

Council Meeting

Minutes

Meeting No. 635

16 July 2024

Commenced at 7.01pm

Council Chamber

301 Hampshire Road, Sunshine,
Victoria

Fiona Blair
Chief Executive Officer
19 July 2024

Council

Cr Ranka Rasic	Mayor
Cr Jae Papalia	Deputy Mayor
Cr Victoria Borg	
Cr Sarah Branton	
Cr Thuy Dang	
Cr Sam David	
Cr Maria Kerr	
Cr Bruce Lancashire	
Cr Jasmine Nguyen	
Cr Thomas O'Reilly	
Cr Virginia Tachos	

Municipal Monitors

Ms Janet Dore	Municipal Monitor
Ms Penelope Holloway	Municipal Monitor

Executive Leadership Team

Ms Fiona Blair	Chief Executive Officer
Ms Lynley Dumble	Director Community Wellbeing
Ms Georgie Hill	Director People, Partnerships and Performance
Mr Chris Leivers	Director Infrastructure and City Services
Mr Mark Stoermer	Director Corporate Services
Mr Kelvin Walsh	Director City Futures

Governance Team

Mr Danny Bilaver	Manager Governance and Risk
Mr Tony Vo	Coordinator Council Business
Ms Natalie Horvatic	Council Business Officer

Table of Contents

1	Opening (Including Acknowledgement Of Country)	4
2	Council Commitment	4
3	Apologies/Leave Of Absence	4
4	Disclosure Of Conflicts Of Interest	4
5	Designation Of Items As Confidential	4
6	Confirmation Of Minutes Of Previous Council Meetings	5
7	Condolences	5
8	Congratulations	5
8.1	Keilor VIEW (Voice Interests and Education For Women)	5
8.2	Derrimut Fire Response	5
	Suspension of Standing Orders	6
	Resumption of Standing Orders	6
9	Public Question Time	6
10	Petitions	12
11	Minutes/Reports Of Delegated Committees	12
12	Officer Reports	13
12.1	Planning Activity Update And Delegate Decisions And Planning Scheme Amendments Update - June 2024	13
12.2	Planning Compliance Activity Update - 1 April To 30 June 2024	17
12.3	Planning Application P475/2023 For 8 Rawson Avenue, Sunshine	19
12.4	Submission To Albion Quarter Structure Plan Discussion Paper	21
12.5	Activity Centre Strategy Implementation Status - 2024	28
12.6	Brimbank Green Wedge Management Plan Implementation Status - June 2024	31
12.7	Governance Report July 2024	35
12.8	Return Of General Valuation 2024	41
12.9	Return Of Supplementary Valuations 2023/2024	45
12.10	Glengala Road Village Streetscape Improvements	47
12.11	Contract No. 21/3008 - Cleaning Services - Brimbank Community & Civic Centre - Extension Of Contract	57
12.12	Contract No. 21/3092 - Fleet Repairs Maintenance And Supply Of Spare Parts - Extension Of Contract	60
13	Notices Of Motion	64
14	Notices Of Rescission	64
15	Urgent Business	64

16 Confidential Business	64
17 Meeting Closure	64

1 Opening (Including Acknowledgement Of Country)

The Deputy Mayor, Cr Jae Papalia, opened the meeting at 7.01pm and welcomed all in attendance.

The Deputy Mayor stated:

On behalf of Brimbank City Council, I respectfully acknowledge and recognise the Wurundjeri and Bunurong Peoples as the Traditional Custodians of this land and pay respect to their Elders, past, present and future.

2 Council Commitment

The Deputy Mayor, on behalf of the Council, read the Council Commitment:

As the Council, we will act in the best interests of the Brimbank community and consider the immediate and long term impacts of our decisions. We will make these decisions fairly and without bias.

We will uphold all of our obligations under the laws of Victoria and Council's local laws, and will act in accordance with our Code of Conduct.

3 Apologies/Leave Of Absence

The Mayor noted that Cr Bruce Lancashire submitted an apology for this meeting and Cr Ranka Rasic is on a leave of absence.

4 Disclosure Of Conflicts Of Interest

Nil.

5 Designation Of Items As Confidential

Motion

That Council declares confidential in accordance with section 66(2)(a) of the *Local Government Act 2020 (the Act)*:

- Confidential Attachment 1 to report 13.11 Contract No. 21/3008 - Cleaning Services - Brimbank Community & Civic Centre - Extension of Contract; and
- Confidential Attachment 1 to report 13.12 Contract No. 21/3092 - Fleet Repairs Maintenance and Supply of Spare Parts - Extension of Contract

as they relate to Private commercial information, being information provided by a business, commercial or financial undertaking that, if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage (s 3(1)(g) of the *Local Government Act 2020*).

Resolution

Moved Cr Jasmine Nguyen/Seconded Cr Sam David

That Council declares confidential in accordance with section 66(2)(a) of the *Local Government Act 2020 (the Act)*:

- **Confidential Attachment 1 to report 13.11 Contract No. 21/3008 - Cleaning Services - Brimbank Community & Civic Centre - Extension of Contract; and**
- **Confidential Attachment 1 to report 13.12 Contract No. 21/3092 - Fleet Repairs Maintenance and Supply of Spare Parts - Extension of Contract**

as they relate to Private commercial information, being information provided by a business, commercial or financial undertaking that, if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage (s 3(1)(g) of the *Local Government Act 2020*).

CARRIED

6 Confirmation Of Minutes Of Previous Council Meetings

Motion

That Council confirms the Minutes of Council Meeting No. 634, held on 18 June 2024.

Resolution

Moved Cr Victoria Borg/Seconded Cr Thomas O'Reilly

That Council confirms the Minutes of Council Meeting No. 634, held on 18 June 2024.

CARRIED

7 Condolences

Nil.

8 Congratulations

8.1 Keilor VIEW (Voice Interests and Education For Women)

Motion

That Council congratulates Keilor VIEW (Voice Interests and Education for Women) for their contribution to the Brimbank Community.

Resolution

Moved Cr Borg/Seconded Cr Dang

That Council congratulates Keilor VIEW (Voice Interests and Education for Women) for their contribution to the Brimbank Community.

CARRIED

8.2 Derrimut Fire Response

Motion

That Council thanks all agencies that responded to the chemical fire at Derrimut on 10 July 2024.

Resolution

Moved Cr Virginia Tachos/Seconded Cr Thuy Dang

That Council thanks all agencies that responded to the chemical fire at Derrimut on 10 July 2024.

CARRIED

Suspension of Standing Orders**Motion**

That standing orders be suspended for the hearing of apologies by Cr Maria Kerr and Cr Virginia Tachos in accordance with the Councillor Code of Conduct arbitration decisions and statements of reasons tabled at last Council Meeting; and an apology from Council to the community in regard to recent governance issues.

Resolution

Moved Cr Jasmine Nguyen/Seconded Cr Victoria Borg

That standing orders be suspended for the hearing of apologies by Cr Maria Kerr and Cr Virginia Tachos in accordance with the Councillor Code of Conduct arbitration decisions and statements of reasons tabled at last Council Meeting; and an apology from Council to the community in regard to recent governance issues.

CARRIED

Resumption of Standing Orders**Motion**

That standing orders be resumed.

Resolution

Moved Cr Jasmine Nguyen /Seconded Cr Sam David

That standing orders be resumed.

CARRIED

9 Public Question Time

Public Question Time commenced at 7.18pm.

133/24

Question

R Hayes

To whom it may concern,
I would like to know when the construction of the enclosed dog park at Delahey is going to start.

Answer

The Deputy Mayor advised that Delahey Dog park is scheduled to be delivered in 2024/25. Officers will commence procurement for the project in August 2024 and hope to appoint a contractor, for works to commence in February 2025. All going well, the project is expected to be completed by May 2025.

134/24**Question**

F Pistillo

The EPA have recently received a development license application from Stolthaven Coode Island Pty Ltd, which proposes the establishment of a tank container terminal for "dangerous goods" at 46-52 Mackenzie Road, West Melbourne, VIC 3003. Further information about this application can be found at <https://engage.vic.gov.au/stolthaven-coode-island-pty-ltd-app017245>.

The proposed facility plans to store approximately 230 tank containers, housing foodstuffs, combustible liquids, and various dangerous goods, including "yellow/white phosphorous, ammonia, propane gas, toluene diisocyanate, molten naphthalene" among others.

Given the recent explosions in Derrimut last week, where our community was exposed to toxic smoke and received precautionary advice from local Federal MP Daniel Mulino to "stay indoors, close doors and windows, and exercise caution", there is significant concern about introducing further "dirty" industries in the west.

Could you please confirm if the Brimbank Council is aware of this application and the potential risks it poses to our community?

Answer

The Deputy Mayor advised that Council officers are aware of the proposal through the Engage Victoria website and encourage EPA, who are the relevant authority, to ensure that they consider all potential consequences before determining the development licence application.

135/24**Question**

G Blore

Can the Mayor and/or the CEO explain why the Brimbank Councilor Gift Register has only 7 entries, which all date back to 2021, three years ago, & why the Biannual Personal Interests Return is also 2 years out of date?

Answer

The Deputy Mayor advised, firstly we thank you for bringing this to our attention. This is a result of a website upgrade and a glitch that resulted in some document links reverting to old links which has now been rectified.

136/24**Question**

G Blore

Given the high levels of Youth unemployment in Brimbank, and the violent youth crime increase, has the Mayor raised these issues with the local MP & Minister for Youth, Natalie Suleyman in the last six months, and if not why not?

Answer

The Deputy Mayor advised that unemployment, especially youth unemployment, is a key advocacy priority for Brimbank, as outlined in our 2023-2025 Advocacy Plan. Successive Mayors have regularly discussed this and crime prevention with parliamentarians, including the Hon Natalie Suleyman MP, with another meeting scheduled for next month.

137/24**Question**

L Blore

Ratepayers recently saw online that the Mayor, CEO, and Councillors Thuy Dang and Sam David attended the National LGA Conference in Canberra. At a time when financial constraints are severely impacting many households, why was it felt necessary to have 4 attendees from Brimbank Council, & what was the total cost and benefits to ratepayers?

Answer

The Deputy Mayor advised that attendance at the ALGA National General Assembly in Canberra allowed Council to submit motions for increased funding for major highways and unemployment alleviation, which were endorsed. As a result, ALGA will be calling on the Australian Government to increase its level of funding for major highways, and to alleviate unemployment by further increases to JobSeeker and Youth Allowance and by establishing an Economic Inclusion fund to create local jobs for local people. The Brimbank delegation also met with Federal Parliamentarians from major parties to discuss our major advocacy priorities, including the Calder Freeway, unemployment, Melbourne Airport's third runway, and the Melbourne Airport Rail link, ahead of the next Federal Election. Costs amounted to approximately \$3100 per person which included accommodation, travel and conference expenses.

Council received one additional question from L Blore. In accordance with Rule 55.11.3 of the Brimbank Governance Rules, this question was disallowed and not read out or responded to.

Council received twelve questions from B Koroneos, L Pateras, O Koroneos, N Jankovic, M Jankovic and M Jankovic in relation to the Brimbank Green Wedge Management Plan. In accordance with Rule 55.14 of the Brimbank Governance Rules, like questions were grouped together and a single answer provided.

138/24**Question**

B Koroneos

Why does Brimbank Council claim the BGWMP adopts a collaborative approach when Council have written to landowners to advise it will no longer engage the landowners in relation to the failed, non-supported by Brimbank Council BGWMP that has achieved nothing for the Keilor North Non-Urban land area for the 14 years since adoption of the BGWMP?

Answer

The Deputy Mayor advised that the Council report says that the BGWMP adopts a collaborative approach involving partnerships with internal and external stakeholders to implement actions and ongoing activities to achieve the stated long-term objectives. Many stakeholders are mentioned in the BGWMP implementation status report, which demonstrates the collaborative approach being undertaken. Council continues to engage

with landowners. However, where there are repetitive matters raised to the same issue and multiple responses have already been provided, Council has indicated that it won't provide further responses unless new information is provided.

139/24

Question

B Koroneos

Why after 14 years since the adoption of the BGWMP and the former agricultural community has since died under the BGWMP does Brimbank Council not recognize that the BGWMP has been a complete failure for the Keilor North farming community and seek to review it with the intention of improving the area?

Answer

The Deputy Mayor advised that the BGWMP recognises several key challenges, including a lack of access to a sustainable and affordable water supply, the marginal status of horticulture and the need for funding implementation and coordination across government and the community. This has been the subject of several submissions by Council to the State Government. Despite these known challenges, Council continues to implement the BGWMP, and acknowledges that the BGWMP is also about the rural atmosphere, a rich biodiversity, cultural heritage and the scenic landscape.

140/24

Question

L Pateras

How can Council consider the overarching strategic guidance of the BGWMP remains relevant for environmental management and ongoing advocacy, when Council have allowed land owners in the Keilor North are to be banned from meetings with Melbourne Airport/EPA/Brimbank Council in relation to PFAS and Brimbank Council's only advocacy in relation to the environmental damage and pollution from Somerset Quarry was one letter to Hume Council some time in 2022 noting that the BGWMP has been adopted for 14 years?

Answer

The Deputy Mayor advised that many meetings over a number of years were held in relation to PFAS, where representatives from the EPA, Melbourne Airport, Council and community attended. While there is no knowledge of landowners being banned, a number of meetings had stakeholder representatives attending, and therefore were not public meetings. Council officers continue to regularly engage with the EPA and Melbourne Airport, at an officer level, about a range of matters, including PFAS. Council also continues to advocate about the appropriate management of Somerset Quarry, and attended a meeting involving Resource Victoria about the site as recently as last week.

141/24

Question

L Pateras

Why has Brimbank Council claimed successful and ongoing environmental management and weed eradication of weeds such as serrated tussock, when there continues to be environmental damage and pollution from Somerset Quarry because advocacy by Brimbank Council has been extremely minimal and also that serrated tussock is evident in many parts of the Keilor North area?

Answer

The Deputy Mayor advised that an annual program of weed control is conducted in four Council Conservation sites in the Green Wedge, covering an area of 214 ha. Council is also a key partner in regional weed control activities, such as the Maribyrnong Valley Connection Project. Council is aware that there are private land holdings where serrated tussock continues to be a problem, and we offer Sustainable Land Management grants to help landholders undertake weed control. We also advocate strongly for improved biodiversity protection and environmental management for land managed by others in the Green Wedge, including regular advocacy regarding Somerset Quarry, which is outside the City of Brimbank, to the EPA and Hume City Council.

142/24**Question**

O Koroneos

Why does Brimbank Council advocate for continued agriculture given that 14 years have passed since the adoption of the BGWMP and there is "limited farming" as noted by Council and in effect the BGWMP has failed for the Keilor North non-urban land area?

Answer

The Deputy Mayor advised that Council has advocated to the State Government about a range of matters. However, in relation to farming, it has identified that agricultural land is constrained, and that support is required to identify viable economic development opportunities, including funding and support for ongoing agricultural uses that are sustainable, innovative, productive and viable.

143/24**Question**

O Koroneos

Why has Brimbank Council failed to take steps to stop businesses that operate in the Keilor North area in contravention to planning policy and the green wedge zoning and as an action within the failed BGWMP in the 14 years since adoption?

Answer

The Deputy Mayor advised that Council officers have investigated all reports of businesses allegedly operating in contravention of the Brimbank Planning Scheme in the Keilor North area and have taken the appropriate action to bring the sites into compliance where they have been found to be operating illegally.

144/24**Question**

N Jankovic

Why has Brimbank Council failed to review the BGWMP every 4 years as required and 14 years have passed and the Keilor North agricultural area is barely existent?

Answer

The Deputy Mayor advised that while Council continues to implement the BGWMP, it hasn't sufficient resourcing to review it on a four yearly basis. However, in the reports provided to Council in the past two years, advice has been that the overarching strategic guidance remains relevant. Council continues to implement the objectives of the BGWMP

through consistent application of green wedge policy in relation to land use planning, environmental management and ongoing advocacy.

145/24

Question

N Jankovic

Why does Brimbank Council seek to continue with the BGWMP for the remaining 6 years, only having completed the BGWMP Implementation Status Report in 2023 following land owner concerns being raised and not having conducted any of the 4 yearly reviews since adoption of the BGWMP 14 years ago noting the agricultural area is barely existent (Brimbank Council note it is limited farming) under the BGWMP?

Answer

Refer to responses to questions 139/24, 142/24 and 144/24.

146/24

Question

M Jankovic

How can Brimbank Council claim to commit to work towards achieving public trust when it has written to landowners within the community and in the Keilor North area to say they will no longer engage with the landowners in relation to the BGWMP?

Answer

Refer to response to question 138/24.

147/24

Question

M Jankovic

Why does Brimbank Council claim to actively engage with community when it has written to landowners within the community and in the Keilor North area to say they will no longer engage with the landowners in relation to the BGWMP?

Answer

Refer to response to question 138/24.

148/24

Question

M Jankovic

How will Brimbank Council provide relevant environmental objectives and actions, when in relation to the environmental vandalism being created by Somerset Quarry Brimbank Council has indicated it is not in Council's jurisdiction, in 14 years since the BGWMP wrote only one letter of advocacy to Hume Council in 2022 and has also written to landowners within the community and in the Keilor North area to say they will no longer engage with the landowners in relation to the Somerset Quarry?

Answer

Refer to responses to questions 138/24, 140/24 and 141/24.

149/24**Question**

M Jankovic

How does Brimbank Council justify the statement that it seeks to achieve liveable and connected spaces and protect the environment, when the land in the Keilor North area is privately owned and for the ongoing environmental vandalism being created by Somerset, Quarry Brimbank Council has indicated it is not in Council's jurisdiction, in 14 years since the BGWMP wrote only one letter of advocacy to Hume Council in 2022 and has also written to landowners within the community and in the Keilor North area to say they will no longer engage with the landowners in relation to the Somerset Quarry?

Answer

Refer to responses to questions 138/24, 140/24 and 141/24.

Public Question Time concluded at 7.30pm.

10 Petitions

Nil.

11 Minutes/Reports Of Delegated Committees

Nil.

12 Officer Reports

12.1	Planning Activity Update and Delegate Decisions and Planning Scheme Amendments Update - June 2024
Directorate	City Futures
Director	Kelvin Walsh
Manager	Kristen Gilbert and Leanne Deans
Attachment(s)	1. Delegated Planning Permit Decision June 2024 [12.1.1 - 26 pages] 2. Graphical Representation of Data from the Last Three Years [12.1.2 - 3 pages] 3. Planning Scheme Amendment Status Summary June 2024 [12.1.3 - 3 pages]

Purpose

To report to Council on:

- The status of planning permit applications and trends in planning approvals in Brimbank
- Decisions made under delegated authority in June 2024 regarding planning permit applications and other matters
- The status of current Planning Scheme Amendments at 30 June 2024.

Officer Recommendation

That Council:

- a. Notes the Planning Activity Update and Delegate Decisions – June 2024 report, and Delegated Planning Permit Decisions, at **Attachment 1** to this report.
- b. Notes the Planning Scheme Amendment Summary – June 2024, at **Attachment 3**, and that this relates to amendments where Council has resolved to request authorisation from the Minister for Planning to prepare and exhibit an amendment or has requested that the Minister prepare an amendment under section 20(4) of the *Planning and Environment Act 1987*.

Background

Council is a Responsible Authority under the *Planning and Environment Act 1987 (the Act)*. In this role, Council administers the Brimbank Planning Scheme (Planning Scheme) and, among other things, determines planning permit applications made for the use and development of the land in the municipality. Certain planning permit applications, and other matters, are determined by Council officers under the delegated authority of Council.

The statistics presented do not represent all development activity in the municipality. Many types of use and development do not require a planning permit and may take place without being recorded as part of the planning approvals data. In addition, some planning permits are not acted on, or there may be a delay between when the approval is granted and when works take place.

Council is a Planning Authority for the Planning Scheme and undertakes amendments to the Planning Scheme when authorised by the Minister for Planning (Minister), or in accordance with section 8A(7) of *the Act*. Council undertakes amendments for a range of

reasons including to enhance or implement the strategic vision, to implement local policy, to correct mistakes, to enable or restrict development, and to set aside land for acquisition for a public purpose or remove such a reservation when it is no longer required.

The Minister may prepare an amendment or authorise the preparation of an amendment by another Minister, public authority or municipal council. For the purpose of this report, the status of Planning Scheme Amendments will only include amendments where Council is the Planning Authority, and where Council has resolved to request authorisation from the Minister to prepare and exhibit an amendment or has requested that the Minister prepare an amendment under section 20(4) of *the Act*.

Matters for Consideration

66 planning determinations and 23 subdivision determinations were made under delegated authority in June 2024. 73 new planning permit applications were received in June 2024. The value of development for these 73 applications is \$21.1 million.

A list of the planning applications determined under delegation from Council during June 2024 is at **Attachment 1**. **Attachment 2** provides a graphical representation of the data over the last three years.

	June 2024	Previous month (May 2024)	Monthly average for past 12 months	June 2023
Applications Received	73	70	63	81
Planning Permit Approvals	59	64	63	63
Notice of Decision to Grant a Permit	6	3	5	10
Refusal to Grant a Planning Permit	1	0	1	3
Subdivision Approvals	23	30	22	23
Cost of development for new applications (millions)	\$21.1	\$22.2	\$47.53	\$28.8

Two planning appeals were determined by the Victorian Civil and Administrative Tribunal (VCAT) in this period:

- A consent order was reached between the parties for a planning permit to be issued for the development of the land for community care accommodation based on amended plans, following an appeal being lodged by the applicant against a delegated decision to refuse to grant a planning permit (P649/2022 for 21 Glendenning Street, St Albans).
- A consent order was reached between the parties for an amended planning permit to be issued for the use and development of the land for materials recycling, following an appeal being lodged by the applicant against conditions on the planning permit (P419/2022 for 1A Western Avenue, Sunshine).

At the end of this period there were four appeals lodged at VCAT that had not yet been determined. This is nine less than at the end of June 2023.

The Planning Scheme Amendment Summary is shown at **Attachment 3** and includes four Planning Scheme Amendments where Council is the Planning Authority or has requested the Minister to prepare an amendment under section 20(4) of *the Act*.

Progress highlights for the June 2024 period include:

Amendment	Intent	Progress status
Amendment C225brim – Planning Policy Framework	Translate local policy into the new planning scheme format, including new policy identified as part of a planning scheme review.	Approved - A notice was placed in the Government Gazette on 27 June 2024.
Amendment C239brim – Housing and Neighbourhood Character Strategy	Implements the Brimbank Housing and Neighbourhood Character Strategy (2024) by making changes to zones and ordinances in the Brimbank Planning Scheme.	Endorsed by Council at the Council Meeting on 18 June 2024 to seek authorisation from the Minister for Planning to prepare and exhibit the Amendment.

Community Engagement

Not applicable.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

There are no Community, Environmental, Financial, Regulatory or Safety risks identified.

Legislation/Council Plan/Policy Context

This report complies with the *Planning and Environment Act 1987*, *Local Government Act 1989* and the Brimbank Planning Scheme.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Resolution**Moved Cr Victoria Borg/Seconded Cr Jasmine Nguyen****That Council:**

- a. Notes the Planning Activity Update and Delegate Decisions – June 2024 report, and Delegated Planning Permit Decisions, at Attachment 1 to this report.**
- b. Notes the Planning Scheme Amendment Summary – June 2024, at Attachment 3, and that this relates to amendments where Council has resolved to request authorisation from the Minister for Planning to prepare and exhibit an amendment or has requested that the Minister prepare an amendment under section 20(4) of the *Planning and Environment Act 1987*.**

CARRIED

12.2	Planning Compliance Activity Update - 1 April to 30 June 2024
Directorate	City Futures
Director	Kelvin Walsh
Manager	Kristen Gilbert
Attachment(s)	1. Service Requests Received and PINs Issued - 1 April to 30 June 2024 [12.2.1 - 1 page] 2. Location of Requests for Services Received - 1 April to 30 June 2024 [12.2.2 - 1 page]

Purpose

For Council to note the Planning Compliance Activity Update for the period 1 April to 30 June 2024.

Officer Recommendation

That Council notes the Planning Compliance Activity Update for the period of 1 April to 30 June 2024.

Background

Council is the Responsible Authority under the *Planning and Environment Act 1987 (the Act)*. In this role, Council administers the Planning Scheme and enforces its requirements to ensure the use and development of land in the municipality is consistent with the various zones, overlays and other provisions. Council also enforces compliance with conditions of planning permits and other statutory requirements, including agreements made under section 173 of *the Act*.

Matters for Consideration

Analysis

Request	Requests for Service	Resolved during this period	Total active requests	Infringement Notices Issued	Official Warnings Issued
Quarterly 1 April – 30 June 24	123	153	181	12	3
Year to Date 1 July 23 – 30 June 24	425	611	181	90	16

Council's Planning Compliance Unit received 123 new requests for service between 1 April and 30 June 2024. The number of requests received was higher than the previous quarter when 105 requests were received. There were 153 requests resolved by officers during the quarter.

The most common requests received related to contravention of planning permit conditions, which accounted for 26 percent of the total requests. These requests were located across the municipality, with the majority being in the central and eastern areas.

Signage complaints were next, accounting for 17 percent of total requests, and uses without a planning permit accounted for 16 percent of the requests received. Other

requests for service related to home-based businesses. Information on the number of service requests received and Planning Infringement Notices issued is in **Attachment 1**. A location map of requests received is in **Attachment 2**.

Community Engagement

Not applicable.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2024/2025.

There are no Community, Environmental, Financial, Regulatory or Safety risks identified.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all

- Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around.

This report complies with the *Planning and Environment Act 1987 (the Act)* and the Brimbank Planning Scheme (Planning Scheme).

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Resolution

Moved Cr Sarah Branton/Seconded Cr Sam David

That Council notes the Planning Compliance Activity Update for the period of 1 April to 30 June 2024.

CARRIED

12.3	Planning Application P475/2023 for 8 Rawson Avenue, Sunshine
Directorate	City Futures
Director	Kelvin Walsh
Manager	Kristen Gilbert
Attachment(s)	1. Zoning map [12.3.1 - 1 page] 2. Aerial Photo [12.3.2 - 1 page] 3. Considered Plans [12.3.3 - 12 pages] 4. Detailed Assessment [12.3.4 - 36 pages] 5. Proposed Conditions [12.3.5 - 5 pages]

Purpose

For Council to consider planning permit application P475/2023 for alterations to the existing dwelling and construction of two double storey dwellings to the rear at 8 Rawson Avenue, Sunshine, against the provisions of the Brimbank Planning Scheme.

Officer Recommendation

That Council issue a Notice of Decision to Grant Planning Permit P475/2023 for alterations to the existing dwelling and the construction of two double storey dwellings at the rear at 8 Rawson Avenue, Sunshine, subject to the conditions at **Attachment 5** of this report.

Background

The subject site is located on the eastern side of Rawson Avenue in Sunshine, with a dual frontage where the rear boundary faces the end of Lorenz Street (refer to **Attachments 1 and 2**). Lorenz Street has a court bowl type configuration. Dual lot frontages are uncommon in the area, with this site and the one to its south being the only examples. The site is regular in shape and generally flat with a frontage of 15.24 metres to Rawson Avenue, a frontage of approximately 10.6 metres to Lorenz Street and a depth of 41.48 metres. The total site area is 632 square metres. The site is currently occupied by a single storey weatherboard dwelling where the rear yard is dominated with covered structures and outbuildings that are proposed to be removed.

The application seeks approval for alterations to the existing dwelling including a new carport and internal alterations, and the construction of two double storey dwellings to the rear facing Lorenz Street (refer to **Attachment 3**). The two double storey dwellings are proposed in a side-by-side layout. The existing dwelling will continue to face Rawson Avenue and have all access from this street.

Matters for Consideration

The site and the surrounding area are located within the General Residential Zone Schedule 1. The predominant housing stock in the area is large single storey dwellings on generous sized allotments, or more recent single and double storey dwellings in the form of medium density housing. Examples of the more recent development are located immediately to the south where there are two single storey dwellings facing Rawson Avenue, and immediately to the north-east where there are four double storey dwellings fronting Lorenz Street.

The application was referred internally to Council's Traffic Engineers, Drainage Engineers and Environmentally Sustainable Design (ESD) Officer. All supported the application subject to proposed conditions being included on any planning permit that is issued.

Council's Waste Services Team supports the application, however initially requested 'no standing' signs along the top of the court bowl to ensure waste vehicles are not obstructed when entering the street to collect the waste. Following further discussions on this matter, they have agreed that this is imperative given the garbage trucks reverse down the street and do not need to turn in the court bowl. This matter is discussed in the Detailed Assessment contained at **Attachment 4**. No external referrals were required.

The Detailed Assessment indicates there is strategic justification and policy support for this application, as well as a high level of compliance with the required objectives and associated standards of Clause 55. It is recommended that the application be approved subject to the conditions at **Attachment 5** to this report.

Community Engagement

The application was advertised on two separate occasions, both times in accordance with the notice requirements of section 52(1)(a) and (d) of the *Planning and Environment Act 1987 (the Act)*. At the end of the first public notification process a total of 12 submissions had been received.

Following the feedback provided in the objections and from officers, the applicant amended the plans under section 57 of *the Act*, with the main change relating to the setback of the proposed dwellings from the Lorenz Street frontage and the entry to Dwelling 2. These plans were then advertised in May 2024 and received three additional objections, all of which were from previous objectors. This means there were objections received from a total of 12 different people.

The main concerns raised were on the grounds of adverse impact on neighbourhood character including removing the safety/function of the Lorenz Street court bowl, overdevelopment, overshadowing, waste pick up, safety issues with additional accesses from Lorenz Street, increased parking along Lorenz Street and lack of adequate parking on site.

The concerns raised by the objectors are discussed in the Detailed Assessment at **Attachment 4** to this report.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2024/2025. There are no Community, Environmental, Financial, Regulatory or Safety risks.

Legislation/Council Plan/Policy Context

This report has been prepared under the relevant guiding principles of the Brimbank Planning Scheme and the *Planning and Environment Act 1987*.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Resolution

Moved Cr Virginia Tachos/Seconded Cr Sam David

That Council defers item 12.3 – Planning Application P475/2023 for 8 Rawson Avenue, Sunshine, to be considered at the next practicable Council meeting.

CARRIED

12.4	Submission to Albion Quarter Structure Plan Discussion Paper
Directorate	City Futures
Director	Kelvin Walsh
Manager	Leanne Deans
Attachment(s)	1. Albion Quarter Structure Plan Discussion Paper [12.4.1 - 53 pages] 2. BCC Submission to Albion Quarter Structure Plan Discussion Paper - July 2024 [12.4.2 - 21 pages]

Purpose

To seek Council endorsement of the draft Submission to the Albion Quarter Discussion Paper.

Officer Recommendation

That Council:

- a. Notes the Albion Quarter Discussion Paper, prepared by the Department of Transport and Planning, shown at **Attachment 1**.
- b. Endorses the Submission to the Albion Quarter Discussion Paper, shown at **Attachment 2**, and its lodgement with the Department of Transport and Planning by 28 July 2024.
- c. Notes that the Victorian Government announced infrastructure investment changes in the May State Budget that impacts the Sunshine Precinct, and that Council will continue to advocate for infrastructure investment in line with the *Brimbank Advocacy Plan 2023-25*.
- d. Provides the Submission to the Albion Quarter Discussion Paper, shown at **Attachment 2**, to the Hon. Natalie Suleyman MP, Member for St Albans, and Sarah Connolly MP, Member for Laverton.

Background

On 20 May 2024, the Department of Transport and Planning (DTP) released the Albion Quarter Discussion Paper (Discussion Paper), shown at **Attachment 1**, for public comment to inform the further development of the Albion Quarter Structure Plan (Structure Plan) within the Sunshine Precinct.

The Albion Quarter, shown at Figure 3 and 4 of the Discussion Paper, comprises an area focused on Albion Station and its surrounds, extending to existing industrial and mixed commercial areas north of Ballarat Road (either side of the railway line) and land east of the station.

The Discussion Paper is a high-level planning focused document that will inform the preparation of a Structure Plan. The Discussion Paper is intended to facilitate feedback from the community and key stakeholders on issues and opportunities to inform the next phase of the Structure Plan. The Discussion Paper provides background information on the project, contextual analysis and proposes a Draft Vision, Principles and Emerging Ideas, which are being tested as part of the engagement process.

The purpose of developing the Structure Plan is to guide the transition of Albion Quarter from the current industrial land use mix to a more commercial and mixed-use area which

supports the next generation of jobs, innovation and services, and provides space for new residential housing close to public transport and active transport connections.

The need for an Albion Quarter Structure Plan

There is significant opportunity to reimagine the Albion Quarter and was recognised in Council's *Sunshine Precinct Opportunity Statement Vision 2050* (Sunshine Vision), adopted in August 2021. The Sunshine Vision and several other Council led policy documents and advocacy campaigns were some of the catalysts for the Victorian Government to recognise the opportunity that exists in the Albion Quarter area. Investment by the Commonwealth and Victorian Government in Melbourne Airport Rail and the Sunshine Super Hub will bring unprecedented benefits into the Sunshine Precinct.

The Victorian Government's *Sunshine Precinct Opportunity Statement 2021* also sought to capitalise on these opportunities by identifying Albion as one of three distinct hubs within the Precinct to accommodate transformational change, alongside Sunshine Station and the Sunshine CBD.

While other parts of the Sunshine Precinct have begun to change through urban renewal, the land around the Albion Station has not and this has driven the need for greater planning certainty and direction to drive the development of this important area.

The Structure Planning process

DTP commenced work on the Structure Plan in 2021 and has been working in collaboration with departments across the Victorian Government, Brimbank City Council, and key stakeholders.

Where opportunity exists Council officers have worked closely with DTP officers, seeking to ensure that both Council's and the community's priorities are considered as part of the Discussion Paper and other key projects being undertaken for the broader Sunshine Precinct.

A range of background analysis and technical investigations are being progressed to inform structure planning for the Albion Quarter. This work will improve DTPs understanding about utilities, transport, amenity impacts of existing land uses, land contamination, population and employment forecasts to inform the Structure Plan.

The release of the Discussion Paper forms the conclusion of Phase 1 (the background and vision phase) of three key phases in the development of the Structure Plan. Phase 2 focuses on the drafting of the Structure Plan with Phase 3 focused on consultation and planning scheme changes.

Following feedback from the community and stakeholders as part of Phase 1, DTP will commence development of a draft Structure Plan, incorporating and or reflecting relevant feedback and technical studies and investigations. It is understood that there will be stakeholder engagement as part of this phase, with opportunity for the public to provide feedback on the draft Structure Plan in Phase 3 of the process.

In Phase 2 DTP will also commence developing an implementation plan which may include further development contributions through an Infrastructure Contributions Plan, in addition to the two Development Contribution Overlays that impact the area, to help funded delivery of key elements in the Structure Plan over time.

Matters for Consideration

Options

A draft Submission prepared in response to the Albion Quarter Discussion Paper is shown at **Attachment 2**.

The following options are available to Council:

- A. Endorse the draft Submission to the Albion Quarter Structure Plan, shown at **Attachment 2**.
- B. Endorse the draft Submission to the Albion Quarter Structure Plan, shown at **Attachment 2**, with changes
- C. Determine not to endorse the draft Submission to the Albion Quarter Structure Plan Discussion Paper, shown at **Attachment 2**, with no further action.

Overview of draft Submission

The draft Submission focuses on matters of greatest impact and importance to Council and community to inform the next phase of the development of the Structure Plan. Many of these matters have been raised with DTP in ongoing discussions, including in meetings about the development technical studies and background analysis work to inform the development of the Structure Plan.

This draft Submission addresses, but is not limited to:

- The importance of the Victorian Government committing to funding and the timely delivery of key infrastructure projects including the Melbourne Airport Rail and the Western Rail Plan.
- Provides in-principle support for the draft vision statement, principles and emerging ideas which are consistent with the Sunshine Vision, while encouraging a focus on cultural and indigenous identity as part of developing the Structure Plan.
- Give greater regard to how Albion Quarter plays a contributing role in the development of the broader Sunshine Precinct and beyond.
- Prioritise job creation by providing a clear competitive advantage and sufficient floorspace to provide jobs growth and jobs for the future. Target case figures in the Opportunity Statement indicate significant growth in jobs and population in the Sunshine Precinct by 2051, however there is limited information at present on what are the quantum of jobs and/or population numbers are being planned for in the Albion Quarter.
- Prioritise the creation of a high amenity, walkable and connected urban environment that presents as a seamless and interconnected environment with the Sunshine Metropolitan Activity Centre and the broader Sunshine Precinct, as well as its neighbouring residential and other areas.
- Provide clarity on the role of streets and potential future infrastructure investment which could unlock more frequent and better accessible bus networks servicing both Albion and Sunshine Stations for local and regional travel.
- Plan for significant growth and development opportunity that maximises planned investments in infrastructure, while also providing strategic justification for proposed densities. This includes reference to how investment opportunities

such as the Western Rail Plan, Melbourne Airport Rail and those for Sunshine and Albion stations play a role in physical transformation opportunities.

- Identifies the shared vision and objectives that Council and DTP have for the area and the alignment with Council policies, strategies, and plans, and proposed Brimbank Planning Scheme Amendment C225brim that align and provide guidance to the future structure plan. Examples include Council's *Sunshine Priority Precinct Vision 2050*, *Urban Forest Strategy*, *Brimbank Housing and Neighbourhood Character Strategy 2023* and *Planning Scheme Amendment C225brim*.

Victorian Government Infrastructure Investment Changes

In 2019, Council adopted the *Brimbank Response Strategy to Western Rail* (Response Strategy) in response to significant transport infrastructure and investment flagged by the Victorian Government.

The Response Strategy provides a framework and work plan, including advocacy, to ensure delivery of these projects results in a win/win for Council and community. Part of the work to date has included community consultation as part of Building Brimbank which informed the development of the *Sunshine Priority Precinct Vision 2050*.

The Victorian Government budget announced in May 2024 that the Geelong and Ballarat Fast Rail, and Wyndham Vale and Melton Rail Lines Electrification projects have all been cancelled, with delivery of the Melbourne Airport Rail (MAR) project set back by at least four years from the previously identified completion date in 2029.

While both the Victorian and Commonwealth governments have committed to funding the delivery of MAR, its delay along with the cancellation of the above projects will have flow on effects impacting the scope of development outlined in the Sunshine Station Masterplan. The delay also creates significant uncertainty regarding the scope, scale and form of development proposed for the Albion Station rebuild, and surrounds, including impacts on planning for the immediate Albion Station Precinct and Albion Quarter.

In addition to Council, there is strong support from a wide range of stakeholders and neighbouring councils for the progressing the delivery of MAR and the other rail infrastructure projects. Council will continue advocacy in line with the *Brimbank Advocacy Plan 2023-2025* to encourage the delivery of MAR as a priority given its stimulus effect on the local and regional economy and community benefits.

It has been reported that the Commonwealth Government appointed mediator, Neil Scales OBE, will be submitting his report to Government in the coming weeks.

Next Steps

Subject to Council's decision, the draft Submission would be lodged with DTP by 28 July 2024.

Council officers will continue to advocate for appropriate consideration, reflection and application of Council policies, strategies and plans to inform the development of the structure plan and associated planning scheme amendment.

Community Engagement

DTP are seeking submissions on the Discussion Paper between 20 May 2024 and 28 July 2024. The Discussion Paper is available on the Victorian Government's Engage Victoria

website and interested individuals or groups can complete an online questionnaire or feedback form.

In person 'pop-up sessions' have been, or are scheduled for:

- Victoria University - Sunshine Campus between 11:00am and 1:00pm on 12 June 2024
- Albion Station between 7:00am and 9:00am on 23 July 2024.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

Community: potential impact on community, including public trust and customer service impact:

- Yes – A future structure planning process will directly impact existing landowners and occupiers within and around the Albion Quarter. The draft Submission seeks appropriate development outcomes and ongoing investment in key public transport infrastructure that will deliver social and economic benefits for the community.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land:

- Yes – The redevelopment of the Albion Quarter neighbourhoods represents a significant opportunity to improve the environmental health and performance of the area through site cleanup/management, landscaping and appropriate long term land use change and development.

Financial: significant financial impacts:

- None at this stage – The redevelopment of the Albion Quarter will increase the demand for Council services, facilities and asset maintenance as land use changes and population grows within the precinct.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders:

- Yes – The implementation of a future Structure Plan will require an amendment to the Brimbank Planning Scheme and will be required to align with the Planning and Environment Act 1987.

Safety: health, safety or duty of care impacts

- Yes – The development of the Albion Quarter is anticipated to improve safety and amenity in and around the area.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

1. People and Community - A welcoming, safe and supported community - An inclusive place for all

- Wellbeing and Belonging - Responsive services that support mental and physical wellbeing

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all

- Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around
- Sustainable and Green - Protect natural environments for current and future generations

3. Opportunity and Prosperity - A future focused, transforming city where all have opportunities to learn and earn - A prosperous place for all

- Growing and Transforming - Optimise community opportunities through infrastructure innovation and investment

4. Leadership and Governance - A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services - A fairer place for all

- Engaged and Responsive - Community insights are valued to enhance connection and engagement with Council.

This report is informed by the:

- *Planning and Environment Act 1987*
- Brimbank Planning Scheme
- Plan Melbourne 2017-2050
- Sunshine Priority Precinct Vision 2050
- Advocacy Plan 2023
- Brimbank Response Strategy to the Western Rail Plan 2019
- Sunshine Town Centre Structure Plan 2014
- Sunshine Town Centre Development Contributions Plan
- Municipal Development Contributions Plan
- Brimbank Activity Centre Strategy 2018
- Industrial Land Strategy 2018
- Brimbank Heritage Strategy 2018
- Transport Priorities Paper 2022
- Car parking management plan for Sunshine Activity Centre 2019
- Cycling and Walking Strategy 2016
- Urban Forest Strategy 2016
- Creating Better Parks - Brimbank Open Space and Playground Policy and Plan 2016
- Creating Streets for People Policy 2022
- Sustainable Water Management Strategy 2013 -2023

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Resolution

Moved Cr Jasmine Nguyen/Seconded Cr Victoria Borg

That Council:

- Notes the Albion Quarter Discussion Paper, prepared by the Department of Transport and Planning, shown at Attachment 1.**
- Endorses the Submission to the Albion Quarter Discussion Paper, shown at Attachment 2, and its lodgement with the Department of Transport and Planning by 28 July 2024.**
- Notes that the Victorian Government announced infrastructure investment changes in the May State Budget that impacts the Sunshine Precinct, and that Council will continue to advocate for infrastructure investment in line with the *Brimbank Advocacy Plan 2023-25*.**

- d. Provides the Submission to the Albion Quarter Discussion Paper, shown at Attachment 2, to the Hon. Natalie Suleyman MP, Member for St Albans, and Sarah Connolly MP, Member for Laverton.**

CARRIED

12.5	Activity Centre Strategy Implementation Status - 2024
Directorate	City Futures
Director	Kelvin Walsh
Manager	Leanne Deans
Attachment(s)	1. Activity Centre Strategy Implementation Status Report - June 2024 [12.5.1 - 14 pages]

Purpose

For Council to consider and note the Brimbank Activity Centre Strategy Implementation Status Report at **Attachment 1**.

Officer Recommendation

That Council notes the Brimbank Activity Centre Strategy 2018 Implementation Status Report at **Attachment 1**.

Background

The Brimbank Activity Centre Strategy 2018 (Strategy) aims to guides growth and development and contains objectives, strategies and actions to help facilitate vibrant community hubs and places where people shop, work, meet, relax and live.

The Strategy was adopted by Council on the 16 October 2018 to replace the previous 2008 strategy. The Strategy provides planning and development guidelines for 53 activity centres in the municipality and contains a series of actions that seek to facilitate investment and development that supports the realisation of the vision.

Matters for Consideration

Options

The following options are available to Council:

- A. Note the Activity Centre Strategy Implementation Status Report Shown at **Attachment 1**.
- B. Note the Activity Centre Strategy Implementation Status Report with changes.

Officers recommend Option A and highlight that work to prepare an updated Activity Centre Strategy is underway. On this basis there is a limited opportunity to incorporate any changes. The preparation of an updated Strategy will provide opportunities for Council to flag a different approach.

Analysis

The Strategy contains 67 actions comprising 47 centre-specific actions and 20 general actions that have sought to facilitate investment and development as well as enhance place making in each of the activity centres in the municipality.

The Strategy establishes principles and supporting guidelines to inform Council's approach to the development and management of activity centres. This approach identifies ways to support activity centres and their stakeholders, ensure planning for economic viability and ongoing improvements into the future. The Strategy identifies six key principles including convenient access, safety, business friendly environment,

sustainability, integrated transport and investment opportunities to guide improvements in activity centres.

The Implementation Status Report provided at **Attachment 1** shows 85% of the actions having been commenced or completed. A summary of the progress against the 67 actions contained in the Strategy, indicates that:

- 12 actions (18%) are complete
- 45 actions (67%) are ongoing or business as usual, and
- 10 actions (15%) have not commenced.

Key actions and activities implemented from the Activity Centre Strategy in 2023/24 include:

- The delivery of several activations across activity centres as part of the Enjoy Local Program, which encourages visitation and expenditure
- Delivery of initiatives associated with the 'Think Shop Buy Local and Google My Business' campaigns at over 20 Local Activity Centres promoting businesses to local residents.
- The delivery of Activity Centre Strategy surveys at Sunshine, St Albans and eight other Local Activity Centres, as well as community consultation at Glengala Village seeking to understand business needs and feedback
- The renewal of the St Albans Marketing and Business Development Special Rate which commences in the 2024/25 financial year
- The adoption of the Alfrieda Street Master Plan that sets out guidelines for transforming and activating Alfrieda Street in the St Albans Activity Centre
- Completion of designs for streetscape improvements, including Devonshire Road, Sunshine, East Esplanade St Albans, and Billingham Road Local Activity Centre, Deer Park.

Ten actions have not commenced and many of these are constrained by site features, private ownership, and changing strategic priorities. Some of these actions are outside the control of Council but have been the subject of Council advocacy.

Council continues to establish and maintain relationships with all stakeholders (including State Government, private owners, and business groups) to deliver the key strategic aims of activity centres across the municipality.

Next steps

Council officers will continue to implement the Strategy and progress the preparation of a new Strategy.

Community Engagement

Council officers engage with a range of stakeholders through the delivery of the Strategy.

No external consultation was required in the preparation of this report.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

Community: potential impact on community, including public trust and customer service impact

- Yes - The status of the Activity Centre Strategy and the significant progress Council has made in terms of its implementation should create public trust in Council's ongoing commitment to improving Brimbank's activity centres.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land

- Yes – The Activity Centre Strategy seeks to create diverse mixed-use centres with commercial, retail, services and housing at increased densities to support the concept of living locally and improve sustainability outcomes.

Financial: significant financial impacts

- Yes – The implementation of ongoing actions mainly forms part of Council's routine duties and should be catered for in operational budget. However, requirement to prepare revised strategy and structure plans for selected activity centres as per the Strategy would require resourcing and budget allocation.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders

- None

Safety: health, safety or duty of care impacts

- The delivery of activations, audits and physical improvements across activity centres contributes to improved safety and perceptions of safety.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all

- Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around

3. Opportunity and Prosperity - A future focused, transforming city where all have opportunities to learn and earn - A prosperous place for all

- Growing and Transforming - Optimise community opportunities through infrastructure innovation and investment.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Resolution

Moved Cr Sarah Branton/Seconded Cr Victoria Borg

That Council notes the Brimbank Activity Centre Strategy 2018 Implementation Status Report at Attachment 1.

CARRIED

12.6**Directorate****Director****Manager****Attachment(s)****Brimbank Green Wedge Management Plan
Implementation Status - June 2024**

City Futures

Kelvin Walsh

Leanne Deans

1. Brimbank Green Wedge Management Plan 2010 Implementation Status Report [**12.6.1** - 16 pages]
2. Brimbank Green Wedge Management Plan 2010 Map [**12.6.2** - 1 page]

Purpose

For Council to note the Brimbank Green Wedge Management Plan 2010 Implementation Status Report at **Attachment 1**.

Officer Recommendation

That Council notes the Brimbank Green Wedge Management Plan 2010 Implementation Status Report at **Attachment 1**.

Background

The Sunbury Green Wedge is one of 12 designated green wedge areas, which comprise the non-urban areas of metropolitan Melbourne located outside the urban growth boundary. The Green Wedge is the location of key agricultural activities, biodiversity areas, cultural heritage sites and water bodies.

A small portion of the Sunbury Green Wedge is in Brimbank, and is referred to as the Brimbank part of the Sunbury Green Wedge (Brimbank Green Wedge). Land within the Brimbank Green Wedge is shown at **Attachment 2**.

On 3 August 2010, Council adopted the Brimbank Green Wedge Management Plan (BGWMP) which sets out a 20-year vision and series of long-term objectives for the sustainable use and development of land in the Brimbank Green Wedge. The BGWMP contains a series of four-year action plans that are categorised under 11 themes and intended to support the realisation of the vision.

This report reviews the progress of implementation of actions to date.

Matters for Consideration**Options**

- A. Note the BGWMP Implementation Status Report shown at **Attachment 1**.
- B. Note the BGWMP Implementation Status Report with changes.

Council has significantly advanced the implementation of the BGWMP and are recommending Option A.

Analysis

The BGWMP takes an integrated approach to managing biodiversity and environmental assets/resources in the Brimbank Green Wedge. It recognises several key challenges, including a lack of access to a sustainable and affordable water supply, the marginal

status of horticulture and the need for funding for implementation and coordination across government and the community.

The BGWMP adopts a collaborative approach involving partnerships with internal and external stakeholders to implement actions and ongoing activities to achieve the stated long-term objectives. The plan considers the multidimensional functions and benefits of the Green Wedge to implement actions spanning the conservation of biodiversity, water resources, and cultural heritage while enhancing the environmental amenities through recreation, tourism, agricultural and rural uses. In maximising the above benefits, a range of actions also consider improving landscaping and infrastructure.

The BGWMP has provided strategic direction and justification for the introduction of land use planning policy in the Brimbank Planning Scheme. This has included the application of zones and overlays to support the objectives of the BGWMP and policy direction for non-urban land uses. Additionally, the BGWMP has provided Council with advocacy priorities which have informed submissions to the State Government on reforms.

Implementation

An implementation status report is provided at **Attachment 1**, reporting on progress against the 96 actions contained in the 20-year BGWMP. This shows that:

- 23 actions (24%) have been completed
- 58 actions (60%) are ongoing or business as usual
- 15 actions (16%) have not been commenced.

When Council adopted the BGWMP there was an expectation that State Government funding would be available to support some of the initiatives identified. However, this was not forthcoming. Notwithstanding, 84% of the 96 actions have been commenced or completed. Some of the actions that have not commenced can still be considered over the remaining six-year term to implement the BGWMP, while others may no longer be relevant or appropriate for Council to deliver or are beyond current Council resources.

It is considered that the overarching strategic guidance provided by the BGWMP remains relevant and Council continues to implement the objectives of the BGWMP through consistent application of adopted green wedge policy in relation to land use planning decisions, environmental management and ongoing advocacy.

Key actions and activities implemented from the BGWMP in 2023/24 includes:

- A verbal presentation to the Independent Review of the Maribyrnong River flood event
- Ongoing advocacy to the State Government including a submission to the consultation and engagement for the Legislative Assembly Inquiry into Securing Victorian Food Supply
- The renaming of Sydenham Park as Yaluk Barring Park in recognition of the Aboriginal cultural history, which was gazetted on 30 May 2024.
- Successful and ongoing environmental management and pest animal and weed eradication including invasive noxious weeds like Serrated Tussock and Artichoke Thistle.
- Ongoing collaboration and partnership with community groups and stakeholders in undertaking activities on Council's Environmental Events Calendar, including tree planting, field days and seminars.
- The commencement of processes towards the restoration of Robertson's Homestead

Fifteen actions have not yet commenced. Of the 11 thematic areas, Agriculture-related actions are the least implemented, with 5 out of 10 not yet commenced and mostly

related to the limited farming that now occurs in the area. Council's advocacy to State Government has included exploring the viability of agriculture and other uses for the land.

Green Wedge Reforms

In 2018 the Department of Environment, Land, Water and Planning (now Department of Transport and Planning (DTP)) commenced a review of existing policy and legislation in relation to Melbourne's Green Wedges and Agricultural Land. This included proposed planning system reforms to strengthen planning protections for green wedge and peri urban areas.

At the Council Meeting on 16 February 2021, Council endorsed a Submission to the Planning for Melbourne's Green Wedges and Agricultural Land Consultation Paper (GWALCP Submission). This followed two previous rounds of consultation undertaken by the State Government in 2018 and 2019.

In March 2024, the State Government released a three-year action plan, 'Planning for Melbourne's Green Wedges and Agricultural Land Action Plan 2024' that sets its short-to-medium-term strategy for protecting the green wedges in the metropolitan area. Part of the actions include updating Planning Practice Note 31 (PPN31) which will offer guidance to local councils and other stakeholders on the management of Melbourne's green wedge.

Next steps

Once the updated PPN31 has been released Council officers will review the implications for the Brimbank Green Wedge and provide a report to Council. This could necessitate a review or update to the BGWMP. If this is the case, officers will identify any required resourcing to program the work as part of the Council budget process.

Notwithstanding, Council officers will continue to implement the objectives of the BGWMP through consistent application of adopted green wedge policy in relation to land use planning decisions, environmental management and ongoing advocacy.

Community Engagement

Council officers engage with a range of stakeholders through the delivery of the Strategy.

No external consultation was required in the preparation of this report.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

Community: potential impact on community, including public trust and customer service impact

- Yes - The status of the BGWMP and the significant progress Council has made in terms of its implementation should engender public trust in Council's ongoing commitment and service to the Brimbank Green Wedge.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land

- Yes - The BGWMP continue to provide relevant environmental objectives and actions for the Brimbank Green Wedge.

Financial: significant financial impacts

- Yes - The implementation of most ongoing actions mainly forms part of Council's routine duties and should be catered for in operational budget. However, requirement to prepare a revised strategy or undertake work that is yet to commence may require additional resourcing and budget allocation.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all

- Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around
- Sustainable and Green - Protect natural environments for current and future generations.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Resolution

Moved Cr Virginia Tachos/Seconded Cr Sam David

That Council notes the Brimbank Green Wedge Management Plan 2010 Implementation Status Report at Attachment 1.

CARRIED

12.7**Governance Report July 2024****Directorate**

People, Partnerships and Performance

Director

Georgie Hill

Manager

Danny Bilaver

Attachment(s)

1. Record of Informal Meeting of Councillors [**12.7.1** - 20 pages]
2. Delegates and Representatives Report [**12.7.2** - 10 pages]
3. Confirmed Audit and Risk Committee Minutes May 2024 [**12.7.3** - 9 pages]
4. Brimbank Housing and Neighbourhood Character Strategy - Final [**12.7.4** - 152 pages]

Purpose

For Council to consider:

- A summary of recent Governance activity.
- Contracts entered into, and works orders approved in accordance with the S7 Instrument of Sub Delegation.
- Councillor Declarations of Representations by Members of Parliament.
- Minutes of the Audit and Risk Committee (ARC) meeting.
- Changes to the Brimbank Housing and Neighbourhood Character Strategy 2024 (Strategy).
- Expression of Interest outcome for Green Gully Traffic School.
- Establishment of the Brimbank Youth Jobs Program 2024-2029.

Council Recommendation

That Council:

- a. Notes the:
 - i. Governance Report July 2024.
 - ii. Contracts entered into, and works orders approved, in accordance with S7 Instrument of Sub Delegation (24/3500; 24/3506).
 - iii. Records of Informal Meetings of Councillors, at **Attachment 1** to this report, for incorporation in the minutes of this meeting.
 - iv. Delegate's and Representative's Reports, at **Attachment 2** to this report, for incorporation in the minutes of this meeting.
 - v. Councillor Declarations of Representations by Members of Parliament.
- b. Notes the Minutes of the Audit and Risk Committee meeting held 7 May 2024, shown at **Attachment 3** to this report.
- c. Notes that minor changes have been made to the Brimbank Housing and Neighbourhood Character Strategy 2024 (Strategy), and endorses the revised Strategy shown at **Attachment 4** to this report.
- d. Notes the outcome of the Expression of Interest for the Green Gully Traffic School with the successful applicant being Inner West Community Foundation (trading as Local Impact).

- e. Notes the establishment of the Brimbank Youth Jobs Program 2024 - 2029 as a specialised initiative within the framework of the Local Jobs for Local People Program.

Background

The monthly governance report is a standing report to Council, in accordance with best practice and good governance principles, and to ensure compliance with the requirements of the *Local Government Act 2020 (the Act)*, Councillor Code of Conduct 2021 (Code), and Councillor Support (Major) Policy 2020.

Matters for Consideration

Exercise of Delegated Authority

Council delegates powers, duties and functions to the Chief Executive Officer in order to support efficient operation and delivery of Council services. The Chief Executive Officer has sub-delegated some authority to Directors (and other Council officers). Significant decisions made, or actions undertaken exercising delegated authority, are reported to Council as a transparency and accountability measure.

The Chief Executive Officer has been delegated authority by Council to award contracts up to \$2,000,000 (exclusive of GST) through an Instrument of Delegation made on 23 April 2024 (S5 Instrument of Delegation to the Chief Executive Officer). The Chief Executive Officer has sub-delegated authority to Directors to award contracts up to \$200,000 (inclusive of GST) through an Instrument of Delegation made on 12 December 2023 (S7 Instrument of Sub-Delegation by the Chief Executive Officer).

Contracts entered into, and works orders approved, in accordance with S7 Instrument of Sub-Delegation

Contracts entered into, and works orders approved, under delegation since reporting to the last Council Meeting are:

Contract No.	Description	Successful Tenderer	Contract Amount (inc GST)	Date Awarded
24/3500	Kevin Flint Memorial Reserve Flagship Park Upgrade	Yellowstone Landscaping Pty Ltd	\$737,554.95	25 June 2024
24/3506	Provision of Paint Services Panel	Hue Painting and Decorating, Baroque Decorator, Calmer Coating	\$1,870,000	7 June 2024

Records of Informal Meetings of Councillors

An Informal Meeting of Councillors includes meetings that are:

- Scheduled or planned for the purpose of discussing the business of Council or briefing Councillors,
- Attended by at least one member of Council staff, and
- Not Council meetings, Delegated Committee meetings or Community Asset Committee meetings.

Written records of Informal Meetings of Councillors are kept and include the names of all Councillors and Council officers attending, the matters considered, any conflict of interest

disclosures made, and whether a Councillor who has disclosed a conflict of interest leaves the meeting.

These records, as soon as practicable, will be reported at a Council Meeting, and incorporated in the minutes of that Council Meeting.

Records of Informal Meetings of Councillors (**Attachment 1**) were received for the following meetings:

Date	Event
22 May 2024	St Albans Partnership Group
29 May 2024	Brimbank Economic and Employment Advisory Group
14 June 2024	Western Melbourne Tourism Board
19 June 2024	Brimbank Youth Council
20 June 2024	Sunshine Partnership Group
26 June 2024	Heritage Advisory Committee
26 June 2024	Aboriginal and Torres Strait Islander Consultative Committee
27 June 2024	Brooklyn Industrial Precinct Committee
9 July 2024	Council Meeting Briefing
9 July 2024	Planning Forum

Delegate's and Representative's Reports

The participation on a range of local, specific issues, committees established by Council, peak body/sector associations, and local and regional forums, is an essential part of the representative role Council plays. Council nominates Councillors as delegates and representatives to these committees annually.

The role, as the Council delegate or Council representative on these committees, is to represent the position of Council, and report back to Council at a Council Meeting on the issues or progress of the committees, and any recommendations made by the committees.

Delegate's and Representative's Reports (**Attachment 2**) were received for the following meetings:

Date	Event	Councillor/s
22 May 2024	St Albans Partnership Group	Cr Dang
29 May 2024	Brimbank Economic and Employment Advisory Group	Cr Nguyen Cr Borg
14 June 2024	Western Melbourne Tourism Board	Cr Dang
19 June 2024	Brimbank Youth Council	Cr O'Reilly Cr Nguyen
20 June 2024	Sunshine Partnership Group	Cr David
26 June 2024	Heritage Advisory Committee	Cr David
26 June 2024	Aboriginal and Torres Strait Islander Consultative Committee	Cr Rasic
27 June 2024	Brooklyn Industrial Precinct Committee	Cr David

Councillor Declarations of Representations by Members of Parliament

Councillors have a legitimate role in advocating on behalf of their communities. At times, this may include the receiving of representations by a Member of State or Federal Parliament, to Council or Councillors. Councillors will declare and record any representations made to a Councillor by a Member of Parliament or their staff representative.

Councillor Declarations of Representations by Members of Parliament were received for the following meetings.

Date	Councillor	Member of Parliament	Matter Discussed
2 July 2024	Cr Rasic	Dr Daniel Mulino MP	Melbourne Airport Rail Melbourne Airport Third Runway Sunshine Energy Park Climate Emergency Addressing Unemployment
2 July 2024	Cr Rasic	Senator the Hon Sarah Henderson	Melbourne Airport Rail Melbourne Airport Third Runway Fix the Calder
3 July 2024	Cr Rasic	Senator James Paterson	Melbourne Airport Rail Melbourne Airport Third Runway Sunshine Energy Park Fix the Calder
4 July 2024	Cr Rasic Cr Dang Cr David	Hon Catherine King MP	Melbourne Airport Rail Melbourne Airport Third Runway Fix the Calder

Audit and Risk Committee

Minutes of the Audit and Risk Committee (ARC) meeting held 7 May 2024, is presented to Council for noting at **Attachment 3**.

Brimbank Housing and Neighbourhood Character Strategy (2024)

The Brimbank Housing and Neighbourhood Character Strategy 2024 (Strategy) was adopted at the Council Meeting on 16 April 2024. At the Council Meeting on 18 June 2024, Council endorsed Amendment C239 to the Brimbank Planning Scheme (Amendment C239brim) to implement the Strategy and resolved to request authorisation from the Minister for Planning to prepare and exhibit Amendment C239brim under Section 8A of the *Planning and Environment Act 1987*, among other matters.

The Report presented to the Council Meeting on 18 June 2024 about Amendment C239brim identified some minor editorial changes required to the Strategy, including:

- Updating the cover page and content to remove the prefix 'draft' now that the Strategy and include the words (Revised July 2024) on the cover page
- Removing open landfills from interface areas, given the Strategy defines interface areas as land in proximity to a major hazard facility only (p. 59 of the Strategy).
- Removing the sentence 'Growth and change will be minimal' about development in the Landscape Suburban character areas, given the character typology applies to both incremental and minimal change areas (p. 130 of the Strategy).
- Updating the recommended zone schedule in the Residential Development Framework for a small number of properties in Kealba to ensure consistency with the Change Areas Plan.
- Amending the term 'increased change' to 'moderate change' following advice from the Department for Transport and Planning
- Formatting changes to accord with the corporate report template.

The Strategy has been revised to incorporate the above changes and is shown at **Attachment 4**. The officer recommendation is that Council notes the changes made to the Strategy and endorses the revised Strategy.

Green Gully Traffic School Allocation

Due to the Brimbank Bicycle Education Centre winding up its operations at Green Gully Traffic School a new tenant was sought.

A public process, in accordance with Council guidelines, was conducted in regard to the allocation. Two (2) responses were received through the Expression of Interest process.

As per Council's Community Facilities and Reserves Allocation Policy, an Assessment Panel made up of Council officers was established to undertake the evaluation. All responses were assessed against criteria as detailed within the Green Gully Traffic School Expression of Interest Information Package.

Following the assessment it is the recommendation of the Assessment Panel that Green Gully Traffic School be allocated to the Inner West Community Foundation (trading as Local Impact) on a Lease in line with Council Policy.

Brimbank Youth Jobs Program 2024-2029

A review of the Brimbank Youth Jobs Strategy 2018-2023 was undertaken in late 2023 and involved engagement with young people, Council, employers, employment sector groups and internal work areas. The Local Jobs for Local People (LJLP) program, begun in 2020, is facilitated by Council's Economic Development Unit and is the mechanism for bolstering local employment outcomes for Brimbank residents and has well-established links with the same networks needed to boost youth employment. To prevent duplication of effort, the future actions for youth jobs will now be incorporated as a specialised youth sub-program of the LJLP program, in replacement of a Brimbank Youth Jobs Strategy. This allows better prominence and coordination of activities, access to critical networks and shared reporting to provide visibility of all actions and outcomes.

Beginning in July 2024, the Brimbank Youth Jobs Program will include an annual implementation plan, informed by ongoing engagement and co-design, that sets out cross-council initiatives, external partnerships and activities that strive to: empower young people to lead; deliver services young people need to thrive; partner and connect for greater impact; and model best practice. Activities will span co-designed networking and learning events, engagement with disengaged groups, information sessions for parents and support networks, job-hunting and preparation skills, micro-credentials, entrepreneurship, employer introductions, advocacy, entry-level opportunities and other support.

Reporting on outcomes will be integrated with the LJLP program.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders

- This report fulfils legislative governance obligations, to provide transparent and accountable reporting of governance activity.

There are no Community, Safety, Environmental or Financial risks identified.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

4. Leadership and Governance - A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services - A fairer place for all

- High Performing and Accountable - Our workforce strives to enhance services and liveability for the Brimbank community.

This report complies with the *Local Government Act 2020*, *Local Government (Governance and Integrity) Regulations 2020*, Council Plan 2021-2025, S5 Instrument of Delegation to the Chief Executive Officer, S7 Instrument of Sub-Delegation by the Chief Executive Officer, Councillor Code of Conduct 2021 and Procurement Policy.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Resolution

Moved Cr Thomas O'Reilly/Seconded Cr Victoria Borg

That Council:

- a. **Notes the:**
 - i. **Governance Report July 2024.**
 - ii. **Contracts entered into, and works orders approved, in accordance with S7 Instrument of Sub Delegation (24/3500; 24/3506).**
 - iii. **Records of Informal Meetings of Councillors, at Attachment 1 to this report, for incorporation in the minutes of this meeting.**
 - iv. **Delegate's and Representative's Reports, at Attachment 2 to this report, for incorporation in the minutes of this meeting.**
 - v. **Councillor Declarations of Representations by Members of Parliament.**
- b. **Notes the Minutes of the Audit and Risk Committee meeting held 7 May 2024, shown at Attachment 3 to this report.**
- c. **Notes that minor changes have been made to the Brimbank Housing and Neighbourhood Character Strategy 2024 (Strategy), and endorses the revised Strategy shown at Attachment 4 to this report.**
- d. **Notes the outcome of the Expression of Interest for the Green Gully Traffic School with the successful applicant being Inner West Community Foundation (trading as Local Impact).**
- e. **Notes the establishment of the Brimbank Youth Jobs Program 2024 - 2029 as a specialised initiative within the framework of the Local Jobs for Local People Program.**

CARRIED

12.8	Return of General Valuation 2024
Directorate	Corporate Services
Director	Mark Stoermer
Manager	Andrew Brae
Attachment(s)	1. Return of General Valuation 2024 [12.8.1 - 2 pages]

Purpose

For Council to consider return of the General Valuation 2024 for all rateable and non-rateable properties made by the Valuer-General, pursuant to Section 2 of the *Valuation of Land Act 1960* for the purposes of the *Local Government Act 2020*.

Officer Recommendation

That Council adopts the return of the General Valuation 2024 for all rateable and non-rateable properties made by the Valuer-General, pursuant to Section 2 of the *Valuation of Land Act 1960* for the purposes of the *Local Government Act 2020*, as shown below:

- a. 81,030 rateable assessments with total valuations of:
Site Value \$40,904,508,507
Capital Improved Value \$61,487,823,503
Net Annual Value \$3,166,973,508
- b. 1,685 non-rateable assessments with total valuations of:
Site Value \$1,095,010,500
Capital Improved Value \$1,423,620,000
Net Annual Value \$76,467,500

Background

On 23 May 2023, the Valuer-General Victoria (VGV) gave notice to cause a General Valuation of all rateable and non-rateable properties within Brimbank. The General Valuation process was undertaken in accordance with the Valuation Best Practice Specifications Guidelines 2024 (Guidelines).

Matters for Consideration

Analysis

Stages of the General Valuation process Stage One commenced in July 2023, where general preparation of data was carried out and statistical analysis of recent sale data against all properties was submitted to VGV. Stage Two involved data collection and analysis, and comprised collection of sales and leasing data, inspections of property sales, confirmation or collection of property attributes, and any remedying of data gaps identified.

Stage Three comprised the application of Stage Two levels of value and the valuation of all properties. In completing the General Valuation, Stage Four of the process involved the return of the final valuation, quality assurance, completion of the VGV's final report and provision of the returned valuation and data to Council.

Methodologies and Analysis

Under Section 157 of *the Act*, Council may adopt one of the following three valuation methodologies to value properties in its municipality:

- Capital Improved Value (CIV) - the land and other improvements including the house, other buildings and landscaping
- Site Value (SV) - the value of the land plus any improvements which permanently affect the amenity or use of land, such as drainage works, but excluding the value of buildings and other improvements. Also referred to as the 'unimproved market value of the land'
- Net Annual Value (NAV) - the value of the rental potential of the land, less the landlords' outgoings (such as insurance, land tax and maintenance costs). For residential and farm properties this must be set at 5 per cent of the CIV (Section 2 of the Valuation Act).

Council applies the CIV of each rateable property in determining rates charged, as it provides the most equitable distribution of rates across the municipality.

The table below shows the number of rateable properties, the CIV, SV and NAV returned in 2023, by comparison to the General Valuation 2024.

Valuation Year	Number of Properties	CIV	SV	NAV
2024	81,030	62,069,717,503	40,904,508,507	3,193,014,553
2023	80,439	61,006,189,003	41,076,371,007	3,141,800,953
Growth %	0.73	1.74	-0.42	1.63

These figures indicate property growth has continued in the municipality, with an additional 591 properties becoming rateable. Most of the growth over the past year has been in subdivisional development on existing allotments. The table below provides a breakdown by property categories of the percentage movement of CIV, SV and NAV from the 2023 to the 2024 General Valuation Return.

	Residential	Commercial	Industrial	Rural
2023 & 2024 CIV	-0.40	4.30	9.17	-2.62
2023 & 2024 SV	-1.14	2.40	2.96	-3.76
2023 & 2024 NAV	-0.40	6.96	9.76	-2.62

Residential Property prices have slightly decreased in the current revaluation year. This has been due to high interest rises since May 2022 affecting borrowing capacity. Overall CIV has decreased by 0.40 per cent.

Commercial property values have increased moderately due to limited sales and leasing activity. Industrial properties have also increased due to the continuing demand for warehouse properties in the current revaluation year.

Council does not collect more rate revenue because of the Revaluation. Rates are redistributed according to the shifts in property values that have occurred across the municipality. If the value of a property has increased by a greater percentage than the average increase in property values across the municipality, the owner of that property will pay a greater percentage of the rates.

If the value of the property has increased by a smaller percentage than the average increase in property values across the municipality, the owner of that property will pay a smaller percentage of the rates.

Non-rateable assessments include properties owned by Council and government. Properties used for a charitable, religious or educational purpose are also categorised as non-rateable.

The Declaration, at **Attachment 1**, provides certification, pursuant to section 7AD and 7AF of the *Valuation Act*, that the General Valuation is true and correct and is considered suitable for use by Council.

Community Engagement

It is a statutory requirement, under the *Valuation Act*, to conduct an annual General Valuation.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders

- Yes - Legal requirements, as per background section above.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

4. Leadership and Governance - A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services - A fairer place for all

- High Performing and Accountable - Our workforce strives to enhance services and liveability for the Brimbank community.

This report complies with *Valuation of Land Act 1960*, *Local Government Act 2020*, Valuation Best Practice Specifications Guidelines 2024.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Resolution

Moved Cr Virginia Tachos/Seconded Cr Victoria Borg

That Council adopts the return of the General Valuation 2024 for all rateable and non-rateable properties made by the Valuer-General, pursuant to Section 2 of the *Valuation of Land Act 1960* for the purposes of the *Local Government Act 2020*, as shown below:

- a. **81,030 rateable assessments with total valuations of:**
 - Site Value \$40,904,508,507**
 - Capital Improved Value \$61,487,823,503**
 - Net Annual Value \$3,166,973,508**

- b. 1,685 non-rateable assessments with total valuations of:**
Site Value \$1,095,010,500
Capital Improved Value \$1,423,620,000
Net Annual Value \$76,467,500

CARRIED

12.9	Return of Supplementary Valuations 2023/2024
Directorate	Corporate Services
Director	Mark Stoermer
Manager	Andrew Brae
Attachment(s)	1. Supplementary Valuation 2023-2024 [12.9.1 - 1 page]

Purpose

For Council to consider the supplementary valuations carried out from 1 July 2023 to 30 June 2024.

Officer Recommendation

That Council adopts the Supplementary Valuations made by the Valuer General's appointed Valuer, pursuant to section 13DF of the *Valuation of Land Act 1960*, with their respective effective dates for rating purposes, at **Attachment 1** to this report.

Background

Where a property has undergone a change that affects the property's value, as assessed at the last General Valuation, a supplementary valuation is required. These changes are caused principally by the creation of new lots by subdivision, building construction or demolitions, or the consolidation of property. The supplementary valuations must be set at market levels attainable as at the last General Valuation, which was 1 January 2023.

In accordance with section 13DF of the *Valuation Act*, the valuation authority's appointed Valuer may carry out a supplementary valuation. As at 1 July 2018, amendments to the *Valuation Act* made the Valuer-General the sole valuation authority for the delivery of valuations for the purposes of council rates. The Valuer-General's appointed Valuer is the Opteon Property Group.

Matters for Consideration

Analysis

The following table indicates the number of rateable properties and total Capital Improved Value (CIV) as at 1 July 2023. It compares the current number of properties and CIV as at 30 June 2024, following completion of supplementary valuations.

As at 1 July 2023			As at 30 June 2024			
Property Type	Existing Count	Existing CIV \$	New Count	New CIV\$	Change in Count	Change in CIV
Residential	55,393	38,725,589,500	55,376	38,739,804,500	-17	14,215,000
Farm/Rural	22	43,260,000	22	43,260,000	0	0
Vacant Land	1,317	895,388,500	1,220	850,867,500	-97	-44,521,000
Commercial/Industrial	6,638	12,876,868,500	6,851	13,143,422,000	213	266,553,500
Flats/Units	15,939	7,393,687,000	16,470	7,672,485,000	531	278,798,000
Retirement Villages	532	172,478,500	532	172,478,500	0	0

Cultural & Recreational Land	3	32,750,000	3	32,750,000	0	0
Commercial/Industrial Vacant Land	599	896,948,003	556	828,281,003	-43	-68,703,000
Total Rateable	80,443	61,036,970,003	81,030	61,483,348,503	587	446,378,500
Non-Rateable	2,114	2,263,867,000	2,157	2,308,268,000	43	44,401,000
Total	82,557	63,300,837,003	83,187	63,791,616,503	630	490,779,500

Community Engagement

Supplementary valuations are a statutory requirement under the *Valuation Act*.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders

- Yes - Legal requirements, as per background section above.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

4. Leadership and Governance - A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services - A fairer place for all

- High Performing and Accountable - Our workforce strive to enhance services and liveability for the Brimbank community.

This report complies with *Valuation of Land Act 1960*, *Local Government Act 2020*.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Resolution

Moved Cr Sarah Branton/Seconded Cr Victoria Borg

That Council adopts the Supplementary Valuations made by the Valuer General's appointed Valuer, pursuant to section 13DF of the *Valuation of Land Act 1960*, with their respective effective dates for rating purposes, at Attachment 1 to this report.

CARRIED

12.10	Glengala Road Village Streetscape Improvements
Directorate	Infrastructure and City Services
Director	Chris Leivers
Manager	Lisa Davis
Attachment(s)	1. Glengala Village Streetscape Upgrade - Enhanced Option 1 (Recommended) [12.10.1 - 1 page] 2. Glengala Village Streetscape Upgrade - Engagement Outcomes Report [12.10.2 - 40 pages] 3. Glengala Village Streetscape Upgrade - Cost Estimate [12.10.3 - 1 page] 4. Glengala Village Streetscape Upgrade - Sunshine West Our 20-Minute Neighbourhood Pilot [12.10.4 - 16 pages] 5. Glengala Village Streetscape Upgrade - Two Draft Concept Options [12.10.5 - 2 pages]

Purpose

For Council to consider adopting the recommended Concept Design option for the Glengala Road Village Streetscape Improvements Project, as shown at **Attachment 1**.

Officer Recommendation

That Council:

- Notes the feedback received as part of the consultation process for the Glengala Road Village Streetscape Improvement Project, as shown at **Attachment 2**, including a petition dated 13 May 2024, regarding parking in Glengala Road, and thanks the community and petitioners for their feedback.
- Notes that the feedback over both stages of the project indicated a desire for a design that focussed on traffic calming, improved pedestrian safety, areas for people to sit, increased greenery and canopy cover and support for the local economy.
- Notes that Enhanced Option 1 in this report, as depicted in **Attachment 1**, addresses the community's feedback by: introducing a roundabout at the Simmie Street intersection; preventing U-turns through a central median strip; providing raised pedestrian crossings at key locations to increase walkability of the centre; relocating the bus stop and reconfiguring car parking resulting in no net loss of car parking in close proximity to the Village; a greater allocation of space for pedestrians, footpath trading and bike parking; providing more greening and shade through increased plantings; and installing new wayfinding and parking signage.
- Adopts Concept Design shown as Enhanced Option 1 in this report, as depicted in **Attachment 1**.
- Notes that subject to adoption, funding for implementation of the Final Glengala Village Streetscape Improvement Project will be considered in current and future budget processes, as per high level cost estimate at **Attachment 3**.

- f. Advises the community and petitioners of its decision via letter to the lead petitioner, a Media Statement and updates on the Council website and Your Say web page.

Background

Glengala Village is a Local Activity Centre (LAC) in Sunshine West that provides shopping and other services to the local community. It is one of 42 LACs in the Brimbank Local Government Area (LGA).

Glengala Road is the main thoroughfare through Sunshine West and the only road that links Sunshine and Fitzgerald Road/M80. It carries approximately 10,000 vehicles a day.

In 2018, Victorian Government launched the 20-Minute Neighbourhood Pilot Program under its *Plan Melbourne Strategy* to test the practical delivery of 20-minute neighbourhoods through place-based planning.

Sunshine West was identified as a pilot location, and since then Council and the State Government have engaged extensively with the community to improve the liveability and economic performance of Glengala Village, guided by the *Plan Melbourne* objectives and hall marks of a 20-minute neighbourhood. These are:

- Be safe, accessible and well connected for pedestrians and cyclists to optimise active transport
- Offer high-quality public realm and open space
- Provide services and destinations that support local living
- Facilitate access to quality public transport that connects people to jobs and higher-order services
- Deliver housing/population at densities that make local services and transport viable
- Facilitate thriving local economies.

Stage 1 - Community Engagement and Technical Assessments (2018-2021)

In 2018 the State Government funded a comprehensive community engagement program, and a detailed technical analysis of the local neighbourhood. The aim was to determine existing issues and opportunities and ascertain how this neighbourhood could develop over time to meet the hall marks of a 20-minute neighbourhood.

The analysis found that within Glengala Village there is a high school, primary school, kindergarten, community centre, medical centres, dentists, cafes, restaurants, takeaway food, fresh fruit and vegetables, post office, ATM, bakery and many other services. However, pedestrian movement is limited and dwell times are low. This contributes to businesses often being under financial stress due to low customer numbers, and the strip lacking in pedestrian activity and vibrancy.

Two of the major issues raised by the community were high traffic speed and poor driver behaviour. These were seen to be major limiting factors to pedestrians feeling safe or comfortable within the streetscape, and a contributing factor to shoppers feeling less inclined to spend time in the Village.

In response to these findings Council worked with the (then) Department of Environment, Land, Water and Planning (DELWP), to deliver a plan for temporary activations. These included:

- Traffic calming – through introduction of a 20km/h speed limit and extensive road art;

- Street greening – through installation of planters, garden beds and new trees;
- A pop-up park – by reconfiguring the street furniture layout of an existing underutilised kerb outstand and adding colourful seating, turf and shade;
- Shop front renewals – through eight (8) traders being assisted by experts in marketing to redesign their brand and present their businesses in a more attractive way; and
- Installation of bike parking stations.

In 2021, an event called GlenGALA day was held to thank the community for their contribution to the project so far and to encourage continued involvement in setting the direction for more permanent changes to their local streetscapes.

During Stage 1, \$90,000 in funding was obtained from the TAC to install 6 raised pedestrian thresholds along Glengala Road to improve pedestrian safety and connectivity to the Village.

A report into the Pilot Project was prepared as a result of the community feedback, workshops and technical assessments. Refer **Attachment 4**.

Stage 2 – Development of Permanent Solutions (2022 onwards)

In preparing for permanent improvements to the Glengala Road Village Officers developed two draft Concept Design Options using the findings and recommendations from Stage 1 of the project. These are included at **Attachment 5**.

Both Concept Design options shift the spatial focus of the village away from the current vehicle-oriented thoroughfare to a safer and more pedestrian-oriented environment. The options recognise the role of Glengala Road as an important vehicle corridor and the need for parking space, whilst seeking to balance these functions with pedestrian safety and a streetscape that supports vibrancy, activation and encouragement for people to stay longer in the Village.

Specifically, the two Concept Design options address the following **key objectives** that were generated from the Stage 1 community and stakeholder engagement:

Traffic safety

Traffic calming:

- A new roundabout at Simmie Street intersection to reduce approaching vehicle speed
- Raised pedestrian 'wombat' crossings to act as traffic calming and improve line of sight of pedestrians at approximately 30m apart
- Reduction of carriageway width from 3.9m to 3.6m
- Perception of narrower street created by planted central median.

Limit vehicle movements within the Village:

- A new roundabout at Simmie Street intersection to prevent right turn out movement onto Glengala Road
- Rearrangement of angled parking on northern kerb line to parallel parking to prevent vehicles reversing out onto on-coming traffic
- Planted central median to prevent west-bound vehicle cutting across on-coming traffic to park in angled parking on the northern kerb side
- Planted central median and narrower carriageway reduces the likelihood of double parking within the Village.

Improved pedestrian safety and amenities

Prioritisation of pedestrian environment and movements

- Widened footpaths at shopfront from existing 3m to proposed 6m approximately
- Formalised pedestrian crossings including pedestrian crossings at Simmie Street intersection where currently pedestrians are informally crossing
- Consistent raised pedestrian 'wombat' crossing arrangement to all pedestrian crossings within the Village
- Minimised pedestrian crossing distance to lessen likelihood of informal crossing
- Existing pedestrian operated signal (POS) crossing north of Sunshine Heights Kindergarten to be upgraded to raised pedestrian 'wombat' crossing and relocated closer to Simmie Street intersection.

Improved pedestrian amenities

- Increased tree canopy cover for improved greening and shade
- Increased public seating and gathering opportunities
- Increased vegetation throughout for increased texture and biodiversity
- Upgraded footpaths
- Lighting assessment to be carried out in the detailed design phase and upgraded as required.

Provision for bike parking

- Space on footpaths designated for bikes parking, in close proximity to shops and eateries.

Increased greenery and canopy cover

- 3m wide central median with large canopy trees and understorey planting
- Smaller scale street trees and garden planting along footpaths.

Support for local economy

- Widened footpath will provide increased footpath trading space to support local economy
- Bus stop relocation from northeastern corner of Simmie Street intersection to in front of 92 Glengala Road will create increased footpath/trading space.

The **key differences** between the two options are outlined below:

Concept Design Option 1:

- Three raised pedestrian 'wombat' crossings between Gregory Street and Simmie Street
- Total of 19 on-street parking bays within the shopping village
- Net loss of 3 on-street parking spaces within shopping village**

****Note:** Since community consultation, Officers have identified that three indented car parking spaces can be added to St Andrews Street, to offset the reduction in on-street parking spaces in Glengala Road. The changes are reflected as "Enhanced Option 1" in **Attachment 1**.

Concept Design Option 2:

- Two raised pedestrian 'wombat' crossings between Gregory Street and Simmie Street
- Total of 22 on-street parking within the shopping village

- No net loss of on-street parking spaces in the Village.

Matters for Consideration

Options

- A. **Officer Recommendation:** Adopt Enhanced Option 1 as the Final Concept Design for the Glengala Road Village Streetscape Improvements project.
- B. Do not adopt the Enhanced Option 1 or the Original Option 1 and undertake routine streetscape maintenance as required.
- C. Adopt Option 2.
- D. Do not adopt Option 2 and undertake routine streetscape maintenance as required.

Analysis

Officers recommend adoption of Enhanced Option 1 as depicted in **Attachment 1** for the following reasons:

1. It addresses the pedestrian and vehicle safety issues identified, and balances these with a new visitor friendly and green Village, as widely desired by the community in the Stage 1 research.
2. It was supported by 63% of respondents in the community engagement process.
3. It is likely to increase the time people spend in the Village. When respondents were asked if their preferred design option would encourage them to visit and spend more time in Glengala Village, the majority (75%) of participants said "yes".
4. The option can be achieved whilst ensuring there is no net loss of parking within close proximity to the Village, as Officers have identified an opportunity to include three additional indented parking bays on St Andrews Street.

Note: There are also 124 publicly accessible car parks, including on-street and off-street within 150m radius (maximum 2-minute walk) of the Village. These include angled parking spaces on Simmie Street and the spaces in the Castley Reserve car park which remains largely unutilised other than on Sundays (when many of the shops in Glengala Village are closed).

5. An Independent Road Safety Audit (RSA) identified Option 1 as the safer of the two options, from a road safety perspective.

Both options introduce a roundabout at the Simmie Street intersection; prevent U-turns through a central median strip; relocate the bus stop and reconfigure car parking, resulting in a greater allocation of space for pedestrians, footpath trading and bike parking; provide more greening and shade through increased plantings; and installing new wayfinding and parking signage.

The recommended Enhanced Option 1 design provides a better outcome for pedestrians by including an additional raised central pedestrian crossing to maximise walkability of the centre. It can be delivered without a net loss of parking spaces in close proximity to the Village and is therefore considered the better outcome for the streetscape upgrade.

Implementation

Subject to Council approval, work would commence on the detailed design and construction documentation for the purposes of tendering. This would be undertaken by Council's engineering team with input from the Parks and Public Realm team.

Funding for the project is nominally included in Council's draft Capital Works Budget in the 2026/2027 financial year. A high-level cost estimate of construction of Option 1 is a minimum \$2.41 million. Refer **Attachment 3**. This includes a contingency of \$150,000. It should be noted that this is an estimate only and that costs could be higher and will be clearer once the detailed design has been completed and tested via a competitive procurement process. There is potential for costs to escalate due to inflation, supply chain challenges and general volatility in the construction industry. Council will be kept apprised of any cost escalation and subsequent budget adjustments.

Subject to Council's adoption, the community and traders would be notified of Council's decision through a Media Statement, Council website and Your Say page updates. The lead Petitioner would be notified of the decision by letter.

Community Engagement

Community engagement on the final draft two Concept Design Options for permanent improvements was carried out during a five-week period between 15 April 2024 and 19 May 2024.

Engagement included:

- Online survey through Council's YourSay page
- On-site listening post on 11 May 2024 from 10am to 12pm
- Targeted direct engagement with all businesses in Glengala Village.

Engagement promotion included:

- Draft design options were made available on Council's YourSay page, Glengala Hall windows and Glengala Village bus stop
- Mail-out to approximately 1,250 residential addresses within approximately 500m radius of the Village
- On-site posters
- Council's website and social media posts.

The Engagement Report includes all feedback received. It is provided in **Attachment 2** and summarised below:

Preferred design option by wider community	Number	%
Option 1	247	63%
Option 2	112	30%
Neither Option 1 nor 2	30	7%
TOTAL respondents	389	100%

Overall, the majority (63%) of participants were in favour of Option 1.

The top three themes identified as reasons to prefer Option 1 were:

- Pedestrian accessibility/convenience (126 mentions)
- Pedestrian safety (97 mentions)
- Pedestrian priority (44 mentions).

Concerns raised by those who preferred Option 1 included reduced parking (8 mentions), perceived increased congestion (8 mentions) and reduced visibility due to planted central median (3 mentions). This was based on the initial Option 1 design, in which car parking was reduced; the number of car parks have been retained in the *Enhanced* Option 1 design.

Among those who preferred Option 2 or neither, the top reason for not preferring Option 1 was concerns over inadequate parking provision (56 mentions) and concerns over perceived increased traffic congestion (37 mentions).

When respondents were asked if their preferred design option would encourage them to visit and spend more time in Glengala Village, the majority (75%) of participants said yes.

Due to low participation rate among the trading community within the Village, the engagement period was extended for 9 days to ensure all voices had been heard. The feedback provided by the trading community is included in the attached engagement report, and summarised below:

Preferred design option by Glengala Village traders	Number	%
Option 1	14	73.7%
Option 2	3	15.8%
Neither Option 1 nor 2	2	10.5%
TOTAL respondents	19 (out of 24)	100%

The Glengala Village trader's design preferences were in line with the broader community findings with an overall preference for Option1.

Petition

During the engagement period on 13 May 2024, a petition was presented to Council that contained 262 signatures. The petitioners "object to the removal and reconfiguration of any parking spaces directly in front of shops along Glengala Village, Glengala Road".

The majority of the petition's signatories were from Sunshine and Sunshine West and surrounding suburbs, with one signatory from interstate and several from Regional Victoria.

The signatories included five individuals from three businesses in Glengala Village. Three signatories were from one business. One of the signatories from a Glengala Village business also provided a preference for Option 1 in the Council's Your Say survey.

Internal Collaboration

An internal Project Working Group (PWG) with representatives from the following departments have been engaged at key stages; City Strategy, Engineering and

Infrastructure Services, Operations, Communications and Community Engagement, Community Learning and Participation.

Key External Stakeholders Engagement

Department of Transport and Planning and Trans Systems VIC (Operator of bus route 420) have been engaged with to inform the concept designs, and to obtain in-principle consent on the proposed designs.

Resource And Risk Implications

Community:

The petition that was submitted requested there to be no removal of the angled parking outside of the shops on Glengala Road. Despite the community engagement results showing overall support for Option 1, there is potential that some petitioners may continue to object to the removal of the existing angled parking in front of the shops in Glengala Road. Both Option 1 and Option 2 showed the removal of the angled parking to create more space for pedestrians and a safer road environment.

Environmental:

Implementation of Enhanced Option 1 will increase space for tree planting and thereby increase shade and reduce the urban heat island effect on the Village.

The proposed design will encourage more people to walk and cycle to the village rather than travelling by car.

Financial:

Implementation of Enhanced Option 1 will require significant allocation of funds in the forward Capital Works Program, which is subject to Council approval. An amount of \$2.4M is currently allocated in the 2026/27 year of Council's Ten-Year Financial Plan.

The current cost estimate for the streetscape works is a minimum of \$2.41million, which includes a contingency of \$150,000 (refer **Attachment 3**). This cost estimate will be further refined during the detailed design and documentation phase.

There is potential for costs to escalate due to inflation, supply chain challenges and general volatility in the construction industry. Council will be kept apprised of any cost escalation and subsequent budget adjustments.

Future maintenance budgets for the Village are estimated to increase to cover the maintenance and cleaning costs of additional street furniture, lighting, garden beds and trees. The total additional cost per annum for maintenance is estimated at \$400 for lighting, \$6,840 for garden beds and trees (based on monthly visits) and \$300 for cleansing per annum, which equates to an additional cost of approximately \$7,540 per year. Subject to adoption and implementation, funding for these additional costs would be factored into the annual budget.

Safety:

The recommended option will increase the safety of all pedestrians and visitors to the Village by calming traffic speeds, providing safe crossing points and wider footpath spaces.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

1. People and Community - A welcoming, safe and supported community - An inclusive place for all

- Wellbeing and Belonging - Responsive services that support mental and physical wellbeing.

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all

- Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around
- Sustainable and Green - Protect natural environments for current and future generations.

This project aligns with the Council Plan 2021-2025, Brimbank Climate Emergency Plan, Brimbank Activity Centre Strategy 2018, Brimbank Cycling and Walking Strategy 2016, Urban Forest Strategy 2016-2046, and Brimbank Creating Streets for People Policy 2022.

Council Officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Motion

Moved Cr Thomas O'Reilly/Seconded Cr Virginia Tachos

- a. Notes the feedback received as part of the consultation process for the Glengala Road Village Streetscape Improvement Project, as shown at **Attachment 2**, including a petition dated 13 May 2024, regarding parking in Glengala Road, and thanks the community and petitioners for their feedback.
- b. Notes that the feedback over both stages of the project indicated a desire for a design that focussed on traffic calming, improved pedestrian safety, areas for people to sit, increased greenery and canopy cover and support for the local economy.
- c. Noting the feedback from some sections of the community regarding the desire to retain angled parking directly outside the shops on the north side of Glengala Rd, requests officers develop an alternate design that integrates existing community feedback, obtained via consultation on the design options within this report, but which maintains the number and configuration of parking spaces directly outside of the shops along Glengala Road.
- d. Undertakes further community consultation on both this alternate design (retaining the existing car parking outside the shops in Glengala Village), and the Enhanced Option 1 design presented in this report, and reports back to Council at a future Council meeting on the feedback and recommendations.
- e. Advises the community and petitioners of its decision via letter to the lead petitioner, a Media Statement and updates on the Council website and Your Say web page.

LOST

Resolution

Moved Cr Jasmine Nguyen/Seconded Cr Thuy Dang

That Council:

- a. Notes the feedback received as part of the consultation process for the Glengala Road Village Streetscape Improvement Project, as shown at Attachment 2, including a petition dated 13 May 2024, regarding parking in Glengala Road, and thanks the community and petitioners for their feedback.**
- b. Notes that the feedback over both stages of the project indicated a desire for a design that focussed on traffic calming, improved pedestrian safety, areas for people to sit, increased greenery and canopy cover and support for the local economy.**
- c. Notes that Enhanced Option 1 in this report, as depicted in Attachment 1, addresses the community's feedback by: introducing a roundabout at the Simmie Street intersection; preventing U-turns through a central median strip; providing raised pedestrian crossings at key locations to increase walkability of the centre; relocating the bus stop and reconfiguring car parking resulting in no net loss of car parking in close proximity to the Village; a greater allocation of space for pedestrians, footpath trading and bike parking; providing more greening and shade through increased plantings; and installing new wayfinding and parking signage.**
- d. Adopts Concept Design shown as Enhanced Option 1 in this report, as depicted in Attachment 1.**
- e. Notes that subject to adoption, funding for implementation of the Final Glengala Village Streetscape Improvement Project will be considered in current and future budget processes, as per high level cost estimate at Attachment 3.**
- f. Advises the community and petitioners of its decision via letter to the lead petitioner, a Media Statement and updates on the Council website and Your Say web page.**

CARRIED

12.11**Directorate****Director****Manager****Attachment(s)****Contract No. 21/3008 - Cleaning Services - Brimbank Community & Civic Centre - Extension of Contract**

Infrastructure and City Services

Chris Leivers

Dominic Di Martino

1. CONFIDENTIAL REDACTED - Contract Extension Report [12.11.1 - 3 pages]

Purpose

For Council to consider the extension of Contract No. 21/3008 - Cleaning Services – Brimbank Community & Civic Centre for a two-year period.

Officer Recommendation

That Council:

- a. Approves extension of Contract No. 21/3008 - Cleaning Services – Brimbank Community & Civic Centre to Bogdan Investments Pty Ltd for an additional two-year period to 4 August 2026, based on the tendered Lump Sum Component and Schedule of Rates, estimated to be in the order of \$900,000 (incl. GST) for the duration of the 2-year extension.

Background

Contract 21/3008 was initially awarded by Council at Council Meeting 15 June 2021 for an initial three-year period with two extension options of two years, each to be awarded at Council's sole discretion. This report recommends taking up the first two-year period option for Contract extension.

The Contract is due to expire 4 August 2024. The Contract consists of a lump sum component and schedule of rates.

The services under this Contract are for programmed cleaning and reactive/response cleaning works throughout the Brimbank Community & Civic Centre.

Matters for Consideration

This report is presented to Council to consider the Contract extension assessment and recommendation to extend the Contract for a further two-year period.

The current service provider has provided a satisfactory level of service during the initial term of the Contract.

There have been no contractual issues with the current service provider.

Based on this, and the information contained in **Confidential Attachment 1** it is recommended that Council extends the Contract to Bogdan Investments Pty Ltd for an additional two-year period at the agreed lump sum and schedule of rates to 4 August 2026.

Implementation

Subject to Council approval, the Contract extension will be implemented for an additional two-year period from 5 August 2024 to 4 August 2026.

Community Engagement

Consultation was undertaken with relevant Council departments to ensure the Contract services align with, and best support, community users and meet Council's requirements.

Resource And Risk Implications

The funding required for the extension period from 5 August 2024 to 30 June 2025 is included in the 2024/2025 Budget.

The funding required for the extension period from 1 July 2025 to 30 June 2026 is factored into Councils Financial Plan and will be considered as part of the budget development process for the 2025/2026 Budget.

The funding required for the extension period from 1 July 2026 to 4 August 2026 is factored into Councils Financial Plan and will be considered as part of the budget development process for the 2026/2027 Budget.

Community: potential impact on community, including public trust and customer service impact

- Yes - Works under this Contract ensures that facilities are well maintained.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land

- None

Financial: significant financial impacts

- Yes - Budget expenditure is from Council funding, from the Operational budget subject to Council approval

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders

- None

Safety: health, safety or duty of care impacts

- None

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all

- Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around.

This report complies with Procurement Policy and the *Local Government Act 1989 (the Act)*.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Resolution

Moved Cr Maria Kerr/Seconded Cr Virginia Tachos

That Council:

- a. Approves extension of Contract No. 21/3008 - Cleaning Services – Brimbank Community & Civic Centre to Bogdan Investments Pty Ltd for an additional two-year period to 4 August 2026, based on the tendered Lump Sum Component and Schedule of Rates, estimated to be in the order of \$900,000 (incl. GST) for the duration of the 2-year extension.**

CARRIED

12.12**Directorate****Director****Manager****Attachment(s)****Contract No. 21/3092 - Fleet Repairs Maintenance and Supply of Spare Parts - Extension of Contract**

Infrastructure and City Services

Chris Leivers

Tom Razmovski

1. CONFIDENTIAL REDACTED - Contract Extension Report [12.12.1 - 4 pages]

Purpose

For Council to consider the extension of Contract No. 21/3092 - Fleet Repairs, Maintenance and Supply of Spare Parts, for a one-year period.

Officer Recommendation

That Council:

- a. Approves extension of Contract No. 21/3092 - Fleet Repairs, Maintenance and Supply of Spare Parts for a period of one year to 21 December 2025, in accordance with the tendered Schedules of Rates, at **Confidential Attachment 1** to this report, for an estimated contract value of \$606,850 (including GST), to a panel of contractors comprising:

Panel Repairs

- McIntyre Auto Repair
- Airport West Panel Care
- Sheen Panel Service
- SPS Docklands Pty Ltd

Auto Electrical Services

- Glenpage Pty Ltd

Repairs & Maintenance - Compactors

- Superior Pak Pty Ltd

Repairs & Maintenance - Mowers

- Dawn Mowers Pty Ltd

Spare Parts (Mowers)

- AMS Outdoor Power Products Pty Ltd
- Dawn Mowers Pty Ltd

Oil and Lubricants

- Valvoline Australia Pty Ltd

Spare Parts (Compactors)

- Superior Pak Pty Ltd

- b. Assigns the Chief Executive Officer delegated authority to approve the remaining one-year Contract extension option, subject to the performance and competitive pricing of the contractor.

Background

Council, at its Meeting 14 December 2021, awarded Contract No. 21/3092 - Fleet Repairs, Maintenance and Supply of Spare Parts (Contract) for three (3) years with the option to extend up to two (2) further one (1) year periods at the discretion of Council and subject to satisfactory performance over the initial period.

Contract No. 21/3092 - Fleet Repairs, Maintenance and Supply of Spare Parts (Contract) is a Schedule of Rates Contract and forms part of the Operational Program funded through Council's annual Operational Budget.

The Contract engages a panel of service providers and suppliers to provide panel repairs, compactor repairs and maintenance, auto electrical repairs, mower repairs and maintenance and supply of spare parts and lubricants for its entire fleet.

The Contract panel consists of the following service providers and suppliers:

Panel Repairs

- McIntyre Auto Repair
- Airport West Panel Care
- Sheen Panel Service (South Melbourne)
- SPS Docklands Pty Ltd

Auto Electrical Services

- Glenpage Pty Ltd

Repairs & Maintenance - Compactors

- Superior Pak Pty Ltd

Repairs & Maintenance - Mowers

- Dawn Mowers Pty Ltd

Spare Parts (Mowers)

- AMS Outdoor Power Products Pty Ltd
- Dawn Mowers Pty Ltd

Oil and Lubricants

- Valvoline Australia Pty Ltd

Spare Parts (Compactors)

- Superior Pak Pty Ltd

The initial term of the Contract is due to expire on 21 December 2024, with one (1) year extension option remaining.

This report recommends exercising the option to extend the Contract for a one (1) year period to 21 December 2025.

Matters for Consideration

This report is presented to Council to consider the Contract extension assessment and recommendation to extend the Contract for a further one (1) year period and assign the Chief Executive Officer delegated authority to approve the remaining one (1) year Contract extension option, subject to the performance and competitive pricing of the contractor.

The Contract Evaluation Report is at **Confidential Attachment 1**.

Implementation

Subject to Council approval, the Contract will be extended for a one year from 21 December 2024 to 21 December 2025.

Community Engagement

Not applicable. No community engagement required.

Consultation was undertaken with relevant Council departments to ensure the Contract services align with, and best support community users and meet Council's requirements.

Collaboration

There was no need or opportunities for collaboration with other Councils or public bodies for this Contract extension.

Resource And Risk Implications

The funding requirements for the period 1 July 2024 to 20 December 2024 has been included in the draft 2024/2025 budget for consideration.

The funding requirements for the extension period 21 December 2024 to 30 June 2025 has been included in the draft 2024/2025 annual budget process for consideration.

The funding requirements for the extension period 1 July 2025 to 21 December 2025 will be referred to the 2025/2026 annual budget process for consideration.

Community: potential impact on community, including public trust and customer service impact

- Yes - Provisions within this Contract enable Council to deliver a range of services requiring the use of fleet vehicles and plant.

Financial: significant financial impacts

- Yes - Budget expenditure is from Council funding, from the Operational budget, subject to Council approval.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders

- Yes - Provisions within this Contract enable Council's fleet to meet roadworthy and operational requirements.

Safety: health, safety or duty of care impacts

- Yes - Provisions within this Contract enables Council's fleet to meet all required safety standards and operational requirements.

There are no Environmental risks identified.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

4. Leadership and Governance - A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services - A fairer place for all

- High Performing and Accountable - Our workforce strive to enhance services and liveability for the Brimbank community.

This report complies with Procurement Policy and the *Local Government Act 2020 (the Act)*

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Resolution

Moved Cr Jasmine Nguyen/Seconded Cr Thuy Dang

That Council:

- a. **Approves extension of Contract No. 21/3092 - Fleet Repairs, Maintenance and Supply of Spare Parts for a period of one year to 21 December 2025, in accordance with the tendered Schedules of Rates, at Confidential Attachment 1 to this report, for an estimated contract value of \$606,850 (including GST), to a panel of contractors comprising:**

Panel Repairs

- **McIntyre Auto Repair**
- **Airport West Panel Care**
- **Sheen Panel Service**
- **SPS Docklands Pty Ltd**

Auto Electrical Services

- **Glenpage Pty Ltd**

Repairs & Maintenance - Compactors

- **Superior Pak Pty Ltd**

Repairs & Maintenance - Mowers

- **Dawn Mowers Pty Ltd**

Spare Parts (Mowers)

- **AMS Outdoor Power Products Pty Ltd**
- **Dawn Mowers Pty Ltd**

Oil and Lubricants

- **Valvoline Australia Pty Ltd**

Spare Parts (Compactors)

- **Superior Pak Pty Ltd**

- b. **Assigns the Chief Executive Officer delegated authority to approve the remaining one-year Contract extension option, subject to the performance and competitive pricing of the contractor.**

CARRIED

13 Notices Of Motion

Nil

14 Notices Of Rescission

Nil.

15 Urgent Business

Nil.

16 Confidential Business

Nil.

17 Meeting Closure

The Deputy Mayor thanked all in attendance and closed the meeting at 8.25pm.

Confirmed at the meeting of Council held on 20 August 2024



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Cr Ranka Rasic
Mayor