

Minutes

Ordinary Meeting of Council

Tuesday, 28 May 2019
6:36pm

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Minutes of the Ordinary Meeting of Council

Tuesday, 28 May 2019 at 6:36pm
held at the Moonee Valley Civic Centre

Present

Members:

Cr Narelle Sharpe	Mayor
Cr Samantha Byrne	
Cr Jim Cusack	
Cr Rebecca Gauci Maurici	
Cr Richard Lawrence	
Cr Nicole Marshall	
Cr Andrea Surace	

Officers:

Ms Kendrea Pope	Acting Chief Executive Officer
Mr Steven Lambert	Director City Services
Ms Allison Watt	Acting Director Organisational Performance
Ms Natalie Reiter	Director Planning and Development
Mr Gil Richardson	Director Asset Planning and Strategic Projects
Cindy Edwards	Acting Manager Governance and Communications

1. Opening

The Mayor, Cr Sharpe, opened the meeting and welcomed all present to the Council Meeting of Tuesday, 28 May 2019.

2. Reconciliation Statement

On behalf of Moonee Valley City Council, the Mayor welcomed all present and respectfully acknowledged the Traditional Custodians of the land on which Moonee Valley is located – the Wurundjeri People of the Kulin Nation; and paid respect to their Spirits, Ancestors, Elders and their Community Members past and present.

The Mayor also extended this respect to other Aboriginal and Torres Strait Islander Peoples who call Moonee Valley home.

3. Apologies and Leave of Absence

Apologies were received from Cr John Sipek and Cr Cam Nation.

Minute No. 2019/107

Council Resolution

Moved by Cr Surace, seconded by Cr Byrne that the apologies from Cr John Sipek and Cr Cam Nation be noted.

CARRIED UNANIMOUSLY

4. Confirmation of Minutes

Minute No. 2019/108

Council Resolution

Moved by Cr Lawrence, seconded by Cr Cusack that the minutes of the Ordinary Meeting of Council held on Tuesday 14 May 2019, be confirmed.

CARRIED UNANIMOUSLY

5. Declarations of Conflict of Interest

Nil.

6. Presentations

Nil.

7. Petitions and Joint Letters

7.1 Petition - Flemington Community Hub

Author: Emily Chiles - Governance Officer

Directorate: Organisational Performance

Minute No. 2019/109

Council Resolution

Moved by Cr Marshall, seconded by Cr Surace that Council resolves to:

1. Receive and note the online and hard copy petition.
2. Refer this matter to the Director Planning and Development for investigation and reporting back to Council.
3. Advise the petition organiser accordingly.

CARRIED/CARRIED UNANIMOUSLY/LOST

7.2 Petition - On-street parking along The Boulevard, Aberfeldie

Author: Emily Chiles - Governance Officer

Directorate: Organisational Performance

Minute No. 2019/110

Council Resolution

Moved by Cr Gauci Maurici, seconded by Cr Lawrence that Council resolves to:

1. Receive and note the petition.
2. Refer this matter to the Director Planning and Development for investigation and reporting back to Council.
3. Advise the petition organiser accordingly.

CARRIED/CARRIED UNANIMOUSLY/LOST

8. Public Question Time

The following four questions relate to the proposed development at 103 and 105 Ogilvie Street, Essendon.

David Mlikota, asked Council:

This proposal will significantly increase the number of vehicles in an already congested street and will reduce the available street parking.

If the development is approved in its current format, how does council propose to deal with this problem?

Natalie Reiter, Director Planning and Development responded the technical assessment of the proposal found that the volume of traffic generated would not cause unreasonable impacts on the surrounding road network. Potential impacts to on-street parking were similarly found to be acceptable, and that visitor car parking demand could be accommodated.

The existing traffic conditions in the area are being managed in accordance with the Buckley Park Traffic Management and Parking Management Plans, as adopted by Council on 26 June 2016.

David Mlikota, asked Council:

Developments next door and directly opposite the site have been able to provide adequate off-street parking and have an aesthetic that improves the streetscape.

As this is clearly achievable by reducing the number of proposed dwellings from five down to four, will council demand that this proposal be amended so that it does not adversely affect the neighbouring properties because of increased traffic and parking congestion and its ugly appearance?

Natalie Reiter, Director Planning and Development responded, off-street parking for residents is provided in accordance with the requirements of Clause 52.06 (Car Parking) of the planning scheme, being two for each dwelling. The reduction of one visitor parking space was considered acceptable as previously mentioned.

The amendments made to the architectural theme of the development on 4 April 2019, were considered to achieve a respectful presentation to the streetscape.

Mr Mlikota asked a follow up question about why objectors were not notified of amendments, to which Ms Reiter responded that as the amendments benefitted the objectors, it was felt it was not necessary to advise them.

Terry Kappadais, asked Council:

How is a five dwelling development more appropriate or than four or three for the pre-existing amenities and streetscape?

Including but not limited to the following:

- a. Off street parking capacity per dwelling
- b. On street parking congestion
- c. Facade design and street scape suitability
- d. Internal habitable spaces vs. external spaces

9. Public Question Time continued.

Terry Kappadais, asked Council:

Both four and five dwellings on two lots will achieve the medium density requirements, how and why is five more suitable than four in consideration of the pre-existing surrounding homes and constituents?

Natalie Reiter, Director Planning and Development provided the following response for both questions from Terry Kappadais.

The Moonee Valley Planning Scheme sets out policy objectives and performance standards to determine whether an application is acceptable.

The number of dwellings in a proposed development is not required to be considered as a factor under any applicable policy, standard or decision guideline. Whilst it is an important attribute, it is not in itself a determinant assessment criteria for overdevelopment.

Common indicators of overdevelopment are measurable standards such as site coverage, building setbacks or the mandatory garden area requirement.

As an example, a four dwelling proposal might achieve compliant site coverage, while a three dwelling proposal, with for example more bedrooms and less secluded private open space on the same land, might exceed the site coverage standard. The three dwelling proposal might then be refused on that basis, along with related reasons such as amenity impacts and inadequate landscaping.

In this case the final assessment found the proposal achieved compliance and was acceptable overall, subject to conditions.

Cr Gauci Maurici left the meeting at 6.45pm and returned to the meeting at 6.45pm.

10. Reports from Special Committees

Nil.

10. Reports

10.1 **103-105 Ogilvie Street, Essendon (Lots 104 and 105, Block E, on LP 3151) - Construction of five dwellings and to construct and carry out buildings and works, including fencing, within a Special Building Overlay**

Author: Lachlan Orr - Senior Statutory Planner

Directorate: Planning and Development

Minute No. **2019/111**

Council Resolution

Moved by Cr Gauci Maurici, seconded by Cr Lawrence that Council issue a Notice of Decision to Grant a Permit in relation to Planning Permit Application No. MV/722/2017 for the construction of five dwellings and to construct and carry out buildings and works, including fencing, within a Special Building Overlay at 103-105 Ogilvie Street, Essendon (Lots 104 and 105, Block E, on LP 3151), subject to the following conditions:

Endorsement conditions

1. Before the development starts, an application must be made for the consolidation of Lots 104 and 105, Block E, on LP 3151. Alternatively, an application for the subdivision of the land in accordance with the approved development layout must be made. Within 3 months of the registration of the plan of subdivision, a copy of the new title to the land must be submitted to the Responsible Authority.
2. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and an electronic copy must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:
 - a) Modifications to Dwellings 2, 3 and 4 to comply with Standard B7 of Clause 55.03-2 (Building height) of the Moonee Valley Planning Scheme;
 - b) The decking at the rear of each dwelling provided with screening or otherwise modified to comply with Standard B22 of Clause 55.04-6 (Overlooking) of the Moonee Valley Planning Scheme;
 - c) Details of all retaining walls;
 - d) A notation that a minimum clearance height of 2.1 metres is provided to garages with doors in an open position;
 - e) Pedestrian visibility splays to be clearly illustrated to comply with Clause 52.06-9 of the Moonee Valley Planning Scheme, ensuring any structures and planting have a maximum height of 900mm;

- f) Swept path diagrams demonstrating vehicles can safely and efficiently access each driveway with on street parking occupied, along with any associated modifications;
- g) All grades and grade changes, including at the property boundary, must be in accordance with the requirements of the planning scheme;
- h) Deletion of tandem car spaces shown within the accessways of Dwellings 1 to 3;
- i) The location of letterboxes shown on the ground floor and elevation plans, as indicated on the first floor plan;
- j) Amended garden area plan subtracting all decking with a finished floor level of 800mm above natural ground level in accordance with Clause 32.08-4 of the Moonee Valley Planning Scheme;
- k) The '11 metre building height regulation' annotation on the elevation plans amended to correctly illustrate the mandatory maximum height limit for land subject to inundation under Clause 32.08-10 of the Moonee Valley Planning Scheme;
- l) Notations on the plans to accord with the Sustainable Design Assessment (SDA) required by Condition 8;
- m) A landscape plan as required by Condition 9; and
- n) The requirements of Melbourne Water Conditions 25 to 36.

When approved, these plans will be endorsed and will form part of this permit.

3. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
4. An amended STORM Rating Report must be submitted simultaneously with the submission of amended plans in accordance with Condition 2. The STORM Rating Report must correctly show the suitable treatment of stormwater from all balcony areas and obtain a minimum 100% to comply with Clause 22.03-4 (Stormwater Management) of the Moonee Valley Planning Scheme.
5. A minimum 30 days prior to any building or works commencing, a Construction and Site Management Plan (CSMP) must be submitted to and be approved by the Responsible Authority detailing the construction activity proposed and the site and environmental management methods to be used. The CSMP must be in accordance with Moonee Valley City Council's CSMP's Guidelines and Template.

When approved, the CSMP will be endorsed and will form part of this permit.

The development must be carried out in accordance with the endorsed CSMP and the provisions, requirements and recommendations of the endorsed CSMP must be implemented and complied with to the satisfaction of the Responsible Authority.

6. A minimum 30 days prior to any building or works commencing, all WSUD Details (relating to the WSUD treatment measures nominated in the approved and complying STORM report), such as cross sections and/or specifications, to assess the technical effectiveness of the proposed stormwater treatment measures, must be submitted for approval by the Responsible Authority.
7. A maximum 30 days following completion of the development, a Water Sensitive Urban Design (WSUD) Maintenance Program must be submitted to and approved by the Responsible Authority which sets out future operational and maintenance arrangements for all WSUD measures. The program must include, but is not limited to:
 - a) Inspection frequency;
 - b) Cleanout procedures;
 - c) As installed design details/diagrams including a sketch of how the system operates; and
 - d) A report confirming completion and commissioning of all WSUD Response initiatives by the author of the WSUD Response and STORM or MUSIC model approved pursuant to this permit, or similarly qualified person or company. This report must be to the satisfaction of the Responsible Authority and must confirm that all initiatives specified in the WSUD Response and STORM or MUSIC model have been completed and implemented in accordance with the approved report.

The WSUD Maintenance Program may form part of a broader Maintenance Program that covers other aspects of maintenance such as a Builder's Guide or a Building Maintenance Guide.

8. Before the development commences, an amended Sustainable Design Assessment (SDA) that outlines proposed design initiatives must be submitted to and approved by the Responsible Authority. The SDA must be generally in accordance with the SDA submitted with the application, but modified as follows:
 - a) Any changes required by Condition 2 of this permit.

Upon approval the SDA will be endorsed as part of this planning permit. The development must incorporate the sustainable design initiatives outlined in the endorsed SDA to the satisfaction of the Responsible Authority.

9. Before the development starts, or any trees or vegetation removed, an amended landscape plan (an electronic copy) prepared by a suitably qualified person or firm shall be submitted to and approved to the satisfaction of the Responsible Authority. The landscape plan must be drawn to scale, with dimensions, and be generally in accordance with the landscape plan submitted with the application but modified to show:
 - a) Any changes as required by Condition 2.

When approved, the landscape plan will be endorsed and will form part of this permit.

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

10. The garden areas shown on the endorsed plan and schedule must only be used as gardens and must be constructed, completed and maintained in a proper, tidy and healthy condition to the satisfaction of the Responsible Authority. Any tree or shrub damaged, removed or destroyed must be replaced by a tree or shrub of similar size and variety to the satisfaction of the Responsible Authority.

Development conditions

11. Before the buildings approved by this permit are occupied, all retaining walls and boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority if the occupier of the adjoining land allows access for the purpose.
12. Buildings or works must not be constructed over or adjacent to any easement or within one metre of an existing Council drainage asset without the prior written consent of Council (or of the authorities or agencies with an interest in the easement) to the satisfaction of the Responsible Authority.
13. Floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
14. Service units, including air conditioning units, must be visually and acoustically screened to the satisfaction of the Responsible Authority.
15. All pipes, fixtures, fittings, ducts and vents servicing any building on the land, other than stormwater downpipes and gutters above the ground floor storey of the building, must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
16. Before the buildings approved by this permit are occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed in accordance with Clause 55.04-6 (Overlooking) of the Moonee Valley Planning Scheme to the satisfaction of the Responsible Authority.

All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.

17. Before the buildings approved by this permit are occupied, concrete vehicular crossings must be constructed to suit the proposed driveways in accordance with the Responsible Authority's specification and any obsolete, disused or redundant vehicle crossings must be removed and the area reinstated to footpath, nature strip and kerb and channel to the satisfaction of the Responsible Authority.

All vehicle access points must be located a minimum of 1.0 metre from any infrastructure including service pits and on-street parking bays.

Alternatively, such assets may be incorporated into the crossover with the prior written consent of the Responsible Authority and the relevant servicing authority/agency. Subsequent works and costs in association with relocation and/or amendment must be incurred at the owner's cost, to the satisfaction of the relevant servicing authority/agency and the Responsible Authority.

18. Before the building approved by this permit is occupied, the areas set aside for the parking of vehicles together with the associated driveways and access lanes as shown on the endorsed plans must be:
- a) Constructed;
 - b) Available for use in accordance with the endorsed plans;
 - c) Properly formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - d) Finished with a permanent trafficable surface (such as concrete, asphalt or paving); and
 - e) Line-marked or provided with another adequate means of ensuring that the boundaries of all vehicle spaces are clearly indicated on the ground,

in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

The area set aside for the parking of vehicles together with the associated driveways, access lanes and the waste and loading zone as shown on the endorsed plans must:

- a) Be maintained and made available for such use; and
 - b) Not be used for any other purpose,
- to the satisfaction of the Responsible Authority.

19. Before the two existing street trees are removed to facilitate new crossovers, the applicant must advise the Responsible Authority of the method of removal and safety measures to be implemented. The removal of the trees must be undertaken to the requirements and satisfaction of the Responsible Authority. Any replacement trees planted must be to the satisfaction of the Responsible Authority. All costs associated with the removal and replacement/replanting of the street trees must be borne by the permit applicant and their replacement must be completed to the satisfaction of the Responsible Authority before the buildings approved by this permit are occupied.
20. The following protection measures must be undertaken for existing street trees, other than those referenced in the previous condition, and the nature strip:
- a) the nature strip and street trees, other than those referenced in the previous condition, located within the frontage of the subject land must be barricaded out using portable cyclone fencing for the

duration of the development. Costs of such fencing must be borne by the developer and/or permit holder;

- b) no pruning of the nature strip and street trees, other than those referenced in the previous condition, located within the frontage of the land is to be undertaken by any party other than Moonee Valley City Council; and
 - c) no building materials are to be stacked and/or dumped on any nature strip during construction.
21. Provision must be made for the drainage of the land including landscaped and pavement areas. The discharge of water from the land must be controlled around its limits to prevent any discharge onto any adjoining or adjacent property or streets other than by means of an underground pipe drain which is discharged to an approved legal point of discharge to the satisfaction of the Responsible Authority.
22. An on-site stormwater detention drainage system must be installed on the land to the satisfaction of the Responsible Authority.

Before the development starts a Drainage Layout Plan, including computations and manufacturer's specifications, to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Drainage Layout Plan must be prepared by a Civil Engineer with suitable qualifications to the satisfaction of the Responsible Authority and must depict an on-site stormwater detention drainage system to be installed on the land.

When approved, the Drainage Layout Plan will form part of this permit.

The on-site stormwater detention drainage system must be installed and the provisions, recommendations and requirements of the endorsed Drainage Layout Plan must otherwise be implemented and complied with to the satisfaction of the Responsible Authority.

23. Before the buildings approved by this permit are occupied, all boundary fencing must be erected. The cost of such fencing must be met by the owner and carried out to the satisfaction of the Responsible Authority.
24. The development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkways. Lighting must be located, directed and shielded and of limited intensity so that no nuisance or loss of amenity is caused to any person within or beyond the land.

Melbourne Water conditions

25. The dwellings must be constructed with Finished Floor Levels set no lower than 45.84 metres to AHD which is 300mm above the applicable flood level of 45.54 metres to AHD.
26. The garages must be constructed with finished surface levels set no lower than 45.69 metres to AHD, which is 150mm above the applicable flood level of 45.54 metres to AHD.

27. A setback of 5.2 metres in total along the western boundary will be required to allow for the free flow of flood waters. This setback must be set at natural ground level and be free of any solid structures such as sheds, masonry fencing, swimming pools or water tanks.
28. No buildings or structures are permitted within the easement and any proposed development within the vicinity of the drain must be designed to ensure there is no detrimental impact upon its structural integrity and performance.
29. The depth of the footings must be adequate to satisfy the angle of repose relative to the drain as per Melbourne Water's specification. Refer to the Melbourne Water Web site Standard Drawing: 'Angle of Repose - Footing Design' for details.
30. Prior to the commencement of works, Melbourne Water requires a statement from a structural engineer certifying that the footings for the swimming pools have been designed to allow future excavations of the pipeline trench adjacent to the swimming pools, without impacting on the stability of the swimming pools. Screw piles and friction piles are not acceptable.
31. No trees or shrubs will be permitted in the easement or within 3 metres from the drain. Refer to Melbourne Water's planting guidelines found on our web site.
32. The decking must be constructed with unenclosed foundations to allow for the passage of overland flows.
33. All swimming pool equipment must be located above the level of the decking or set no lower than 45.84 to AHD.
34. Imported fill must be kept to a minimum on the property and only be used for the sub floor areas of the dwellings, garages and driveway ramps.
35. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) to AHD, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
36. Any new fences or gates must be 50% open style of construction to allow for the passage of floodwaters/overland flows.

Expiry condition

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

Before the permit expires, or within six (6) months afterwards, the owner or occupier of the land may make a written request to the Responsible Authority to extend the expiry date.

If the development commences before the permit expires, within twelve (12) months after the permit expires, the owner or occupier of the land may make a written request to the Responsible Authority to extend the expiry date.

Permit Notes

- This is not a building permit under the *Building Act 1993*. A separate building permit is required to be obtained for any demolition or building works.
- Before the development starts, the permit holder must contact Moonee Valley City Council on 9243 8888 regarding legal point of discharge, vehicular crossings, building over easements, asset protection, road consent/occupancy, etc.
- The required on-site detention system must be designed to limit the rate of stormwater discharge from the property to pre-development levels in accordance with the following: $C_w=0.4$, $t_c=10$ mins, $t_{so}=5$ mins, ARI 1 in 5. An ARI of 1 in 10 shall be used for storage and the greater of post development C_w or $C_w=0.80$.
- All drainage works undertaken must be in accordance with the requirements of Stormwater Drainage Requirements for Development Works as prepared by the Moonee Valley City Council.
- A requirement for 300mm wide trench grates at the entrance of each garage may be made.
- No on street parking permits will be provided to the occupiers of the land.
- All works undertaken within any existing road reserves must accord with the requirements of Moonee Valley City Council and be to the satisfaction of the Responsible Authority.
- Existing levels along the property line and easements must be maintained. All proposed levels must match to existing surface levels along the property boundary and/or easement. Council will not accept any modifications to existing levels within any road reserve or easement.
- The development authorised by this permit will require the submission of a Construction and Site Management Plan (CSMP) prior to the commencement of any works. All CSMPs are required to be made via Council's online system at <http://www.mvcc.vic.gov.au/planning-and-building/planning/construction-site-management-plans.aspx> or in person at 9 Kellaway Avenue, Moonee Ponds.
- Preliminary information available at Melbourne Water indicates that the above property is subject to overland flooding from the Hoffmans Road Main Drain. For a storm event with a 1% chance of occurrence in any one year, the flood level for the property is 45.54 metres to Australian Height Datum (AHD).
- The property is in close proximity to Melbourne Water's Hoffmans Road Drain underground stormwater drain, a 1.275mm diameter drain

constructed in 1958. It is the developers' responsibility to avoid any use or development that would adversely impact upon the underground drain. Such impacts may arise from the construction of below ground floor levels or activity that involves pile driving / ground anchors.

- The location of the underground drain may be obtained by using 'Melbourne one call' service, telephone 1100.
- A minimum lateral clearance for asset replacement is required from the outside edge of the Hoffmans Road Drain to the proposed swimming pools.

For: Crs Byrne, Cusack, Lawrence, Marshall

Against: Crs Gauci Maurici, Sharpe, Surace

CARRIED

**10.2 15 Nicholas Court Keilor East (Lot 292 on PS 146002W) -
Construction of five dwellings to the rear of the existing
dwelling**

Author: Kate Murphy - Statutory Planning

Directorate: Planning and Development

Minute No. **2019/112**

Council Resolution

Moved by Cr Byrne, seconded by Cr Surace that Council issue a Notice of Decision to Refuse to Grant a Permit in relation to Planning Permit Application No. MV/795/ 2018 for the construction of five dwellings to the rear of the existing dwelling at 15 Nicholas Court, Keilor East (Lot 292 on PS 146002W), in accordance with the following grounds of refusal:

1. The proposal fails to meet the overarching objective and the strategies of Clause 15.01-2 (Urban Design Principles) of the Moonee Valley Planning Scheme and would result in an urban design outcome that fails to positively contribute to the local character.
2. The proposal fails to meet the strategies contained within Clause 21.06-4 (Objectives and Strategies – Urban Design) of the Moonee Valley Planning Scheme and would result in a development that fails to appropriately respond to its location and the surrounding context, and would result in unacceptable bulk when viewed from Steele Creek.
3. The proposal fails to achieve acceptable outcomes in terms of neighbourhood character, in particular it does not respond appropriately to the following design guidelines of the Garden Court 3 Precinct under the Moonee Valley Neighbourhood Character Study 2012:
 - a) Building height, form and layout.
4. The proposal fails to provide sufficient car parking as required under Clause 52.06 (Car Parking) of the Moonee Valley Planning Scheme and would exacerbate parking problems in the surrounding area.
5. The proposal fails to satisfy the following standards contained within Clause 55 (Two or more dwellings on a lot) of the Moonee Valley Planning Scheme, and does not achieve an acceptable outcome in terms of the following objectives:
 - b) Clause 55.03-10 (Parking Location);
 - c) Clause 55.04-1 (Side and Rear Setbacks); and
 - d) Clause 55.04-6 (Overlooking).
6. The proposal will cause adverse traffic impacts on the surrounding area which will be substantial and unreasonable.

For: Crs Byrne, Cusack, Gauci Maurici, Lawrence, Marshall, Surace

Against: Cr Sharpe

CARRIED

**10.3 10 Grange Road Airport West (Lot 1 on TP584306B) -
Construction of three dwellings**

Author: Justin Scriha - Senior Statutory Planner

Directorate: Planning and Development

Minute No. **2019/113**

Council Resolution

Moved by Cr Byrne, seconded by Cr Surace that Council issue a Notice of Decision to Grant a Permit in relation to Planning Permit Application No. MV/1014/2017 for the construction of three dwellings at 10 Grange Road, Airport West (Lot 1 on TP584306B), subject to the following conditions

Covenant Condition

1. Before the development starts, the variation of restrictive covenant no. B193195 as approved by planning permit MV/85/2019 must be registered with the Land Titles office. Within 3 months of the registration of the plan of subdivision, a copy of the new covenant to the land must be submitted to the Responsible Authority.

End Covenant Condition

Endorsement Conditions

2. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and be in an electronic format. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:
 - a) The maximum building height of the development to be no higher than 9.2 metres above natural ground level;
 - b) The provision of eaves or similar canopy features to the dwellings;
 - c) The balconies of Dwellings 2 and 3 modified to achieve compliance with Standard B23 of Clause 55.04-7 (Internal Views) of the Moonee Valley Planning Scheme;
 - d) Dimensions of all storage sheds/enclosures noted on the plans to demonstrate compliance with the volume requirement of Standard B30 of Clause 55.05-6 (Storage) of the Moonee Valley Planning Scheme;
 - e) All storage enclosures and bicycle parking facilities located within the garages of the dwellings to be constructed/designed so as not to interfere with the areas set aside for car parking;
 - f) All internal garage doors to open outwards;
 - g) The vehicle accessway lengthened to the eastern title boundary to provide more turning area to vehicles exiting the Dwelling 6 garage;

- h) Any required reductions to the overall development footprint in order to maintain compliance with the minimum garden area requirement of Clause 32.08-4 (General Residential Zone – Minimum garden area requirement) of the Moonee Valley Planning Scheme as a result of Condition 2g);
- i) The following notations provided on the plans (unless the approved BESS report is amended):
 - i. A 'Building User's Guide' is to be provided to all future dwelling occupants by the developer;
 - ii. 4 star dishwashers to be installed by the developer for each dwelling.
- j) An amended Landscape Plan in accordance with Condition 7.

When approved, these plans will be endorsed and will form part of this permit.

3. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
4. A minimum 30 days prior to any building or works commencing, all WSUD Design Details (relating to the WSUD treatment measures nominated in the approved and complying STORM report), such as cross sections and/or specifications, to assess the technical effectiveness of the proposed stormwater treatment measures, must be submitted for approval by the Responsible Authority.
5. A minimum 30 days prior to any building or works commencing, a Construction and Site Management Plan (CSMP) must be submitted to and be approved by the Responsible Authority detailing the construction activity proposed and the site and environmental management methods to be used. The CSMP must be in accordance with Moonee Valley City Council's CSMP's Guidelines and Template.

When approved, the CSMP will be endorsed and will form part of this permit.

The development must be carried out in accordance with the endorsed CSMP and the provisions, requirements and recommendations of the endorsed CSMP must be implemented and complied with to the satisfaction of the Responsible Authority.

6. A maximum 30 days following completion of the development, a Water Sensitive Urban Design (WSUD) Maintenance Program must be submitted to and approved by the Responsible Authority which sets out future operational and maintenance arrangements for all WSUD measures. The program must include, but is not limited to:
 - a) Inspection frequency;
 - b) Cleanout procedures;
 - c) As installed design details/diagrams including a sketch of how the system operates; and

- d) A report confirming completion and commissioning of all WSUD Response initiatives by the author of the WSUD Response and STORM or MUSIC model approved pursuant to this permit, or similarly qualified person or company. This report must be to the satisfaction of the Responsible Authority and must confirm that all initiatives specified in the WSUD Response and STORM or MUSIC model have been completed and implemented in accordance with the approved report.

The WSUD Maintenance Program may form part of a broader Maintenance Program that covers other aspects of maintenance such as a Builder's Guide or a Building Maintenance Guide.

7. Before the development starts, or any trees or vegetation removed, an amended landscape plan (an electronic copy) prepared by a suitably qualified person or firm shall be submitted to and approved to the satisfaction of the Responsible Authority. The landscape plan must be drawn to scale, with dimensions, and be generally in accordance with the landscape plan submitted with the application but modified to show:
 - a) Any changes as required by Condition 2;
 - b) An appropriate irrigation system; and
 - c) Additional planting along the northern and eastern boundaries of the site with selected species with a minimum metre height of 4 metres to assist in screening the development.

When approved, the landscape plan will be endorsed and will form part of this permit.

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

End Endorsement Conditions

Development Conditions

8. Buildings or works must not be constructed over or adjacent to any easement or within one metre of an existing Council drainage asset without the prior written consent of Council (or of the authorities or agencies with an interest in the easement) to the satisfaction of the Responsible Authority.
9. Floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
10. Service units, including air conditioning units, must be visually and acoustically screened to the satisfaction of the Responsible Authority.
11. All pipes, fixtures, fittings, ducts and vents servicing any building on the land, other than stormwater downpipes and gutters above the ground floor storey of the building, must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
12. Before the buildings approved by this permit are occupied, the privacy screens and other measures to prevent overlooking as shown on the

endorsed plans must be installed in accordance with Clause 55.04-6 (Overlooking) of the Moonee Valley Planning Scheme to the satisfaction of the Responsible Authority.

All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.

13. Before the buildings approved by this permit are occupied, concrete vehicular crossings must be constructed to suit the proposed driveways in accordance with the Responsible Authority's specification and any obsolete, disused or redundant vehicle crossings must be removed and the area reinstated to footpath, nature strip and kerb and channel to the satisfaction of the Responsible Authority.

All vehicle access points must be located a minimum of 1.0 metre from any infrastructure including service pits and on-street parking bays. Alternatively, such assets may be incorporated into the crossover with the prior written consent of the Responsible Authority and the relevant servicing authority/agency. Subsequent works and costs in association with relocation and/or amendment must be incurred at the owner's cost, to the satisfaction of the relevant servicing authority/agency and the Responsible Authority.

14. Before the building approved by this permit is occupied, the areas set aside for the parking of vehicles together with the associated driveways and access lanes as shown on the endorsed plans must be:
 - a) Constructed;
 - b) Available for use in accordance with the endorsed plans;
 - c) Properly formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - d) Finished with a permanent trafficable surface (such as concrete, asphalt or paving); and

In accordance with the endorsed plans to the satisfaction of the Responsible Authority.

The area set aside for the parking of vehicles together with the associated driveways, access lanes and the waste and loading zone as shown on the endorsed plans must:

- a) Be maintained and made available for such use; and
- b) Not be used for any other purpose,

To the satisfaction of the Responsible Authority.

15. Provision must be made for the drainage of the land including landscaped and pavement areas. The discharge of water from the land must be controlled around its limits to prevent any discharge onto any adjoining or adjacent property or streets other than by means of an underground pipe drain which is discharged to an approved legal point of discharge to the satisfaction of the Responsible Authority.

16. An on-site stormwater detention drainage system must be installed on the land to the satisfaction of the Responsible Authority.

Before the development starts a Drainage Layout Plan, including computations and manufacturer's specifications, to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Drainage Layout Plan must be prepared by a Civil Engineer with suitable qualifications to the satisfaction of the Responsible Authority and must depict an on-site stormwater detention drainage system to be installed on the land.

When approved, the Drainage Layout Plan will form part of this permit.

The on-site stormwater detention drainage system must be installed and the provisions, recommendations and requirements of the endorsed Drainage Layout Plan must otherwise be implemented and complied with to the satisfaction of the Responsible Authority.

17. Before the buildings approved by this permit are occupied, all boundary fencing must be erected. The cost of such fencing must be met by the owner and carried out to the satisfaction of the Responsible Authority.
18. The development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkways. Lighting must be located, directed and shielded and of limited intensity so that no nuisance or loss of amenity is caused to any person within or beyond the land.
19. The garden areas shown on the endorsed plan and schedule must only be used as gardens and must be constructed, completed and maintained in a proper, tidy and healthy condition to the satisfaction of the Responsible Authority. Any tree or shrub damaged, removed or destroyed must be replaced by a tree or shrub of similar size and variety to the satisfaction of the Responsible Authority.

End Development Conditions

20. This permit will expire if:
- a) The development does not start within two (2) years of the date of issue of this permit, or
 - b) The development is not completed within four (4) years of the date of issue of this permit.

Before the permit expires, or within six (6) months afterwards, the owner or occupier of the land may make a written request to the Responsible Authority to extend the expiry date.

If the development commences before the permit expires, within twelve (12) months after the permit expires, the owner or occupier of the land may make a written request to the Responsible Authority to extend the expiry date.

Permit Notes

- This is not a building permit under the Building Act. A separate building

permit is required to be obtained for any demolition or building works.

- Before the development starts, the permit holder must contact Moonee Valley City Council on 9243 8888 regarding legal point of discharge, vehicular crossings, building over easements, asset protection, road consent/occupancy etc.
- No on street parking permits will be provided to the occupiers of the land.
- All works undertaken within any existing road reserves must accord with the requirements of Moonee Valley City Council and be to the satisfaction of the Responsible Authority.

Existing levels along the property line and easements must be maintained. All proposed levels must match to existing surface levels along the property boundary and/or easement. Council will not accept any modifications to existing.

CARRIED UNANIMOUSLY

10.4 Update on Response to Notice of Motion 2017/20 - Smart City

Author: Natalie Reiter - Director Planning and Development

Directorate: Planning and Development

Minute No. 2019/114

Council Resolution

Moved by Cr Cusack, seconded by Cr Lawrence that Council resolves to note the updates provided in this report and understands the transition to being a Smart City is resource challenged given the other demands on finances.

CARRIED UNANIMOUSLY

Cr Lawrence left the meeting at 7:20pm and returned to the meeting at 7:23pm, before the vote on the next item.

10.5 Development Contributions Plan - Costing Package

Author: Fiona McDougall - Senior Strategic Planner

Directorate: Planning and Development.

Minute No. 2019/115

Council Resolution

Moved by Cr Marshall, seconded by Cr Cusack that Council resolves to:

- a. Endorse the Development Contributions Plan Costing Package for the purpose of Amendment C194moon exhibition (Attachment D).
- b. Note the Development Contributions Plan Costing Package as the sole supporting costing document for the Development Contributions Plan - Amendment C194moon.
- c. Allow Council officers to make minor editing and typographical changes as required, including updates to the Development Contributions Plan and associated C194moon Amendment documents to ensure costings are accurate.

CARRIED UNANIMOUSLY

10.6 Council Plan 2017-21 - Quarter three progress report for January – March 2019

Author: Sarah Carles - Corporate Planning Officer

Directorate: Organisational Performance

Minute No. 2019/116

Council Resolution

Moved by Cr Lawrence, seconded by Cr Surace that Council resolves to receive and note the progress report on the implementation of the Council Plan 2017-21 action plan for the third quarter of 2018/19.

CARRIED UNANIMOUSLY

10.7 Submission to Victorian Parliament Environment and Planning Committee's 'Inquiry into Recycling and Waste Management'

Author: Michelle Martin - Waste Strategy and Planning Officer

Directorate: Planning and Development

Minute No. 2019/117

Council Resolution

Moved by Cr Marshall, seconded by Cr Cusack that Council resolves to:

- a. Adopt both Council's comments regarding MAV's submission to the Parliamentary Committee for inclusion in their submission, and Council's own direct submission to the Parliamentary Committee on the 'Inquiry into Recycling and Waste Management' subject to the following additions:
 - i. in Council's submission, a point addressing the ethical issues associated with the transfer of waste to other countries
 - ii. in both submissions, a point addressing the importance of increased focus on waste reduction and minimisation (including financial investment and regulation as appropriate).

CARRIED UNANIMOUSLY

Cr Surace left the meeting at 7:48pm and did not return.

**10.8 Proposed sale of land from formerly discontinued road -
16 Emerald Street, Essendon**

Author: Trish Curcuruto - Property and Right of Way Officer

Directorate: Asset Planning and Strategic Projects

Minute No. 2019/118

Council Resolution

Moved by Cr Gauci Maurici, seconded by Cr Lawrence that Council resolves to:

1. Commence the statutory procedures in accordance with section 189 and 223 of the *Local Government Act* 1989 (the Act) for the proposed sale of the subject land occupied by 16 Emerald Street, Essendon;
2. Publish a notice in a local paper for Moonee Valley under section 223 of the Act advising of the proposed sale of the subject land;
3. Inform persons who wish to be heard in support of their submission that they will be heard at a committee of Council (if required), comprising of ward Councillors, in accordance with section 223 of the Act;
4. Receive a further report following the completion of the public notice process to determine whether or not Council proceed with the sale of the subject land.

CARRIED UNANIMOUSLY

10.9 **5-79 Fisher Parade, Ascot Vale and 1-3 and 23-25
Kingston Avenue, Ascot Vale - Public Acquisition
Overlay**

Author: Morgan Brown - Coordinator Commercial Property

Directorate: Asset Planning and Strategic Projects

Minute No. **2019/119**

Council Resolution

Moved by Cr Marshall, seconded by Cr Cusack that Council resolves to:

- a. Authorise the preparation of a feature survey of each property included within public acquisition overly (PAO) being 5-79 Fisher Parade, Ascot Vale and 1-3 and 23-25 Kingston Avenue, Ascot Vale, including (if required) serving a notice of intention to enter land under s 74 of the *Land Acquisition and Compensation Act 1986* on any owner or occupier of the affected land;
- b. Engage a suitably qualified expert to prepare a concept design with indicative costings for the construction of an area of public park and recreation for all or part of the land included in the PAO;
- c. Receive a further report to consider the outcome of site investigations relating to the potential acquisition of the land included within the PAO, including:
 - Acquisition process, timelines and estimated costs
 - Public park and recreation concept design and indicative costings
 - Property title due diligence
 - Budget implications
 - Communications plan

For: Crs Byrne, Cusack, Gauci Maurici, Lawrence, Marshall

Against: Cr Sharpe

CARRIED

10.10 Proposed establishment of a special committee known as LeadWest Committee

Author: Allison Watt - Manager Governance and Communications

Directorate: Organisational Performance

Minute No. 2019/120

Council Resolution

Moved by Cr Byrne, seconded by Cr Cusack that Council resolves to:

1. Establish a Special Committee called LeadWest Committee (Special Committee) pursuant to section 86 of the Local Government Act 1989, commencing operation from 1 July 2019.
2. By Instrument of Delegation pursuant to section 86 of the Act, delegates to the Special Committee, the powers, duties and functions relevant to the LeadWest governance arrangements, in accordance with the Instrument of Delegation and Schedule in Attachment B, effective from 1 July 2019.
3. Authorise the affixation of Council's common seal to the Instrument of Delegation.
4. Determine that the Instrument of Delegation will:
 - 4.1 come into force on 1 July 2019; and
 - 4.2 remain in force until Council determines to vary or revoke it.
5. Adopt the Terms of Reference for the Special Committee as detailed at Attachment B.
6. Appoint as voting members of the Special Committee:
 - one Councillor and their proxy from each of the Cities of Brimbank, Hobsons Bay, Maribyrnong, Melton, Moonee Valley and Wyndham, as nominated by each of those Councils from time to time, provided that a proxy will only be entitled to vote in the absence of the relevant nominated Councillor;
 - the Chief Executive Officer from each of the Cities of Brimbank, Hobsons Bay, Maribyrnong, Melton, Moonee Valley and Wyndham, and the proxy nominated by each Chief Executive Officer from time to time, provided that a proxy will only be entitled to vote in the absence of the relevant Chief Executive Officer; and
 - an Independent Chairperson.
7. Appoint:
 - Cr Samantha Byrne as the Councillor delegate and Cr Andrea Surace as the proxy;
 - Council's Chief Executive Officer and the proxy nominated by the Chief Executive Officer from time to time; and
 - Mr Jim Williamson, as the inaugural Independent Chairperson,

to the Special Committee established by Council and by each of the Cities of Brimbank, Hobsons Bay, Maribyrnong, Melton, Moonee Valley and Wyndham.

8. Exempt all members of the Special Committee other than those nominated by Council as its representatives and the Independent Chairperson from having to submit a primary or an ordinary return.
9. Determine that the first Ordinary Meeting of the Special Committee will be held on the first scheduled meeting date of the Special Committee, held on or after 1 July 2019.
10. Require all minutes be presented to Council on the progressive implementation of the Special Committee.

For: Crs Byrne, Cusack, Gauci Maurici, Marshall, Sharpe

Against: Cr Lawrence

CARRIED

10.11 Councillor Expenses Report - 1 January 2019 to 31 March 2019

Author: Lee McSweeney - Coordinator Governance

Directorate: Organisational Performance

Minute No. 2019/121

Council Resolution

Moved by Cr Marshall, seconded by Cr Lawrence that Council resolves to:

- a. Endorse the Councillor Expenses Report for the period 1 January 2019 to 31 March 2019.
- b. Publish the Councillor Expenses Report, provided in Table 1, on Council's website.

CARRIED UNANIMOUSLY

10.12 Notices of Motion Quarterly Report

Author: Rosie Ferreira - Governance Officer

Directorate: Organisational Performance

Minute No. 2019/122

Council Resolution

Moved by Cr Gauci Maurici, seconded by Cr Cusack that Council resolves to receive and note the report on the endorsed Notices of Motion that are currently in progress or ongoing, for the period 10 November 2016 to 30 April 2019.

CARRIED UNANIMOUSLY

10.13 Assemblies of Councillors

Author: Tracey Classon - Governance Officer

Directorate: Organisational Performance

Minute No. 2019/123

Council Resolution

Moved by Cr Lawrence, seconded by Cr Marshall that Council resolves to receive the following records of Assemblies of Councillors in accordance with section 80A(2) of the *Local Government Act 1989*.

Assembly	Ordinary Council Meeting pre-meet held on Tuesday 23 April 2019 at 6.00pm. Committee Room, Civic Centre	
Matters considered	Ordinary Council Meeting agenda to be held 23 April 2019.	
Councillors present	Cr Narelle Sharpe (Mayor) Cr Samantha Byrne Cr Rebecca Gauci Maurici Cr Richard Lawrence Cr Nicole Marshall Cr Andrea Surace	
	Apologies: Cr Sipek Approved leave of absence: Cr Jim Cusack, Cr Cam Nation	
Staff present	Bryan Lancaster (CEO) Kendrea Pope Peter Gaffney	Natalie Reiter Lee McSweeney
Conflict of interest	Nil.	

Assembly	Strategic Briefing held on Tuesday 30 April 2019 at 6.00pm. Committee Room, Civic Centre	
Matters considered	1. Financial sustainability indicators in long term financial plan.	
Councillors present	Cr Samantha Byrne Cr Jim Cusack Cr Rebecca Gauci Maurici Cr Richard Lawrence Cr Nicole Marshall Cr Narelle Sharpe	
	Apologies: Crs Cam Nation, John Sipek and Andrea Surace	
Staff present	Bryan Lancaster Natalie Reiter Kendrea Pope Steven Lambert	Gil Richardson Allison Watt Cindy Edwards Maria Weiss

External	Mark Davies - Consultant
Conflict of interest	Nil.

Assembly	Strategic Briefing held on Tuesday 7 May 2019 at 6.45pm. Avondale Heights Library and Learning Centre	
Matters considered	<ol style="list-style-type: none"> 1. CISVic proposal to take over Essendon Citizen's Advice Bureau 2. Integrated Risk Management Framework 3. Flemington Hub @ Debnays Park 4. Review of the draft agenda for the Ordinary Council Meeting to be held 14 May 2019 5. Other business / proposed Notices of Motion 	
Councillors present	Cr Samantha Byrne Cr Jim Cusack (Chair) Cr Rebecca Gauci Maurici Cr Richard Lawrence Cr Andrea Surace Cr Nicole Marshall Cr Cam Nation Apologies: Crs Narelle Sharpe and John Sipek	
Staff present	Bryan Lancaster Natalie Reiter Kendrea Pope Steven Lambert	Gil Richardson Allison Watt Cindy Edwards Maria Weiss
Conflict of interest	Nil.	

Assembly	Ordinary Council Meeting pre-meet held on Tuesday 14 May 2019 at 6.00pm. Committee Room, Civic Centre	
Matters considered	<ol style="list-style-type: none"> 1. Ordinary Council Meeting agenda 14 May 2019 2. Signage audit at sports clubs 	
Councillors present	Cr Narelle Sharpe (Mayor) Cr Samantha Byrne Cr Richard Lawrence Cr Jim Cusack (6.24pm) Cr Rebecca Gauci Maurici Cr John Sipek Cr Nicole Marshall Cr Andrea Surace Cr Cam Nation	
Staff present	Bryan Lancaster (CEO) Steven Lambert Kendrea Pope Gil Richardson Natalie Reiter Petrus Barry	

	Allison Watt
Conflict of interest	Cr Nation declared an indirect conflict of interest in item 11.1 on the Council Meeting agenda due to conflicting duty.

CARRIED UNANIMOUSLY

Cr Lawrence left the meeting at 8:19pm and returned at 8.20pm, before the vote on the next item.

11. Notices of Motion

.11.1 Notice Of Motion No. 2019/15 - Sharing shed and library of things

From: Councillor Nicole Marshall

Minute No. 2019/124

Council Resolution

Moved by Cr Marshall, seconded by Cr Cusack that Council resolves to:

1. Receive a report at an upcoming ordinary council meeting regarding the establishment of a sharing shed and library/libraries of things in Moonee Valley. The report should address issues including:
 - a. potential sites whether they be council owned/operated such as pavilions or men's sheds etc or privately owned sites such as the Cave;
 - b. the role a sharing shed could play in waste prevention/reduction as per the highest priority in the waste management hierarchy;
 - c. potential community organisations that could partner in a sharing shed including the Moonee Valley Repair Café, Sharing Shed Melbourne and other local organisations and ensure these organisations are consulted with in relation to the report; and
 - d. the role Council's libraries could play in expanding the items they loan to our community (like the Sacramento Public Library of Things) and/or otherwise supporting a community-run sharing shed (like the Queensland State Library);
2. Write to the relevant State Government Ministers and Local State Members requesting the establishment of a grant funding stream to fund Councils in the establishment of sharing sheds, noting the Sustainability Fund as a potential funding source and the importance of supporting initiatives at the highest level of the waste hierarchy that involve the repair/reduction/reuse or sharing of goods;
3. Approach LeadWest and its member councils and the City of Melbourne in relation to the potential to work across Councils (similar to the My Smart Garden program) to create one or more sharing shed/repair café/reverse garbage facility/facilities.

CARRIED UNANIMOUSLY

11. Urgent Business

Nil.

12. Delegates Reports

Nil.

14. Confidential Reports

Minute No. 2019/125

Council Resolution

Moved by Cr Lawrence, seconded by Cr Cusack that Council resolves to close the meeting to the public pursuant to Section 89(2) of the *Local Government Act 1989* to discuss the following matters:

14.1 Riverside Ball Protection Fencing

Item 14.1 is Confidential under the terms section 89(2) of the *Local Government Act 1989* as it contains information relating to: (d) contractual matters.

CARRIED UNANIMOUSLY

The meeting closed to the public at 8.31pm.