted' parking spaces
Now:	25 '2-Hour, 8am to 6pm, Monday to Friday' parking spaces
Address:	Pippard Street, Box Hill: from Rutland Road to Ellingworth Parade – east side
Previously:	6 '4-Hour Ticket, 8:30am to 6pm, Monday to Friday & 8:30am to 12:30pm, Saturday' parking spaces
Now:	6 '2-Hour Ticket, 8:30am to 6pm, Monday to Friday & 8:30am to 12:30pm, Saturday' parking spaces
Address:	Albion Road, Box Hill: from Station Street to Williams Street – north side
Previously:	28 'Unrestricted' parking spaces
Now:	28 '2-Hour, 8am to 6pm, Monday to Friday' parking spaces
Address:	Riversdale Road, Surrey Hills: from Ferndale Street to 5m west of Ferndale Street – north side
Previously:	1 'Unrestricted' parking space
Now:	1 'No Stopping' parking space
Address:	Belmore Road, Mont Albert North: from Manniche Avenue to 15m west of Manniche Avenue – north side
Previously:	1 'Unrestricted' parking space
Now:	1 'No Stopping' parking space
Address:	Victoria Avenue, Mitcham: from Deakin Street to Gillies Street – north side
Previously:	6 'Unrestricted' parking spaces
Now:	6 '2-Hour, 8am to 6pm, Monday to Friday' parking spaces
Address:	Burwood Highway, Vermont South: from Dalroy Crescent to Stanley Road – north side
Previously:	5 'Unrestricted' parking spaces
Now:	5 '1-Hour, 7am to 6pm, Monday to Friday & 8am to 1pm, Saturday' parking spaces
Address:	Burwood Highway, Vermont South: from Fankhauser Drive to Beacon Street – north side
Previously:	5 'Unrestricted' parking spaces
Now:	5 '1-Hour, 7am to 6pm, Monday to Friday & 8am to 1pm, Saturday'
Address:	Stanley Road, Vermont South: from north boundary of 2 Stanley Road to Dalroy Street – west side
Previously:	7 'Unrestricted' parking spaces
Now:	7 '1-Hour, 7am to 6pm, Monday to Friday & 8am to 1pm, Saturday' parking spaces

9.4.3

(cont)

Address: **Dalroy Crescent, Vermont South:** from Stanley Road to Boylyn Court – south side

Previously: 4 'Unrestricted' parking spaces

Now: 4 '1-Hour, 7am to 6pm, Monday to Friday & 8am to 1pm, Saturday' parking spaces

Address: **Fankhauser Drive, Vermont South:** from northern boundary of 1 Fankhauser Drive to Susan Court – east side

Previously: 6 'Unrestricted' parking spaces

Now: 6 '1-Hour, 7am to 6pm, Monday to Friday & 8am to 1pm, Saturday' parking spaces

Address: **Ritz Street, Vermont South:** from Fankhauser Drive to Beacon Street – south side

Previously: 4 'Unrestricted' parking spaces

Now: 4 '1-Hour, 7am to 6pm, Monday to Friday & 8am to 1pm, Saturday' parking spaces

Address: **Stanley Road, Vermont South:** from Burwood Highway service road to northern boundary of 2 Stanley Road – west side

Previously: 3 'Unrestricted' parking spaces

Now: 3 'No Stopping, 7am to 6pm, Monday to Friday & 8am to 1pm, Saturday' parking spaces

Address: **Fankhauser Drive, Vermont South:** from Burwood Highway service road to southern boundary of 1 Fankhauser Drive – east side

Previously: 3 'Unrestricted' parking spaces

Now: 3 'No Stopping, 7am to 6pm, Monday to Friday & 8am to 1pm, Saturday' parking spaces

Address: **Winton Street, Burwood:** from Middleborough Road to Malvina Street – north side

Previously: 20 'Unrestricted' parking spaces

Now: 20 '1-Hour, 7am to 6pm, Monday to Friday & 8am to 1pm, Saturday' parking spaces

Address: **Rees Street, Burwood:** from Winton Street to northern boundary of 3 Rees Street – east side

Previously: 16 'Unrestricted' parking spaces

Now: 16 '1-Hour, 7am to 6pm, Monday to Friday & 8am to 1pm, Saturday' parking spaces

9.4.3

(cont)

VENDOR PAYMENT SUMMARY – SUMS PAID DURING JUNE 2019

Date	Total Issued	Payments (direct debit, cheques or electronic funds transfer)	Transaction Type EFT/CHQ/DD
04/06/2019	\$7,493.75	1	EFT
06/06/2019	\$12,532.86	21	EFC
06/06/2019	\$1,706,211.95	270	EFT
06/06/2019	\$113,970.80	33	CHQ
13/06/2019	\$11,854.65	21	EFC
13/06/2019	\$2,494,769.46	1	EFT
13/06/2019	\$28.00	1	EFT
13/06/2019	\$1,054,703.79	216	EFT
13/06/2019	\$52,164.15	44	CHQ
18/06/2019	\$2,339.60	1	EFC
20/06/2019	\$11,851.17	22	EFC
20/06/2019	\$208,893.44	143	CHQ
20/06/2019	\$1,551,555.84	259	EFT
20/06/2019	\$90.00	1	EFT
21/06/2019	\$1,954.19	3	CHQ
24/06/2019	\$3,901.50	1	EFT
27/06/2019	\$5,773.66	15	EFC
27/06/2019	\$109.00	1	EFC
28/06/2019	\$8,836,072.91	347	EFT
28/06/2019	\$181,592.45	26	CHQ
28/06/2019	\$8,836,511.55	347	EFT
GROSS	\$25,094,374.72	1774	
Monthly Lease Payments	\$34,688.79		
Direct Debit Payments	\$386,405.06		
CANCELLED PAYMENTS	-\$8,852,140.00	-372	
NETT	\$16,663,328.57	1402	

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

10.1 Reports by Delegates

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

RECOMMENDATION

That the reports from delegates be received and noted.

10.2 Recommendation from the Special Committee of Council Meeting of 12 August 2019

Nil

10.3 Record of Assembly of Councillors

Meeting Date	Matter/s Discussed	Councillors Present	Officers Present	Disclosures of Conflict of Interest	Councillor /Officer attendance following disclosure
15.07.19 6:30-7:00pm	Councillor Informal Briefing Session <ul style="list-style-type: none"> 9.1.1 245-247 Canterbury Rd, Blackburn 9.1.2 14 Dickens St, Blackburn 9.1.3 677 Whitehorse Rd, Mont Albert 9.2.1 Tender Evaluation (Contract 30164) Provision of Maintenance Trade Services 9.4.1 Senior Officers Expense Reporting 	Cr Bennett (Mayor & Chair) Cr Barker Cr Cutts Cr Davenport Cr Ellis Cr Liu Cr Massoud Cr Munroe Cr Stennett	N Duff J Green N Brown T Wilkinson (AGMCS) S Cann T De Fazio R Skocir H Rowlands	Nil	Nil
30.07.19 5:00-6:00pm	Advisory Committee for the review of the Chief Executive Officer's development <ul style="list-style-type: none"> Six Month Work Plan 	Cr Bennett (Mayor & Chair) Cr Davenport Cr Massoud Cr Munroe		Nil	Nil

10.3
(cont)

Meeting Date	Matter/s Discussed	Councillors Present	Officers Present	Disclosures of Conflict of Interest	Councillor /Officer attendance following disclosure
05.08.19 6:30-8:45pm	Strategic Planning Session <ul style="list-style-type: none"> Community Satisfaction Survey Results 2019 Box Hill Proposed Development Nunawading Community Hub: Project Budget Update 	Cr Bennett (Mayor & Chair) Cr Barker Cr Carr Cr Cutts Cr Davenport Cr Ellis Cr Liu Cr Massoud Cr Munroe Cr Stennett	N Duff J Green N Brown T Wilkinson P Smith T De Fazio S Cann S Smith T Peak L Hall S Belmore	Nil	Nil
10.08.19 9:30-11:00am	Advisory Committee for the review of the Chief Executive Officer's development <ul style="list-style-type: none"> Six Month Work Plan 	Cr Bennett (Mayor & Chair) Cr Davenport Cr Massoud Cr Munroe		Nil	Nil
12.08.19 6:30-8:10pm	Councillor Briefing Session <ul style="list-style-type: none"> Special Committee Agenda/Other Business Provision of Food Services: Meals On Wheels MWRRG Landfill Update Draft Agenda 26 August 2019 	Cr Bennett (Mayor & Chair) Cr Barker Cr Carr Cr Cutts Cr Davenport Cr Ellis Cr Liu Cr Massoud Cr Munroe Cr Stennett	(ACEO) T De Fazio J Green N Brown (AGMHS) T Johnson P Smith (AEMG&CS) J Russell R Sheehan M Hassan (left at 6:58pm) K Marriott A Egan A North I Barnes M Kerr D Shambrook M Coppi	Nil	Nil

RECOMMENDATION

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

11 REPORTS ON CONFERENCES/SEMINARS ATTENDANCE

RECOMMENDATION

That the record of reports on conferences/seminars attendance be received and noted.

12 CONFIDENTIAL REPORTS

RECOMMENDATION

THAT IN ACCORDANCE WITH SECTION 89(2) (E) AND (H) OF THE LOCAL GOVERNMENT ACT 1989 THE COUNCIL SHOULD RESOLVE TO GO INTO CAMERA AND CLOSE THE MEETING TO THE PUBLIC AS THE MATTERS TO BE DEALT WITH RELATE TO PROPOSED DEVELOPMENTS AND ANY OTHER MATTER WHICH THE COUNCIL OR SPECIAL COMMITTEE CONSIDERS WOULD PREJUDICE THE COUNCIL OR ANY PERSON.

13 CLOSE MEETING