

## **CITY DEVELOPMENT SPECIAL COMMITTEE**

**Tuesday 17 September, 2019**

**6.30pm**

**Council Chamber**

**Level 1**

**Maribyrnong Council Offices**

**Corner Hyde and Napier Streets, Footscray**

### **AGENDA**

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**Agenda Item 5**

**CONFIRMATION OF THE MINUTES OF THE PREVIOUS CITY DEVELOPMENT  
SPECIAL COMMITTEE MEETING - 27 AUGUST 2019**

**Director:** Celia Haddock  
Director Corporate Services

**Author:** Lisa King  
Manager Governance and Commercial Services

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**PURPOSE**

To present for confirmation, the minutes of the City Development Special Committee Meeting held on 27 August 2019.

**ISSUES SUMMARY**

- Section 93 of the *Local Government Act 1989* requires Council to keep minutes of each meeting of the Council and Special Committees, and for minutes to be submitted to the next appropriate meeting for confirmation.

**ATTACHMENTS**

1. Unconfirmed Minutes of the City Development Special Committee Meeting held on Tuesday 27 August, 2019

**OFFICER RECOMMENDATION**

**That the Special Committee confirms the minutes of the City Development Special Committee Meeting held on 27 August 2019.**

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**Agenda Item 5****BACKGROUND**

The minutes of meetings remain unconfirmed until the next appropriate meeting of Council.

**DISCUSSION/KEY ISSUES****1. Key Issues**

The *Local Government Act 1989* requires Council to confirm its minutes at the next appropriate meeting.

**2. Council Policy/Legislation****Council Plan 2017-2021**

This report contributes to Council's strategic objectives contained in the Council Plan 2017-2021 by considering:

- Strong leadership - lead our changing city using strategic foresight, innovation, transparent decision making and well-planned, effective collaboration.

**Legislation**

Local Government Act 1989

**Conflicts of Interest**

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

**Human Rights Consideration**

This report complies with the rights listed in the Victorian *Charter of Human Rights and Responsibilities Act 2006*.

**3. Engagement**

Not applicable.

**4. Resources**

Not applicable.

**5. Environment**

Not applicable.

**CONCLUSION**

The unconfirmed minutes of the City Development Special Committee Meeting held on 27 August 2019 are presented for confirmation.

**Attachment 1 - Agenda Item 5**



**Maribyrnong City Council**

**CITY DEVELOPMENT SPECIAL COMMITTEE MINUTES**

**Tuesday 27 August, 2019  
6.30pm**

**Reception Room  
Level 1  
Maribyrnong Council Offices  
Corner Hyde and Napier Streets, Footscray**

**MEMBERSHIP**

Councillor Simon Crawford (Chair)  
Councillor Megan Bridger-Darling  
Councillor Sarah Carter  
Councillor Gina Huynh  
Councillor Cuc Lam  
Councillor Mia McGregor  
Councillor Martin Zakharov

To be confirmed at the City Development Special Committee Meeting  
to be held on 17 September, 2019

**Attachment 1 - Agenda Item 5****1. COMMENCEMENT OF SPECIAL MEETING AND WELCOME**

The meeting commenced at 6.33pm.

The Chair, Cr Simon Crawford made the following acknowledgement statement:

*"We acknowledge that we are on traditional lands of the Kulin Nation. We offer our respect to the Elders of these traditional lands, and through them to all Aboriginal and Torres Strait Islander peoples past and present".*

**PRESENT**

Councillor Simon Crawford (Chair)  
Councillor Megan Bridger-Darling  
Councillor Sarah Carter  
Councillor Gina Huynh  
Councillor Cuc Lam  
Councillor Mia McGregor  
Councillor Martin Zakharov

**IN ATTENDANCE**

Chief Executive Officer, Stephen Wall  
Director Corporate Services, Celia Haddock  
Director Infrastructure Services, Steve Hamilton  
Director Planning Services, Nigel Higgins  
Manager Public Affairs and Community Relations, Deidre Anderson  
Manager Governance and Commercial Services, Lisa King  
Governance Support Officer, Adele Woolcock

**2. APOLOGIES**

Nil.

**3. DISCLOSURES OF CONFLICTS OF INTEREST**

Nil.

**4. PUBLIC QUESTION TIME**

Mr Edouard Le Lesle, resident of Footscray, asked the following questions:

1. Do you know the percentage of submissions received in favour or against the Footscray Park Masterplan split between Footscray residents vs non Footscray residents.
2. If the Council wishes to establish a Footscray Park Advisory Group, shall their role and function be exercised more independently instead of being in an oriented format. Since point number 2 states they will need to advise on

**Attachment 1 - Agenda Item 5**

“the community benefits of the youth academy as outlined in the proposal” which doesn’t give them the option to outline drawbacks?

3. Regarding the Footscray Park Advisory Group, will there be options for the members to advise that the academy should not be established in Footscray Park even if there was no identified suitable alternative location in our Council?

**Response**

The Director Planning Services, Mr Nigel Higgins advised that the submissions in favour of the Masterplan were 54% and submissions against was 45%. Of those submissions that left an address, approximately 25% of submission who were in favour live within the City of Maribyrnong compared to 59% of those who were against the proposal.

Mr Higgins stated that Council is interested in all feedback and the Community Advisory Group will be asked for advice on both the pros and cons of any proposal and the future planning options of Footscray Park.

Mr Matthew Lowe, resident of Footscray asked the following questions:

1. Does the third point of the community advisory groups Terms of Reference – about the location of the academy – mean that Council would consider an alternative location for the academy?
2. Outside of the Victoria University partnership was there anything in the report that linked the benefits of the academy to Footscray Park? i.e, would these benefits not be realised if it was built elsewhere?
3. In your response to the community concerns around loss of green space, you say that Council is opening up new green space in the Joseph Road precinct. This proposed park is a fraction of the size of the western lawn. Would you advocate for the State Government new dog park to be built in Central Footscray if this academy goes ahead?

**Response**

Councillor Mia McGregor stated that her understanding of the funding arrangement with Melbourne Victory was that the funding was tied to Footscray Park.

Councillor Sarah Carter clarified and noted that the funding is not tied to Footscray Park, and that the money was not a grant to Council. The money was given in partnership to Melbourne Victory, and that Melbourne Victory could take the development program to another municipality, or to another location within Maribyrnong Council.

The Director Planning Services, Mr Nigel Higgins added that the benefits of the academy at Footscray Park were linked to Active Maribyrnong outcomes, in particular enabling more junior and female football participation at Footscray Park. All benefits will be considered by the Community Advisory Committee.

**Attachment 1 - Agenda Item 5**

Mr Higgins advised that Council is planning for more open space in Central Footscray to cater for our planned population growth. New open space is already purchased in the Joseph Road precinct, and Council is planning for a significant new park in Paisley Street, Footscray. Council continually looks at ways to improve the quality and usability of its public park spaces, including a range of improvements at Footscray Park.

The State Government promised to create a new pop-up, park and a dog park in Footscray. The Council welcomes the State Governments promises and looks forward to working with the community to see these proposals realised.

Mr Chay Granger, resident of Footscray asked the following questions:

1. Regardless of the outcome of the vote this evening, will the Council cancel their MoU so that negotiations and consultation with the broad community can proceed in good faith?

**Response**

The Chief Executive Officer, Mr Stephen Wall advised that Council would consider this request following the decision that was made on the matter.

Mr Jim Lawrence, resident of Avondale Heights asked the following questions:

1. Are you all aware of the incredible success that Footscray Park provided football, beginning in 1914 with Victorian Championships and Cup winners?
2. Are you aware the first Socceroo from Victoria was the captain of a team at Footscray Park?
3. Are you aware that at various times over the last century Footscray was the dominant force in Australian Soccer?

**Response**

Councillor Simon Crawford noted that he wasn't personally aware of that information. Councillor Megan Bridger-Darling also noted that she was not aware of that history.

**EXTENSION OF PUBLIC QUESTION TIME**

A motion was moved by Cr Sarah Carter, seconded by Cr Gina Huynh, that Council extend public question time for up to 15 minutes.

**CARRIED**

Ms Bernadette Gould, resident of Kensington asked the following questions:

1. At the Council meeting on 31 July, 2019 the Chief Executive Officer stated that an environmental impact assessment would be completed and made public before today's meeting, Why has this not occurred?

**Attachment 1 - Agenda Item 5**

2. Is it the Council's aim to improve the wildlife corridor along the Maribyrnong River?

**Response**

The Director Planning Services, Mr Nigel Higgins advised that there will be further environmental impacts assessments carried out should the proposal proceed.

The Chief Executive Officer, Mr Stephen Wall stated that if the proposal was to proceed, a full Environmental Impact Statement would be required at that time. The information that Council had received to this point in time regarding the proposal had been released with the report. Mr Wall continued by noting that Council's aim is to improve the wildlife corridor along the Maribyrnong River, and that the Council is actively participating with the Waterways of the West, Melbourne Water and Stony Creek Rehabilitation groups.

Ms Mia and Lili Papanotas, residents of Newport asked the following questions:

1. Why won't Council allow us to play soccer on a proper soccer pitch and allow dogs to poo all over the space instead?
2. Are dogs worth more than children?

**Response**

Councillor Simon Crawford noted that Council does require dog owners to clean up after their pets. Councillor Crawford also noted that Council does not think that dogs are more important than children.

Mr Alex Forbes, resident of West Footscray asked the following questions:

1. Why can't a profitable Corporation, like Melbourne Victory Football Club buy the vacant factories on Sunshine Road or the many others around the inner western suburbs. Why must we give up already scarce public parkland and greenspace.
2. Maribyrnong Council has admitted and declared we are in a climate emergency. Why is the question of destroying green space even on the agenda? Do you not act on your words?

**Response**

Councillor Martin Zakharov noted that the space had been a sporting field for a long time, and has only for the last ten years not been used as a playing field. In that time the quality of the land has gone backwards.

Councillor Simon Crawford noted that Council could apply for a grant from the State Government to assist with the upkeep of Footscray Park. The money that has been allocated, was given directly to Melbourne Victory.

Councillor Crawford continued by noting that stating that you cannot build sporting facilities because it destroys the environment puts the Council in a difficult position.

**Attachment 1 - Agenda Item 5****EXTENSION OF PUBLIC QUESTION TIME**

A motion was moved by Cr Mia McGregor, seconded by Cr Martin Zakharov, that Council extend public question time for up to 15 minutes.

**CARRIED**

Mr Leslie Courtney, resident of West Footscray asked the following question:

1. How can this sort of venture not continue upon Footscray Park or any other park in the Footscray area?

Response

Councillor Simon Crawford noted that Council does build sporting pavilions in parks for sporting clubs. Councillor Crawford noted that the Council is aware of any precedent that it might set, and that the Council takes its decisions very seriously.

Mr Ian Alvarez Dewar, resident of Yarraville asked the following question:

1. We are one of the most multicultural diverse and worldly areas in Melbourne, nay the world. Why wouldn't we have the most multicultural diverse and worldly sport in the world, have a hub nurturing the local youth and women? Melbourne Victory Football Club opens relationships around the World.

Response

Councillor Martin Zakharov noted that there are lots of different tastes in the community. The issue for Council is ensuring there are facilities for all different groups.

Councillor Megan Bridger-Darling noted that there is an understanding that there must be pathways for children and women to excel in sport.

**5. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

The purpose of this report was to present for confirmation, the minutes of the City Development Special Committee Meeting held on 30 July 2019.

**Committee Resolution**

*That the Special Committee confirms the minutes of the City Development Special Committee Meeting held on 30 July 2019.*

Moved: Cr Cuc Lam  
Seconded: Cr Mia McGregor

**CARRIED**

**Attachment 1 - Agenda Item 5****6. OFFICER REPORTS****6.1. Footscray Park Masterplan (August 2019)**

The purpose of this report was to the community consultation on the Footscray Park Masterplan Update present the outcomes of the community consultation.

Sharon Schwab addressed the Committee in relation to this item.

Gemma Cafarella addressed the Committee in relation to this item.

Marion Manifold addressed the Committee in relation to this item.

**Committee Resolution**

*That the City Development Special Committee:*

1. *Note the community consultation on the Draft Footscray Park Masterplan Update (February 2019) and thank community members for their input.*
2. *Reject the Draft Footscray Park Masterplan Update February 2019 as presented.*
3. *Establish a community advisory panel, including community nominated and elected representatives, to review the proposal for the establishment of a youth academy and its community benefits and to consider the future master planning options for Footscray Park.*
4. *Endorse the draft Terms of Reference for the community advisory panel as presented (Attachment 9).*
5. *Request a further report be provided outlining the findings of the community advisory panel and proposing changes (if any) to the existing 2011 Footscray Park Masterplan.*
6. *Note that an amended draft Footscray Park Masterplan be publicly exhibited for community comment prior to Council adoption.*

Moved: Cr Sarah Carter

Seconded: Cr Gina Huynh

**CARRIED**

**6.2. West Footscray Neighbourhood Plan 2018 - Amendment C162**

The purpose of this report was to seek Minister for Planning authorisation to prepare and exhibit Amendment C162 which will incorporate the West Footscray Neighbourhood Plan (2018) into the Maribyrnong Planning Scheme.

**Committee Resolution**

*That the City Development Special Committee:*

1. *Requests authorisation from the Minister for Planning to prepare and exhibit Amendment C162 to the Maribyrnong Planning Scheme, generally in accordance with Attachment 2, noting the West Footscray Neighbourhood Plan (2018) forms the basis of Amendment C162.*



**Attachment 1 - Agenda Item 5**

2. *Endorses the West Footscray Economic Assessment for the Neighbourhood Plan 2018 for the purpose of public consultation, and to form part of Amendment C162 (Attachment 3).*
3. *Notes the delegation of the Chief Executive Officer to make any necessary minor changes to amendment documentation in seeking authorisation and to prepare and exhibit Amendment C162 to the Maribyrnong Planning Scheme.*
4. *Subject to authorisation being granted from the Minister for Planning, resolves to place Amendment C162 to the Maribyrnong Planning Scheme on exhibition, as prescribed under Section 19 of the Planning and Environment Act 1987.*
5. *Notes the delegation of the Chief Executive Officer to consider any submissions received in relation to Amendment C162 in accordance with Section 22 of the Planning and Environment Act 1987, and in accordance with Section 23 of the Planning and Environment Act 1987 refer any submissions that cannot be resolved, along with other submissions, to an independent panel appointed by the Minister for Planning.*

Moved: Cr Cuc Lam  
Seconded: Cr Megan Bridger-Darling

**CARRIED**

**7. URGENT BUSINESS**

Nil.

**8. SPECIAL MEETING CLOSURE**

The Chair, Cr Simon Crawford, declared the meeting closed at 8.08pm.

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To be confirmed at the City Development Special Committee Meeting  
to be held on 17 September, 2019.

Chair, Cr Simon Crawford

**Agenda Item 6.1****39A WILSON STREET YARRAVILLE**

**Director:** Nigel Higgins  
Director Planning Services

**Author:** Steven Lionakis  
Manager City Places

**PURPOSE**

To present for consideration a planning application for 39a Wilson Street Yarraville (TP5/2019).

<b>APPLICATION RECEIVED</b>	08/01/2019
<b>APPLICATION NUMBER:</b>	TP5/2019(1)
<b>APPLICANT</b>	Christopher Megowan
<b>SITE ADDRESS</b>	39a Wilson Street Yarraville
<b>PROPOSAL</b>	Construct a dwelling on a lot less than 300 square metres and reduce the car parking requirements
<b>ZONE</b>	General Residential Zone
<b>OVERLAYS</b>	None
<b>INTERNAL REFERRALS</b>	Engineering Services
<b>EXTERNAL REFERRALS</b>	None
<b>COST OF DEVELOPMENT</b>	\$500,000.00
<b>WARD</b>	Yarraville
<b>ADVERTISED</b>	Yes
<b>NUMBER OF OBJECTIONS</b>	16
<b>DATE OF PLANNING FORUM</b>	17/07/2019
<b>REASON FOR CONSIDERATION BY COUNCIL:</b>	More than 10 objections.

**ISSUES SUMMARY**

- Approval is sought for the construction of a double storey dwelling and a reduction of one car space.
- The application was advertised which received 16 objections and a planning forum was held on the 17 July 2019.
- The applicant lodged revised plans in accordance with Section 57A of the *Planning and Environment Act (1987)*. These revision formally replace the advertised plans and reduce the impacts to adjoining properties through increased setbacks and greater window screening.
- The site has been subject to a refusal for a previous application (three storey dwelling) by Victorian Civil Administrative Tribunal (VCAT).
- The proposal retains the existing garage (one car space) and the dwelling will comprise three bedrooms.

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- There is strategic support for the proposal as it responds to the requirements of Clause 54 and the General Residential Zone.
- The reduction in car parking is supported due to the proximity to Yarraville Train Station, constraints of the site and the provision of one car space on site.
- The proposal responds to the findings of the VCAT decision for the previous application.
- The application has been recommended for approval subject to conditions outlined in Attachment 1.

**ATTACHMENTS**

1. Permit Conditions [↓](#)
2. Revised Plans [↓](#)
3. Advertised Plans [↓](#)
4. Previous Plans considered by VCAT [↓](#)

**OFFICER RECOMMENDATION**

**That the City Development Special Committee issue a Notice of Decision to Grant a Permit for the construction of a dwelling on a lot less than 300 square metres and reduce the car parking requirements at 39A Wilson Street Yarraville subject to conditions contained in Attachment 1.**

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**Agenda Item 6.1****BACKGROUND****1. Proposal**

The proposal based on the revised plans is summarised as follows:

- Retention of the existing garage and crossover along Wilson Street.
- Construction of a two storey dwelling with a maximum height of 5.8 metres.
- The dwelling comprises three bedrooms and one car space.
- The dwelling has a minimum setback of 4.09 metres (exc garage) from Wilson Street and is built to the eastern and western boundaries.
- The walls on boundaries have a maximum height of 2.79 metres.
- The first floor is setback 1.5 metres from the eastern and western boundaries and 7.5 metres from the rear boundary.
- One car space is provided on the site. A waiver of one car space is being sought.
- Construction materials include brick, timber, metal louvres and corrugated colourbond.
- The applicant also seeks approval for the reduction of one car space.

**2. Site and Surrounds****Subject Site**

The site is located on the southern side of Wilson Street, west of Ballart Street. The lot is rectangular in shape with a frontage of 7.62 metres, a depth of 21.33 metres and a site area of 162.5 square metres. There are no restrictive covenants, easements or Section 173 agreements applying to the land.

The land is currently occupied by a brick garage built to the eastern boundary and has a front setback of 2.05 metres. Historically, the site formed part of the rear private open space and parking for 80 Ballarat Street, Yarraville. The site is generally flat and a number of mature trees exist throughout the site.



**Figure 1 – Subject site**

**Agenda Item 6.1****Surrounding Area**

The site is surrounded by residential properties fronting onto Wilson Street, Ballarat Street and Sussex Street. Wilson Street is a no-through road, terminating at a distance of approximately 100 metres from Ballarat Street.

Infill development has been driving change in the area by way of varying subdivisions pattern, built form and siting to accommodate medium density developments. A prominent example is 66 Wilson Street which comprises 14 dwellings (two / three storeys). The Yarraville Neighbourhood Activity Centre, including train station and bus interchange, is located approximately 200 metres to the north of the site.

On the opposite side of Wilson Street, lies a multi dwelling development which fronts Ballarat Street. The development comprises attached townhouses with parking access to the rear. Further west to 41 Wilson Street is a recently constructed double storey dwelling.



**Figure 2 – 48 and 52 Wilson Street**

**Abutting Properties**

The site has the following interfaces:

- West (39 Wilson Street) – is occupied by a double fronted Victorian era dwelling with a front setback of 2.14 metres and no onsite parking exists for this property. A number of windows exists along the eastern boundary (common boundary) and a small shed abuts the common boundary.
- South (42 Sussex Street) – is currently occupied by a single storey dwelling with a rear setback of 4.59 metres from the common boundary. A Notice of Decision has been issued for a two storey dwelling with roof terrace for this site. This application is subject to an appeal by objectors on the 28 November 2019.
- East – two properties adjoin the subject site and these are known as 78 and 80 Ballarat Street. The secluded private open spaces for these dwellings abut the common boundary and a garage is built to the Wilson Street boundary for 78 Ballarat Street.



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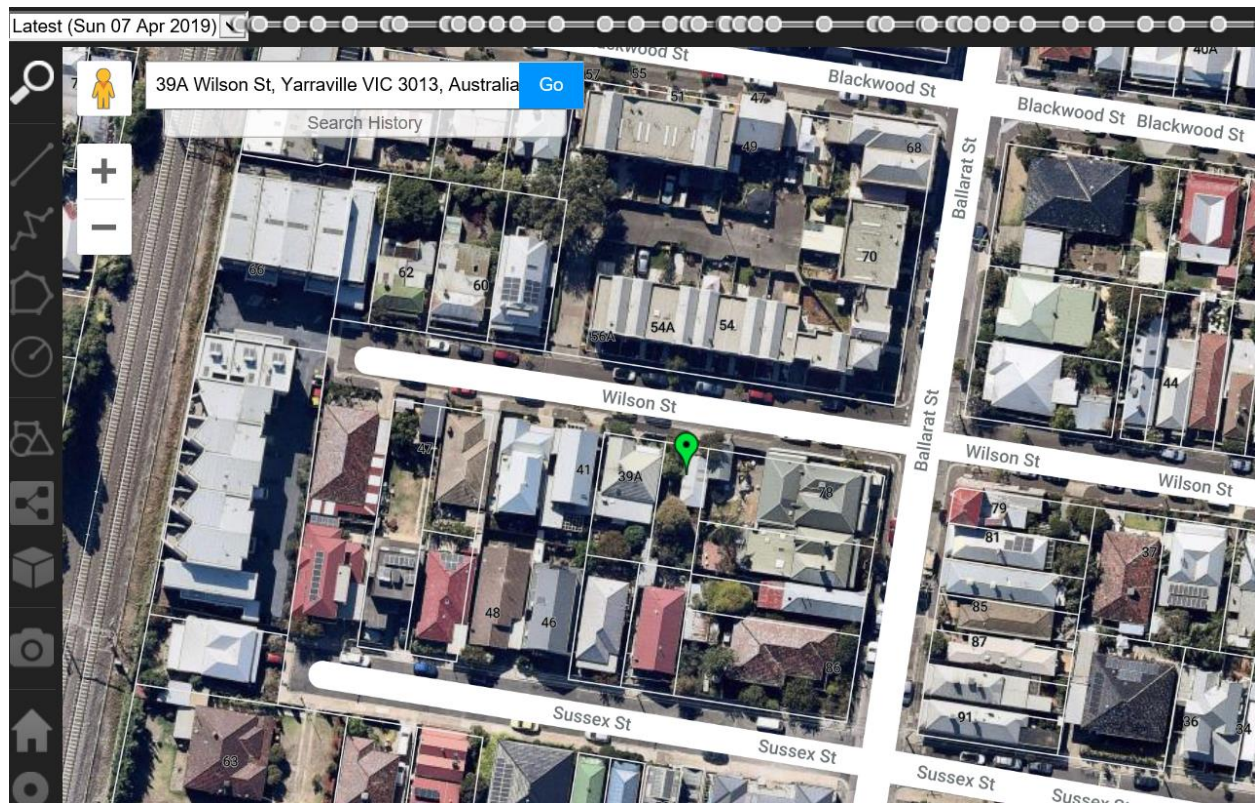


Figure 3 – Site and Surrounds

### 3. Previous VCAT decision

This proposal follows from a previous application (TP621/2014) which sought approval for a three storey dwelling. The application was refused by VCAT on 18 February 2016. The key refusal grounds related to neighbourhood character, visual bulk (at the rear) and compliance with A12 daylight to existing windows.



Figure 4 – Previous elevations considered by VCAT

**Agenda Item 6.1****4. Policy Context and Permit Triggers**

The site is located within a General Residential Zone – Schedule 1 and is not affected by any overlays.

A Planning Permit is required for the following:

- Construction of a new dwelling on a lot less than 300 square metres (Clause 32.08-5).
- Reduction of one car space (Clause 52.06-3).

**State Planning Policy Framework**

The following State policies are applicable to the proposal:

Clause 11 (Settlement) including:

- Clause 11.02 (Managing Growth)
- Clause 11.03 (Planning for Places)
- Clause 11.03-1R and 1S (Activity Centres).

Clause 15 (Built Environment and Heritage) including:

- Clause 15.01 (Built Environment)
- Clause 15.01-1R (Urban design)
- Clause 15.01-5S (Neighbourhood character)
- Clause 15.02 (Sustainable development)
- Clause 15.02-1S (Energy and resource efficiency).

Clause 16 (Housing) including:

- Clause 16.01 (Residential Development)
- Clause 16.01-2S (Location of residential development)
- Clause 16.01-3S (Housing Diversity).

**Local Planning Policy Framework**

The following clauses are applicable to the proposal:

- Clause 21 (Municipal Strategic Statement) including:
- Clause 21.02 (Municipal Profile)
- Clause 21.03 (Council Vision)
- Clause 21.04 (Settlement)
- Clause 21.06 (Built Environment and Heritage)
- Clause 21.07 (Housing).

Clause 22 Local Planning Policies including:

- Clause 22.05 (Preferred Neighbourhood Character Statements).

**Neighbourhood Character Statements (Clause 22.05)**

The site falls within the Inner Urban precinct and the following statement applies:

*The low-scale intimacy of the streetscapes and the sense of history will be maintained and strengthened throughout this precinct. Older dwellings, including those from the*

**Agenda Item 6.1**

*Victorian, Edwardian and Interwar eras will be retained and complemented by newer development that is distinguishable from original building stock, but respectful of the key elements of these styles. New, low-scale buildings with pitched roofs will incorporate lightly-coloured timber and other non-masonry materials within well-articulated facades. Where newer development exceeds the predominant height in the street, upper levels will be recessed to reduce their prominence. New buildings will be sited in accordance with the predominant pattern of setbacks in the street, which may include terraced housing or buildings abutting one side boundary. The visual interaction between dwellings and streetscapes will be maintained and strengthened by providing low, permeable front fences and small front setbacks with space for shrubs and flowering plants to soften the built form. Particularly intact areas, including parts of Seddon and Yarraville directly south of the Footscray Activity Centre and the area south-west of Yarraville Station will continue to display consistency in characteristics such as height, built form, siting and use of materials.*

**5. Human Rights Consideration**

The report and its contents do not impede the human rights listed in the *Charter of Human Rights and Responsibilities Act 2006*.

**6. Conflicts of Interest**

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

**7. Notification**

The application was advertised prior to the submission of the revised plans pursuant to Section 52 of the *Planning and Environment Act 1987*. A total of 16 objections were received and the grounds relate to:

- Car Parking
- Neighbourhood character
- Overlooking
- Overshadowing
- Overdevelopment (dwelling is too large)
- Visual bulk at the rear
- Does not respond to the VCAT decision
- Boundary fencing.

A planning forum was held on the 17 July 2019 and following the forum the applicant submitted revised plans to address the concerns raised by objectors and Council.

**8. Referrals**

The application was referred to Council's Engineering Services and no issues were raised in relation to the proposal. A number of standard conditions were required if any permit should issue.

**DISCUSSION**

It is considered that the key issues for the proposal relate to built form, off-site amenity impacts, internal amenity and the provision of parking.



**Agenda Item 6.1****Planning Policy**

The subject site is located within the General Residential Zone. Council's Municipal Strategic Statement identifies this as being an area for 'Incremental change'. In incremental areas new developments must be designed to respect existing neighbourhood character and contribute to an enhance landscape character.

The general strategies with State policies related to the application are maximising the use of land within established areas and respectful built form. Developments should capitalise on both existing services and infrastructure, and to move our city towards a more sustainable future.

The proposal is consistent with these policies as the new dwelling is located behind the existing period garage to maintain the streetscape character. Additionally, the dwelling design is contemporary, low scale (5.8 metres) and respectful to the surrounding period housing stock.

The site is also within a well service area with convenient access to facilities such as public transport, schools, local shops and parks. The proximity to these serves present opportunities for future occupants to utilise sustainable methods of transport as sought by Clause 18.02 and 21.09.

The proposal height of 5.8 metres is well below the mandatory height limit of 11 metres set out in the General Residential Zone.

**Neighbourhood Character**

On balance, the application responds positively to the existing surrounding built form and the preferred character of the area. The development is considered to show appropriate consideration to Clause 54.02 (Neighbourhood Character), Clause 54.03 (Site Layout and Building massing) and Clause 54.06 (Detailed Design).

The design response generally addresses the neighbourhood responds to the prevailing character of Wilson Street as follows:

- The retention of the existing garage provides a connection to the history of the site and maintains the existing presentation to the street, whilst providing an on-site car space.
- The proposed dwelling is contemporary in style and is distinguishable from surrounding building stock.
- The proposal incorporates a flat roof which assist in reducing the overall height of the dwelling and minimises off site visual bulk.
- The dwelling is set behind the garage (existing) with a front setback of 4.09 metres. This setback is appropriate as it aligns with the adjoining dwelling (to the west) and allows for a stepped transition to the garage to the east (zero setback).
- The front setback will allow space for landscaping.
- The high timber fence is will be removed and replaced with a low level permeable front fence which is consistent with the existing front fences in the area.
- The dwelling achieves a maximum height of 5.7 metres which complies with Standard A4 (Building heights) and does not exceed the predominant height by more than one storey.

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- The proposed site coverage of 57.4 per cent and permeability of 34 per cent comply with Standards A5 and A6.
- The reuse of the existing crossover maintains the current streetscape and respects the existing character.
- The response is contemporary having regard to existing building elements thorough its provision of materials and gable element.

**External Amenity Impacts**

The proposal complies with most of the Standards in Clause 54 pertaining to offsite amenity impacts with the exception of Standards A10 (Side and Rear Setbacks) and A14 (Overshadowing Open Space).

The following table summarises the compliances:

Title & Objective	Comments
<b>A11 Walls on Boundaries</b> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	✓ Complies All walls on boundary are less than 10 metres where they are against adjoining lots.
<b>A12 Daylight to Existing Windows</b> To allow adequate daylight into existing habitable room windows.	✓ Complies The window at 39 Wilson Street facing the lot has been provided with a 3 m <sup>2</sup> light well that is setback half of the height of the proposed wall opposite. Setback is 2.88m and the wall height is 5.76m
<b>A13 North Facing Windows</b> To allow adequate solar access to existing north-facing habitable room windows.	There are no north facing windows affected by the proposal.
<b>A15 Overlooking</b> To limit views into existing secluded private open space and habitable room windows.	✓ Complies All windows are suitably screened. To the east highlight windows have a minimum sill height of 1.7m and to the west and south there are louvres to 1.7m above Finished Floor Level, angled to the sky with a maximum of 25% transparency. The screening to the north (front) is not necessary.

***Side and Rear Setbacks (Standard A10)***

Standard A10 requires a minimum setback of 1.66 metres for a 5.8 metre high wall. The upper floor has minimum setbacks of 1.65 metres (eastern boundary) and 1.5 metres (western boundary) which does not comply with this standard. The setback from the eastern boundary does not comply by 1cm and this minor variation has been addressed via a condition on Attachment 1.

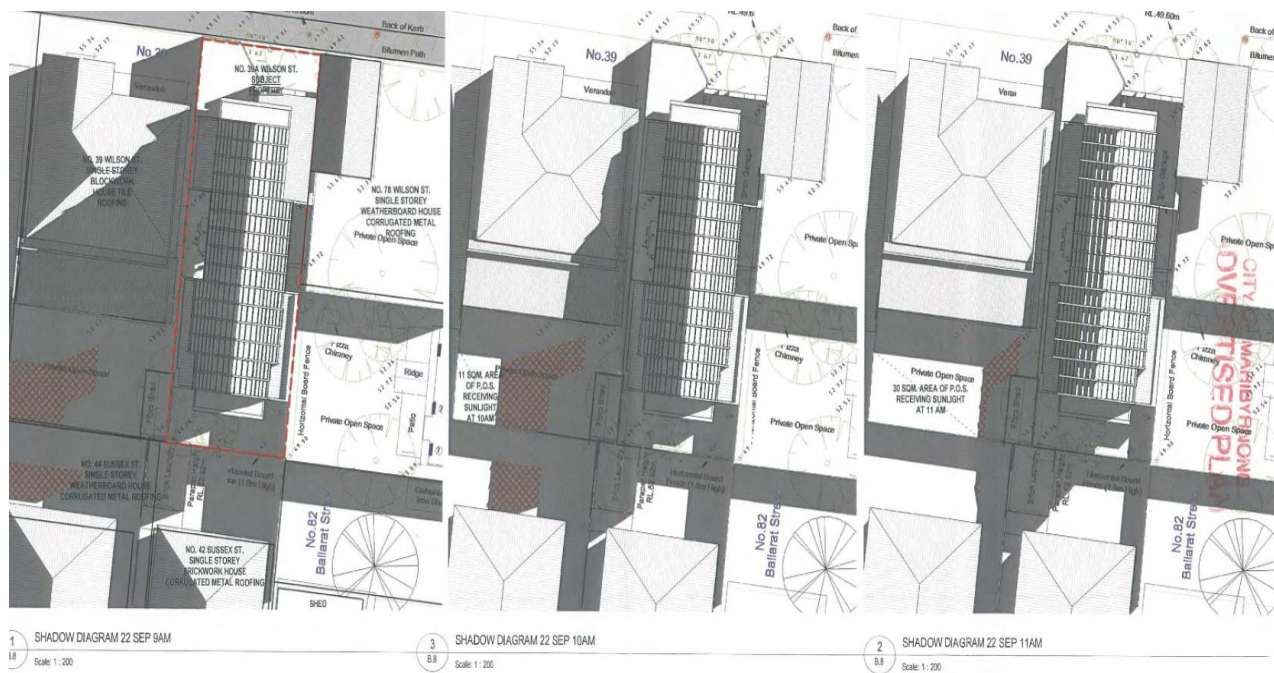
The dwelling is provided with varied setbacks across the western boundary (1.5 metres at the front and 2.08 metres towards the rear). The rear portion of the dwelling complies with Standard A10, however the front portion (kids bedroom and linen) requires a variation of 163mm. This variation is considered acceptable as it provides articulation, faces a blank wall associated with the dwelling at 39 Wilson Street and has limited amenity impacts.

***A14 Overshadowing Open Space***

The minor variation to this standard is considered acceptable in this instance. At the equinox the proposal creates additional shading to 39 Wilson Street at 9am (9.5sqm), 10am (4.2sqm) and 11am (0.88sqm). The existing conditions at this property do not meet Standard A14.

**Agenda Item 6.1**

Standard A14 requires new developments should not create additional overshadowing to this secluded private open space. 39 Wilson Street has a small, south facing courtyard and additional shadows are cast between 9-11am. The previous VCAT decision at paragraph 33 stated “I have not reached a finding that there can never be an increase in overshadowing on abutting lots”. The member summarised that decision guidelines of Standard A14 should be used to determine whether the objective for overshadowing should be met. The revised plans show a substantial reduction of the upper floor and is a vast improvement to the previous shadows cast. In this context the overshadowing is for a short time in the morning and is considered reasonable and will continue to allow the residents to enjoy and utilise the space.

**Figure 5 – Previous Shadows considered by VCAT****Figure 5 - Shadow diagrams current proposal.**

**Agenda Item 6.1****Internal Amenity**

Compliance is achieved in relation to Standard A16 (Daylight to new windows). All habitable room windows have the required 1 metre clear to the sky and 3 square metres. The allocation of private open space including 30 square metres of secluded private open space complies with Standard A17 (Private Open Space).

A variation is sought against Standard A18 (Solar Access to Open Space) as the dwelling is provided with a setback of 4.14 metres from the southern boundary in lieu of the required 4.7 metres.

Given the orientation and size of the lot compliance with this standard will be difficult to achieve and the variation is acceptable as follows:

- A small front private open space is proposed that faces north.
- Side court yards to the east and west additional solar access in the morning and afternoon.
- The living area comprises wide sliding doors opening onto the SPOS will also allow for a strong connection to the outdoor area.
- An upper floor setback of 7.56 metres is provided which exceeds the required setback of 7.18 metres.

**Car Parking**

Clause 52.06-5 requires the provision of two on-site car parking spaces for the proposed three bedroom dwelling. The dwelling is provided with one car parking space and a reduction of one space is being sought. The reduction is considered appropriate for the following:

- The site is approximately 200 metres to the Yarraville Neighbourhood Activity Centre.
- The site is within the Principle Public Transport Network in particular within walking distance of Yarraville Train Station.
- Unrestricted on-street parking is available on both sides of Wilson Street, and in nearby Ballarat Street.
- It is not practical to accommodate two car spaces on the site, given its size and the retention of the existing single garage/crossover.
- The existing single garage and crossover are to be retained to provide one onsite space.
- VCAT in its decision supported the reduction of one car space associated with this site.

The application also complies with the relevant design standards of Clause 52.06-8 (Car Parking) including:

- The access way achieves a minimum width of 3 metres.
- The car parking space is 5.7 metres in length and 3.5 metres wide except for the garage door pillars which are 3 metres. The width is not notated on the plan and the garage opening is not accurately reflected. This has been addressed as conditions in Attachment 1.
- Separate pedestrian access has been provided.

**Agenda Item 6.1****Previous VCAT Decision**

It is considered that the revised plans submitted in accordance with Section 57A of the *Planning and Environment Act 1987* have sufficiently addressed the key issues that lead to the refusal by VCAT for the previous proposal. Some of the key changes include:

- The height of dwelling reduced from 8.54 metres to 5.8 metres.
- Removal of the roof deck and terrace.
- Setback from the southern boundary for the upper floor increased from 1.8 metres to 7.56 metres.
- Setbacks along the western boundary for the upper floor increased from a minimum of 0.9 metres to 1.51 metres.

These changes are considered to meet the reasons for the refusal at Paragraph 45 of the VCAT order which states:

*“Put simply, I find the third level is too dominant both in terms of the streetscape and the relation with abutting properties. In addition, I consider the extent to which the double storey form extends to within 1.85m of the rear boundary, coupled with the overall mass of the building with a readily apparent three storey scale is not a reasonable expectation for this small site in this mid-block location.”*

**Objection/concerns not previously addressed**

In response to the grounds of objections not addressed in the above discussion, the following comments are provided:

- Boundary Fencing – this is not a planning consideration. Alteration to boundary fencing is controlled by the *Fences Act 1968* (Vic). Each property owner is equally responsible for any dividing fence.

**CONCLUSION**

The proposal meets the overall intent and objectives of the State and Local Planning Policy Frameworks, including the objectives of Clause 54 of the Scheme. The application should be supported subject to the recommendations within Attachment 1.

## Agenda Item 6.1 - Attachment 1

PERMIT CONDITIONS FOR COMMITTEE'S CONSIDERATION	
APPLICATION NUMBER:	TP5/2019
SITE ADDRESS:	39a Wilson Street Yarraville
PROPOSAL:	Construct a dwelling on a lot less than 300 square metres and reduce the required car parking
DATE OF CDSC MEETING:	17 September 2019

### Permit Conditions

- 1 Before the development start(s), amended plans must be submitted to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and provided in digital format (where possible). The plans must be generally in accordance with the considered plans but modified to show:
  - (a) A visibility splay to the west of the car parking space with a notation indicating all vegetation and structures are to be less than 1 metre in height within 2.5 metres of the front boundary and for 2 metres along the front boundary.
  - (b) The dimension of the carport opening.
  - (c) The upper floor setback along the eastern boundary to comply with Standard A10.
  - (d) The front upper floor window screening designed to allow for outlook, northern light penetration and surveillance of the street.
  - (e) The side setbacks on the north and south elevations to correspond with the First Floor plan and subject to condition 1(c).
  - (f) All boundary fences on elevations marked as new or existing and shown without obscuring the new dwelling.
  - (g) A schedule of construction materials, external finishes and colours.
- 2 The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to an exemption specified in clause 62 of the Maribyrnong Planning Scheme. *NOTE – This does not obviate the need for a permit where one is required.*
- 3 Once the development has started, it must be continued and completed to the satisfaction of the Responsible Authority.
- 4 All pipes, fixtures, fittings and vents excluding downpipes, servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
- 5 The site must be drained to the satisfaction of the Responsible Authority. Storm water run-off from the site must not cause any adverse impact to the public, any adjoining site or Council asset. Stormwater from all paved area has to be drained to underground storm water system. Any cut, fill or structure must not adversely affect the natural storm water runoff from and to adjoining properties.
- 6 No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.
- 7 This permit will expire if one of the following circumstances applies:
  - The development is not started within two years of the date of this permit.
  - The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where development



## Agenda Item 6.1 - Attachment 1

allowed by the permit has not yet started; and within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

### Notes

- A Stormwater Discharge Permit is required from Maribyrnong City Council Operations and Maintenance.
- The owner shall be responsible for the loss of value or damage to Council's assets as a result of the development. Reinstatement or modification of the asset to Applicant.
- A Council officer will contact the owner/builder to arrange a Street Asset Protection Permit, and advise of the associated Bond required to be lodged prior to commencement of work.  
Note: If using a private building surveyor, a Section 80 Form must be supplied to Council's Building Surveyor to initiate the above process.
- A Road Opening Permit from the Responsible Authority is required for any work or excavation within the road reserve.
- Any work within the road reservation must be carried out to the satisfaction of the Responsible Authority.
- Materials are not to be stored on the road reserve without Responsible Authority approval.
- This application has been assessed under Clause 54 (ResCode provisions) of the Maribyrnong Planning Scheme.
- Building Permit - This is not a Building permit. A building permit may also be required. Please contact your building surveyor.
- Boundary Fences – This permit (unless otherwise stated) does not give approval for the removal or replacement of any boundary fencing. Under the *Fences Act 1968* the property owner and the neighbour are equally responsible for any dividing fence. More information on boundary fencing can be obtained at <http://disputes.vic.gov.au/fences>









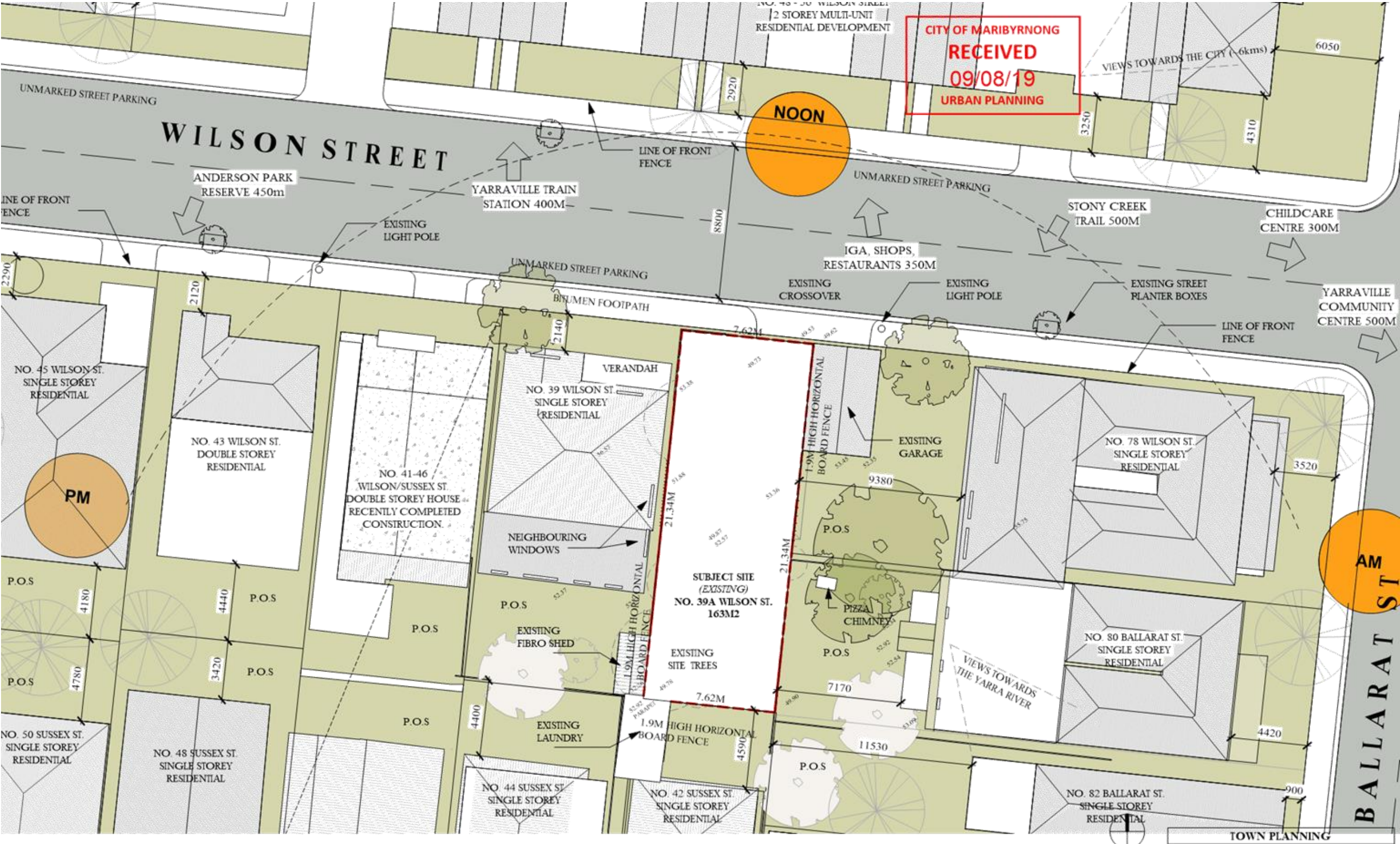
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# SITE INFORMATION

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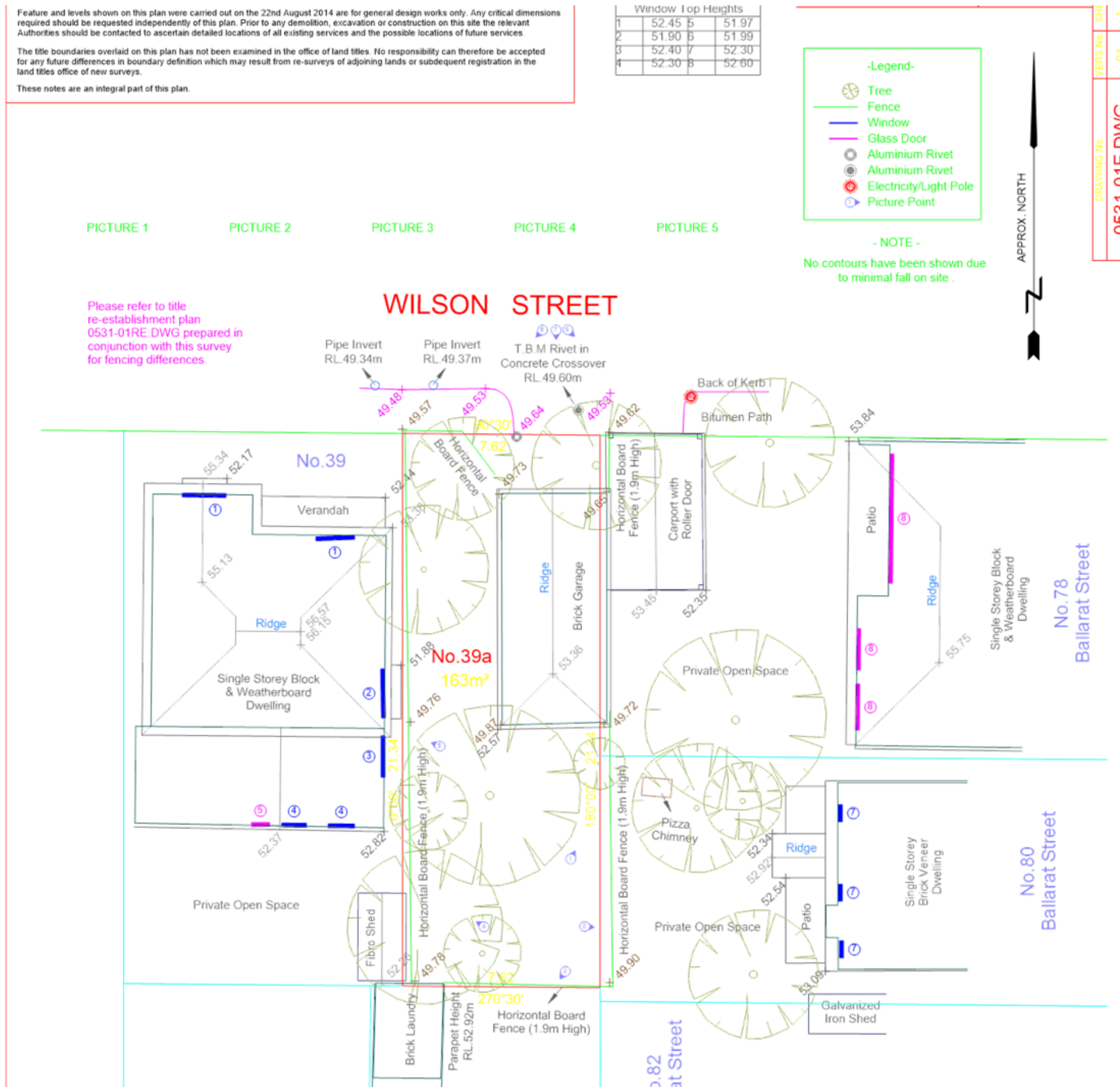
YARRAVILLE IS A WELL KNOWN SUBURB IN MELBOURNE WITH DESIREABLE AMENITY AND LIFESTYLE OFFERINGS. THE SITE AT 39A WILSON STREET PRESENTS A GREAT OPPORTUNITY FOR THE DEVELOPMENT OF A NEW FAMILY HOME THAT SITS WELL WITHIN ITS RESIDENTIAL CONTEXT. AS WELL AS BEING SURROUNDED BY OTHER 1, 2 AND 3 STOREY RESIDENTIAL HOMES, THE SITE OFFERS CONNECTIVITY TO COUNTLESS AMENITIES INCLUDING LOCAL SHOPS, RESTAURANTS, CHILDCARE CENTRES, YARRAVILLE TRAIN STATION AND PARKLANDS, ALL WITHIN WALKING DISTANCE. THE CITY BEING JUST 6KM AWAY REDUCES THE NEED FOR PERSONAL VEHICLES AND ACCESS TO PUBLIC TRANSPORT IS WALKABLE AND CONVENIENT.





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						<p>SCALE: @ A3 1 : 200</p> <p>PROJECT No J016</p>				
						<p>DATE: 05/08/2019</p> <p>DWG No: TP02</p> <p>REV: 01</p>				
<p>1 190805 TOWN PLANNING AMENDMENTS 01</p> <p>- 190712 WITHOUT PREJUDICE PLANS</p>		<p>No Date Description</p>		<p>CLIENT</p> <p>DANG THANH PHAM &amp; MAI THANH NGUYEN</p>					<p>1/762B HAWTHORN ROAD BRIGHTON EAST, VIC 3187</p> <p>ACN 166 550 545</p> <p>©copyright</p> <p>T 61 3 8327 8991</p> <p>INFO@M-A.COM.AU</p> <p>WWW.M-A.COM.AU</p>	





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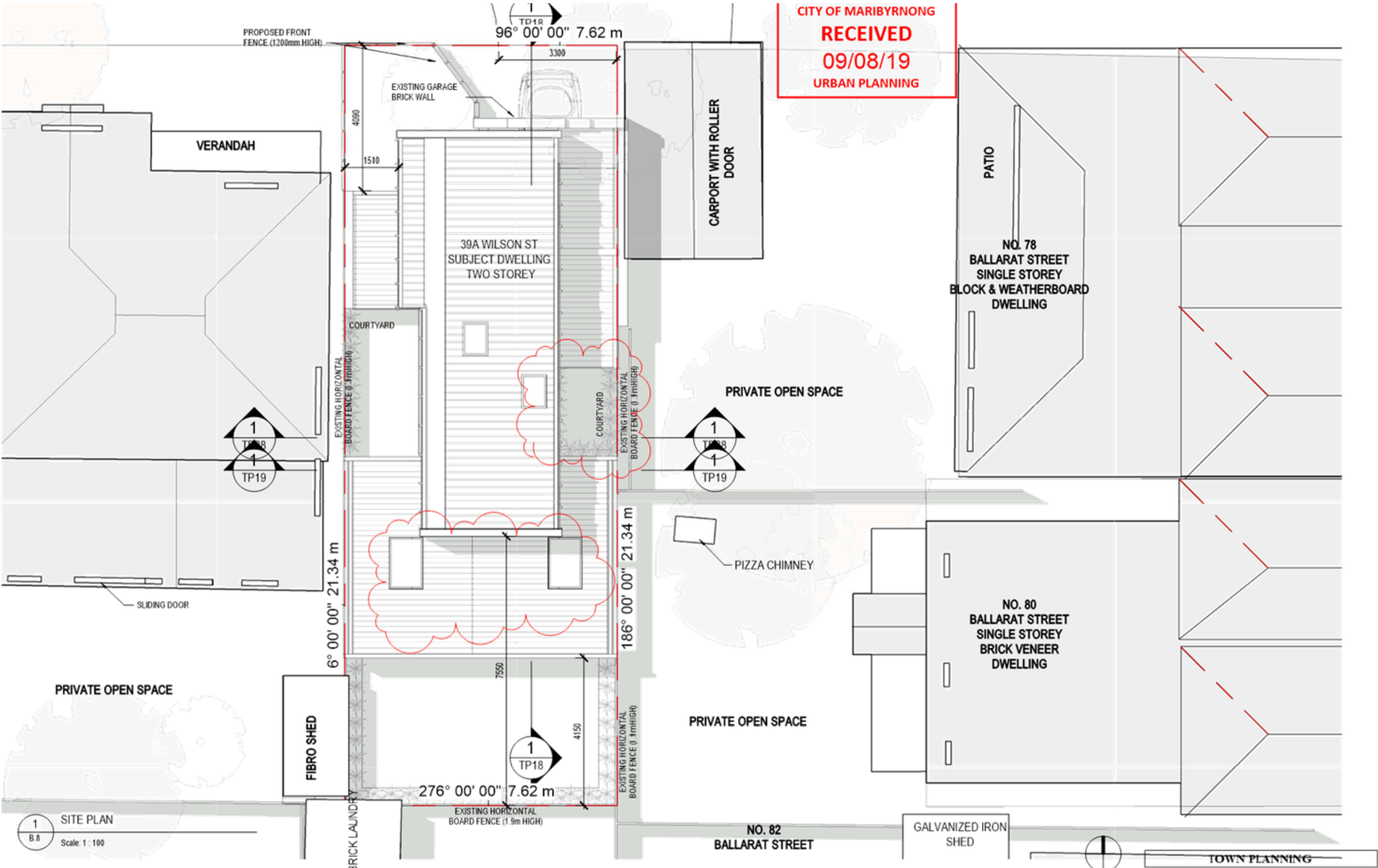
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PROJECT No J016
DWG No TP04
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VIEW 1



VIEW 2



VIEW 3



NEW4

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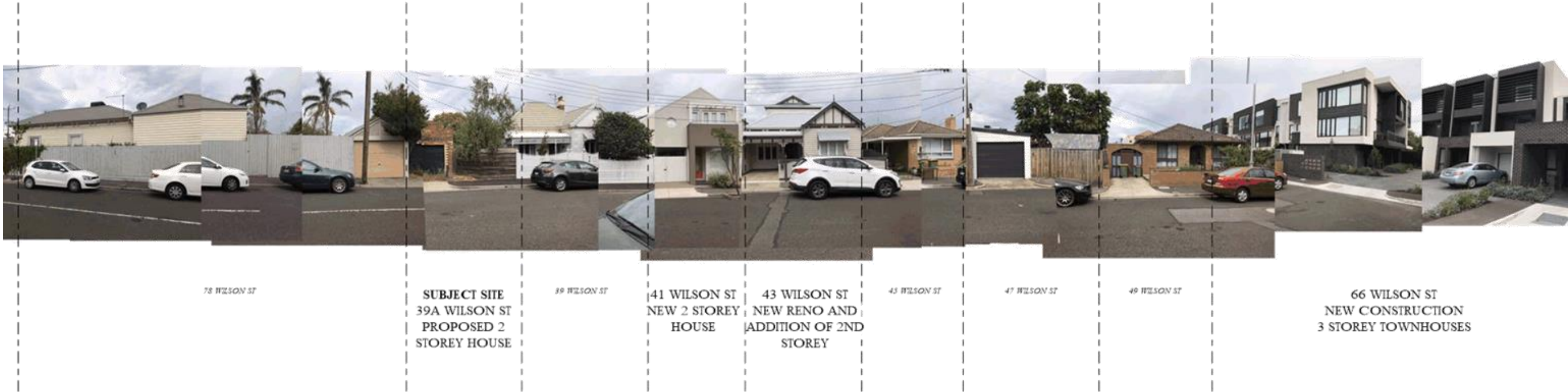
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THE BUILDING RESPONDS TO THE JUXTAPOSITION OF ITS NEIGHBOURING SITES WITH CONSIDERATION AND SENSIBILITY. MAINTAINING THE BRICK FACADE OF THE EXISTING GARAGE IS AN IMPORTANT ELEMENT IN THE DESIGN, PAYING HOMAGE TO THE SITE PRECEDENT AND ITS RELATIONSHIP TO ITS HISTORICAL STREET CONTEXT.

WHEN CONSIDERING THE UPPER LEVEL FORM, CONSIDERATION WAS MADE TO THE MATERIALITY AND PRESENCE WITHIN THE STREET. SETTING THE FORM BACK OVER 4M FROM THE NORTH WEST CORNER OF THE SITE WAS IMPORTANT TO ENSURE PEDESTRIAN ENGAGEMENT AND THE REDUCTION OF VISUAL BULK. THE UPPER LEVEL WOULD BE DESIGNED AS A CONTEMPORARY FORM WHILE STILL SPEAKING TO THE MATERIALITY OF THE SURROUNDING CONTEXT.

TIMBER AND RED BRICK ARE COMMON FEATURES OF THE STREET AS WELL AS THE ADJACENT TOWNHOUSES THUS ANY VISUAL IMPACT IS BROKEN DOWN BY THE PROPOSED BUILDINGS ABILITY TO SET ITSELF WITHIN THE CONTEXT OF THE STREET.

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CLIENT DANG THANH PHAM & MAI THANH NGUYEN

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DATE: 05/08/2019	DWG No.	REV 01
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PRECEDENT 01 - 48 - 56 WILSON ST



RED BRICK FACADE OF ADJACENT TOWNHOUSES  
BROKEN UP BY VERTICAL TIMBER CLADDING.  
RECTILINEAR FORM MEETS GABLE ROOF

PRECEDENT 02 - 39A WILSON ST



EXISTING BRICK FACADE TO BE  
RETAINED TO MIRROR PRECEDENT 01

PRECEDENT 03 - 41 WILSON ST

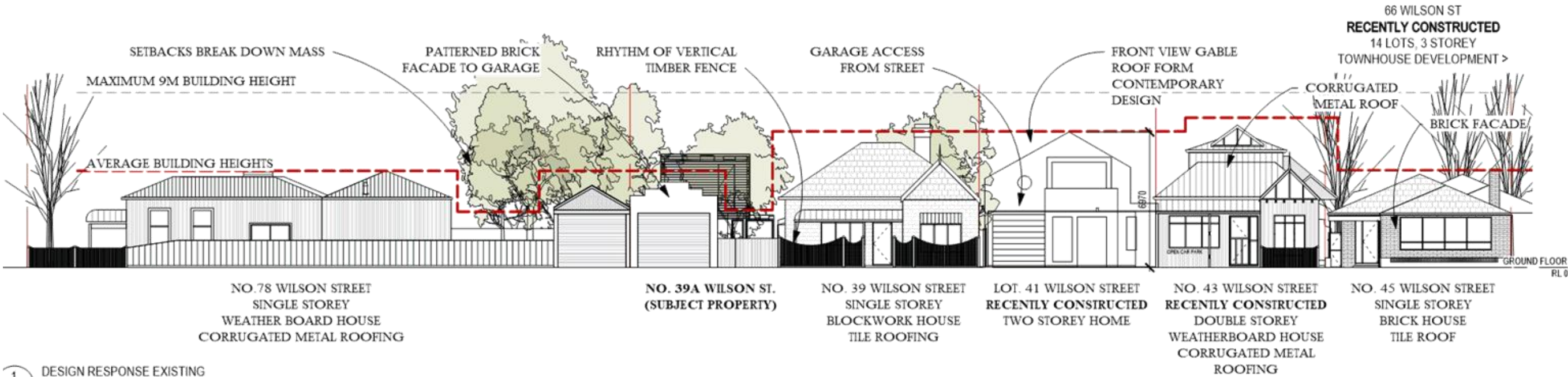


CONTEMPORARY BRICK AND  
TIMBER 2 STOREY HOME UNDER  
CONSTRUCTION

PRECEDENT 04 - 79 WILSON ST



OLD TIMBER CLADDING RECTILINEAR  
FORM



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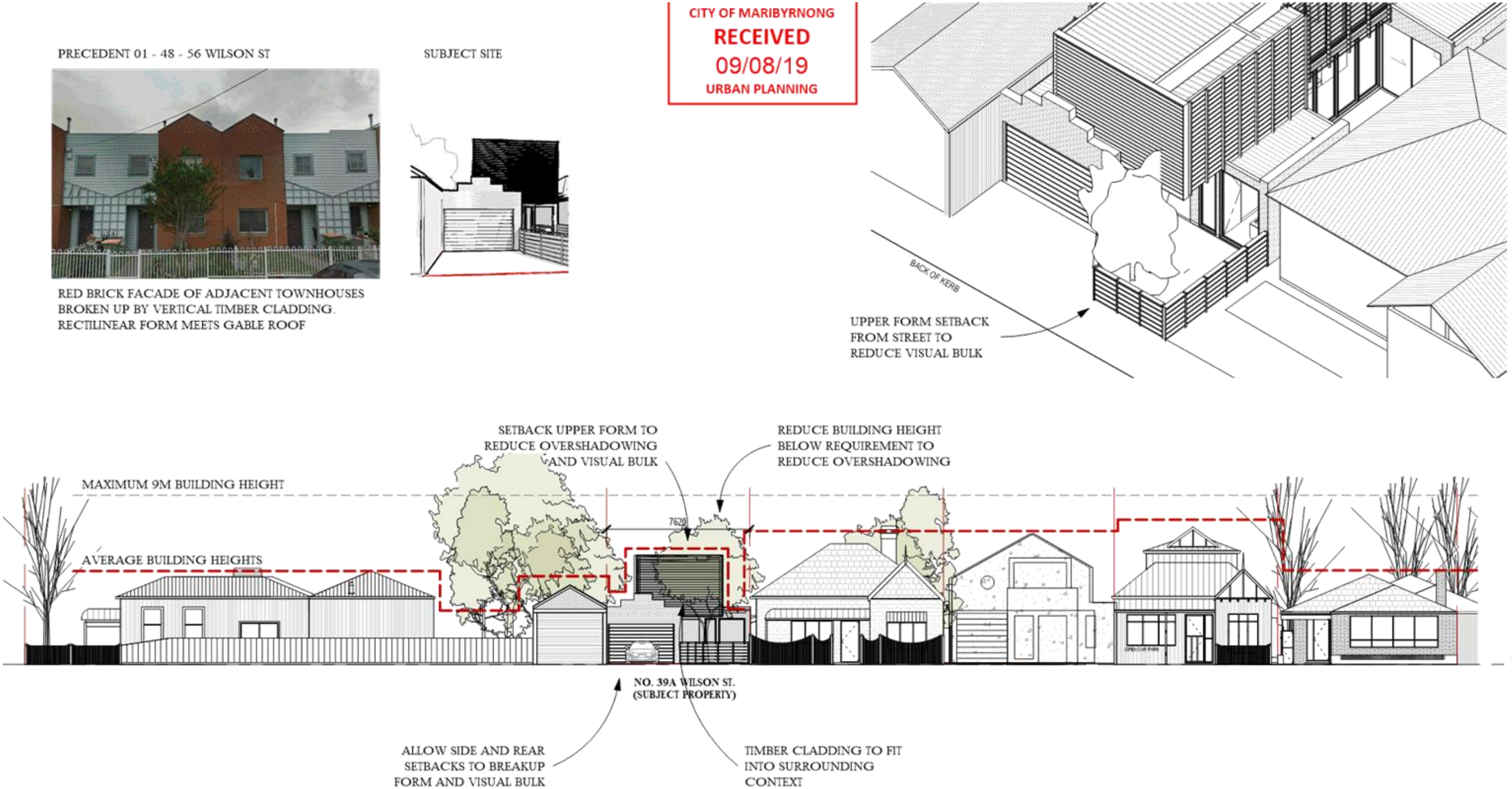
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PROJECT TITLE 39A WILSON STREET, YARRAVILLE	CLIENT DANG THANH PHAM & MAI THANH NGUYEN
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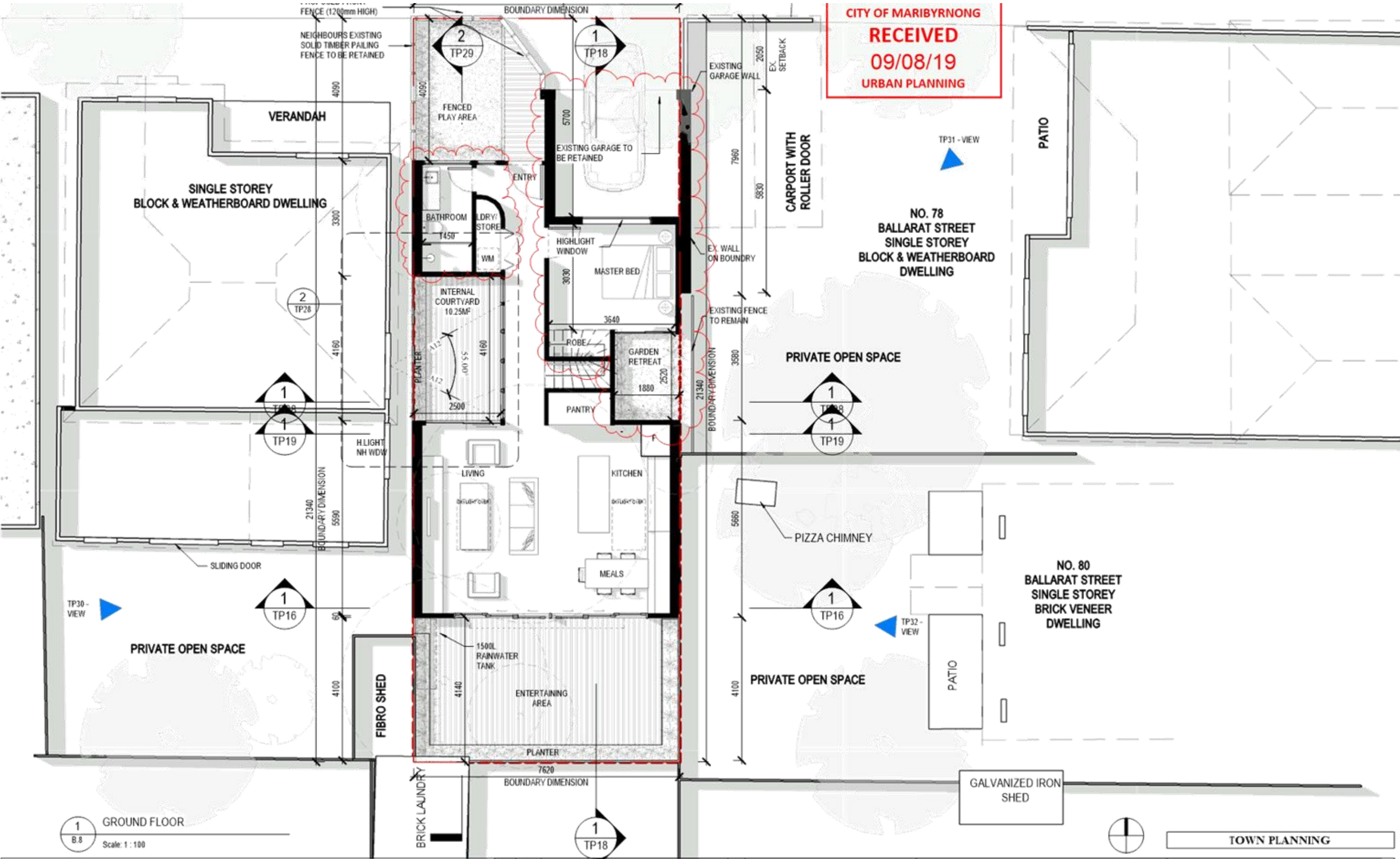
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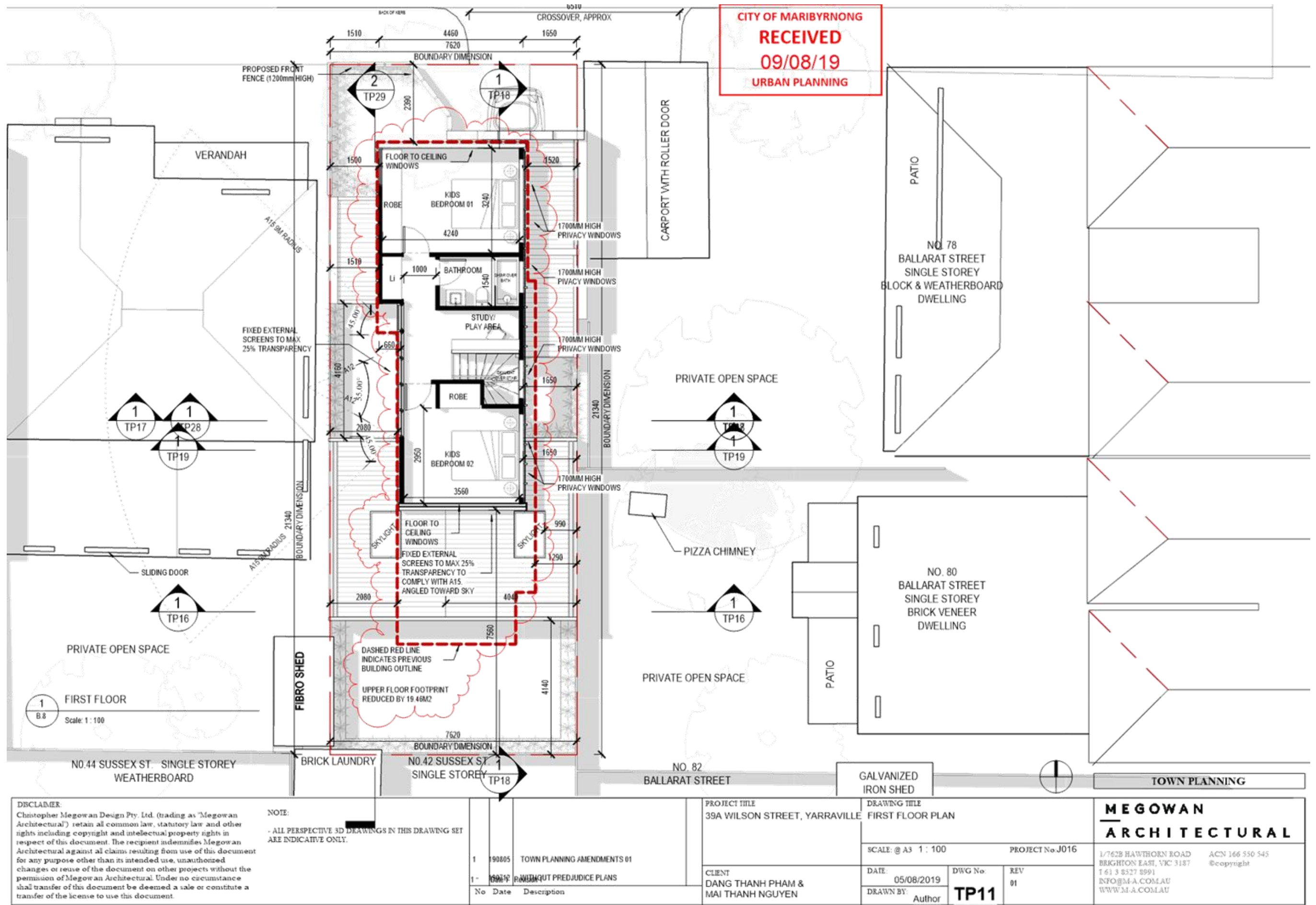


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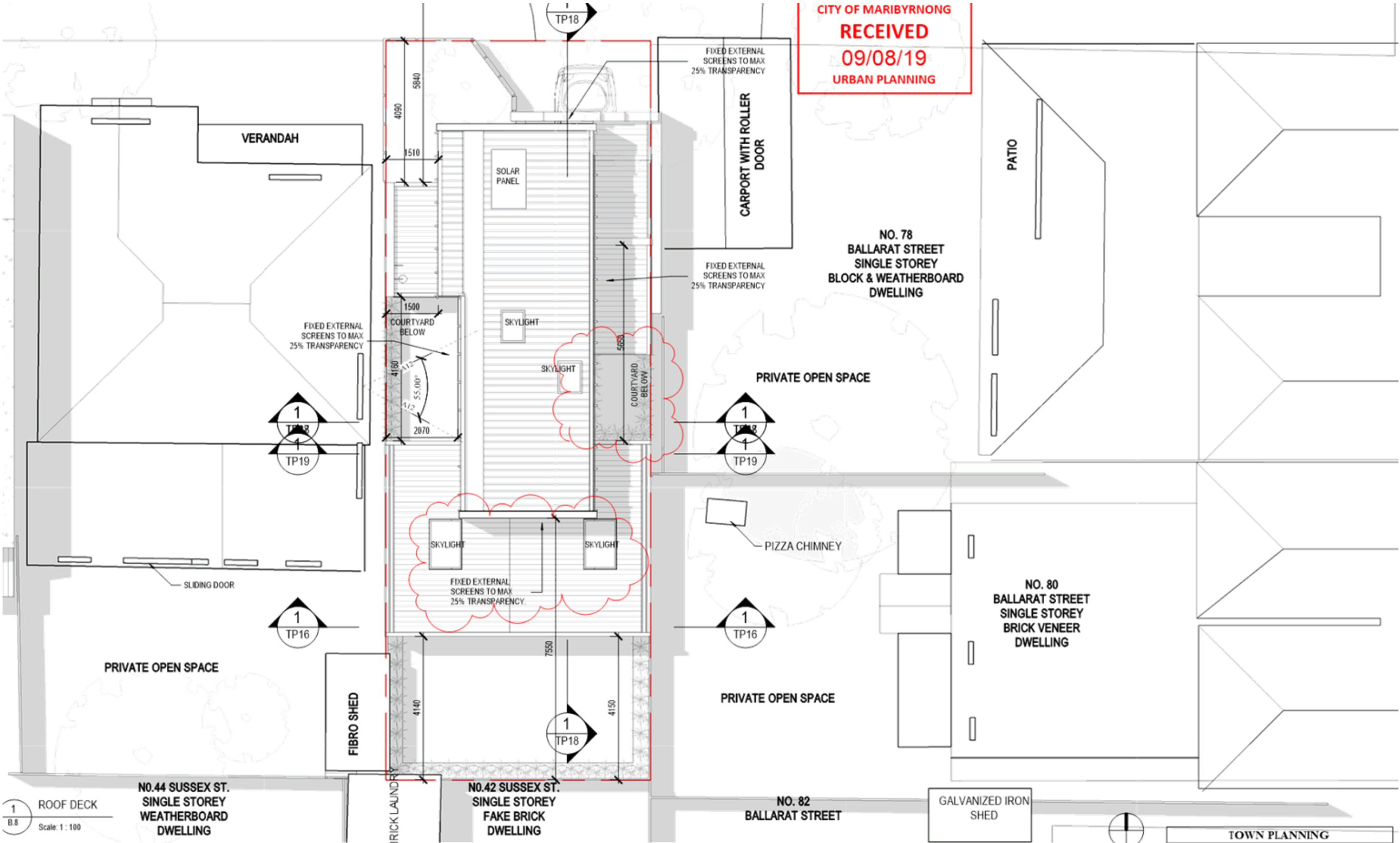




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						<p>CLIENT</p> <p>DANG THANH PHAM &amp; MAI THANH NGUYEN</p>		<p>DATE:</p> <p>05/08/2019</p>	<p>DWG No.</p> <p><b>TP10</b></p>	<p>REV</p> <p>01</p>		
						<p>DRAWN BY:</p> <p>BM</p>						
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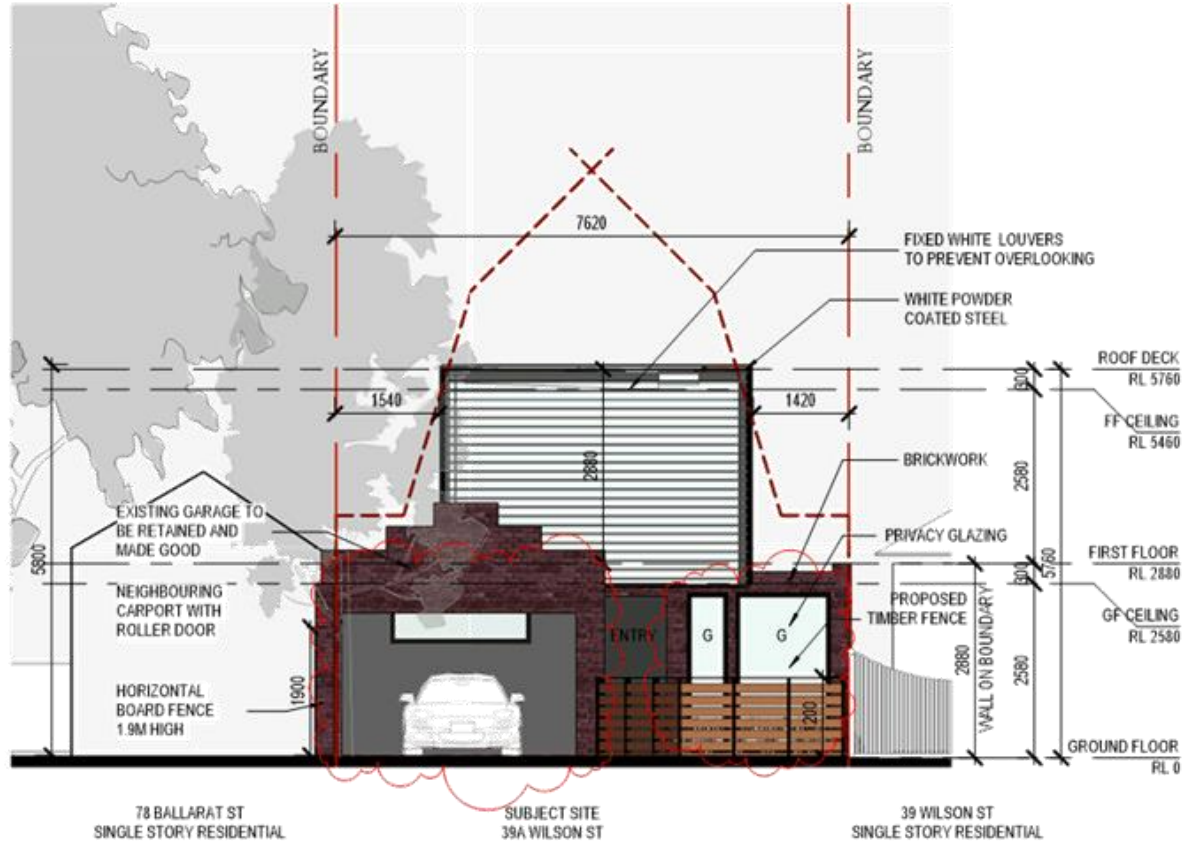




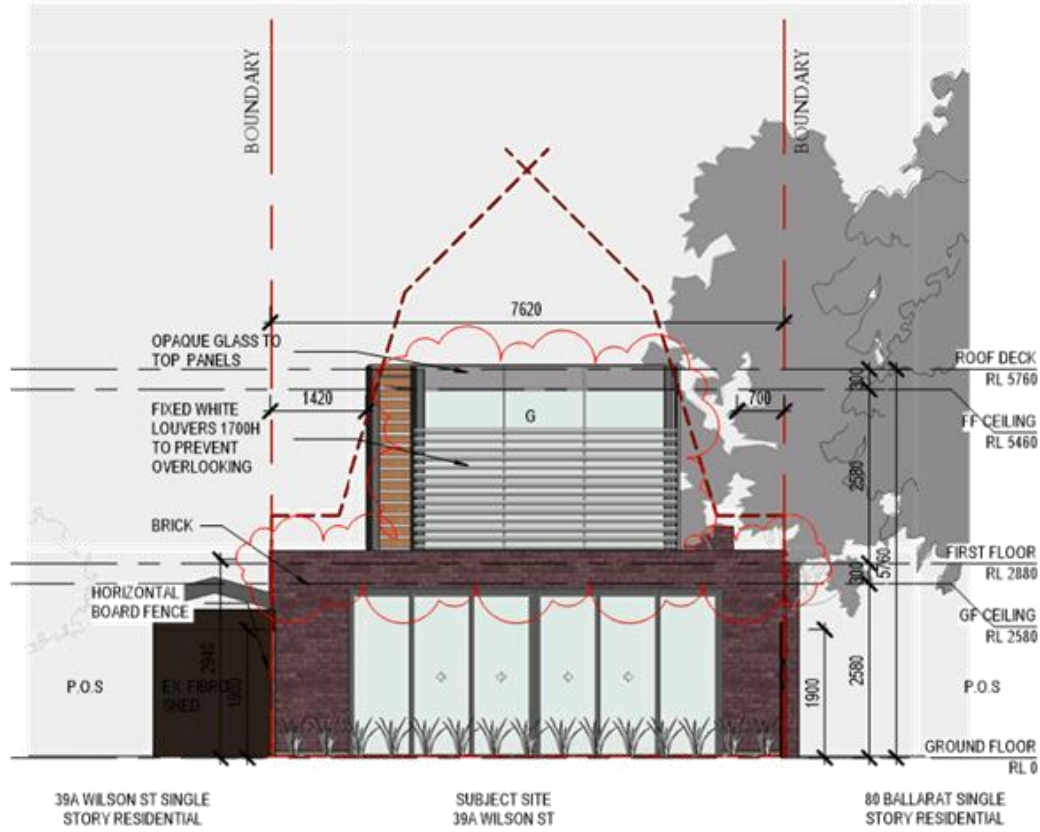
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2 NORTH ELEVATION  
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4 SOUTH ELEVATION  
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1. TIMBER



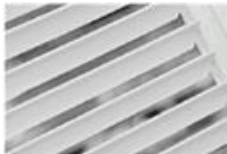
2. RED BRICK



3. WHITE CORRUGATED COLORE



4. WHITE POWDER COATED STEI



5. WHITE LOUVERS

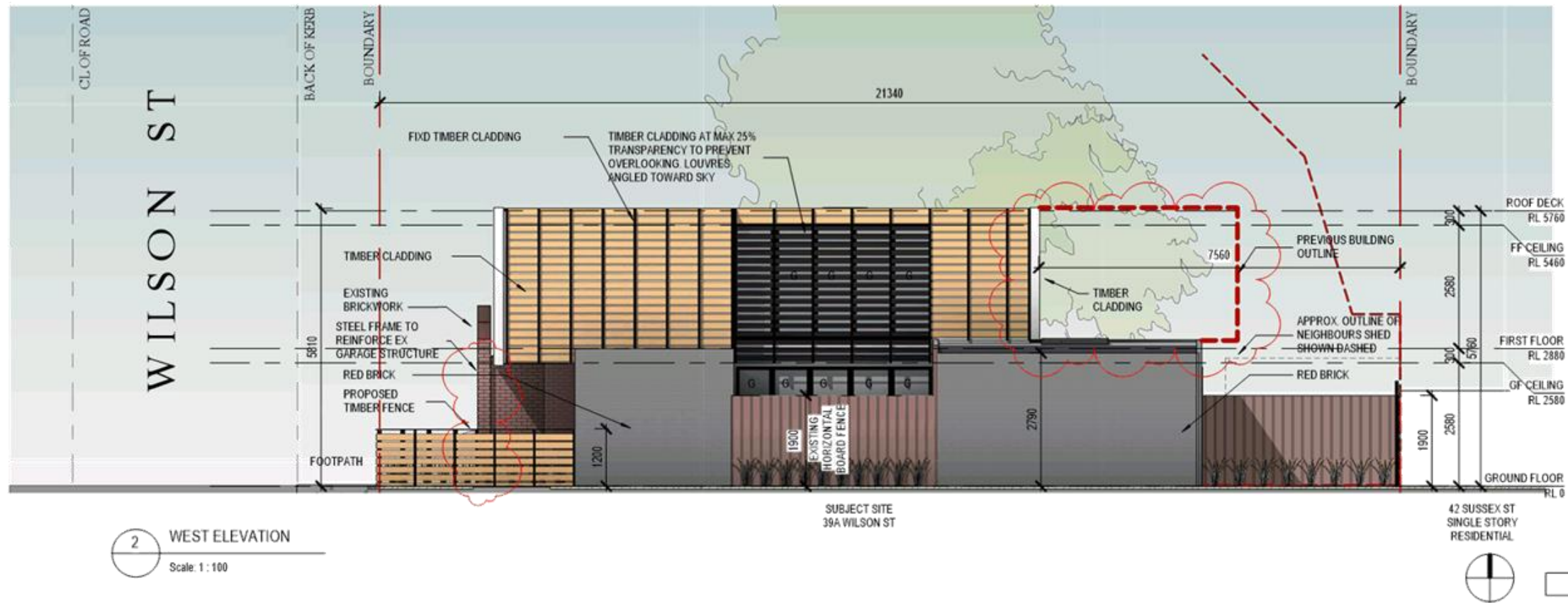
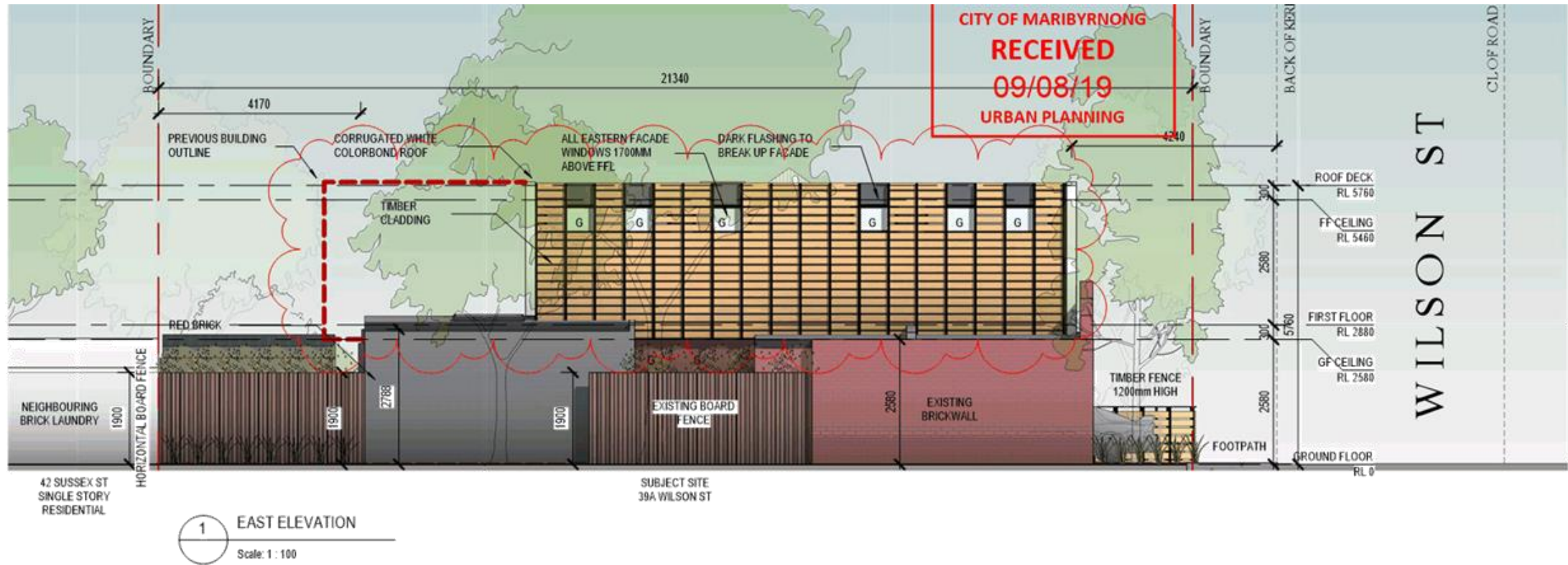


6. GLASS BALUSTRADE

TOWN PLANNING

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				1	190805	TOWN PLANNING AMENDMENTS 01		SCALE: @ A3 1 : 100			PROJECT No J016		<p>1/762B HAWTHORN ROAD BRIGHTON EAST, VIC 3187 T 61 3 8327 8891 INFO@M-A.COM.AU WWW.M-A.COM.AU</p> <p>ACN 166 550 545 ©copyright</p>	
				1	190819	PAVING OUT PREDJUDICE PLANS		CLIENT DANG THANH PHAM & MAI THANH NGUYEN		DATE: 05/08/2019	DWG No. TP13	REV 01		
No		Date	Description	DRAWN BY: BM										



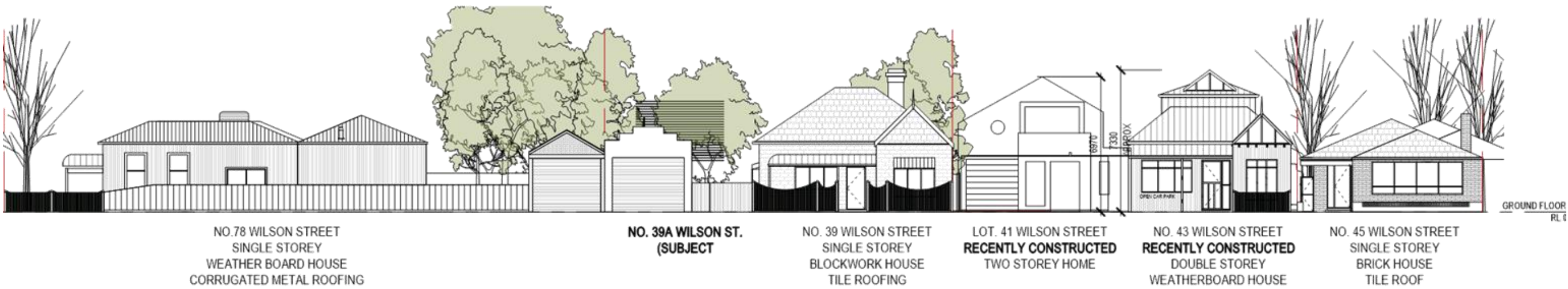


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1 190805 TOWN PLANNING AMENDMENTS 01		1 190817 TOWN PLANNING AMENDMENTS 01		CLIENT DANG THANH PHAM & MAI THANH NGUYEN		DATE: 05/08/2019		PROJECT No J016	
No Date Description		No Date Description		DRAWN BY: BM		DWG No TP14		REV 01	
								1/762B HAWTHORN ROAD BRIGHTON EAST, VIC 3187 T 61 3 8327 8991 INFO@M-A.COM.AU WWW.M-A.COM.AU	
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66 WILSON ST  
**RECENTLY CONSTRUCTED**  
14 LOTS, 3 STOREY  
TOWNHOUSE DEVELOPMENT >



1 EXISTING STREETScape  
Scale: 1 : 200

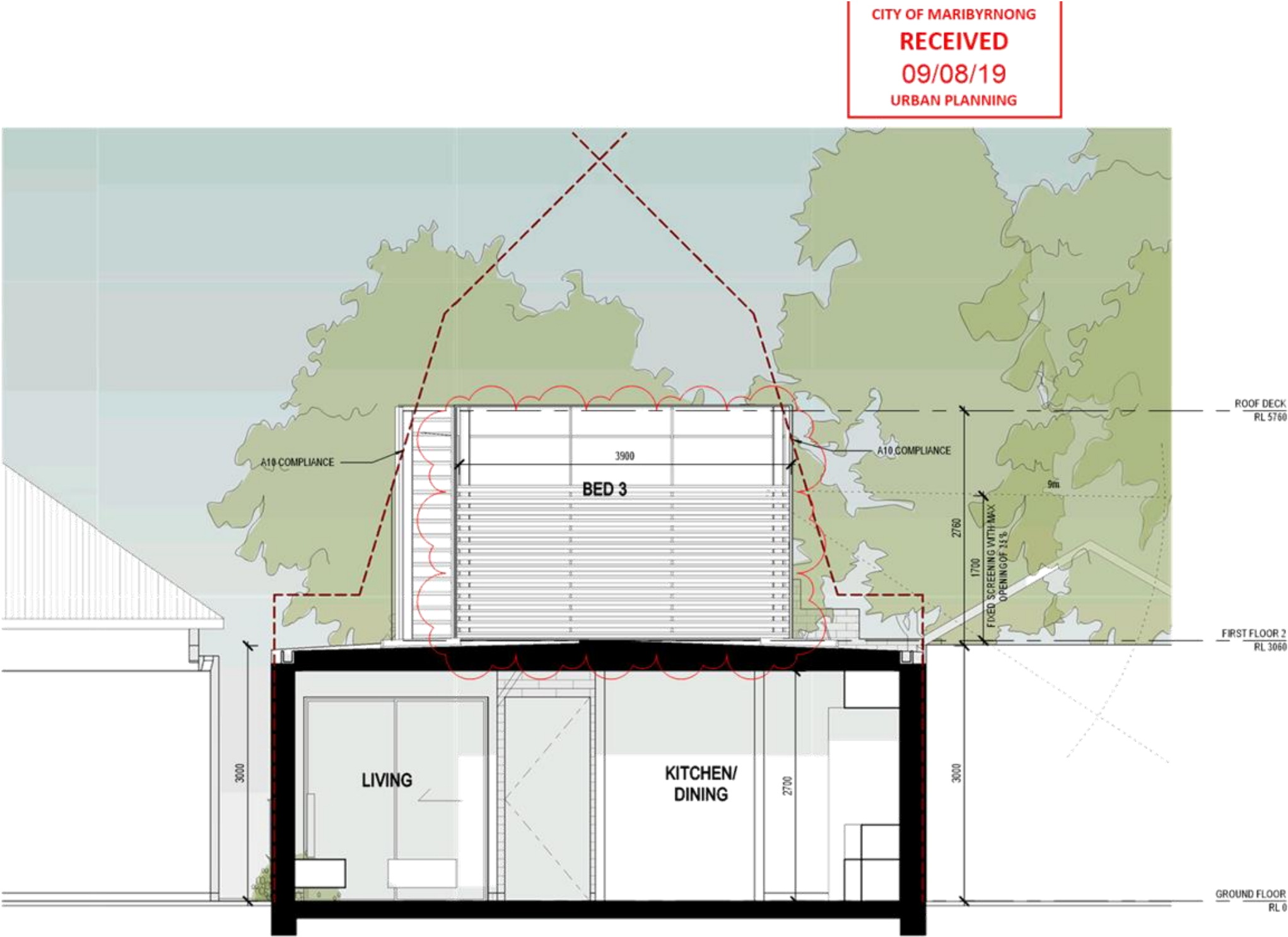


2 PROPOSED STREETScape  
Scale: 1 : 200

TOWN PLANNING

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						1 190805 TOWN PLANNING AMENDMENTS 01		CLIENT DANG THANH PHAM & MAI THANH NGUYEN					<p>DATE: 05/08/2019</p>	<p>DWG No. <b>TP15</b></p>	<p>REV 01</p>		
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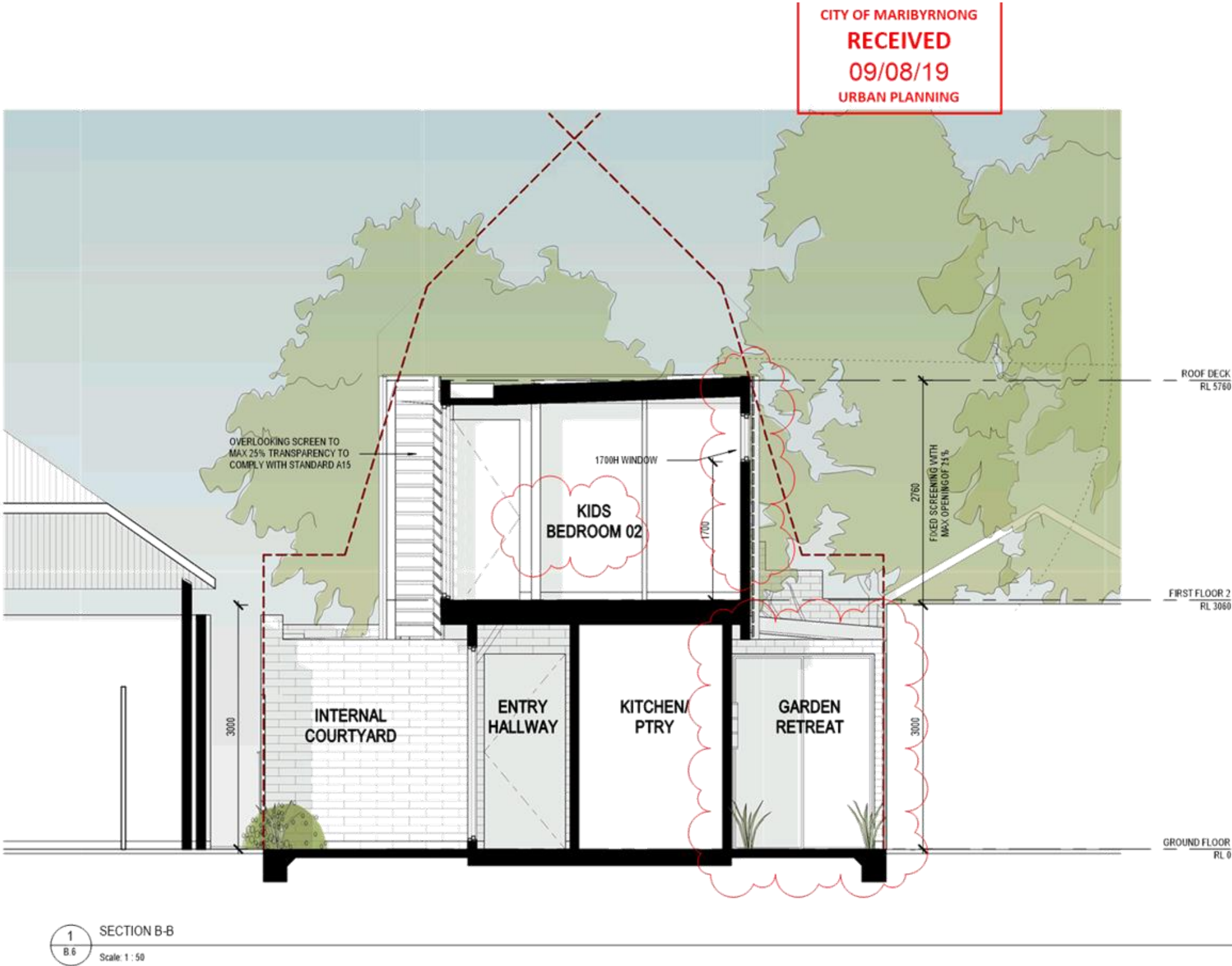




1 SECTION A-A  
TP10 Scale: 1 : 50

TOWN PLANNING

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1 190805 TOWN PLANNING AMENDMENTS 01			1 190805 TOWN PLANNING AMENDMENTS 01			CLIENT DANG THANH PHAM & MAI THANH NGUYEN			SCALE: @ A3 1 : 50 PROJECT No J016			1/762B HAWTHORN ROAD BRIGHTON EAST, VIC 3187 T 61 3 8327 8891 INFO@M-A.COM.AU WWW.M-A.COM.AU	
No Date Description			WITHOUT PREJUDICE PLANS			DATE: 05/08/2019			DWG No. TP16			ACN 166 550 545 ©copyright	
						DRAWN BY: BM			REV 01				

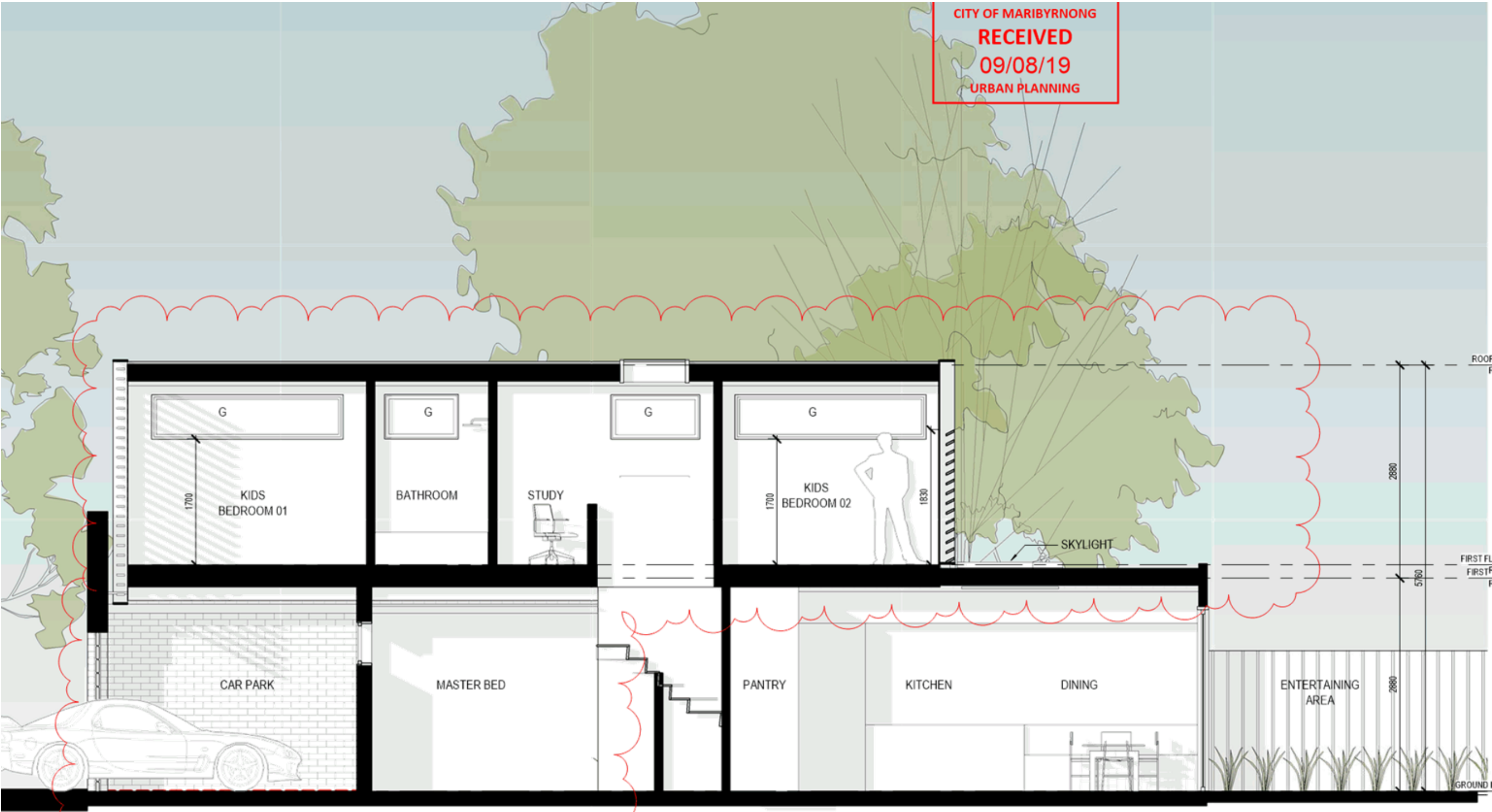


TOWN PLANNING

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1 190805 TOWN PLANNING AMENDMENTS 01		1 190805 TOWN PLANNING AMENDMENTS 01		<b>CLIENT</b> DANG THANH PHAM & MAI THANH NGUYEN		<b>DATE:</b> 05/08/2019		<b>DWG No.</b> TP17		<b>REV</b> 01	
No Date Description		No Date Description				<b>DRAWN BY:</b> BM					





1 Section C-C  
B 6 Scale: 1 : 50

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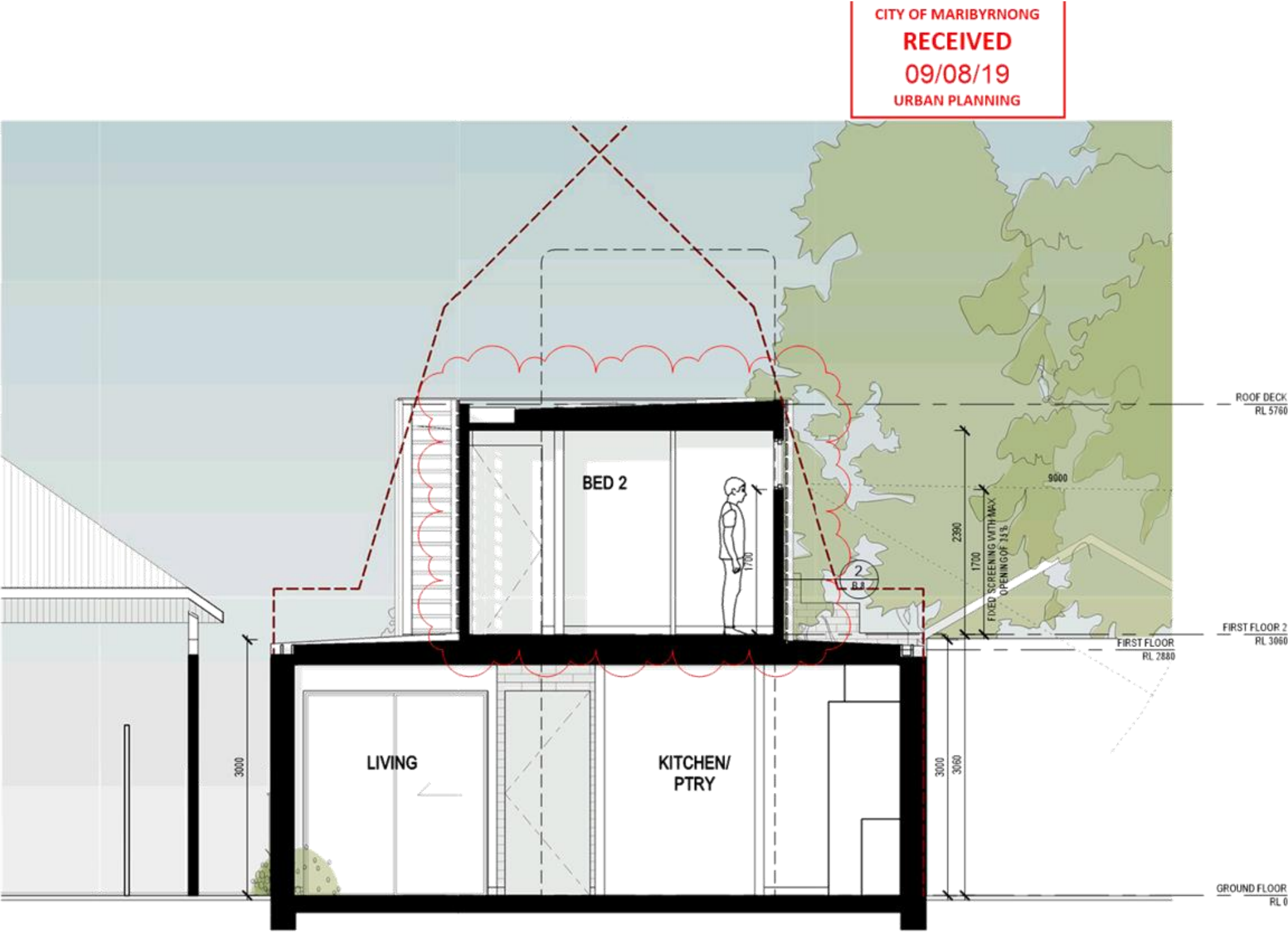
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1	190819	RAVENSHAW PRELIMINARY PLANS
No	Date	Description

PROJECT TITLE 39A WILSON STREET, YARRAVILLE
CLIENT DANG THANH PHAM & MAI THANH NGUYEN

DRAWING TITLE SECTION C-C
SCALE: @ A3 1 : 50
PROJECT No J016
DATE 05/08/2019
DWG No TP18
REV 01
DRAWN BY: BM

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1 SECTION D-D  
B.5 Scale: 1 : 50

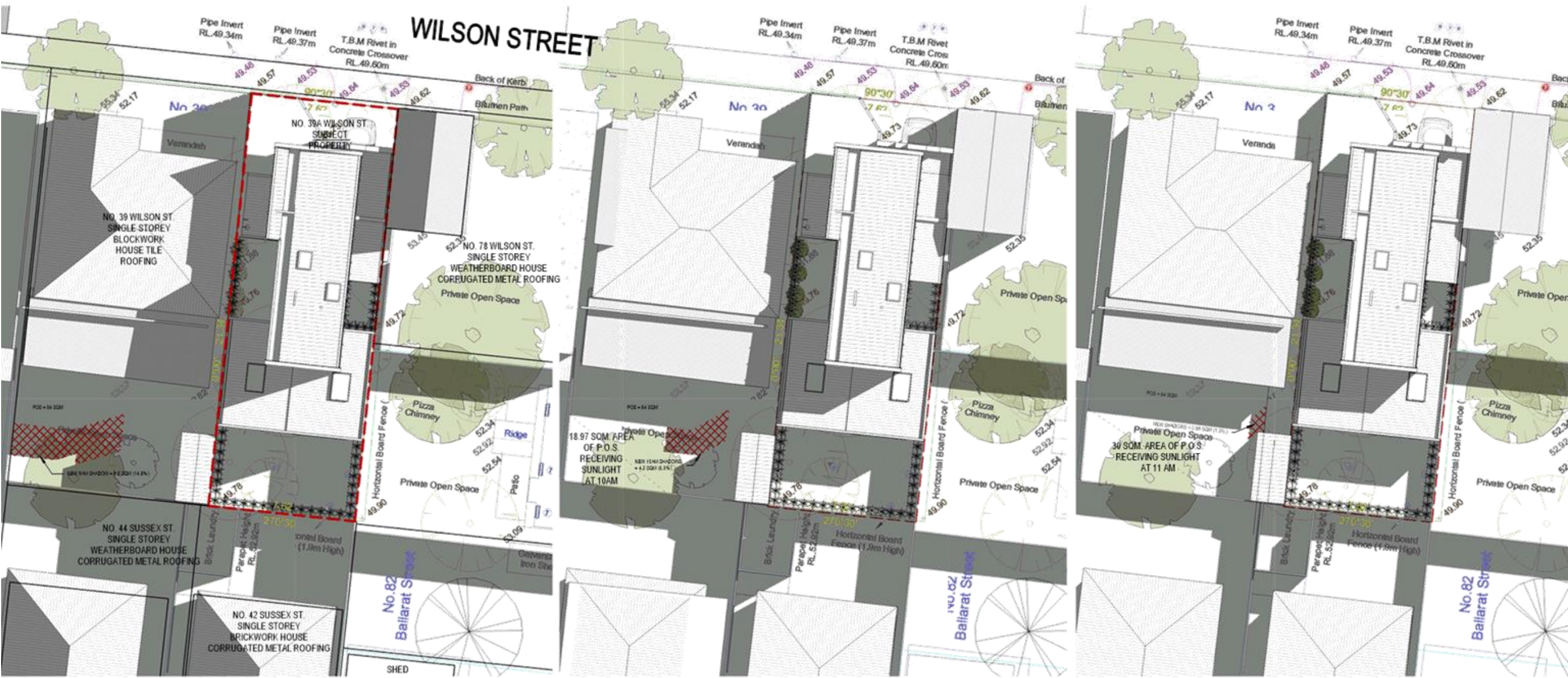
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MEGOWAN ARCHITECTURAL			
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1	190805	TOWN PLANNING AMENDMENTS 01	
1	190805	WITHOUT PREJUDICE PLANS	
No	Date	Description	

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CLIENT DANG THANH PHAM & MAI THANH NGUYEN		SCALE: @ A3 1 : 50	
DATE: 05/08/2019		PROJECT No J016	
DRAWN BY: Author		DWG No TP19	REV 01



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1 SHADOW DIAGRAM 22 SEP 9AM  
B.8 Scale: 1 : 200

3 SHADOW DIAGRAM 22 SEP 10AM  
B.8 Scale: 1 : 200

2 SHADOW DIAGRAM 22 SEP 11AM  
B.8 Scale: 1 : 200



NEW SHADOWS ON NEIGHBOURING P.O.S.



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1	190805	TOWN PLANNING AMENDMENTS 01
-	190712	WITHOUT PREJUDICE PLANS

No	Date	Description

PROJECT TITLE 39A WILSON STREET, YARRAVILLE		DRAWING TITLE SHADOW DIAGRAMS		
		SCALE: @ A3 As indicated		
CLIENT DANG THANH PHAM & MAI THANH NGUYEN		DATE: 05/08/2019	DWG No. TP20	REV 01
		DRAWN BY: BM		

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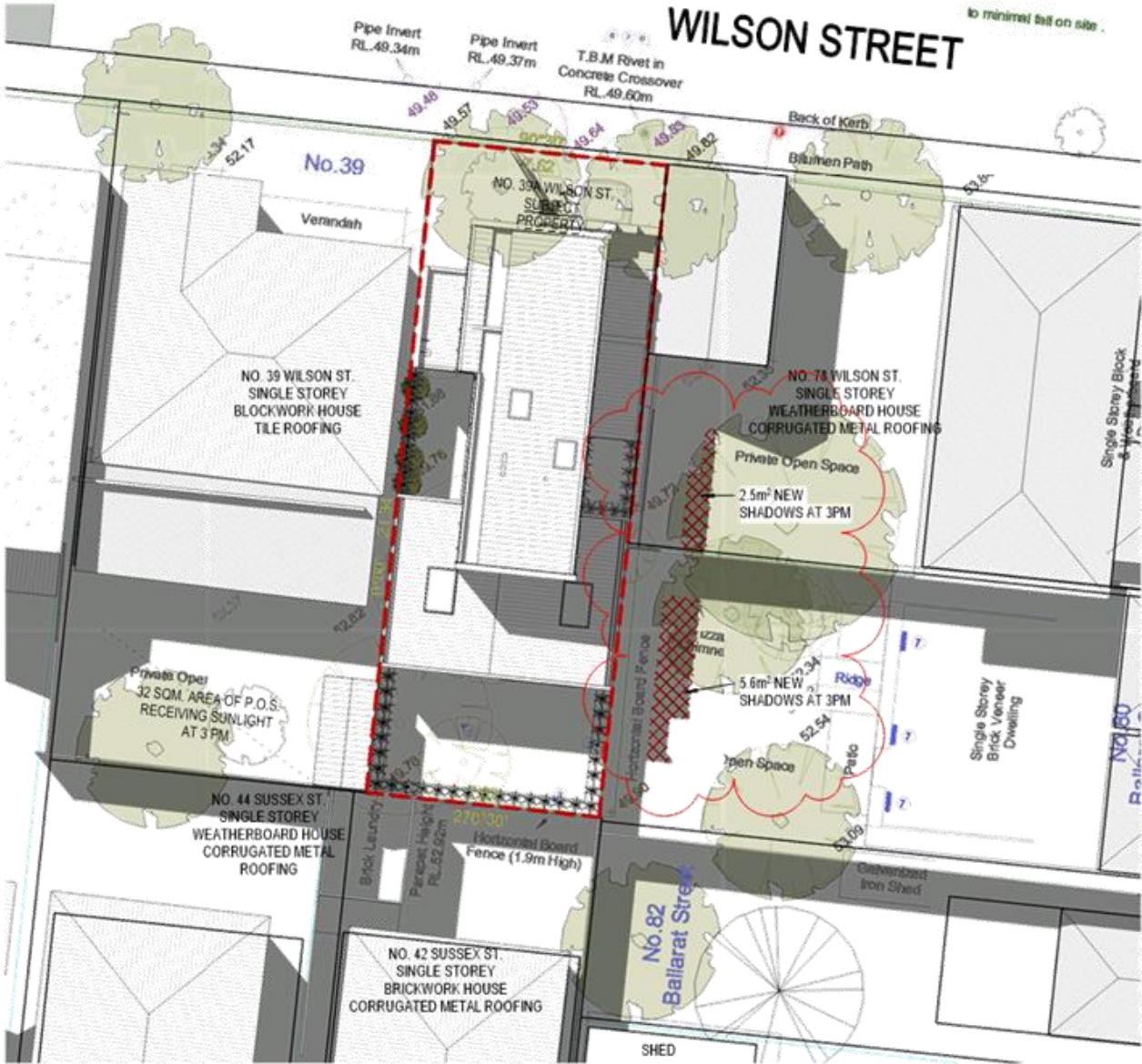
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1 SHADOW DIAGRAM 22 SEP 12PM  
B.8 Scale 1 : 200



2 SHADOW DIAGRAM 22 SEP 3PM  
B.8 Scale 1 : 200



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1	190805	WITHOUT PREJUDICE PLANS
No	Date	Description

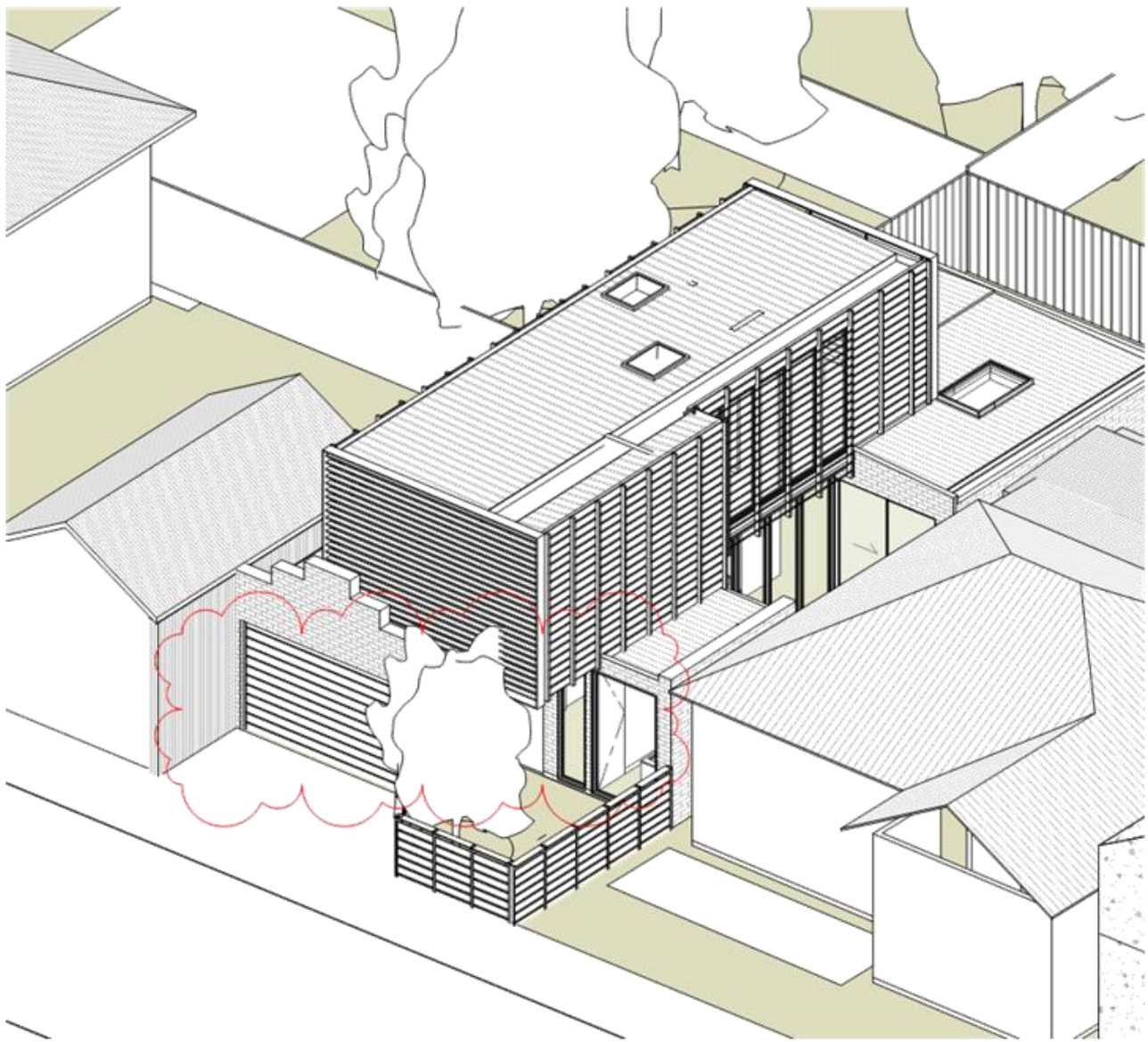
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CLIENT	DANG THANH PHAM & MAI THANH NGUYEN

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REV	01

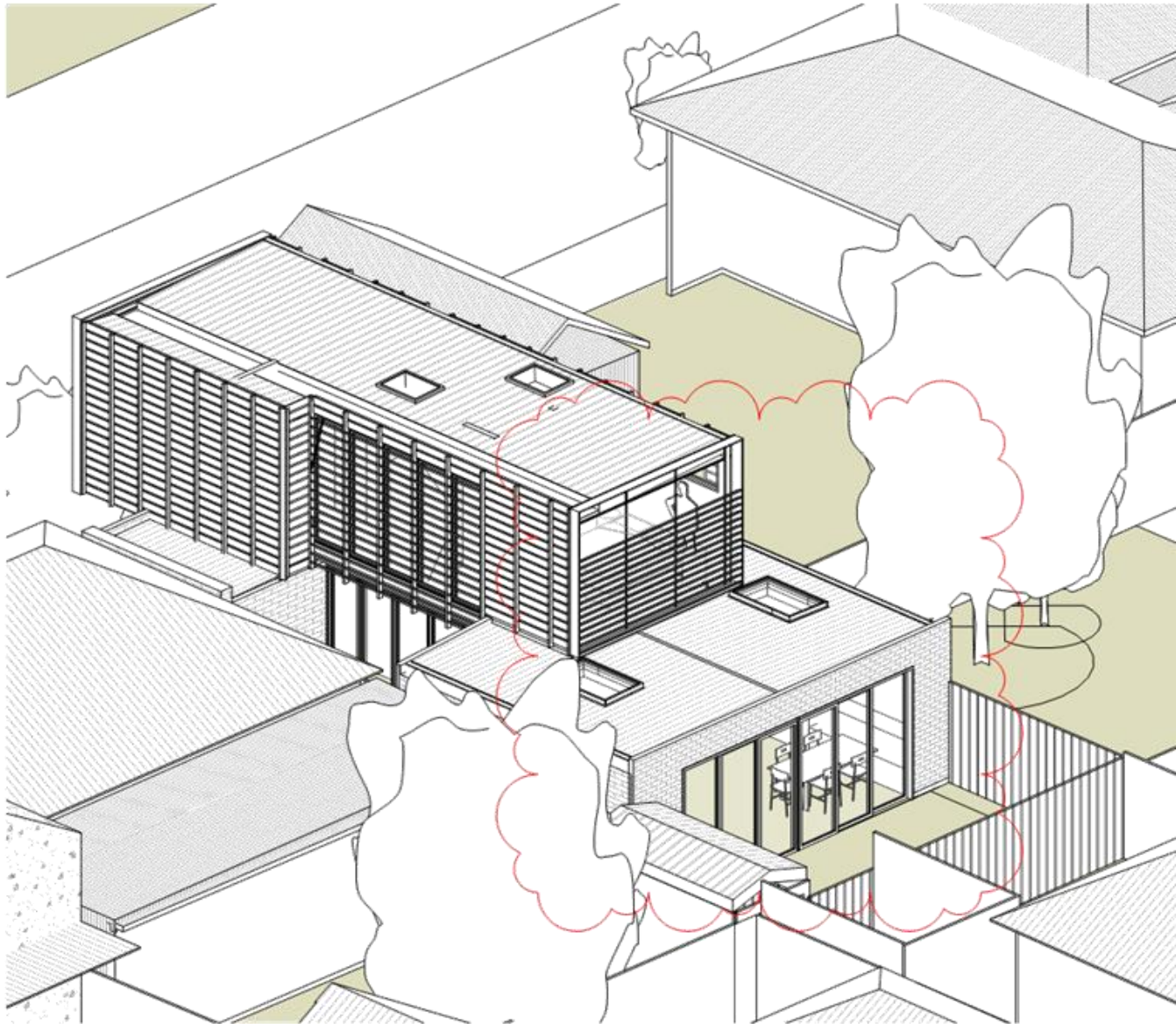
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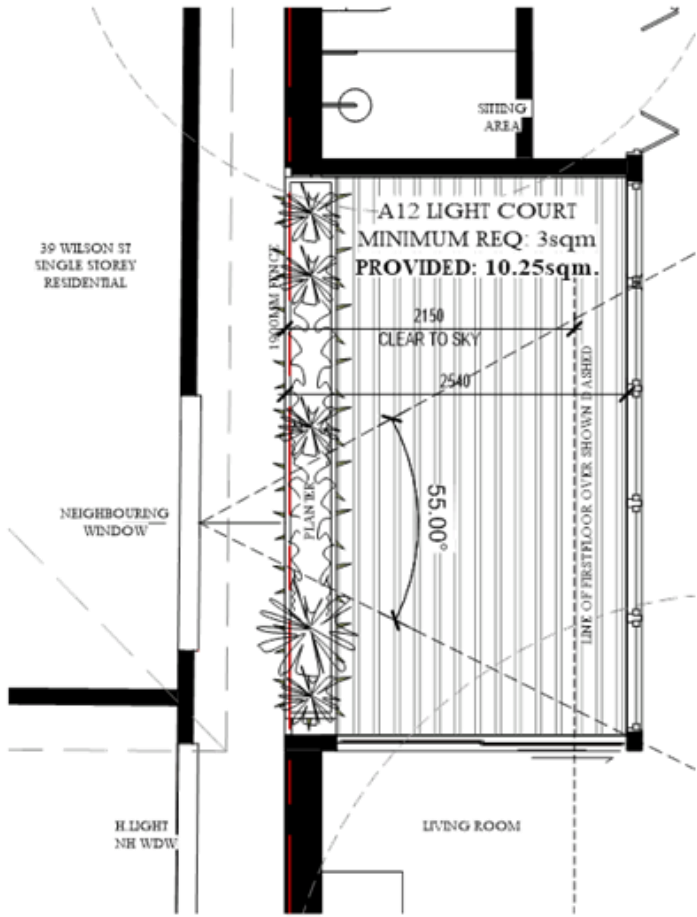
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Scale:



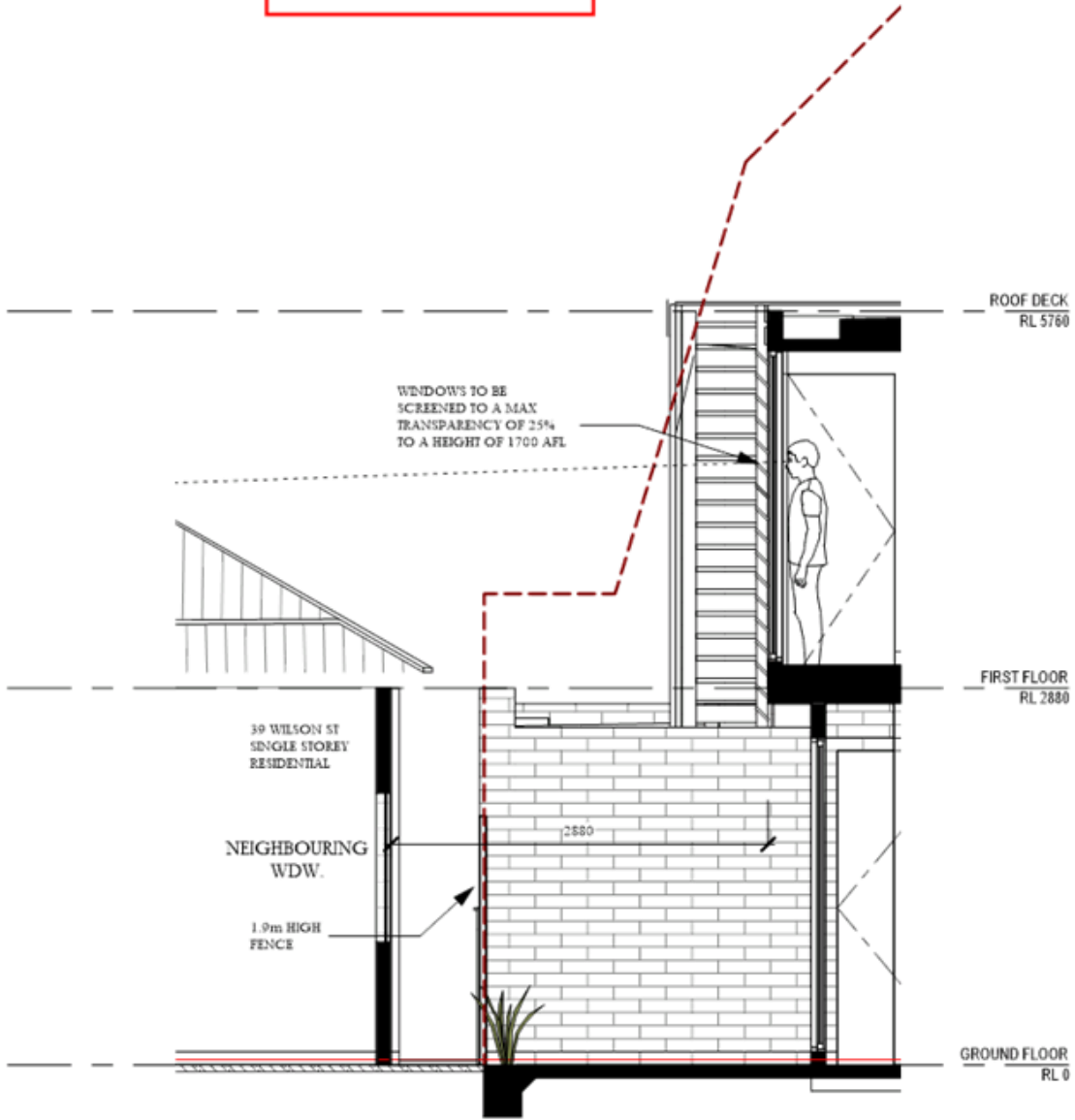
2 AXONOMETRIC VIEW FROM SOUTHWEST  
Scale:

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				CLIENT DANG THANH PHAM & MAI THANH NGUYEN		SCALE: @ A3	PROJECT No J016		
1 190805 TOWN PLANNING AMENDMENTS 01		1 190817 RAVENHILL PREJUDICE PLANS		DATE: 05/08/2019		DWG No: TP27	REV: 01	1/762B HAWTHORN ROAD BRIGHTON EAST, VIC 3187 T 61 3 8327 8891 INFO@M-A.COM.AU WWW.M-A.COM.AU	
No	Date	Description		DRAWN BY: BM				ACN 166 550 545 ©copyright	



2 A12 FLOOR PLAN  
TP10 Scale: 1 : 50



1 A12 SECTION  
B.5 Scale: 1 : 50

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No	Date	Description

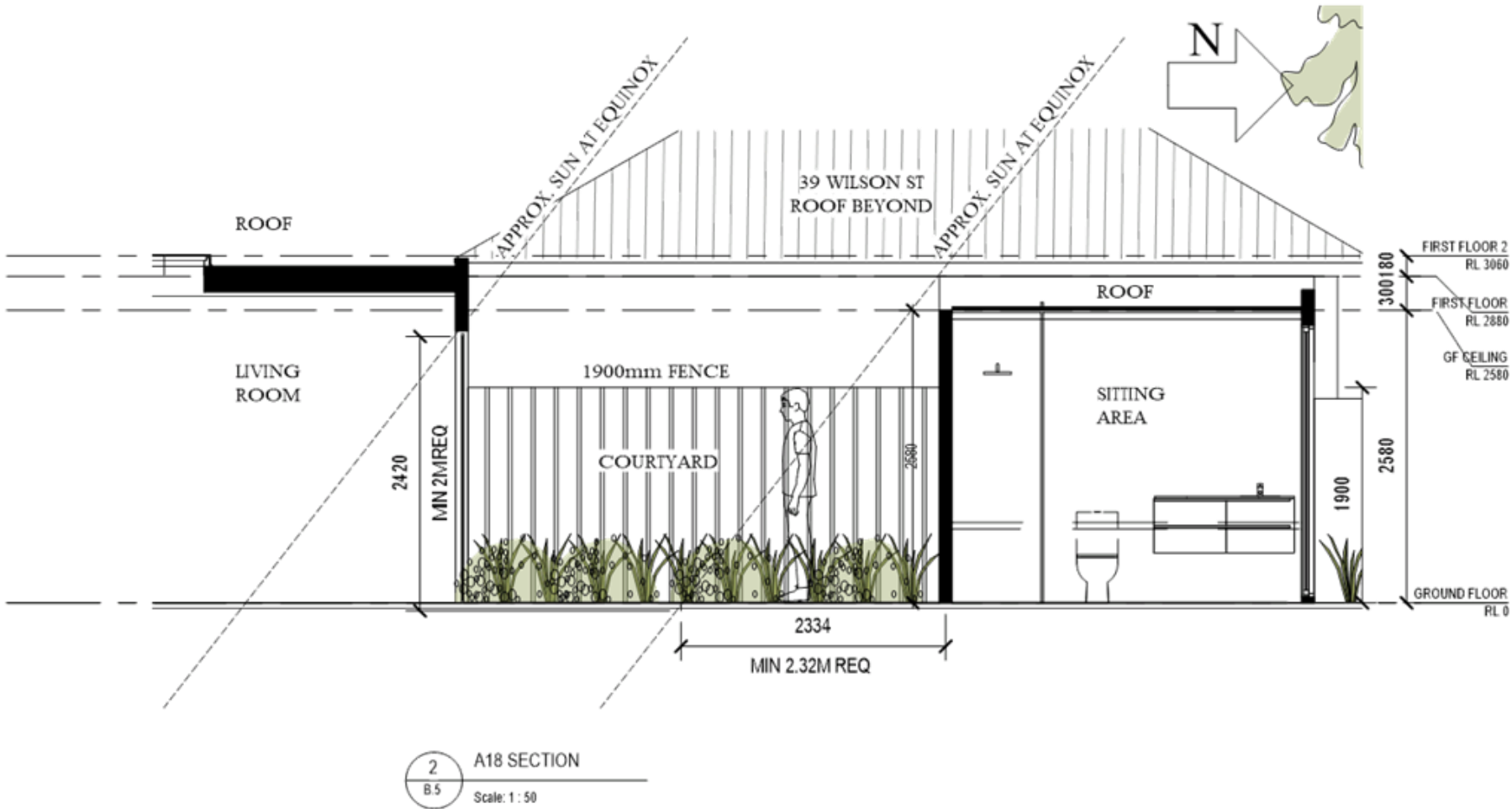
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CLIENT	DANG THANH PHAM & MAI THANH NGUYEN

DRAWING TITLE	A12 ANALYSIS
SCALE: @ A3	1 : 50
PROJECT No	J016
DATE	05/08/2019
DWG No	TP28
REV	01
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-	190712	WITHOUT PREDJUDICE PLANS
No	Date	Description

PROJECT TITLE  
39A WILSON STREET, YARRAVILLE

CLIENT  
DANG THANH PHAM &  
MAI THANH NGUYEN

DRAWING TITLE  
A18 ANALYSIS

SCALE: @ A3 1 : 50

PROJECT No J016

DATE: 05/08/2019

DRAWN BY: Author

DWG No: TP29

REV: 01

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YARRAVILLE

## DEVELOPMENT SUMMARY

GROUND FLOOR: 72 sqm.  
FIRST FLOOR: 73 sqm.  
P.O.S: 70 sqm.

EX. GARAGE: 23 sqm

SITE AREA:	162 sqm.
SITE COVERAGE:	101 sqm. (62%)

GARDEN AREA: 53 sqm.  
(32%)

(no minimum requirement for garden area  
as lot is under 400 sqm.)

PERMEABILITY REQ.: 32.4 sqm  
(20%)

PERMEABILITY PROVIDED: 55 sqm.  
(34%)

(55sqm clear area to allow water to permeate. free paving to be laid on crushed rock with gravel between pavers in 100mm (approx) wide gaps. Paths are to be paved with stepping stone pathways, and will be graded to shed water to adjacent garden beds.)

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# SITE INFORMATION

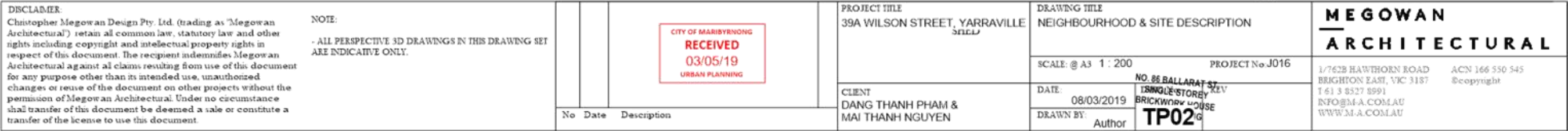
YARRAVILLE IS A WELL KNOWN  
SUBURB IN MELBOURNE WITH  
DESIREABLE AMENITY AND LIFESTYLE  
OFFERINGS. THE SITE AT 39A WILSON  
STREET PRESENTS A GREAT  
OPPORTUNITY FOR THE  
DEVELOPMENT OF A NEW FAMILY  
HOME THAT SITS WELL WITHIN ITS  
RESIDENTIAL CONTEXT.  
AS WELL AS BEING SURROUNDED BY  
OTHER 1, 2 AND 3 STOREY  
RESIDENTIAL HOMES, THE SITE  
OFFERS CONNECTIVITY TO  
COUNTLESS AMENITIES INCLUDING  
LOCAL SHOPS, RESTAURANTS,  
CHILDCARE CENTRES, YARRAVILLE  
TRAIN STATION AND PARKLANDS,  
ALL WITHIN WALKING DISTANCE. THE  
CITY BEING JUST 6KM AWAY  
REDUCES THE NEED FOR PERSONAL  
VEHICLES AND ACCESS TO PUBLIC  
TRANSPORT IS WALKABLE AND  
CONVENIENT.



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FIELD

CLIENT  
DANG THANH PHAM &  
MAI THANH NGUYEN

DRAWING TITLE  
NEIGHBOURHOOD & SITE DESCRIPTION

SCALE: @ A3 1 : 200 PROJECT No. J016

DATE: 08/03/2019

DRAWN BY: Author

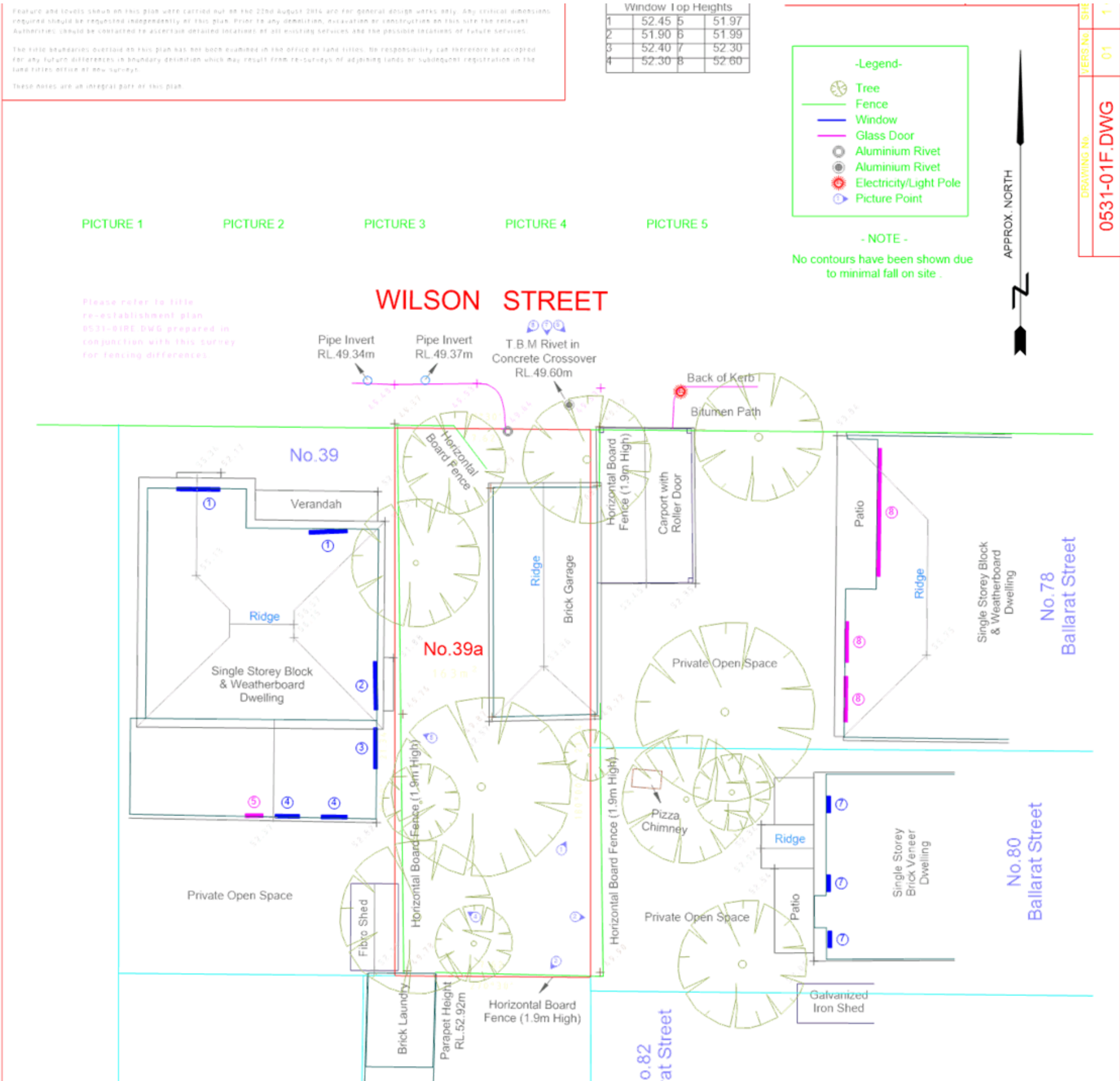
NO. 86 BALLARAT ST  
SINGLE STOREY  
BRICKWORK HOUSE  
TP02

**MEGOWAN**  
**ARCHITECTURAL**

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T 61 3 8527 8991  
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Agenda Item 6.1 - Attachment 3



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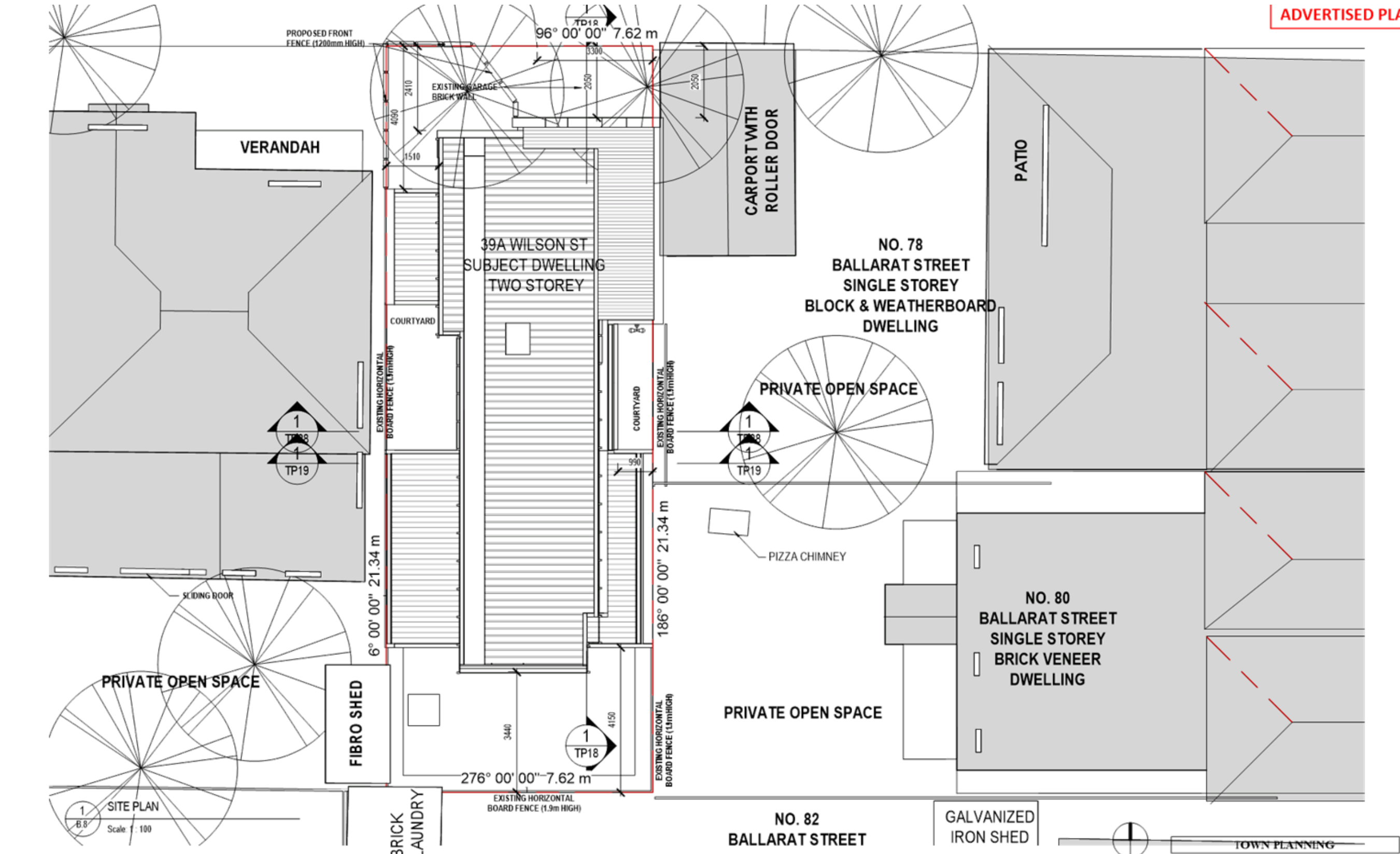
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PROJECT TITLE 39A WILSON STREET, YARRAVILLE		
CLIENT DANG THANH PHAM & MAI THANH NGUYEN		
DRAWING TITLE SURVEY		
SCALE: @ A3 1 : 150		PROJECT No J016
DATE: 08/03/2019	DWG No: <b>TP03</b>	REV
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			39A WILSON STREET, YARRAVILLE		SITE PLAN							
					SCALE: @ A3 1 : 100			PROJECT No J016		1/762B HAWTHORN ROAD BRIGHTON EAST, VIC 3187 T 61 3 8327 8891 INFO@M-A.COM.AU WWW.M-A.COM.AU		ACN 166 550 545 ©copyright
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		DRAWN BY:		Author	TP04							
No		Date		Description								





VIEW 1



VIEW 2



VIEW 3



VIEW4

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## DESIGN STATEMENT

THE BUILDING RESPONDS TO THE JUXTAPOSITION OF ITS NEIGHBOURING SITES WITH CONSIDERATION AND SENSIBILITY. MAINTAINING THE BRICK FACADE OF THE EXISTING GARAGE IS AN IMPORTANT ELEMENT IN THE DESIGN, PAYING HOMAGE TO THE SITE PRECEDENT AND ITS RELATIONSHIP TO ITS HISTORICAL STREET CONTEXT.

WHEN CONSIDERING THE UPPER LEVEL FORM, CONSIDERATION WAS MADE TO THE MATERIALITY AND PRESENCE WITHIN THE STREET. SETTING THE FORM BACK OVER 4M FROM THE NORTH WEST CORNER OF THE SITE WAS IMPORTANT TO ENSURE PEDESTRIAN ENGAGEMENT AND THE REDUCTION OF VISUAL BULK. THE UPPER LEVEL WOULD BE DESIGNED AS A CONTEMPORARY FORM WHILE STILL SPEAKING TO THE MATERIALITY OF THE SURROUNDING CONTEXT.

TIMBER AND RED BRICK ARE COMMON FEATURES OF THE STREET AS WELL AS THE ADJACENT TOWNHOUSES THUS ANY VISUAL IMPACT IS BROKEN DOWN BY THE PROPOSED BUILDINGS ABILITY TO SET ITSELF WITHIN THE CONTEXT OF THE STREET.

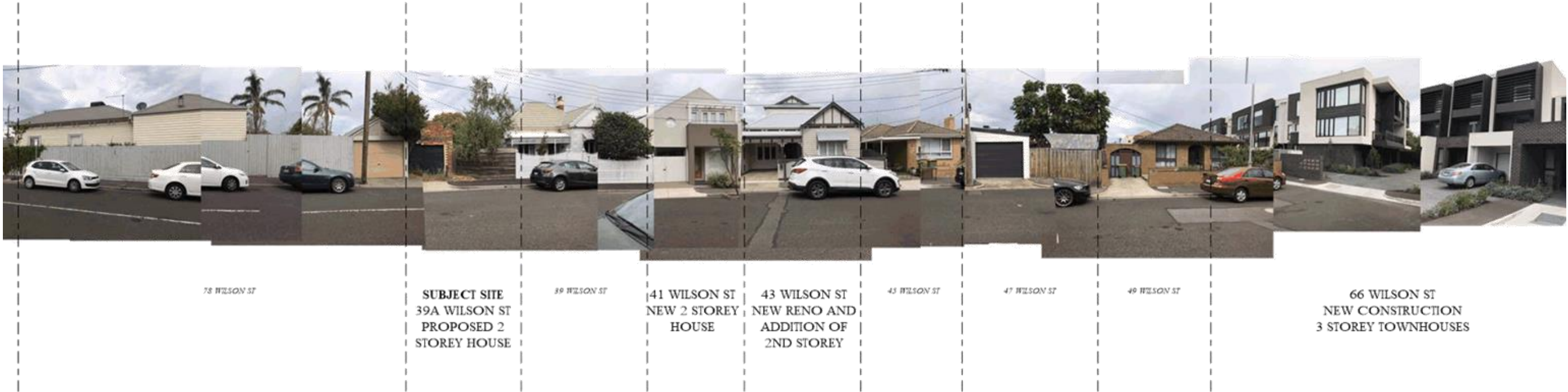


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PROJECT TITLE  
39A WILSON STREET, YARRAVILLE

DRAWING TITLE  
STREETSCAPE - NEW DEVELOPMENTS

SCALE: @ A3 PROJECT No J016

CLIENT  
DANG THANH PHAM &  
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DATE:  
08/03/2019  
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PRECEDENT 01 - 48 - 56 WILSON ST



RED BRICK FACADE OF ADJACENT TOWNHOUSES  
BROKEN UP BY VERTICAL TIMBER CLADDING.  
RECTILINEAR FORM MEETS GABLE ROOF

PRECEDENT 02 - 39A WILSON ST



EXISTING BRICK FACADE TO BE  
RETAINED TO MIRROR PRECEDENT 01

PRECEDENT 03 - 41 WILSON ST

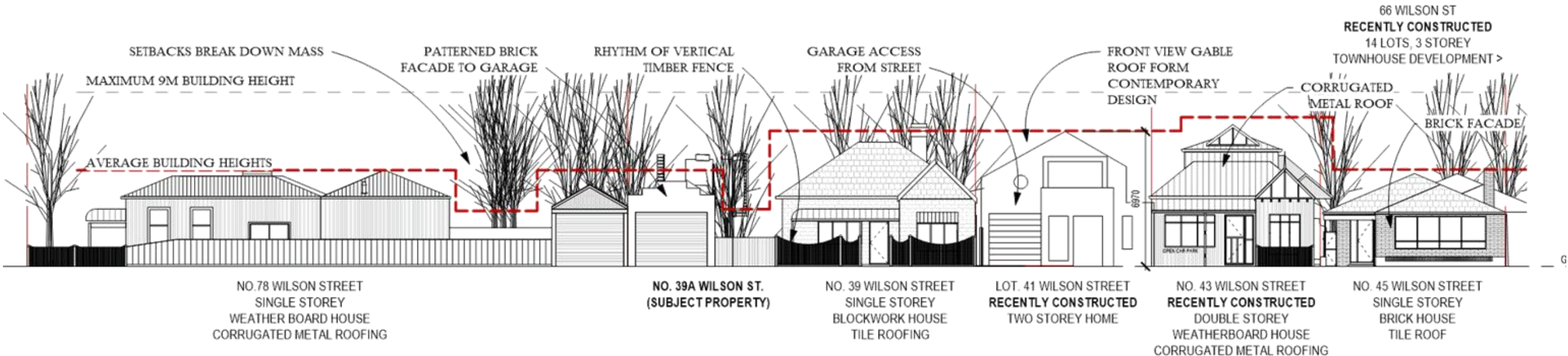


CONTEMPORARY BRICK AND  
TIMBER 2 STOREY HOME UNDER  
CONSTRUCTION

PRECEDENT 04 - 79 WILSON ST



OLD TIMBER CLADDING RECTILINEAR  
FORM



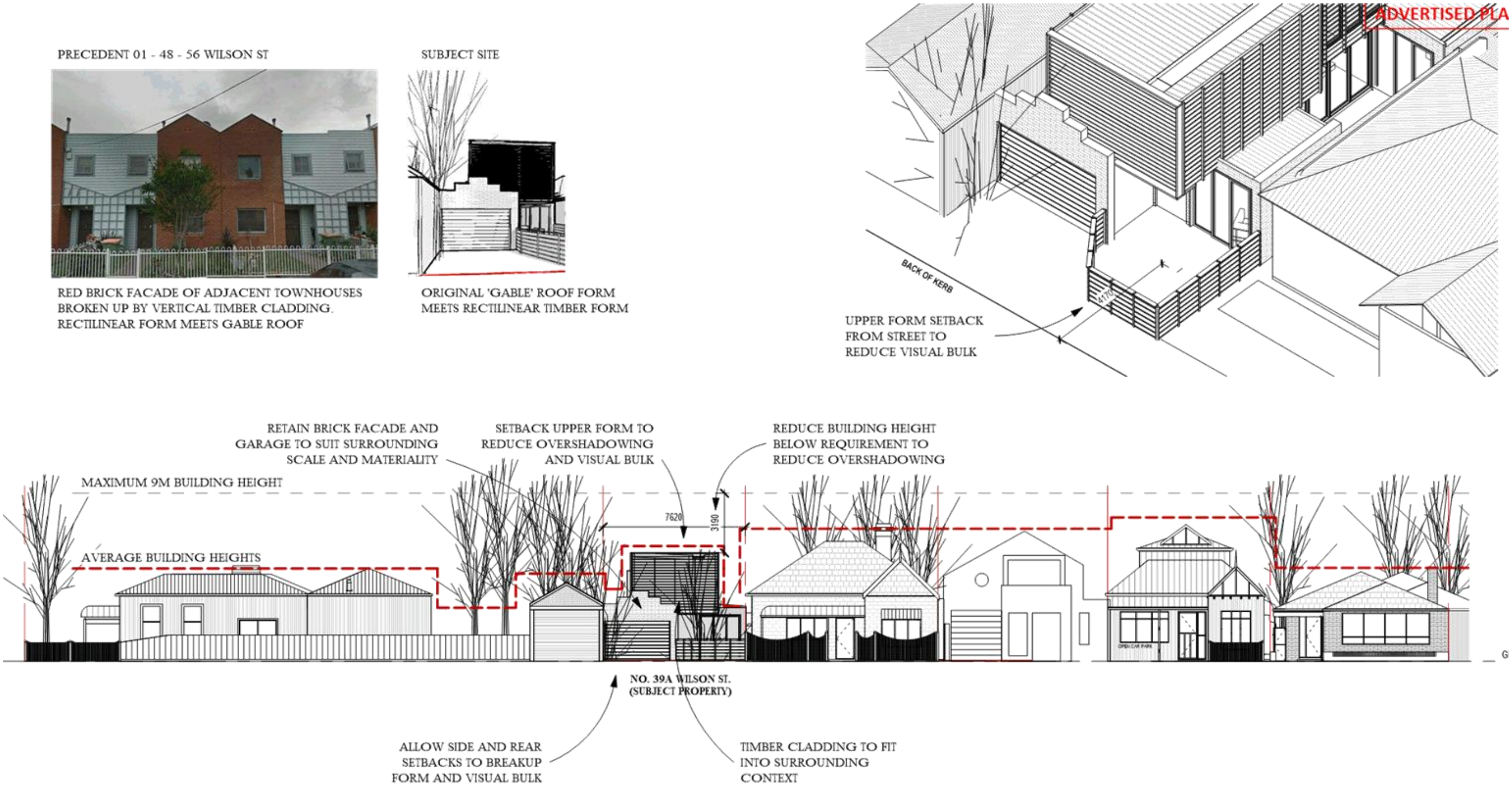
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Scale: 1 : 200



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			39A WILSON STREET, YARRAVILLE		DESIGN RESPONSE EXISTING		<div>1/762B HAWTHORN ROAD BRIGHTON EAST, VIC 3187 T 61 3 8327 8991 INFO@M-A.COM.AU WWW.M-A.COM.AU</div> <div>ACN 166 550 545 ©copyright</div>			
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1 DESIGN RESPONSE PROPOSED  
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						<b>CLIENT</b> DANG THANH PHAM & MAI THANH NGUYEN		<b>SCALE:</b> @ A3 1 : 200		<b>PROJECT No</b> J016	
						<b>DATE:</b> 08/03/2019		<b>DWG No.</b> TP08		<b>REV</b>	
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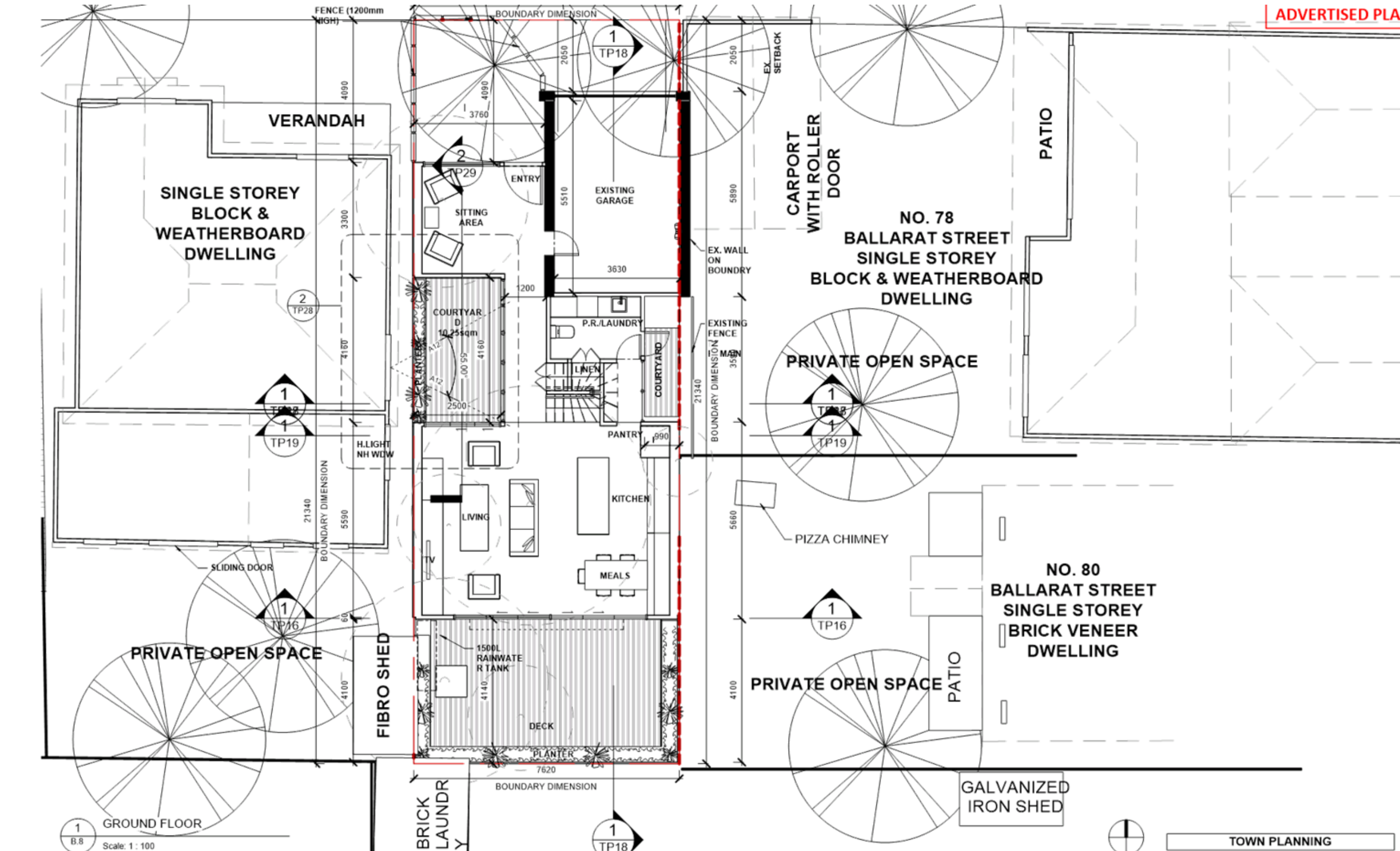
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DRAWING TITLE  
GROUND FLOOR PLAN

SCALE: @ A3 1 : 100

PROJECT NoJ016

DATE: 08/03/2019

DWG No: TP10

REV

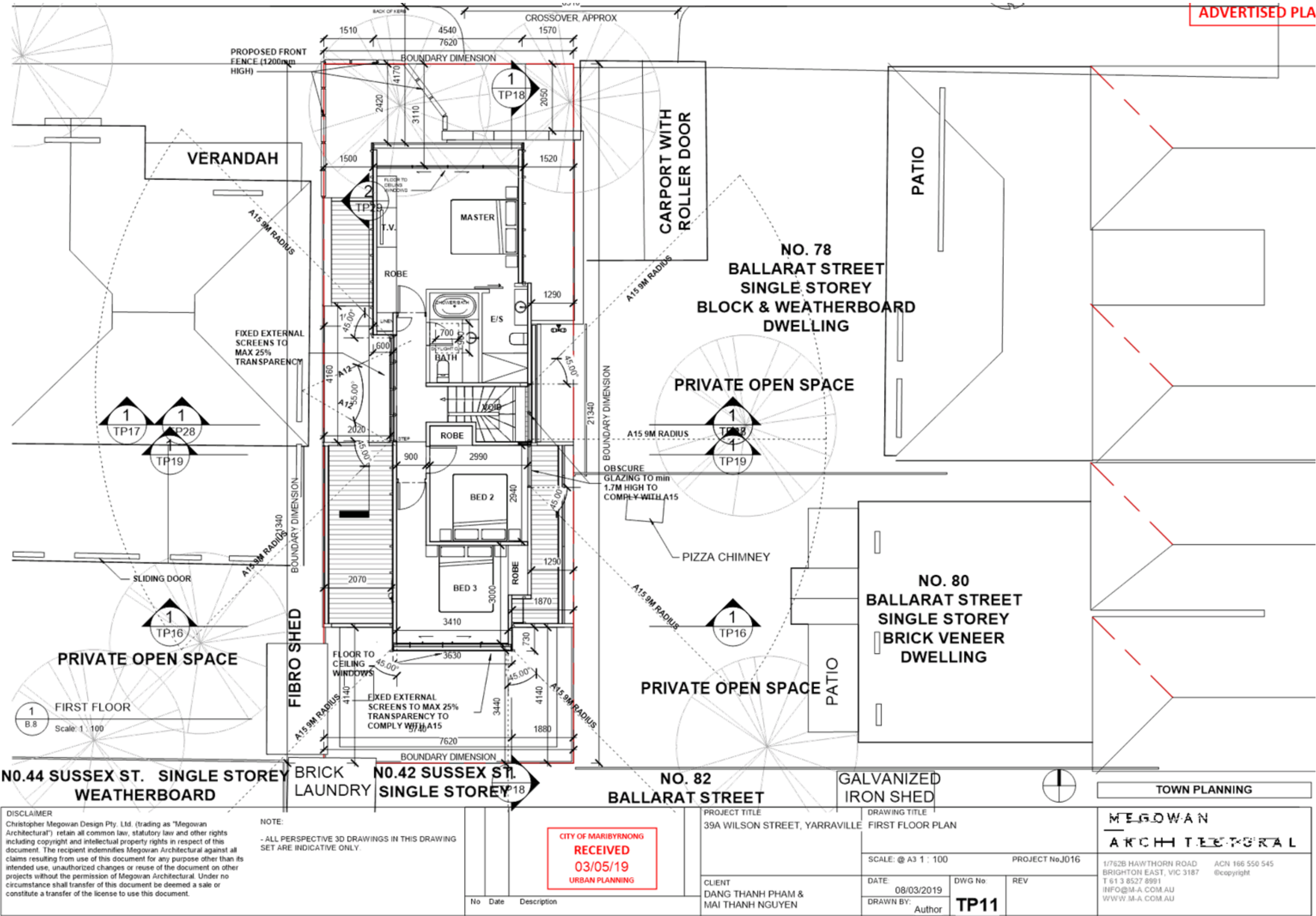
TOWN PLANNING

MEGOWAN  
ARCHITECTURAL

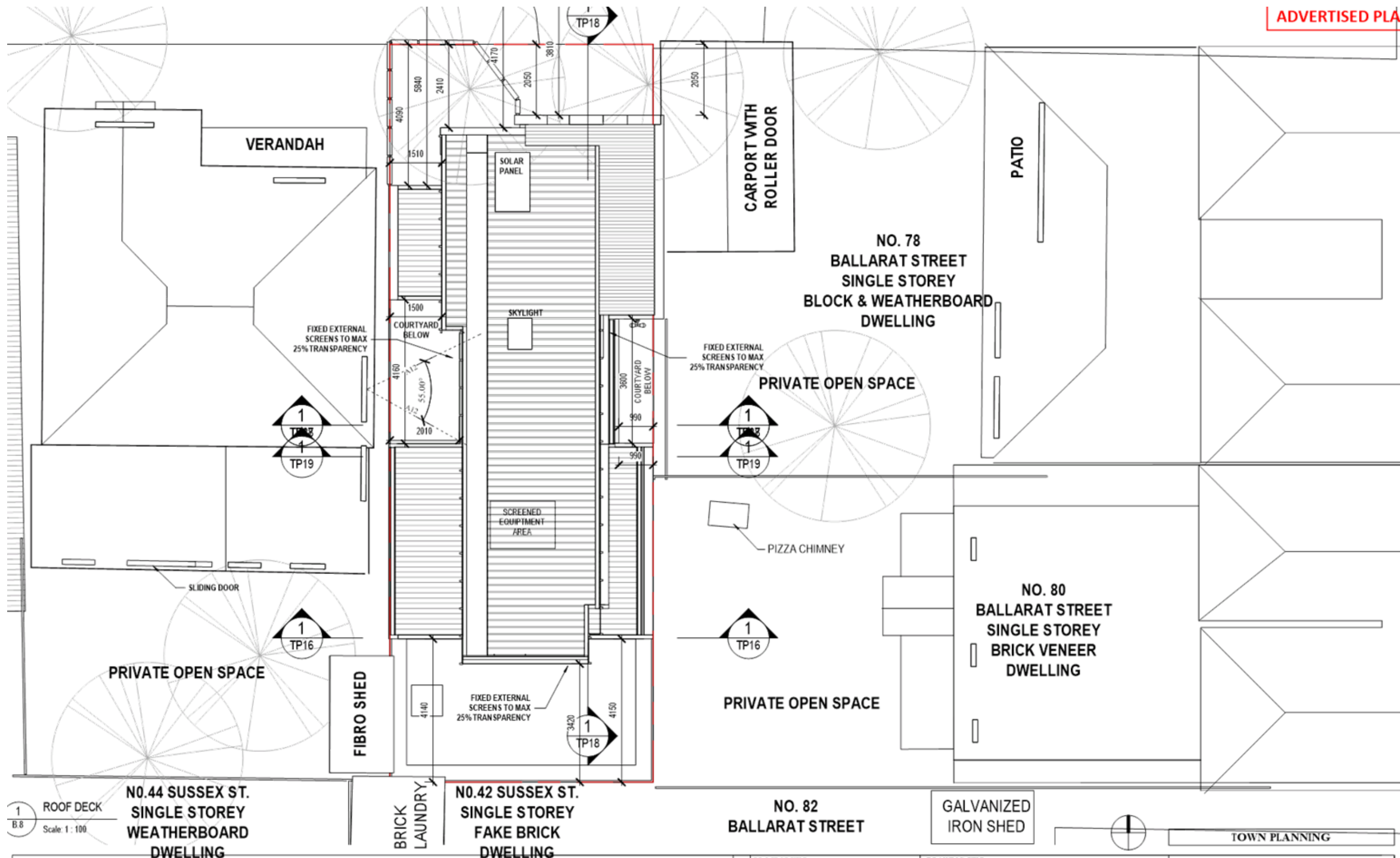
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PROJECT TITLE  
39A WILSON STREET, YARRAVILLE

CLIENT  
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DRAWING TITLE  
ROOF/SITE PLAN

SCALE: @ A3 1 : 100 PROJECT No J016

DATE: 08/03/2019  
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Agenda Item 6.1 - Attachment 3

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1. TIMBER



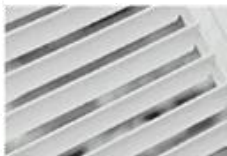
2. RED BRICK



3. WHITE CORRUGATED COLOR



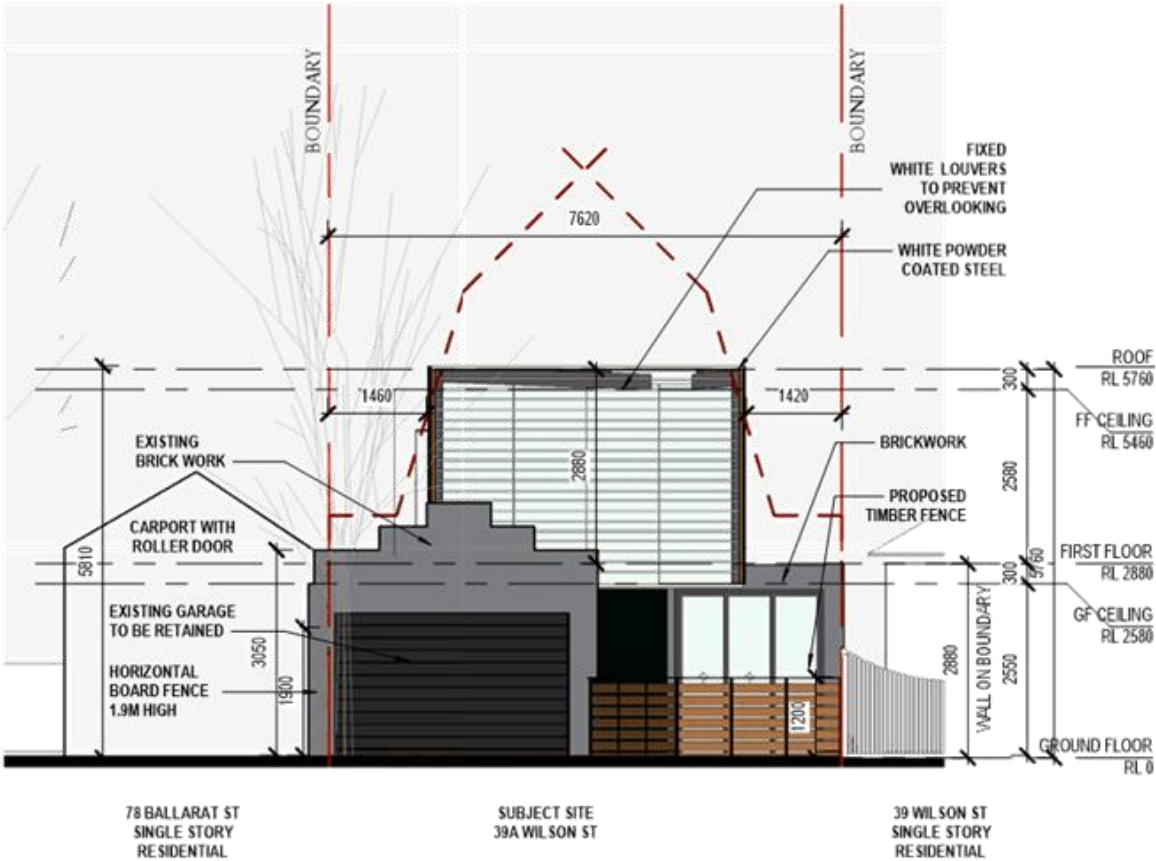
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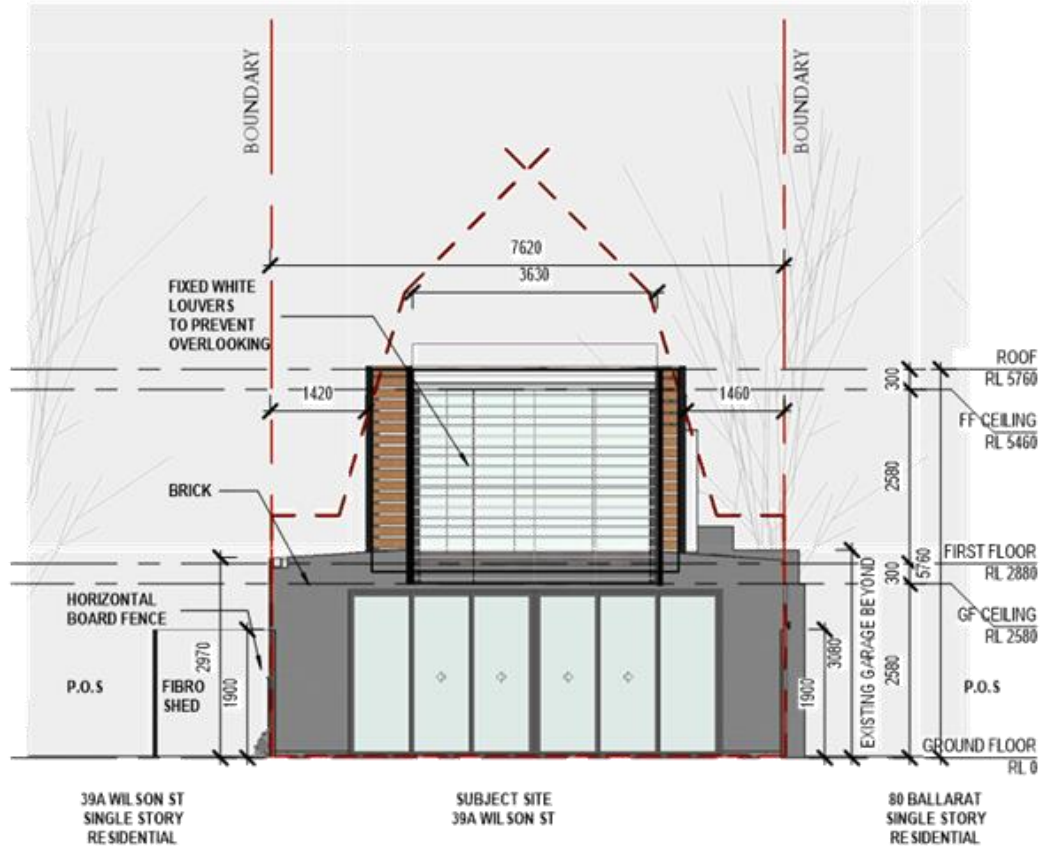
5. WHITE LOUVERS



6. GLASS BALUSTRADE



2 NORTH ELEVATION  
Scale: 1 : 100



4 SOUTH ELEVATION  
Scale: 1 : 100

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DRAWING TITLE  
ELEVATIONS NORTH SOUTH

SCALE: @ A3 1 : 100

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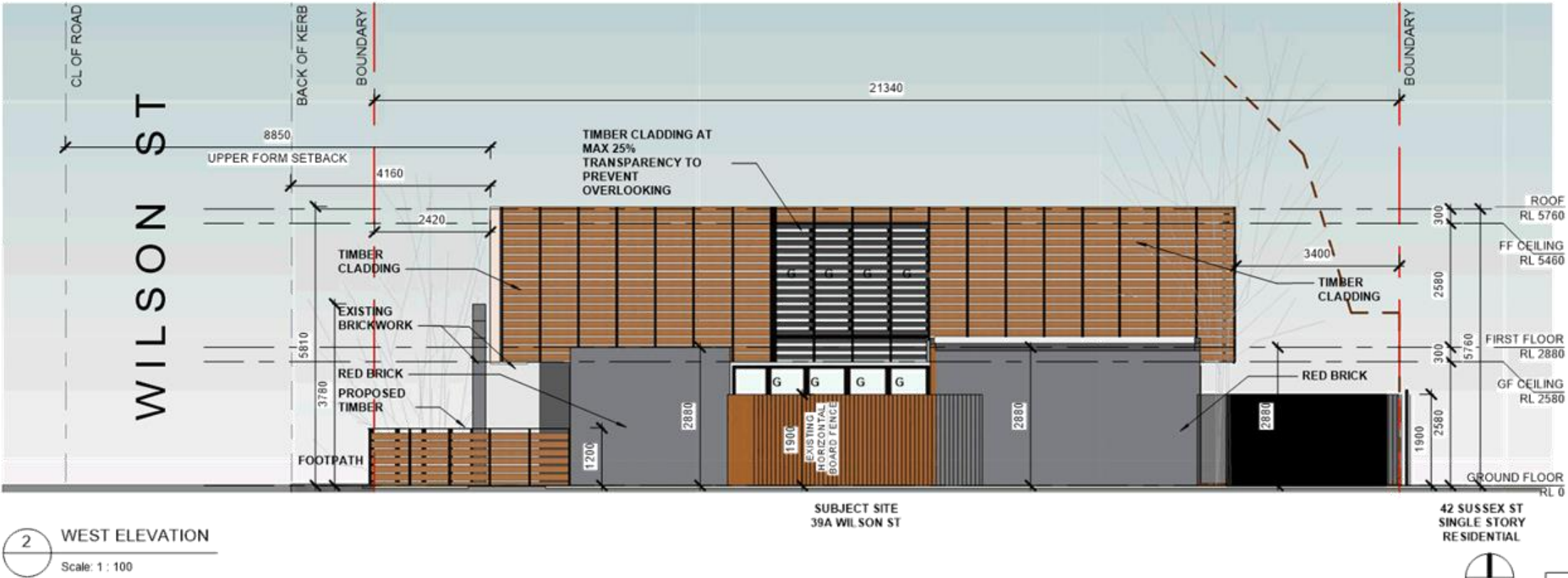
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**PROJECT TITLE**  
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**CLIENT**  
DANG THANH PHAM &  
MAI THANH NGUYEN

**DRAWING TITLE**  
ELEVATION EAST WEST

**SCALE:** @ A3 1 : 100

**DATE:** 08/03/2019

**DRAWN BY:** Author

**PROJECT No**J016

**DWG No.** TP14

**REV**

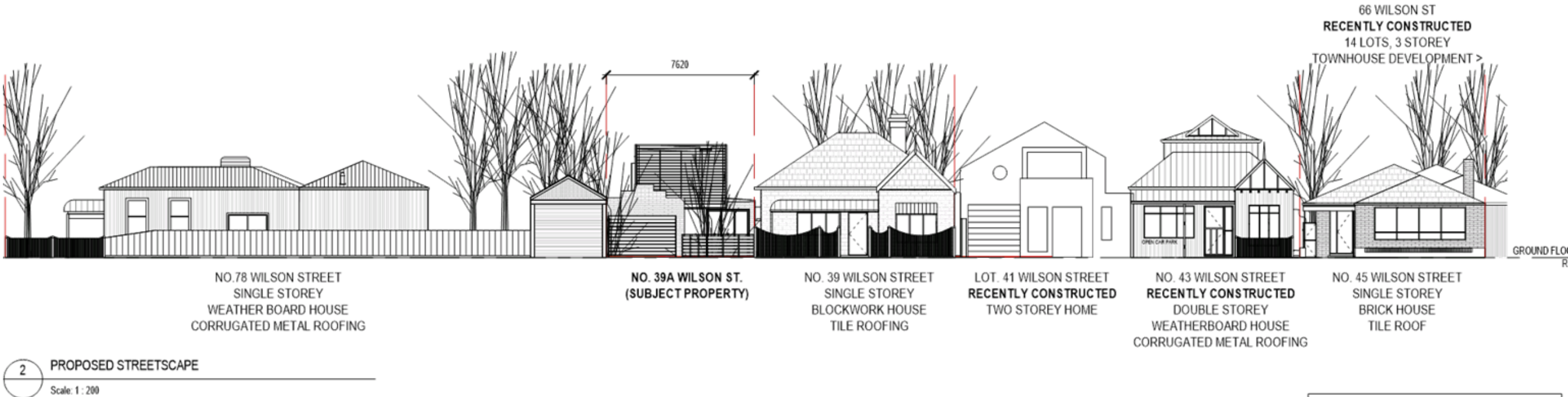
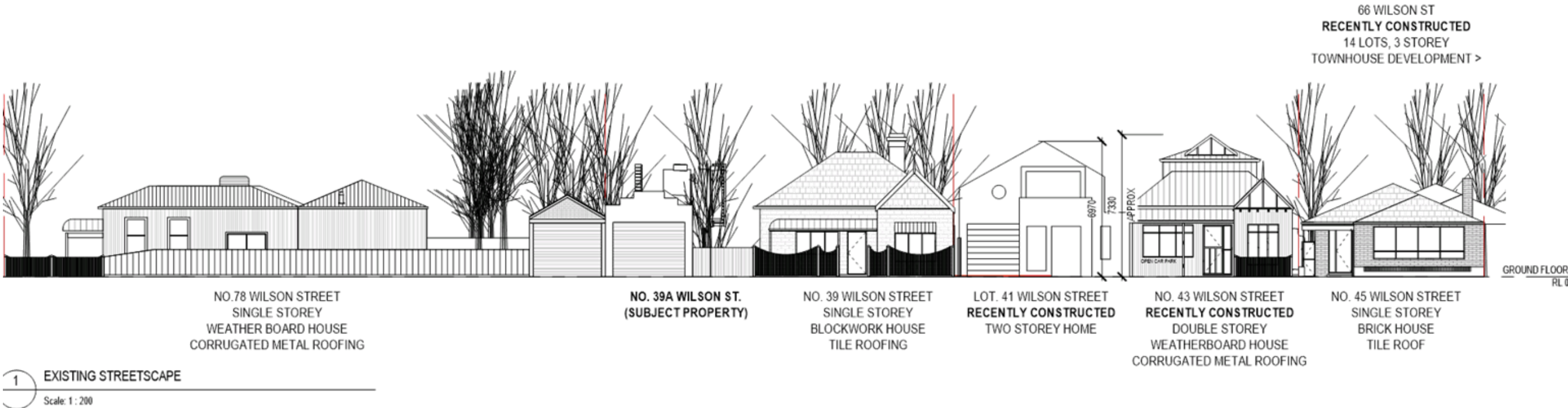
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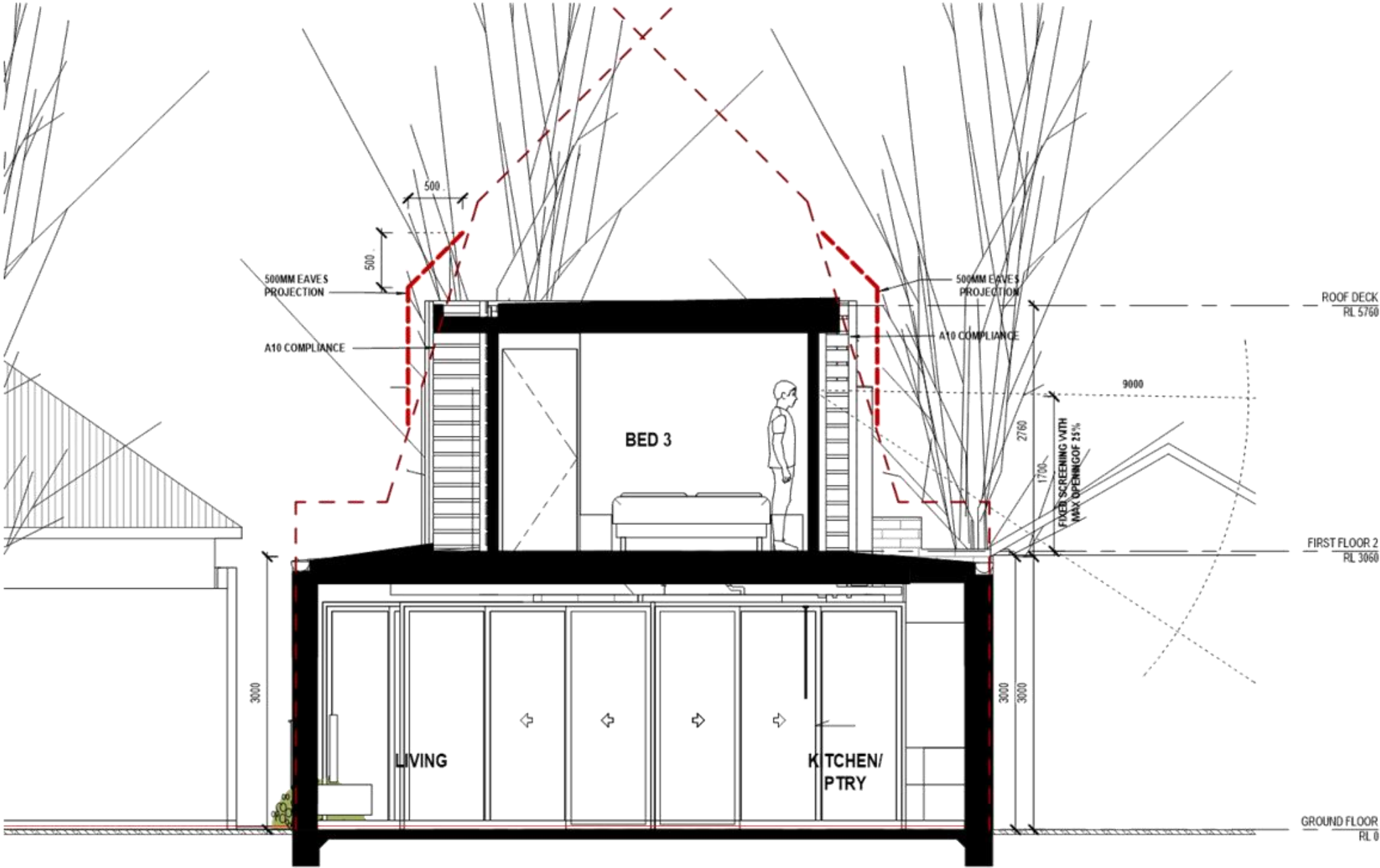
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<b>CLIENT</b> DANG THANH PHAM & MAI THANH NGUYEN	

<b>DRAWING TITLE</b> STREETScape	
SCALE: @ A3 1 : 200	
PROJECT No J016	
DATE: 08/03/2019	DWG No: REV
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1 SECTION A-A  
TP10 Scale: 1 : 50

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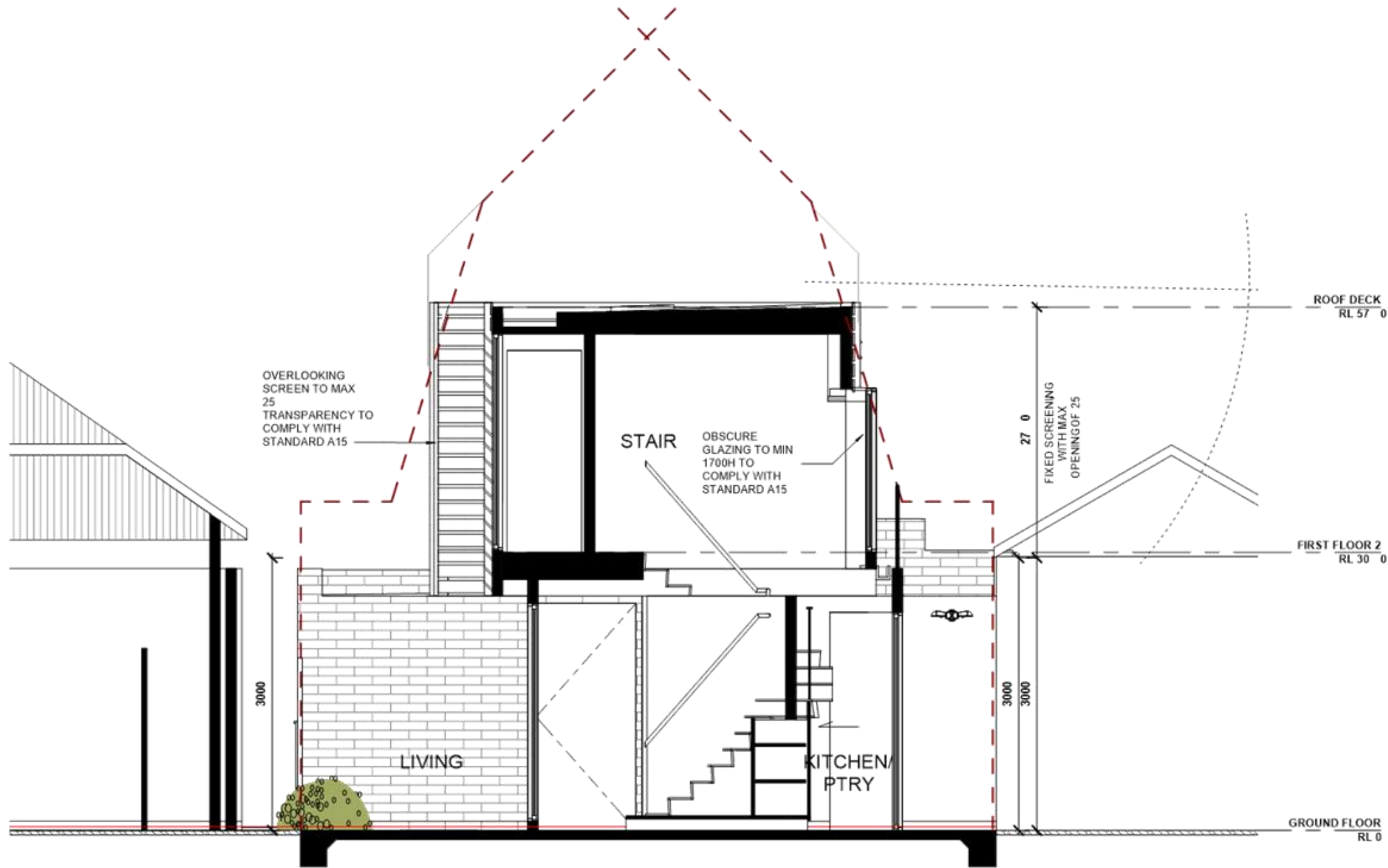
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DRAWING TITLE SECTION A-A	
SCALE: @ A3 1 : 50	
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1 SECTION B B  
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N D D r i i n		CLIENT DANG THANH PHAM & MAI THANH NGUYEN		DATE 08/03/2019 DRAWN BY A		SCALE A1 50 PRO ECT N 01 DWG N TP17 REV	
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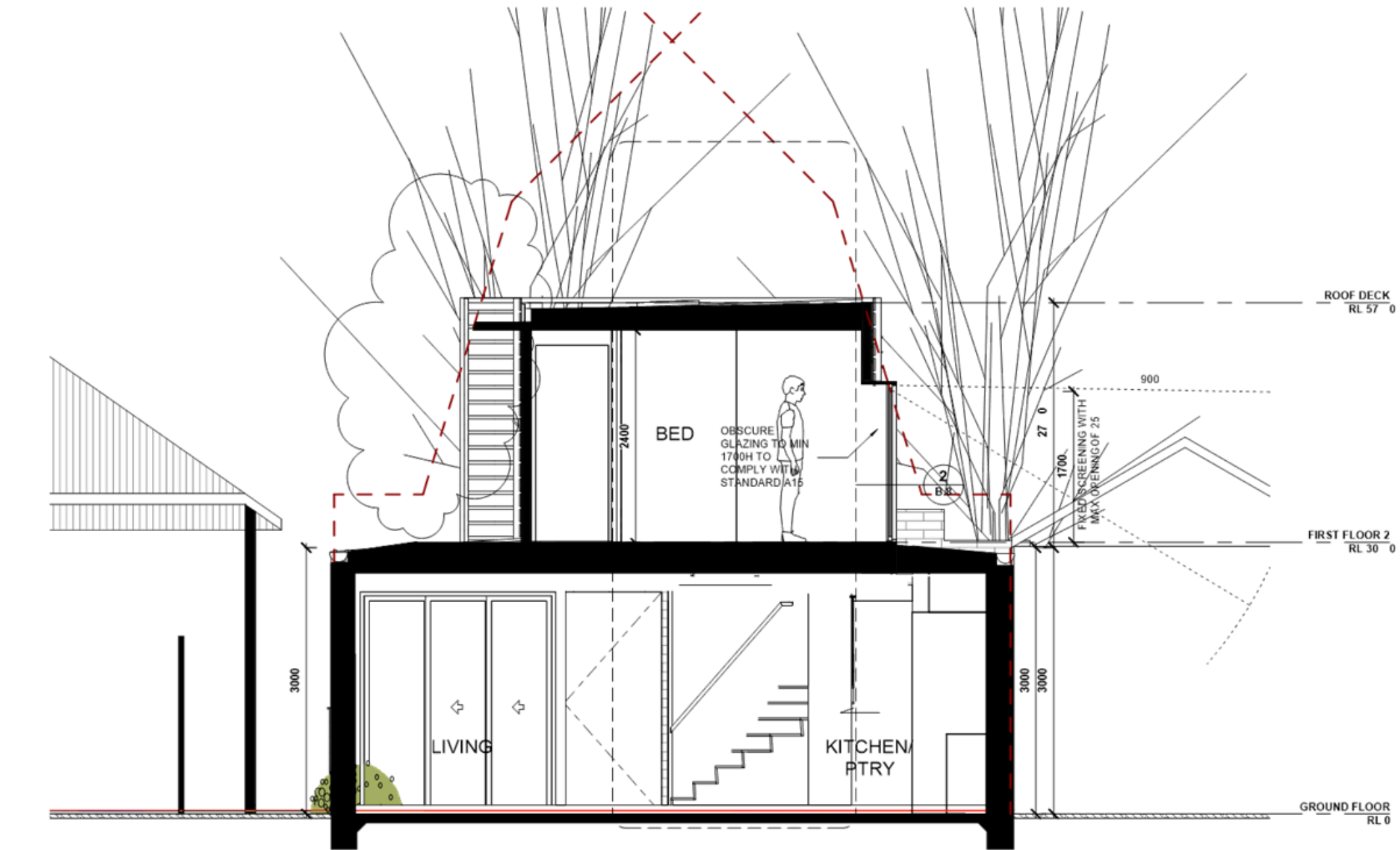
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		39A WILSON STREET YARRAVILL		SECTION D D		
		CLIENT		DATE	DWG N	REV
		DANG THANH PHAM & MAI THANH NGUYEN		08/03/2019	TP19	TP1
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## NEW SHADOWS ON NEIGHBOURING

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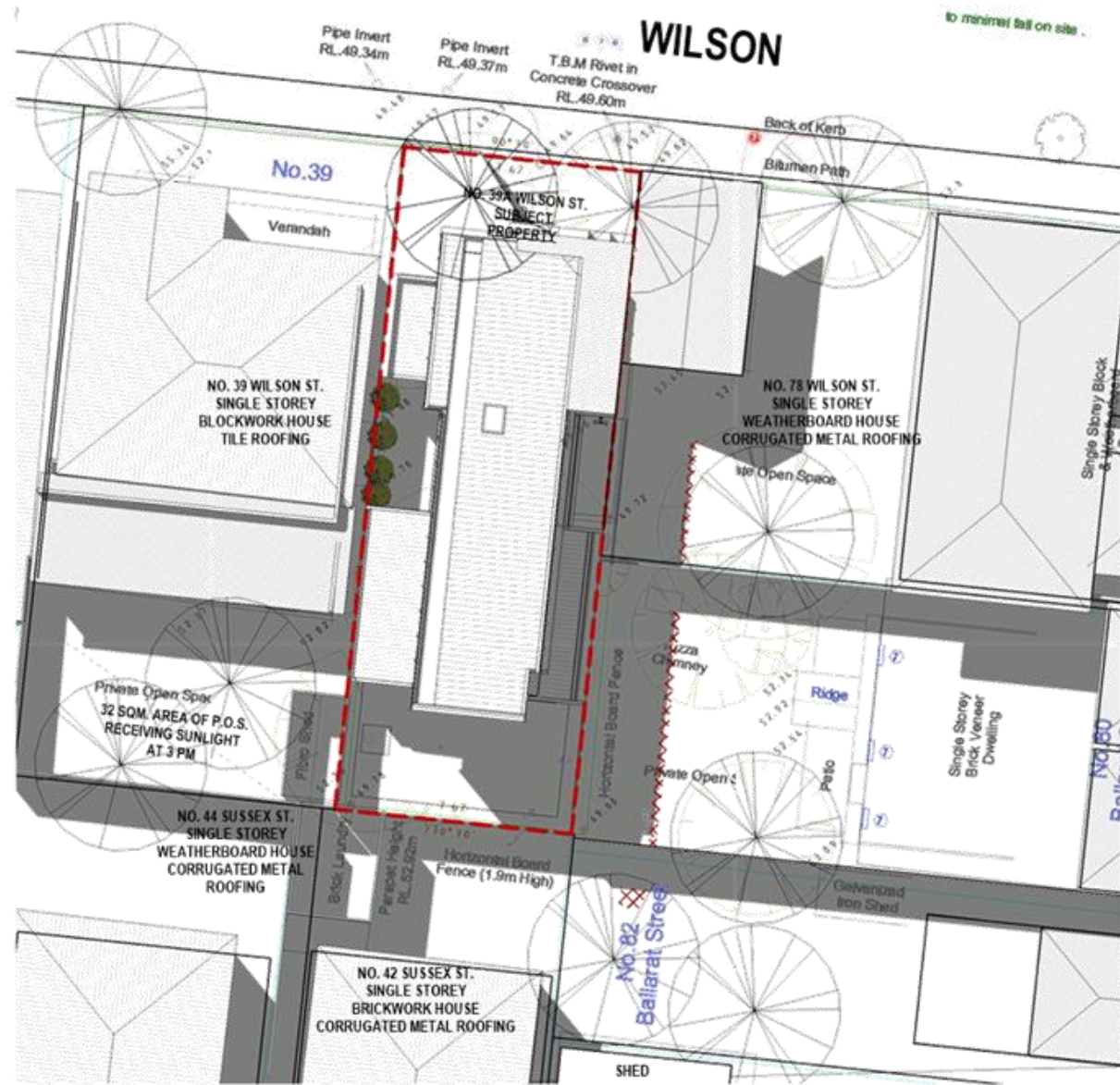




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1 SHADOW DIAGRAM 22 SEP 12PM  
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2 SHADOW DIAGRAM 22 SEP 3PM  
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CLIENT  
DANG THANH PHAM & MAI THANH NGUYEN

DRAWING TITLE  
SHADOW DIAGRAMS  
SCALE: @ A3 As indicated  
PROJECT No J016  
DATE: 08/03/2019  
DWG No: TP21  
REV: Author

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					DRAWN BY: Author		TP22				
No	Date	Description									





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						SCALE: @ A3		PROJECT No J016		<div>MEGOWAN ARCHITECTURAL</div> <div>1/762B HAWTHORN ROAD BRIGHTON EAST, VIC 3187 T 61 3 8327 8991 INFO@M-A.COM.AU WWW.M-A.COM.AU</div> <div>ACN 166 550 545 ©copyright</div>	
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SCALE: @ A3		PROJECT No J016	
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					SCALE: @ A3 PROJECT No J016			1/762B HAWTHORN ROAD BRIGHTON EAST, VIC 3187 T 61 3 8327 8991 INFO@M-A.COM.AU WWW.M-A.COM.AU			
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No	Date	Description
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39A WILSON STREET, YARRAVILLE

CLIENT  
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MAI THANH NGUYEN

DRAWING TITLE  
PERSPECTIVE

SCALE: @ A3 PROJECT No J016

DATE:	DWG No.	REV
08/03/2019	TP26	

DRAWN BY: Author

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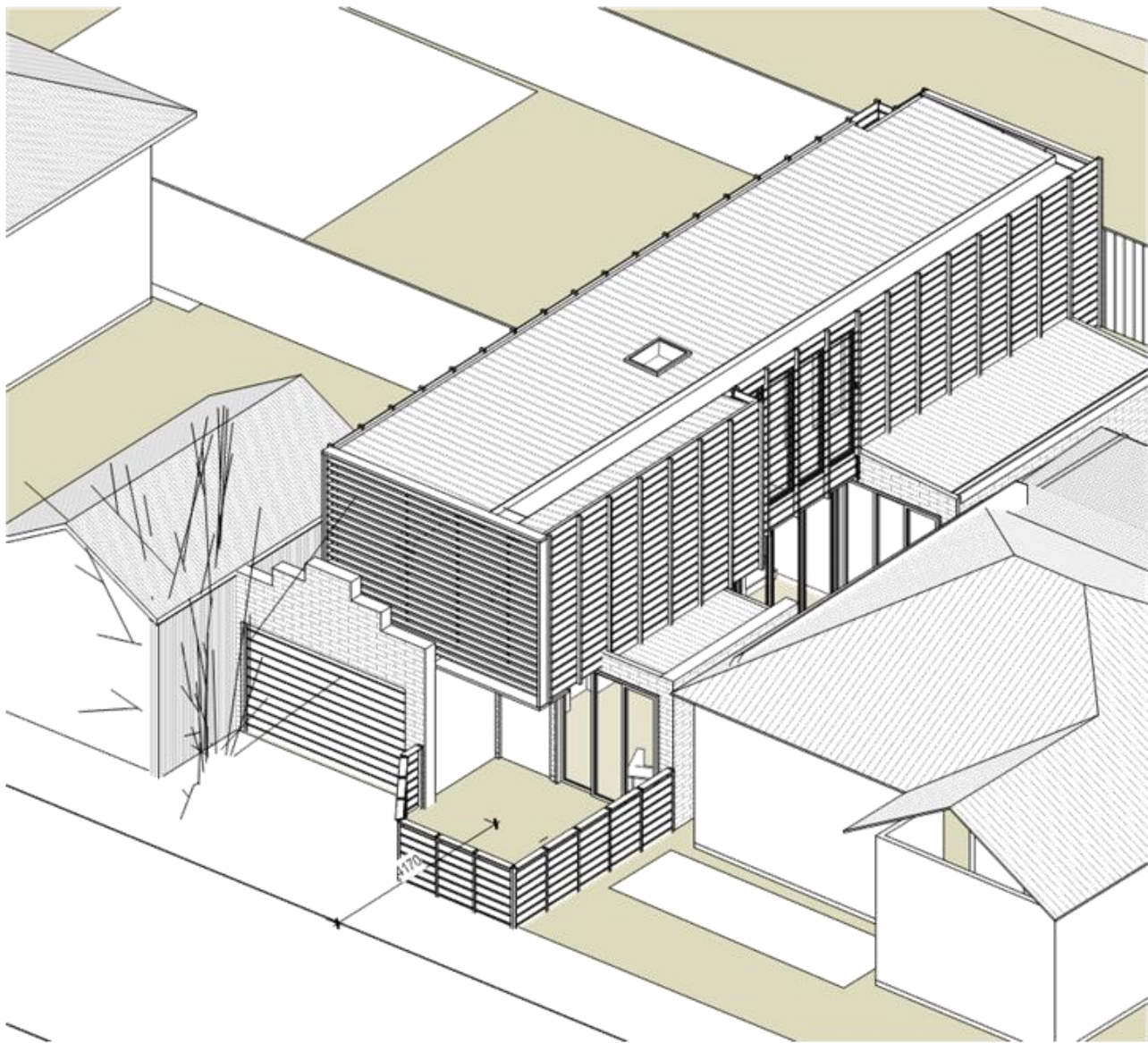
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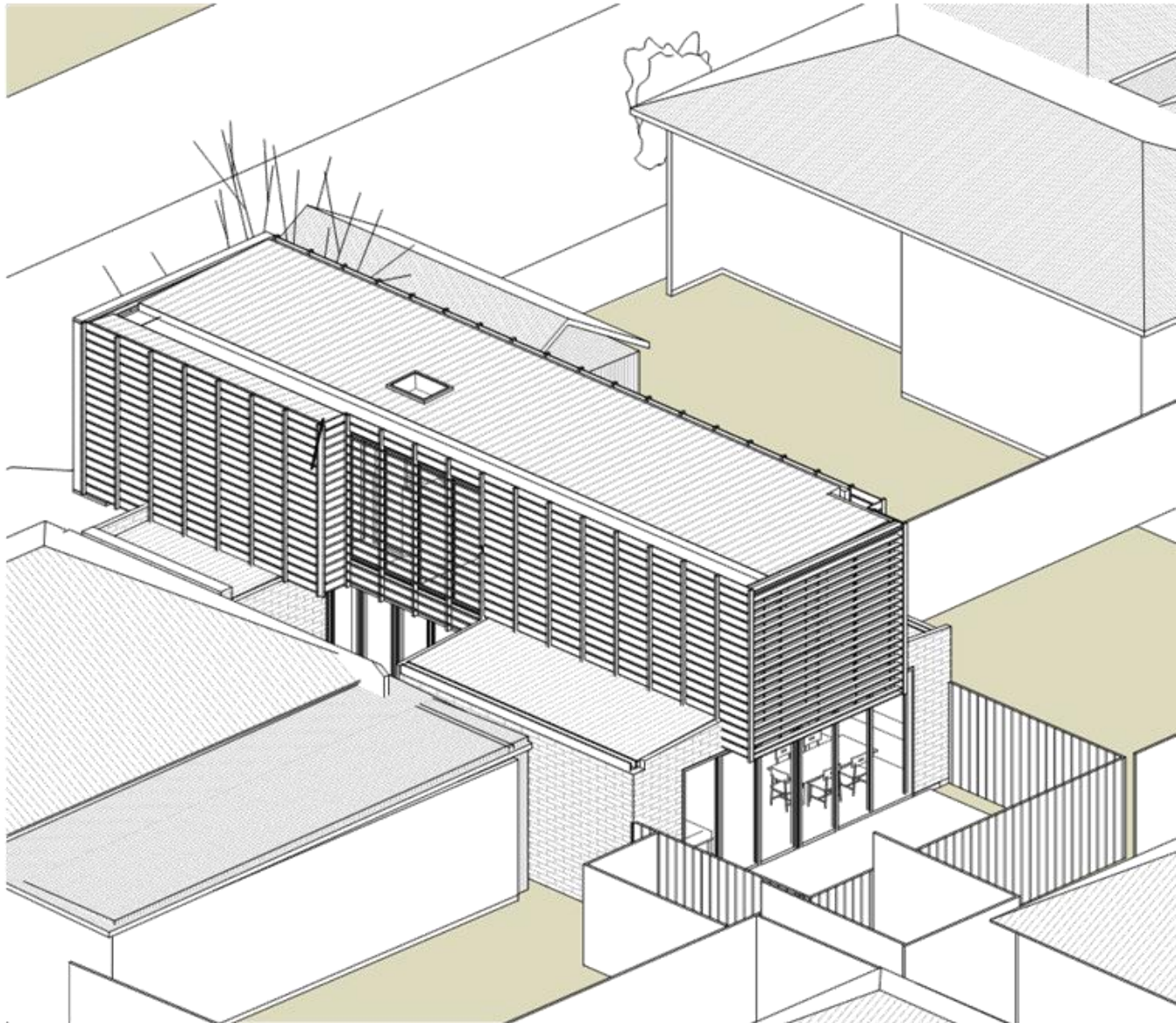
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1 AXONOMETRIC VIEW FROM NORTH WEST  
Scale:



2 AXONOMETRIC VIEW FROM SOUTHWEST  
Scale:

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39A WILSON STREET, YARRAVILLE

DRAWING TITLE  
AXONOMETRIC VIEWS

SCALE: @ A3

PROJECT No J016

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DANG THANH PHAM &  
MAI THANH NGUYEN

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08/03/2019

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DWG No

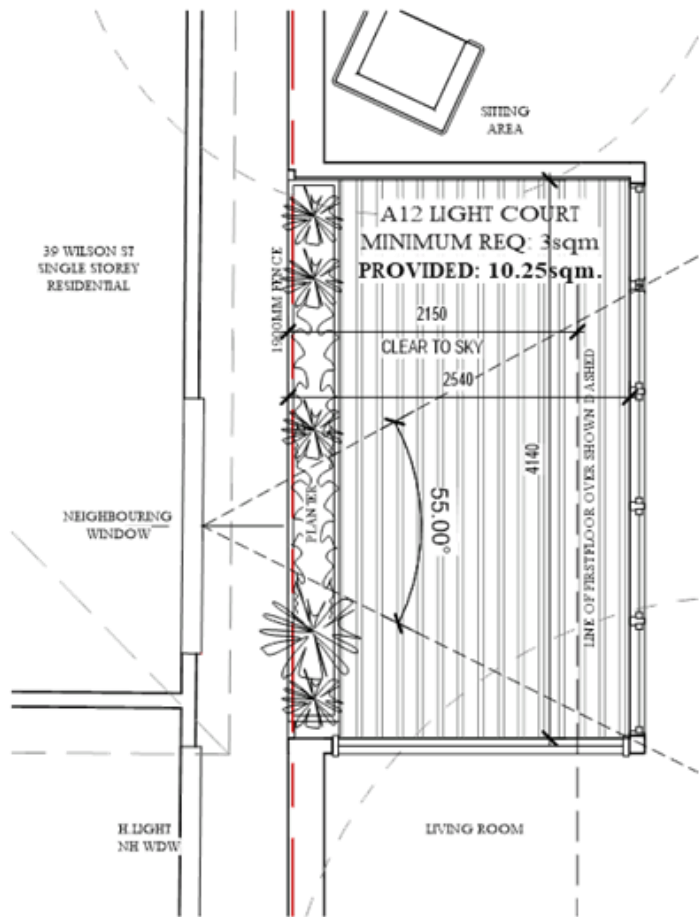
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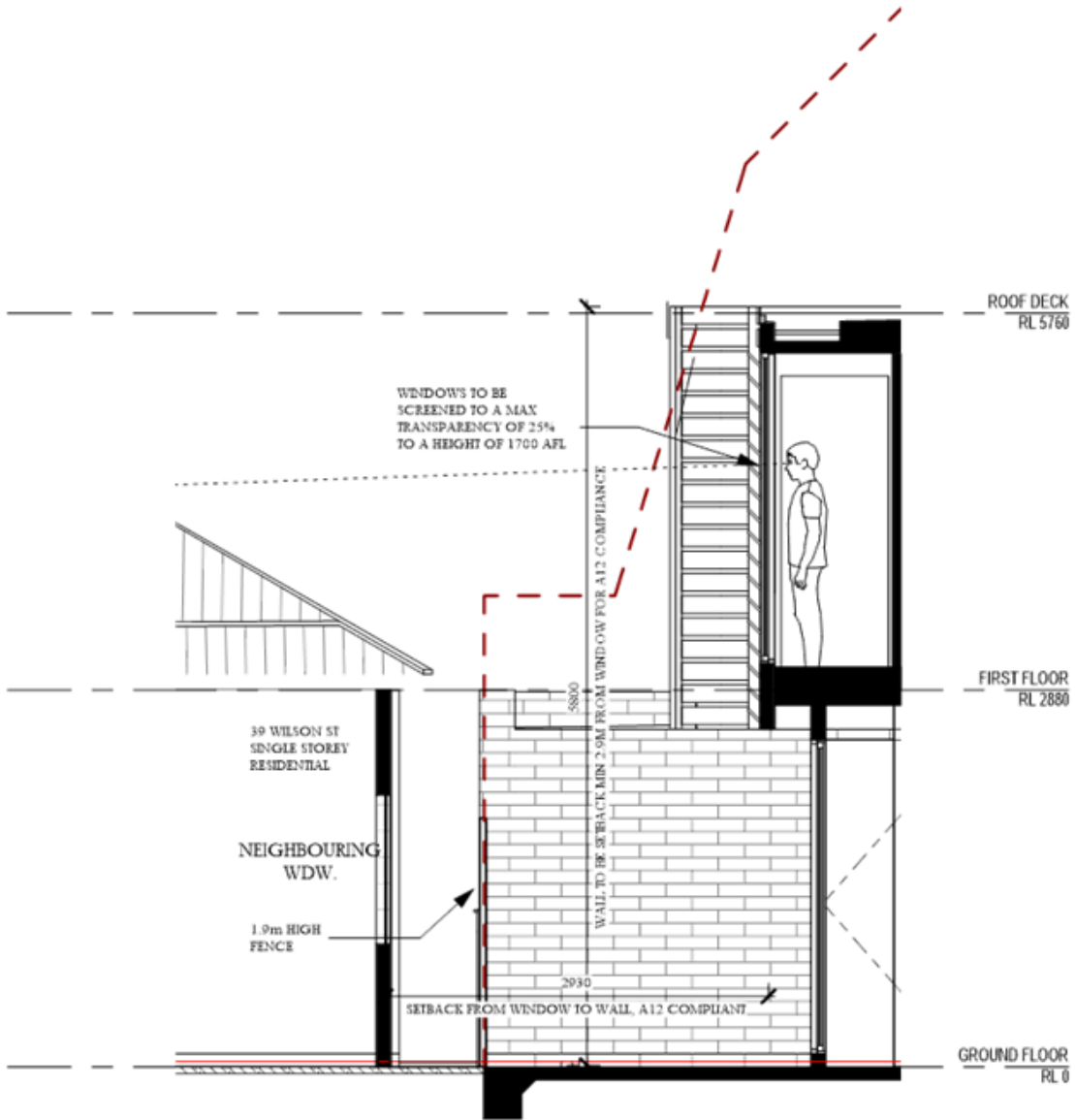
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2 A12 FLOOR PLAN  
TP10 Scale: 1 : 50



1 A12 SECTION  
B.5 Scale: 1 : 50

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No Date Description

PROJECT TITLE  
39A WILSON STREET, YARRAVILLE  
CLIENT  
DANG THANH PHAM &  
MAI THANH NGUYEN

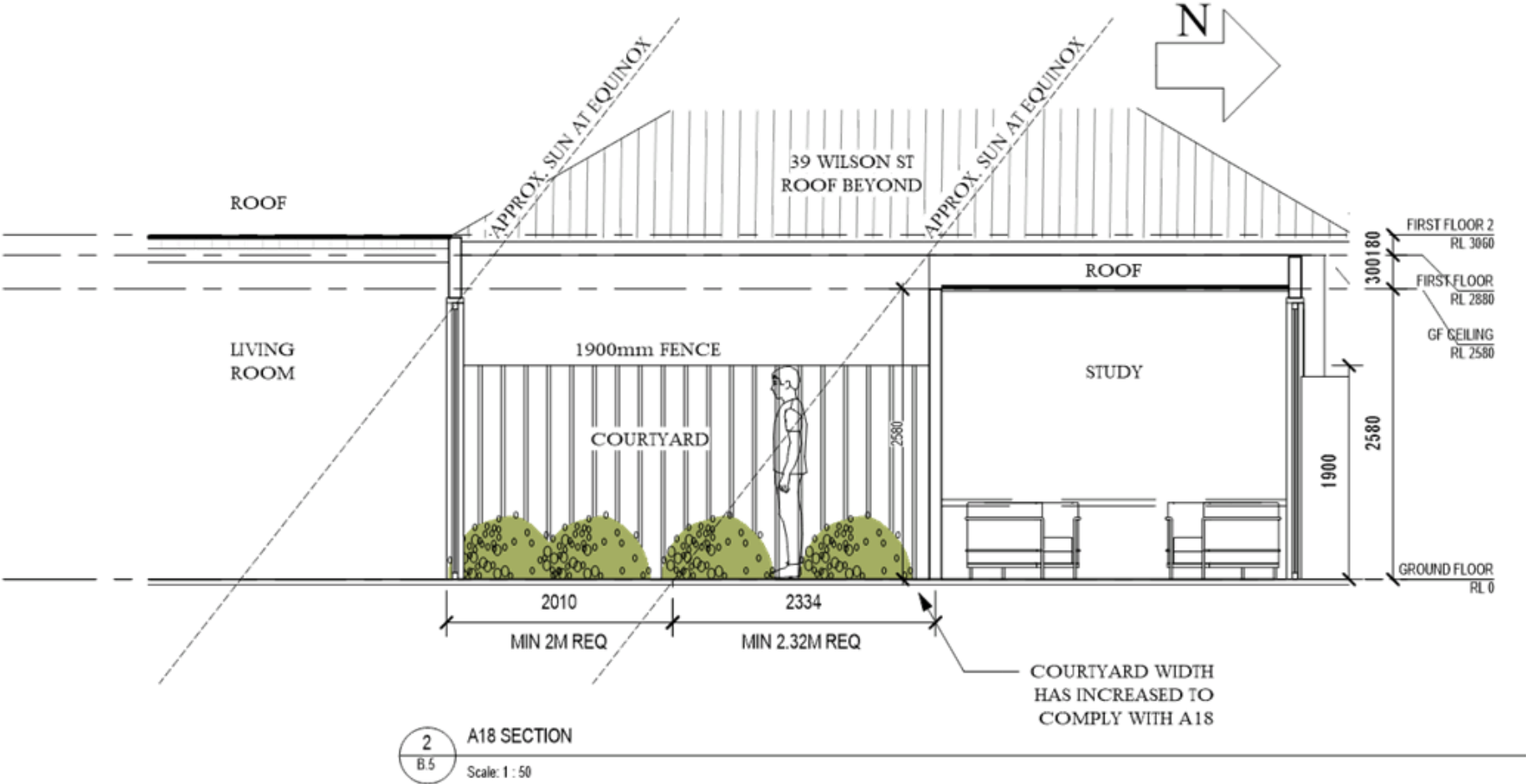
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A12 ANALYSIS  
SCALE: @ A3 1 : 50  
PROJECT No J016  
DATE: 08/03/2019  
DWG No: TP28  
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PROJECT TITLE  
39A WILSON STREET, YARRAVILLE

DRAWING TITLE  
A18 ANALYSIS

SCALE: @ A3 1 : 50

PROJECT No J016

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DATE:  
08/03/2019

DWG No

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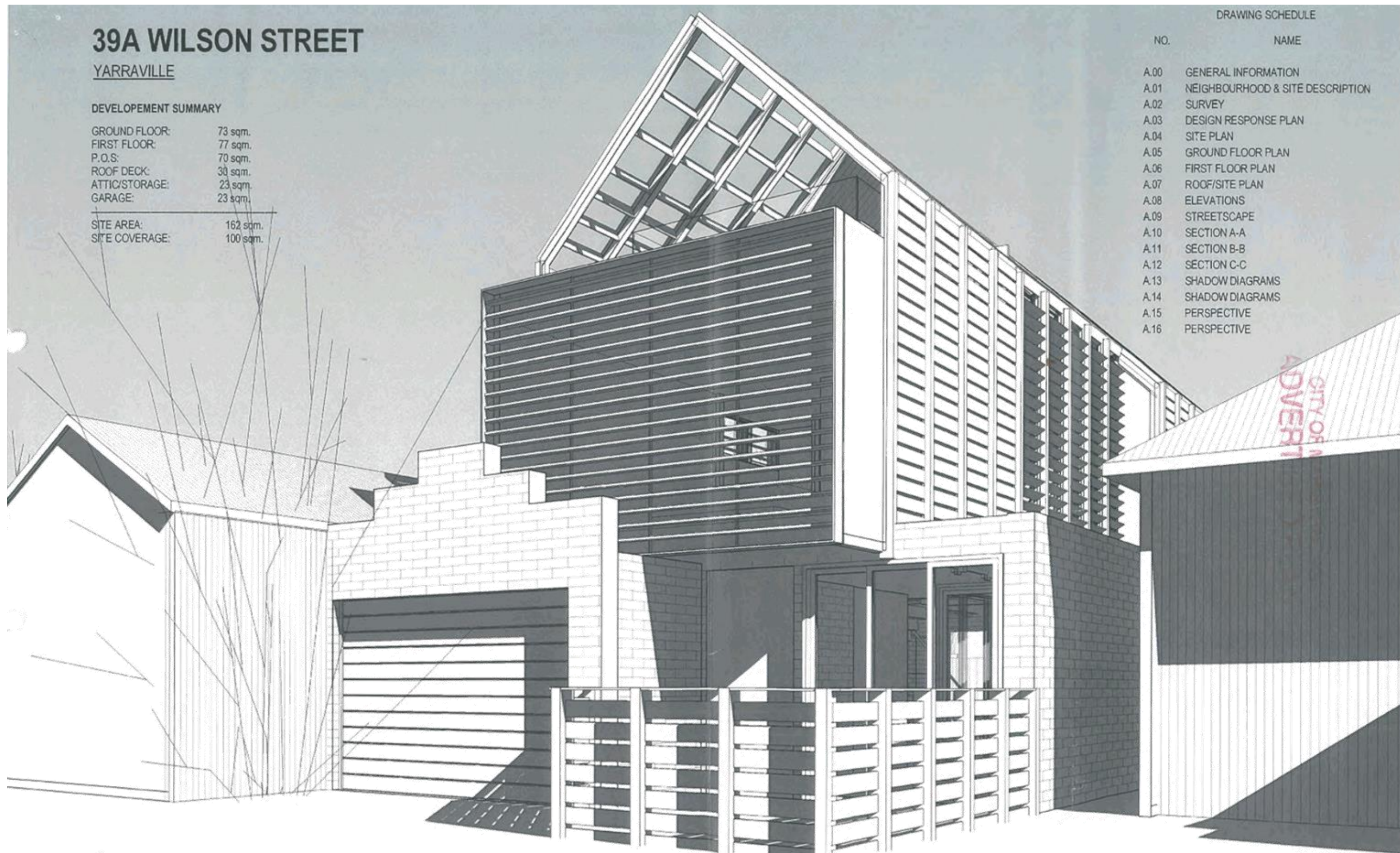


## YARRAVILLE

GROUND FLOOR:	73 sqm.
FIRST FLOOR:	77 sqm.
P.O.S:	70 sqm.
ROOF DECK:	30 sqm.
ATTIC/STORAGE:	23 sqm.
GARAGE:	23 sqm.

SITE AREA:	162 sqm.
SITE COVERAGE:	100 sqm.

NO.	NAME
A.00	GENERAL INFORMATION
A.01	NEIGHBOURHOOD & SITE DESCRIPTION
A.02	SURVEY
A.03	DESIGN RESPONSE PLAN
A.04	SITE PLAN
A.05	GROUND FLOOR PLAN
A.06	FIRST FLOOR PLAN
A.07	ROOF/SITE PLAN
A.08	ELEVATIONS
A.09	STREETSCAPE
A.10	SECTION A-A
A.11	SECTION B-B
A.12	SECTION C-C
A.13	SHADOW DIAGRAMS
A.14	SHADOW DIAGRAMS
A.15	PERSPECTIVE
A.16	PERSPECTIVE



Date 05.DEC.2014 Scale

A.00



39A WILSON STREET  
DANG THANH PHAM & MAI THANH NGUYEN

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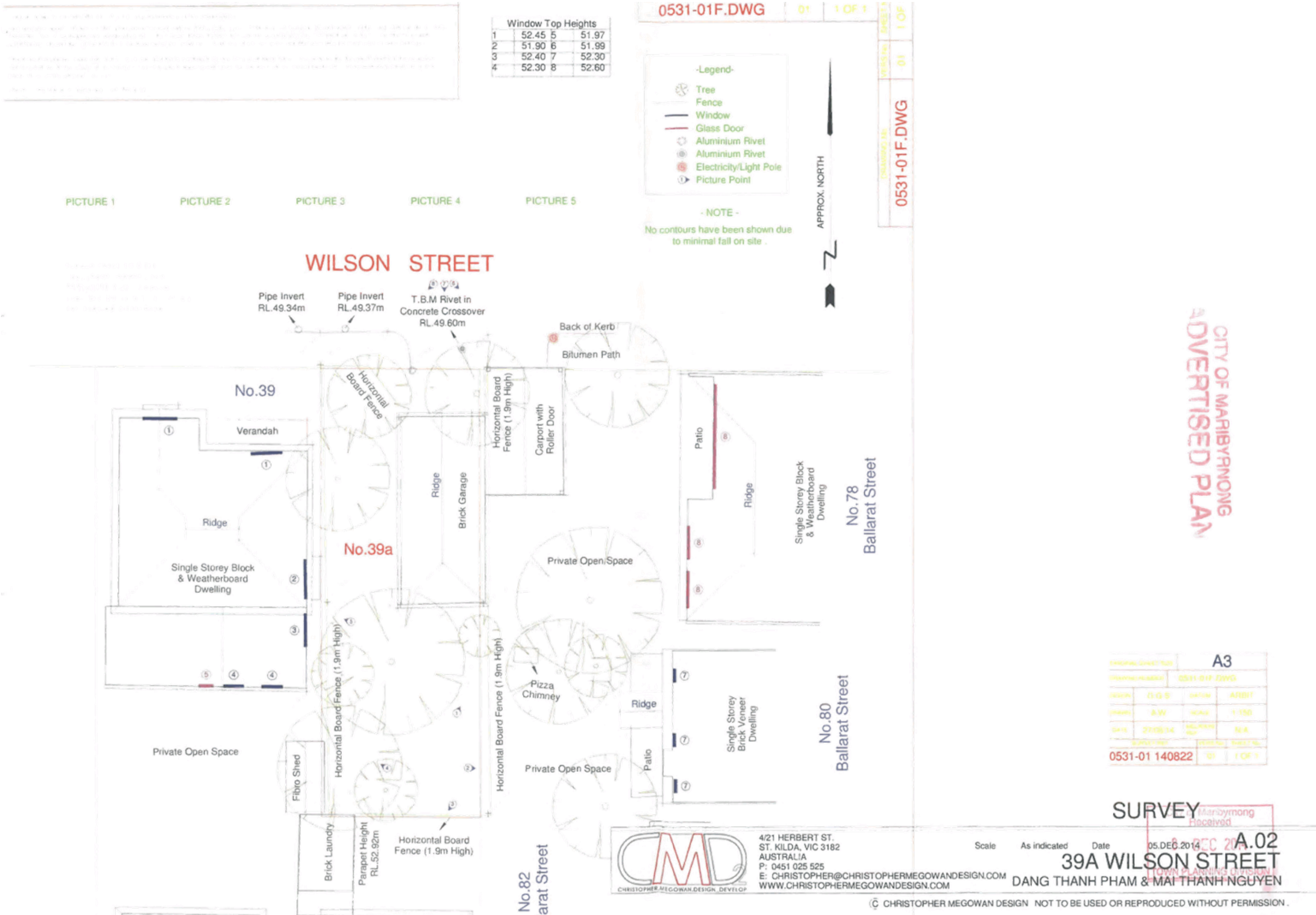
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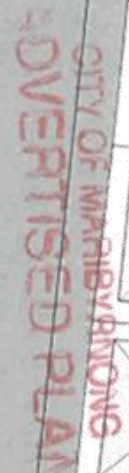




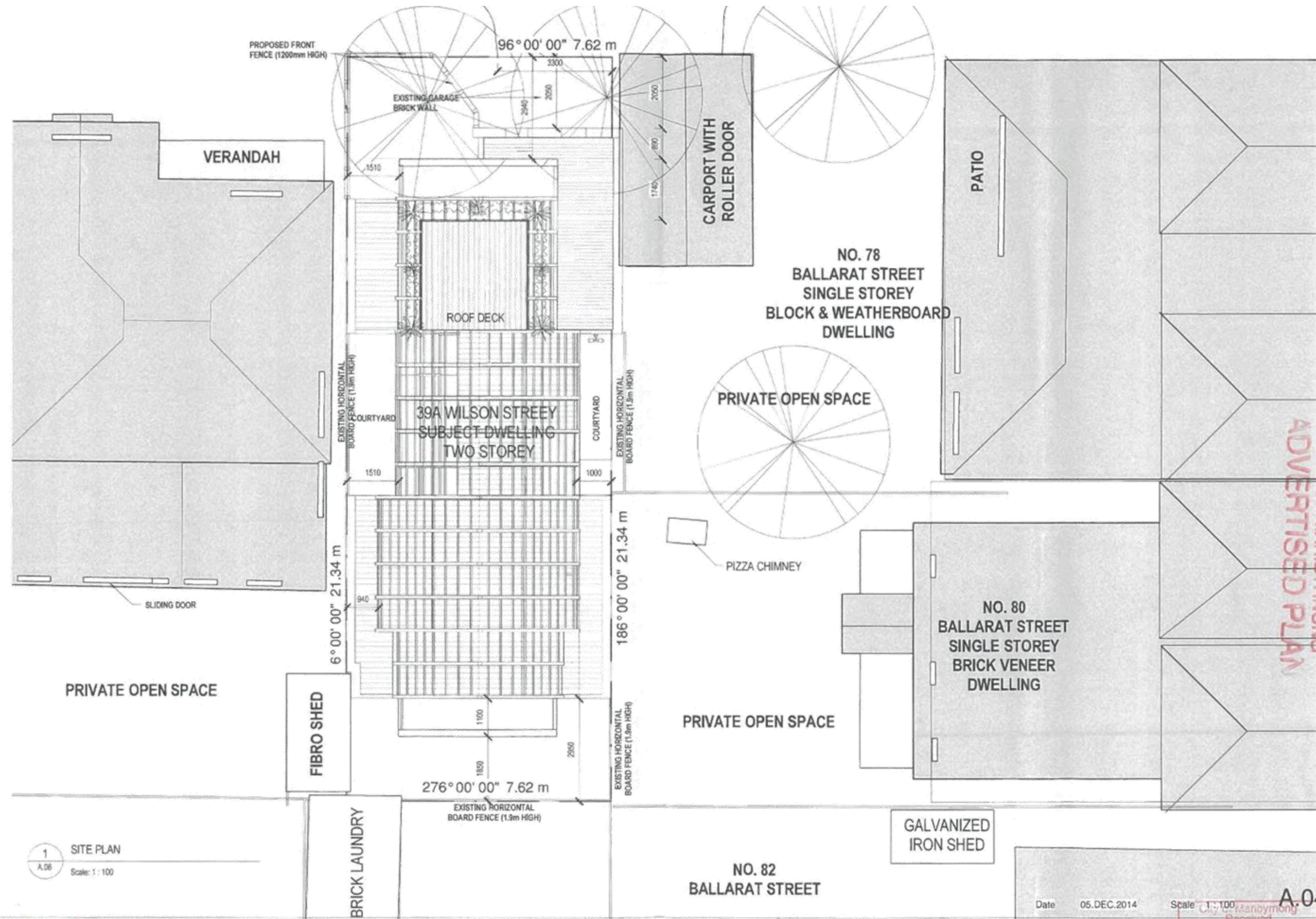












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Date 05.DEC.2014 Scale 1:100

8 DEC 2014

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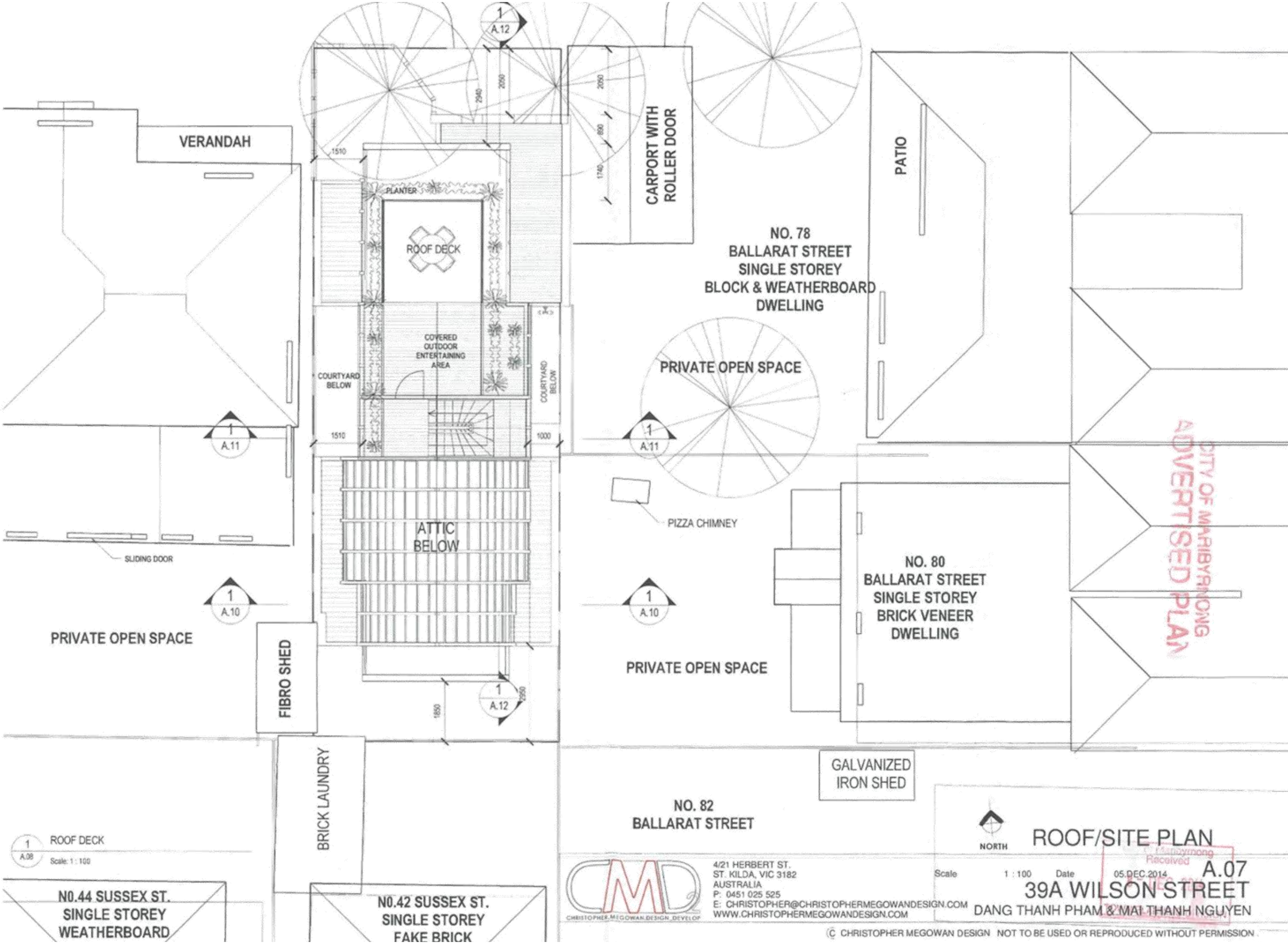
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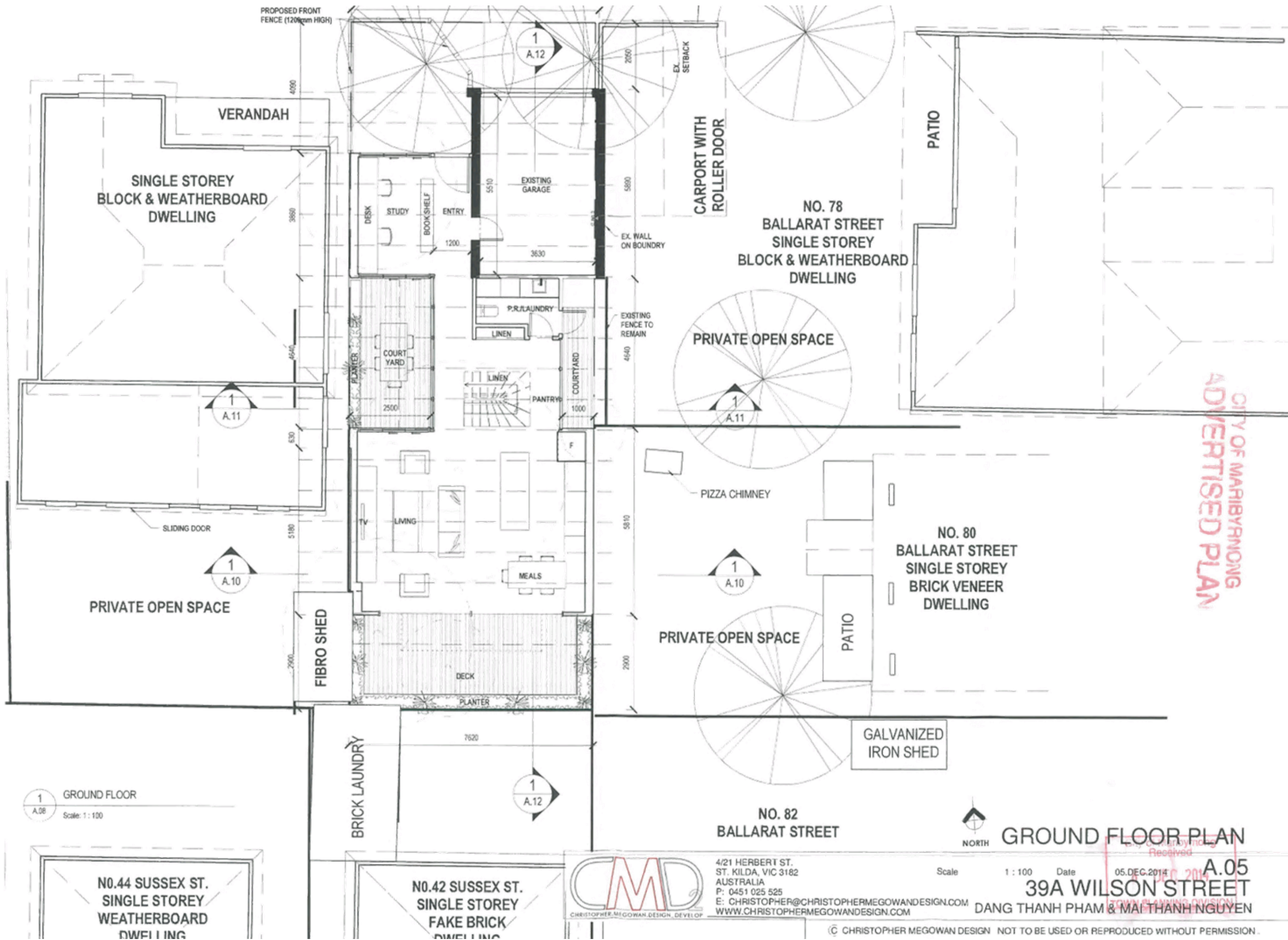
SITE PLAN

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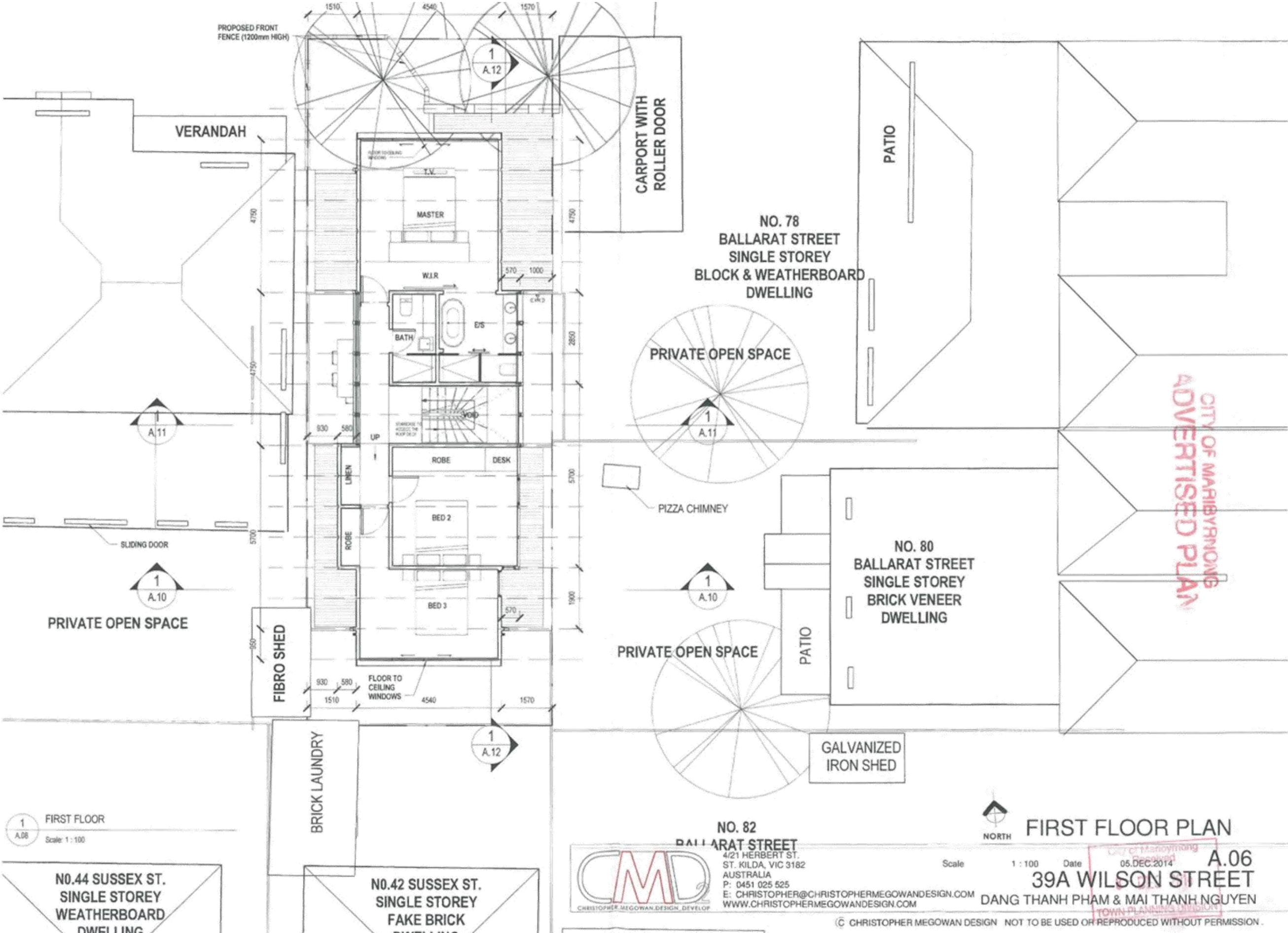








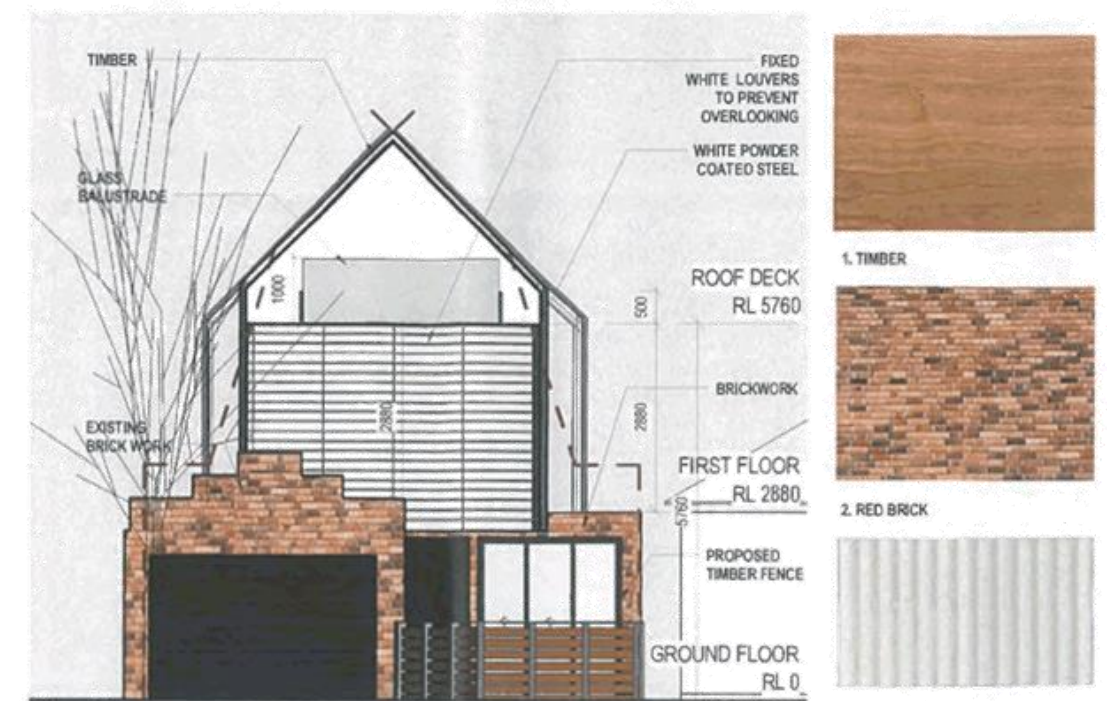








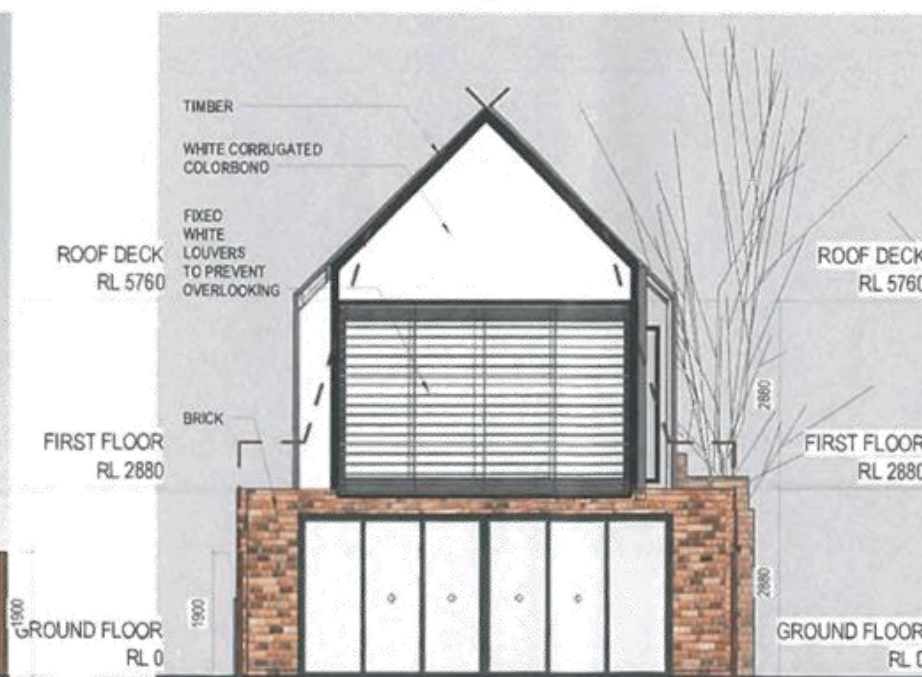
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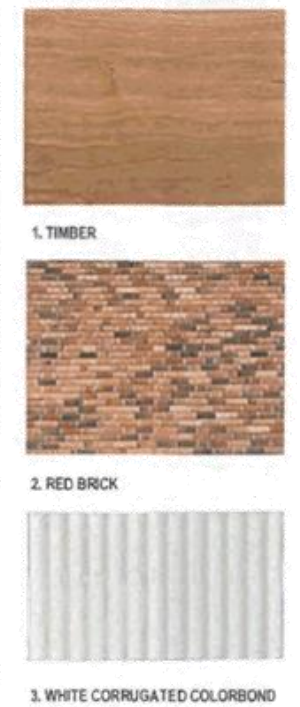
2 NORTH ELEVATION  
Scale: 1:100



3 WEST ELEVATION  
Scale: 1:100



4 SOUTH ELEVATION  
Scale: 1:100



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## ELEVATIONS

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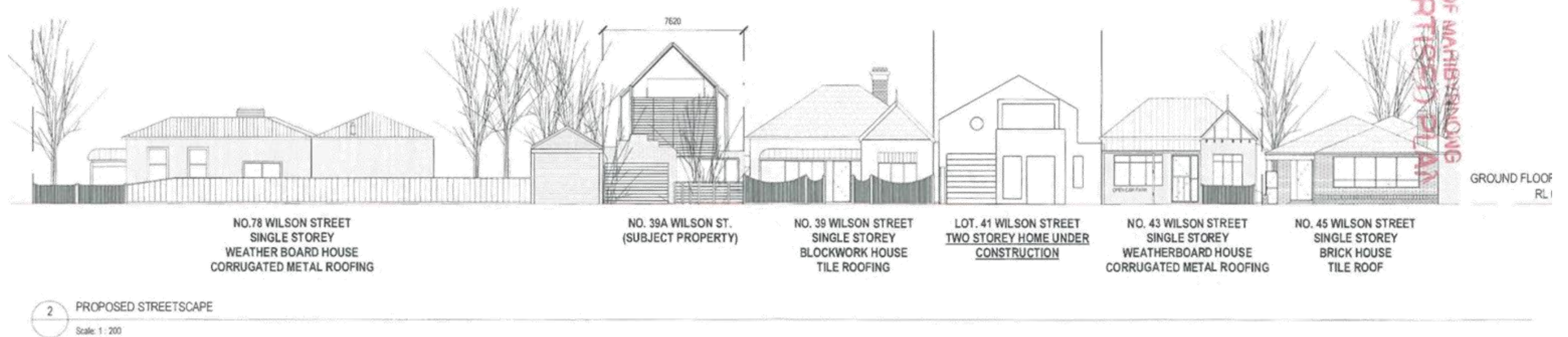
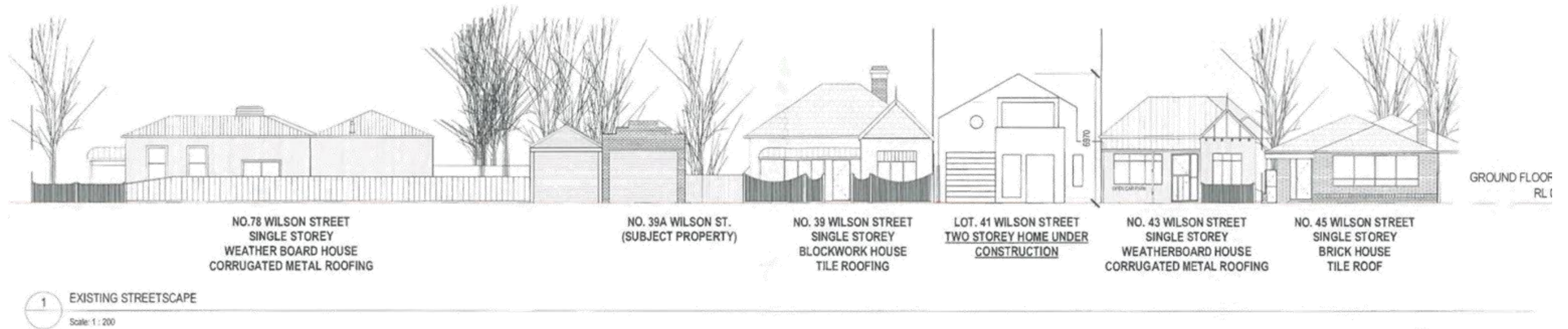
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A.08

39A WILSON STREET  
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## STREETSCAPE

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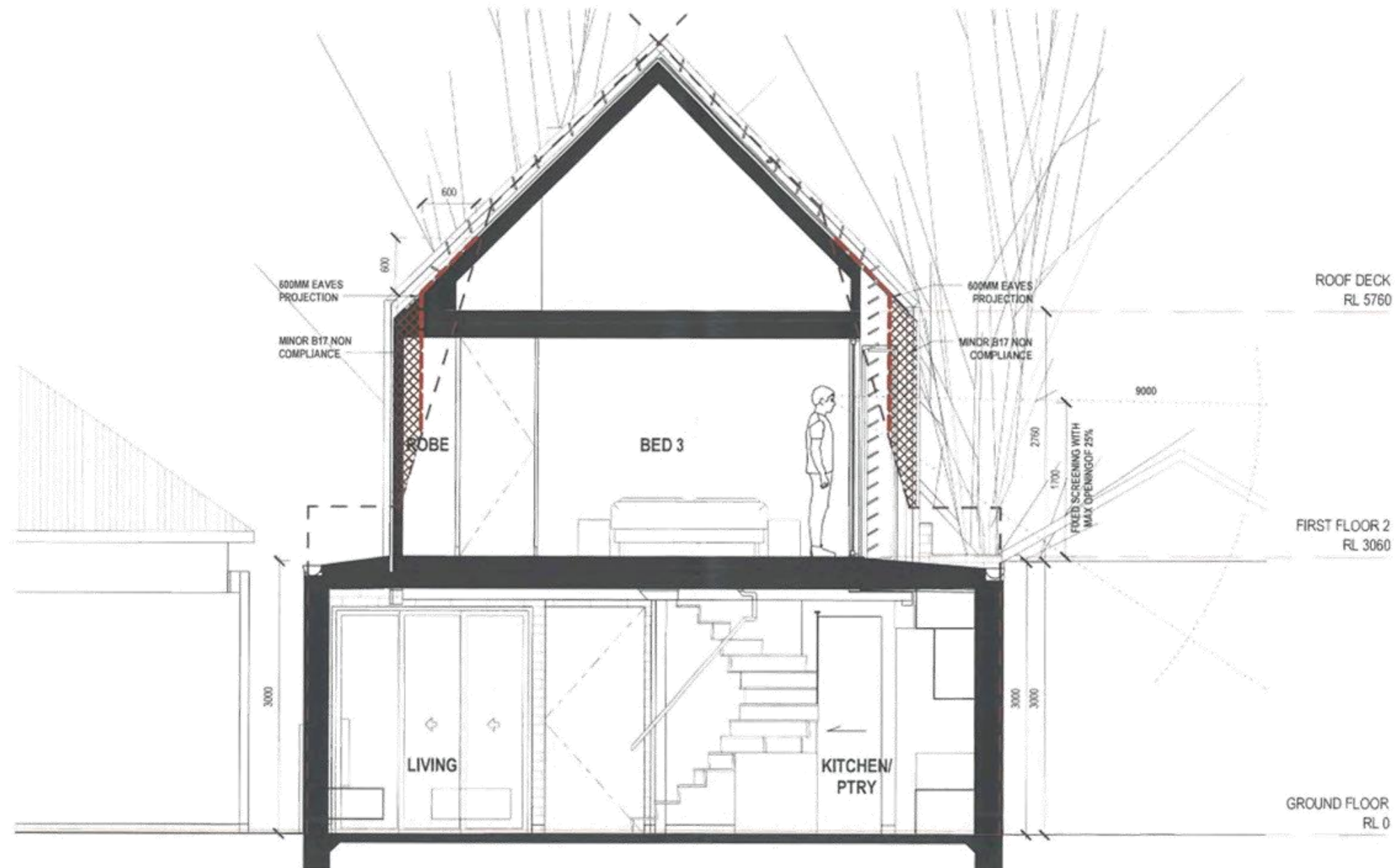
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A.09



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CITY OF MARIBYRNONG  
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1 SECTION A-A  
A.05 Scale: 1 : 50

Date 05.DEC.2014

Scale 1:50

A.10

8-DEC-2014



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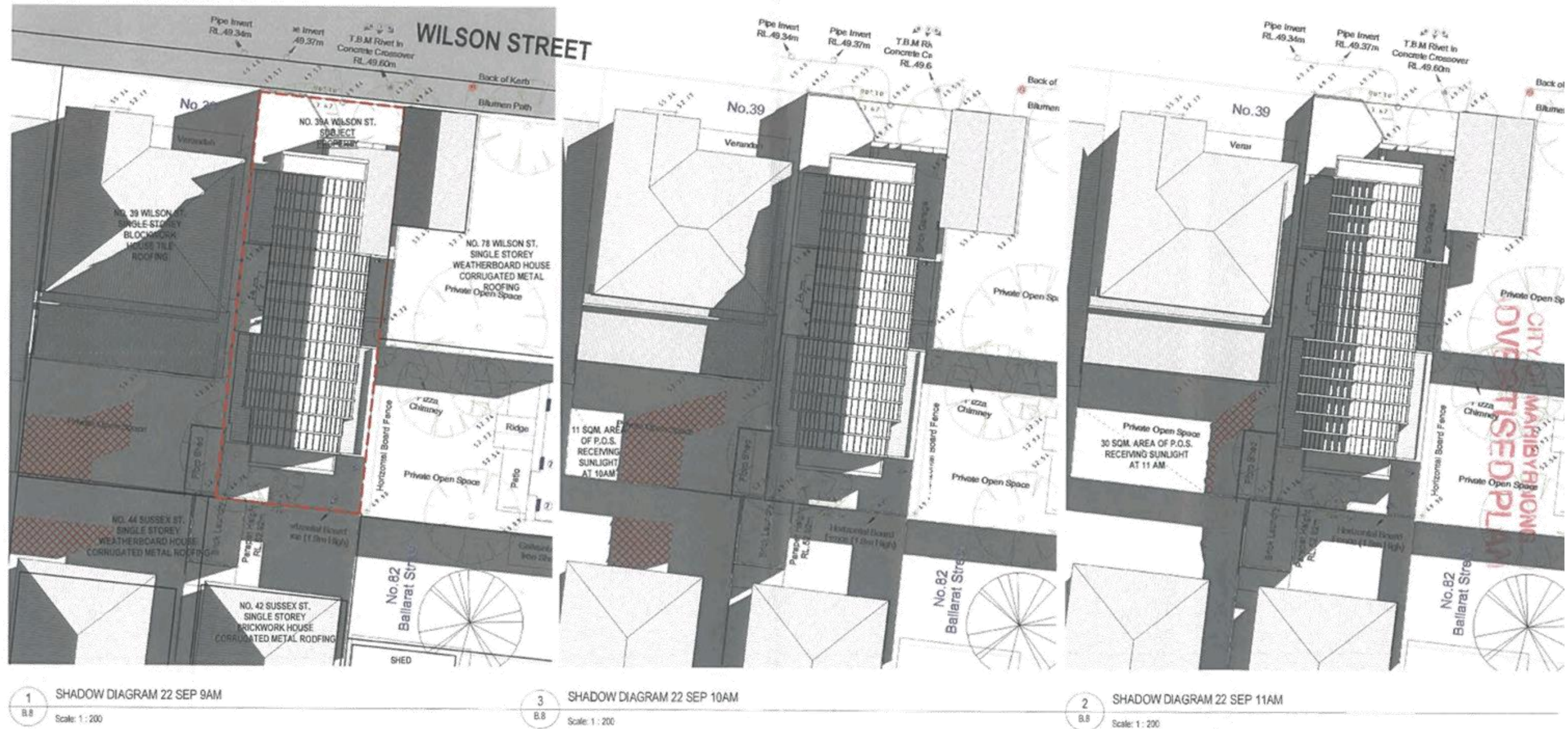
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## SHADOW DIAGRAMS



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ScAs indicated

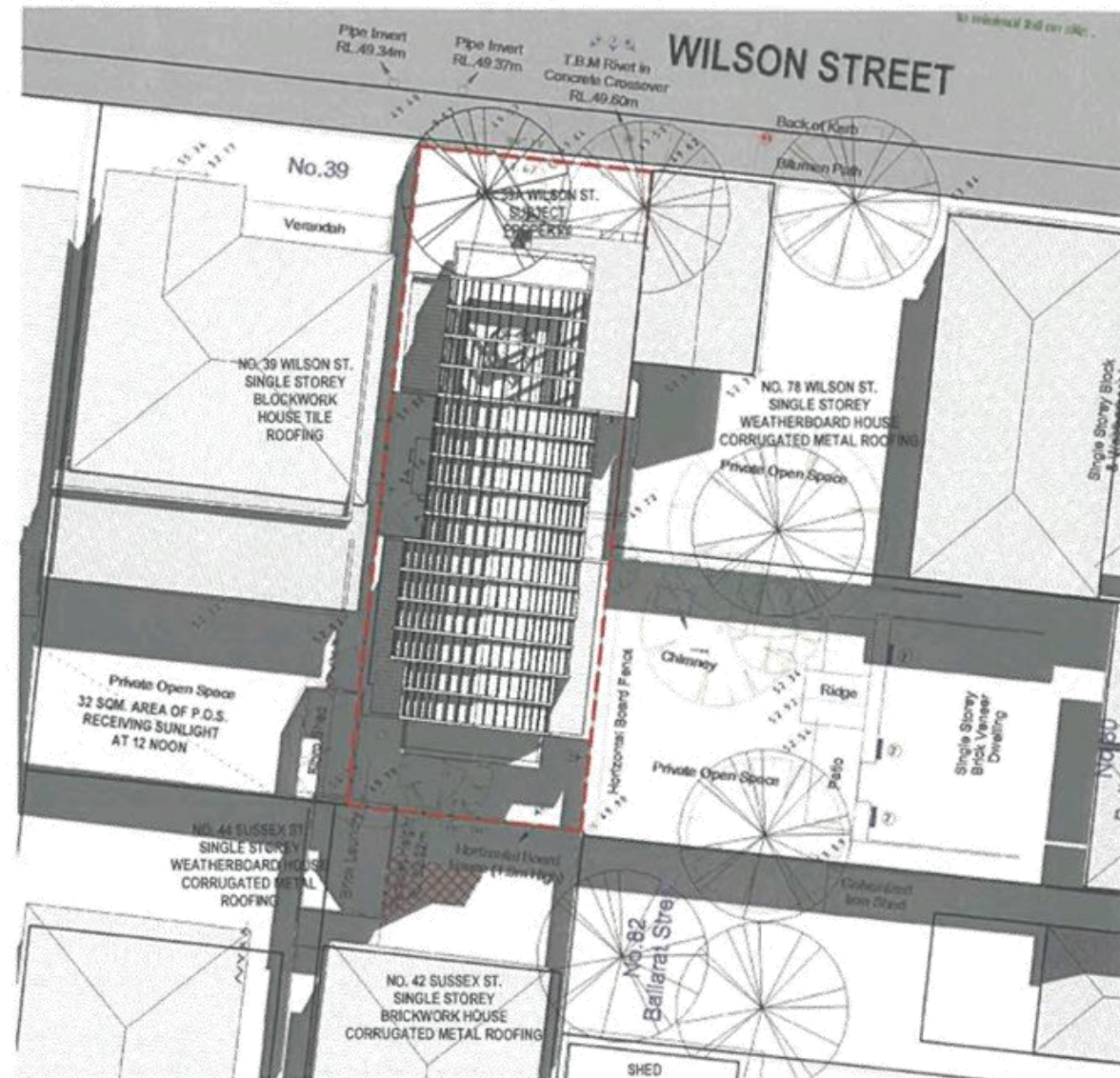
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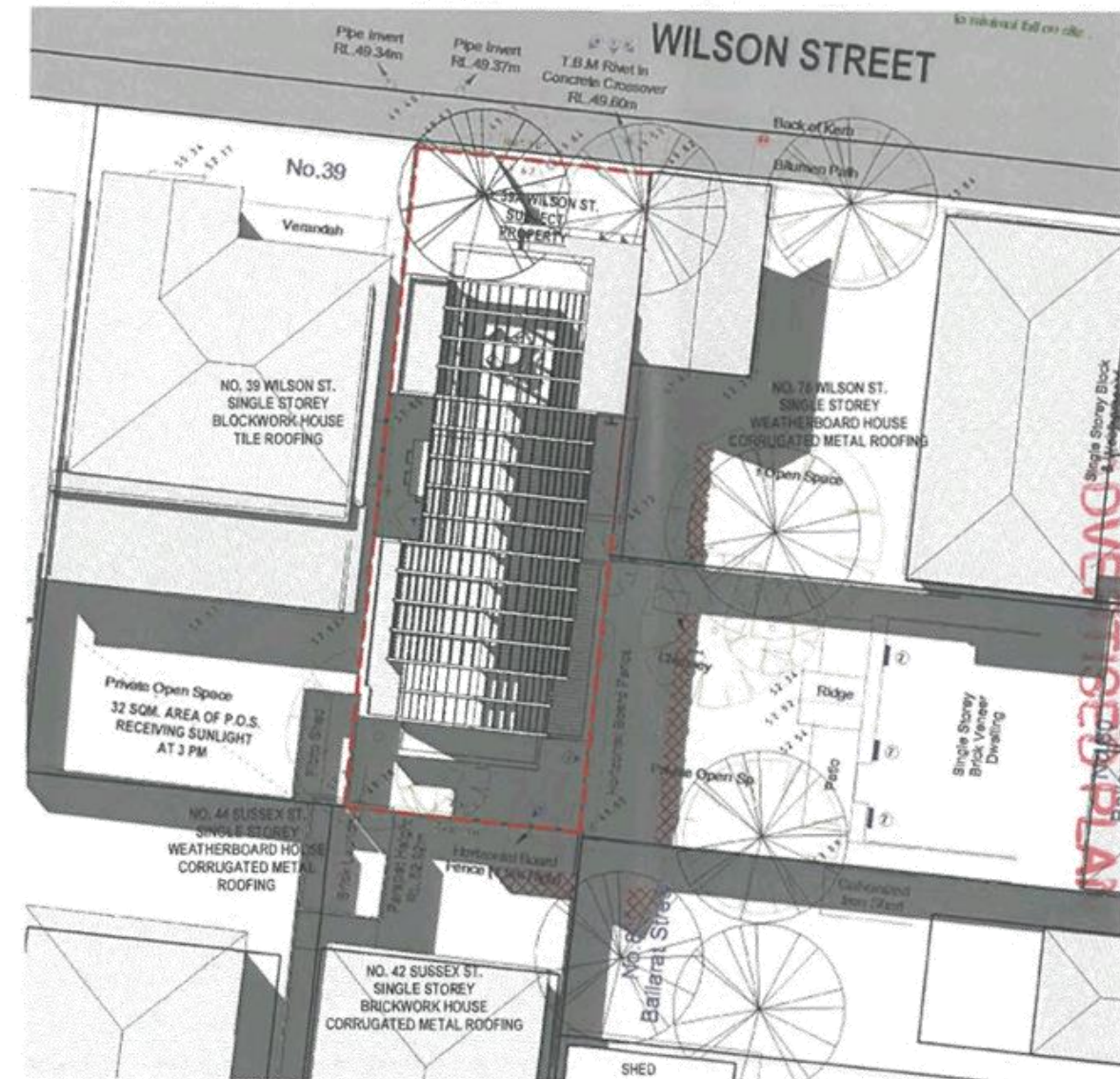
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1 SHADOW DIAGRAM 22 SEP 12PM  
Scale: 1:200



2 SHADOW DIAGRAM 22 SEP 3PM  
Scale: 1:200



NEW SHADOWS ON NEIGHBOURING P.O.S.



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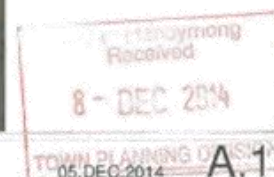
SHADOW DIAGRAMS  
39A WILSON STREET  
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PERSPECTIVE

Scale

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A.15  
39A WILSON STREET

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TOWN PLANNING DIVISION



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**Agenda Item 6.2****14-16 WILLIAMSON ROAD MARIBYRNONG**

**Director:** Nigel Higgins  
Director Planning Services

**Author:** Steven Lionakis  
Manager City Places

**PURPOSE**

To present for consideration a planning application for development of a 10 storey building at 14-16 Williamson Road Maribyrnong, which has received three objections.

<b>APPLICATION RECEIVED</b>	26/10/2018
<b>APPLICATION NUMBER:</b>	TP588/2018(1)
<b>APPLICANT</b>	Ouson Pty Ltd C/- proUrban
<b>SITE ADDRESS</b>	14-16 Williamson Road Maribyrnong
<b>PROPOSAL</b>	Construction of a multi storey mixed use building, use of the land for shops and/or food and drink premise exceeding 150 square metres and use of the land for office exceeding 250 square metres.
<b>ZONE</b>	Mixed Use Zone (MUZ)
<b>OVERLAYS</b>	Design and Development Overlay, Schedule 12 (DDO12) Environmental Audit Overlay
<b>INTERNAL REFERRALS</b>	City Design; Engineering and Transport Services; Waste Management; Sustainable Design and Active Transport
<b>EXTERNAL REFERRALS</b>	Transport for Victoria; Melbourne Airport Authority; Essendon Airport Authority
<b>COST OF DEVELOPMENT</b>	\$41.5 Million
<b>WARD</b>	River
<b>ADVERTISED</b>	Yes
<b>NUMBER OF OBJECTIONS</b>	Three (3)
<b>DATE OF PLANNING FORUM</b>	Not required
<b>REASON FOR CONSIDERATION BY COUNCIL:</b>	Cost of development in excess of \$10million

**ISSUES SUMMARY**

- Approval is sought for the construction of a 10 storey mixed use building containing retail at ground floor, offices at first floor and 124 dwellings above.
- The site currently contains an industrial warehouses occupied by a packaging solutions company.

**Agenda Item 6.2**

- The application was advertised and three objections were received from surrounding property owners/occupiers.
- The main objections relate to traffic/parking, insufficient landscaping and insufficient open space for future residents in the surrounding area.
- The building is proposed to the preferred maximum height of 10 storeys and provides an enhanced pedestrian link between Williamson Road and Sloane Street, as encouraged by the Highpoint Planning and Urban Design Framework.
- The development contains 173 car parking spaces, exceeding the rate of 171 spaces and will be contained within a basement levels.
- Council's Traffic Services reviewed the proposal and subject to conditions restricting the issuing of residential parking permits for occupants, has no objections to the development.
- Subject to conditions relating to landscape management and clarification of several minor matters, the proposal should be supported.

**ATTACHMENTS**

1. Proposed Conditions 14-16 Williamson Road [↓](#)
2. Objector Map 14-16 Williamson Road [↓](#)
3. Advertised Plans 14-16 Williamson Road Maribyrnong [↓](#)

**OFFICER RECOMMENDATION**

**That the City Development Special Committee issue a Notice of Decision to Grant a Permit for the construction of a multi storey mixed use building, use of the land for shops and/or food and drink premise exceeding 150 square metres and use of the land for office exceeding 250 square metres and a reduction of the car parking requirements at 14-16 Williamson Road Maribyrnong subject to conditions contained in Attachment 1.**

---



**Agenda Item 6.2****BACKGROUND****1. Proposal**

The application is summarised as follows:

- Demolition of the existing warehouse.
- Construction of a 10 storey mixed use building with three levels of basement.
- The proposal comprises 810 square metres of retail floor space, 314 square metres of office space and 124 dwellings.
- Diversity of dwelling types including 25 x one bedroom, 89 x two bedroom and 10 x three bedroom dwellings.
- A total of 236 square metres of communal open space and facilities would be provided at ground and rooftop level for use by occupants of the building.
- Provision of 173 car spaces (exceeds statutory requirement of 171 car spaces).
- Provision of 173 bicycle spaces (exceeds statutory rate of 37 spaces).
- Car parking is disguised from public view being located at basement levels.
- The architectural expression of the building is generally bold and striking with high quality materials being chosen including masonry and timber at podium level with glass at tower levels.
- The building has a maximum height of 32.3 metres.
- Vehicle access would be from Sloane Street, providing an uninterrupted built form along Williamson Road.
- The development provides a 2 metre wide pedestrian path along its western property boundary, which would enlarge an existing Council managed footpath.

**2. Site and Surrounds****Subject Site**

The subject site is located on the north side of Williamson Road, between Rosamond Road to the east and the tram line/Wests Road to the west. The site extends all the way to Sloane Street where secondary access is provided. The site has a frontage to both Williamson Road and Sloane Street of 38.2 metres, a maximum depth of 55.43 metres and a site area of 2,117 square metres. The site is relatively flat. The site is occupied by a large warehouse which is built to all boundaries, except for a front setback of 5 metres to Williamson Road (used for car parking).

**Certificate of Title and Restrictions**

The site is formally described as Lot 1 on Title Plan 095933X. There are no easements, Restrictive Covenants or s 173 Agreements registered to Title.

**Surrounding Area**

The surrounding area is characterised by light industrial uses and bulky retail on large lots. To the east of the site (fronting Williamson Road) is a single storey brick building used by a clothing wholesaler. To the east (fronting Sloane Street) is a single storey weatherboard dwelling rated as a residential property. Both sites have car parking in their front setbacks.

To the west of the site is a largely vacant lot with two buildings fronting Sloane Street used for commercial purposes. Separating that site from the subject site is a two metre

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wide pedestrian pathway. As part of this application the link will increase in size to provide a more accessible link between Sloane Street and Williamson Road.

To the north of the site on the opposite side of Sloane Street are three double storey warehouse buildings used for a variety of industrial and commercial purposes, including motor vehicle repairs and home appliance distribution. Further to the northeast is the back of house (loading zones and staff entries) for the Good Guys.

To the south of the site is Bunnings Warehouse. Highpoint Shopping Centre is on the opposite side of Rosamond Road, approximately 300 metres to the east and the site is within the Highpoint Activity Centre.

The 82 Tram Route stops at the end of the tram corridor where it intersects with Williamson Road, approximately 100 metres to the west of the site. The 57 Tram Route stops at the intersection of Rosamond Road and Raleigh Road, approximately 850 metres to the north of the site.

**3. Policy Context and Permit Triggers**

The site is located within a Mixed Use Zone (MUZ) and is affected by the:

- Design and Development Overlay - Schedule 12 (DDO12),
- Environmental Audit Overlay (EAO).

*Design and Development Overlay – Schedule 12*

The DDO12 has a number of policy objectives which are relevant to this application. Specifically, DDO12 envisions a medium to high density mixed use precinct with buildings ranging in height between 3-10 storeys.

For the Sloane Street Precinct, the relevant design objectives are as follows;

- To encourage active frontages for buildings to Williamson Road to reflect its identity as a main street.
- To facilitate widened footpaths and shared use paths along Williamson Road.
- To encourage site consolidation that will facilitate an integrated approach to built form outcomes.
- To provide for courtyard and roof top gardens on large format retailing buildings that have residential above.

*Environmental Audit Overlay*

While the EAO does not trigger a planning permit, it does require an environmental audit to be undertaken prior to sensitive use commencing. This requirement has been addressed as conditions in Attachment 1.

**Permit Triggers**

A Planning Permit is required for:

- Construction of two or more dwellings on a lot in the MUZ.
- Use of the land for a shop exceeding 150 square metres.
- Use of the land for an office exceeding 250 square metres.
- Construct a building and carry out works in the DDO12.
- Reduce the parking requirements.



**Agenda Item 6.2****Planning Policy Framework**

The following State policies are applicable to the proposal:

- Clause 11 (Settlement), including:
  - Clause 11.01-1S (Settlement)
  - Clause 11.01-1R1 (Settlement - Metropolitan Melbourne)
  - Clause 11.02 (Managing Growth)
  - Clause 11.03 (Planning for Places)
  - Clause 11.03-1S (Activity Centres)
  - Clause 11.03-1R (Activity centres - Metropolitan Melbourne).
- Clause 13 (Environmental Risks and Amenity), including:
  - Clause 13.04-1S (Contaminated and potentially contaminated land)
  - Clause 13.05 (Noise)
  - Clause 13.05-1S (Noise abatement).
- Clause 15 (Built Environment and Heritage), including:
  - Clause 15.01 (Built Environment)
  - Clause 15.01-1S (Urban Design)
  - Clause 15.01-1R (Urban design - Metropolitan Melbourne)
  - Clause 15.01-2S (Building Design)
  - Clause 15.01-3S (Subdivision design)
  - Clause 15.01-4S (Healthy neighbourhoods)
  - Clause 15.01-4R (Healthy neighbourhoods - Metropolitan Melbourne)
  - Clause 15.01-5S (Neighbourhood character)
  - Clause 15.02 (Sustainable development)
  - Clause 15.02-1S (Energy and resource efficiency).
- Clause 16 (Housing), including:
  - Clause 16.01 (Residential development)
  - Clause 16.01-1S (Integrated housing)
  - Clause 16.01-1R (Integrated housing - Metropolitan Melbourne)
  - Clause 16.01-2S (Location of residential development)
  - Clause 16.01-2R (Housing opportunity areas – Metropolitan Melbourne)
  - Clause 16.01-3S (Housing diversity)
  - Clause 16.01-3R (Housing diversity - Metropolitan Melbourne)
  - Clause 16.01-4S (Housing affordability).

**Local Planning Policy Framework**

The following clauses are applicable to the proposal:

- Clause 21 (Municipal Strategic Statement)
  - Clause 21.02 (Municipal Profile)
  - Clause 21.03 (Council Vision)
  - Clause 21.04 (Settlement)
  - Clause 21.05 (Environment and Landscape Values)
  - Clause 21.06 (Built Environment and Heritage)
  - Clause 21.07 (Housing)
  - Clause 21.08 (Economic Development)
  - Clause 21.11 (Local Areas).

**Agenda Item 6.2****Particular Provisions**

The following clauses are applicable to the proposal:

- Clause 52.06 (Car Parking) - A planning permit is not being sought to reduce the required car parking provisions. However, as will be discussed, a reduction of eight spaces will be required to facilitate additional bicycle parking.
- Clause 52.10 (Uses with Adverse Amenity Potential) - is relevant as it provides the appropriate guidance to Council on adverse amenity impacts from the adjoining industrial uses to proposed residential developments.
- Clause 52.34 (Bicycle Parking) - The onsite bicycle parking provision exceeds the requirements of this clause and no permit is being sought (173 provided when the statutory rate is 37).
- Clause 58 (Apartment Developments) – These provisions apply to all apartment developments in a Mixed Use Zone and an assessment is needed against a series of objectives and standards. This will be discussed later in the report.

**4. Human Rights Consideration**

The report and its contents do not impede the human rights listed in the *Charter of Human Rights and Responsibilities Act 2006*.

**5. Conflicts of Interest**

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

**6. Notification and Objections**

The application was advertised pursuant to Section 52 of the *Planning and Environment Act 1987*. Three objections were received and the grounds of objections relate to:

- Traffic and parking
- Insufficient landscaping provided
- Insufficient open space in the surrounding area for future residents.

**7. Referrals***External*

The application was referred externally to the following:

- Transport for Victoria (TfV) - No objection subject to standard conditions and the rebuilding of the bus stop on Williamson Road. Such conditions are included at Attachment 1.
- Melbourne Airport - No objections and no conditions required.
- EPA Victoria - No response.
- Essendon Airport – No response.

*Internally*

The application was referred internally to:

- City Design
- Engineering Services
- Transport Services
- Active Transport



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- Sustainable Design
- Waste Services.

No significant issues were raised in relation to the proposal. A number of standard conditions were required and these have been included in Attachment 1. It is noted that Transport services required a condition that no resident or visitor parking permits would be issued for occupants of the development.

**DISCUSSION**

It is considered that the key issues for the proposed development relate to compliance with the Planning Policy Framework, built form including height, car parking and amenity considerations.

**Compliance with Planning Policy Framework**

The Planning Policy Framework generally support densification in existing areas that are well serviced by existing infrastructure. Specifically, the site is identified in Council's Municipal Strategic Statement, at Clause 21.03 as being within a Major Activity Centre and suitable for substantial change.

Specific policies that support the proposal include:

- Ensuring the sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses (Clause 11.02-1S Supply of Urban Land).
- Facilitate the orderly planning of urban areas through effective planning and management of land use (Clause 11.02-2S Structure Planning).
- Build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres (Clause 11.03-1S Activity Centres).
- Encourage diversity of housing choice and types at higher densities in and around activity centres (Clause 11.03-1S Activity Centres).
- Locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport (Clause 16.01-1S Integrated Housing).
- Achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties (Clause 15.01-1S Urban Design).
- Accommodate 14,000 to 16,000 new households by 2031 (Clause 21.04-2 Housing Growth).
- Encourage high quality design and development and encourage contemporary and innovative architecture to establish a preferred neighbourhood character in new residential areas (Clause 21.06-1 Urban Design).
- Integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development (Clause 71.02-3 Integrated Decision Making).

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In addition, the proposal supports many of the outcomes and directions outlined in Plan Melbourne 2017 – 2050 as it:

- Supports new housing in activity centres and other places that offer good access to jobs, services and public transport.
- Provides a greater choice and diversity of housing.
- Promotes urban design excellence in the built environment.
- Creates mixed use neighbourhoods at varying densities that offer more choice in housing, create opportunities for local businesses and jobs and deliver better access to services and facilities.
- Supports a better network of neighbourhood activity centres.

The proposed development is the first mixed use development along Williamson Road and is within the preferred height limits. The proposed results in a high quality outcome with an activated pedestrian link (western boundary), visually interesting façade, car parking contained entirely within the basement level and provision of an active frontage with retail space at ground level.

**Design Response and Built Form***Policy*

The proposal has had regard to the urban design principles and guidelines of Clause 15.01, with a high quality architectural response that sets a high bar for future developments in the precinct.

Precinct 4 of the DDO12 (Sloane Street) specifies a preferred maximum height of between 6-10 storeys. The proposal is for a building at the upper end of this height limit. The relevant objectives for the Sloane Street Precinct include to:

- *Encourage site consolidation that will facilitate an integrated approach to built form outcomes.*
- *Provide for courtyard and roof top gardens on large format retailing buildings that have residential above.*

Further guidance for the precinct is provided at Clause 21.11-2, which relates to the Highpoint Activity Centre. Relevant objectives include:

- *Promote higher levels of development at the core of the centre, close to facilities, with a transition in building heights down to existing residential areas to reflect the character of those areas and to complement the topography of the area.*
- *Encourage the design of street frontages of buildings to provide a high level of walkability and an interesting and comfortable experience for pedestrians, including by consistent definition of streetscapes and arrival points.*
- *Create a built form that strongly defines streets while retaining a human scale and access to daylight and sunlight on streets, including through the use of an upper level setback from the street frontage.*
- *Create buildings that face streets and parks, have active frontages, do not unreasonably diminish sunlight to streets and open spaces, strongly define streets while retaining a human scale, and minimise wind and reflectivity effects on streets.*
- *Support wrapping of parking structures with other active uses on street frontages, where practicable.*



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- *Support buildings which provide good access to sunlight and daylight in homes and in private and public open spaces, and which provide a high level of internal amenity for occupants.*

The height of proposal (10 storeys) would not prejudice the strategic vision for the area or the precinct objectives as it:

- Provides a high degree of walkability with less than 10 per cent of the Williamson Road frontage dedicated to site services. Vehicle access is provided via Sloane Street which is designated as a lower order street in the Highpoint Planning and Urban Design Framework (HPUDF).
- Provides an active frontage with weather protection to the pedestrian entry points and along the enhanced pedestrian link.
- Proposes parking in the basement ensuring parking does not dominate the site.
- Retains a human scale by meeting the preferred street wall (podium) height and massing the taller element towards the middle and rear of the site.
- Ensures no footpaths or public spaces are unreasonably overshadowed by the additional height. Additional shadow would fall on the adjacent nature strip and/or driveways or those sites opposite, with the footpath unaffected between 10 am and 3 pm on the equinox.

### *Design*

The building has been designed with 50 per cent of apartments facing the street. The remaining apartments would be setback between 4.5-6 metres from side boundaries, providing adequate separation to adjoining sites. Landscaping has been provided at ground and rooftop levels, with existing nature strips reinstated with grass and street tree planting. These trees, once mature, will soften the built form and provide a more attractive environment to both streets.

The DDO12 requires a minimum 10 metre setback for the built form above a podium level (levels 6 to 9). The proposal includes setbacks of between 9.5-10.5 metres which is slight variation to the preferred setbacks. This varied setback provides a more articulated and varied built form on the site while ensuring the upper levels of the building remain recessive within the streetscape. A minor variation (500mm) to the minimum street setbacks is considered acceptable, particularly given an average setback of 10 metres is provided across the tower form.

A limited number of dwellings (28 per cent) are orientated to the south, reducing reliance on mechanical heating and artificial daylight. Policy guidance is to “*support building forms that maximise opportunities for achieving water, waste and energy efficiency*”, which the orientation and massing of this building achieves.

### **Are there any adverse impacts on adjoining properties?**

As the proposal is the first along Williamson Road since the rezoning, adverse amenity impacts should be limited to the existing context being a light industrial precinct.

### *Noise Impacts*

A number of light industrial uses operate within the area including a panel beater within 50 metres of the site. Clause 53.10 (Adverse Amenity Impacts) provides the appropriate

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guidance to Council on adverse amenity impacts from these uses to residential properties. It is also acknowledged that these uses can legally continue to operate within the area until such time these business cease and sites gradually redevelop. It is noted that a 'Panel Beater' use typically requires a buffer distance of 100 metres from a residential property

The 'Agent of Change' principles should be applied to the proposal by ensuring measures are incorporated to protect future residents from the industrial uses (vice versa).

The submitted Acoustic Report (prepared by Acoustic Logic) undertook noise testing of the nearby area and identified that noise levels of up to 67dBA were observed, primarily from traffic/tram noise along Williamson Road.

This level of noise that would be experienced by future residents is at odds with Clause 58.04-3 (Standard D16) which recommends internal noise limits of 40dBA (day) and 35dBA (night). The acoustic report has recommended double glazing to all apartments which will adequately protect future residents and adjacent land owners to continue operating into the future. Double glazing will also provide increased thermal properties, reducing reliance on mechanical heating and cooling. These matters have been addressed as conditions in Attachment 1.

***Equitable Development Rights***

In terms of future adverse impacts, the building has been designed to allow adjacent sites to develop to a similar scale, with generous side setbacks of between 4.5-6.0 metres. These setbacks, if replicated on adjoining sites provide a building separation of 9-12 metres, which is sufficient to allow daylight, ventilation and outlooks without the need for privacy screening.

**Does the proposed provide acceptable internal amenity for residents?**

The proposal provides a higher level of internal amenity for residents as follows:

- Dwelling layouts are highly functional, with no lightcourts and limited saddleback/snorkel bedrooms.
- All dwellings have external windows, the majority of which require no screening (Standard D15).
- Corridors are provided with windows for natural light and ventilation, which assists with wayfinding and dwelling identification.
- A diversity of apartment styles including one, two and three bedroom apartments (Standard D3).
- More than 50 per cent of all apartments would meet the needs of people with limited mobility (Standard D17).
- Each apartment is provided with a balcony exceeding the minimum requirements of Clause 58.
- All dwellings would have access to a communal lounge and rooftop terrace, providing added opportunities for passive recreation and socialising (Standard D7 & D8). To ensure that these areas are practical and used by future occupants, accessible toilet(s) should be provided and this forms part of a condition outlined in Attachment 1.



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- While Clause 58.07-4 (Standard D27) requires 40 per cent of dwellings to have cross ventilation, this is difficult to achieve in larger developments where corner dwellings are in the minority. 36 per cent of dwellings would have cross ventilation which constitutes all corner dwellings and those dwellings which face the street at podium level. This is considered an acceptable response, and supported in this instance.

While the development is generally compliant with the requirements of Clause 58, some areas are non-compliant or require clarification.

- Clause 58.03-5 requires 10 per cent of the site be provided with appropriate landscaping, which the proposal does not meet. Three small trees would be provided along the site's eastern boundary at ground level and additionally balcony planter boxes are provided. This is not considered an acceptable response.
- To mitigate this, the rooftop should be connected to a rooftop garden, which would more than compensate for the shortfall. Further, a roof top garden would reduce the urban heat island effect at this location as recommended by Standard D10. This matter has been addressed as a condition in Attachment 1.
- Clause 58.07-3 requires all habitable room windows to be on an external edge of the building. Where windows would be compromised is limited to those side (east and west) facing apartments at levels 1-6. The end four apartments (202, 217, 208 and 211) would have snorkels for light and ventilation to the main bedroom.
- The upper levels would overhang the above mentioned apartments by up to 2.7 metres, which would unacceptably limit daylight and ventilation. To address this a redesign of these apartments will be required by way of permit condition. An alternative design may be three (rather than four) apartments facing east, thus increasing the width and amount of glazing (and light) to each habitable room.
- Clarifications on further aspects of the requirements of Clause 58 are required relating to the layout of dwellings, waste collection, external storage. None of these matters are fatal and are appropriately addressed as conditions in Attachment 1.

### **Is adequate car parking provided on site to cater for residents and visitors?**

The proposal requires an onsite provision of 171 car parking spaces pursuant to Clause 52.06-5, whereas 173 have been provided.

Use	Rate	Required
1BR (25 dwellings)	1 to each dwelling	25
2BR (89 dwellings)	1 to each dwelling	89
3BR (10 dwellings)	2 to each dwelling	20
Shop (810sqm)	3.5 per 100sqm	28
Office (314sqm)	3.0 per 100sqm	9
<b>TOTAL</b>	<b>N/A</b>	<b>171</b>

While the number of car parking spaces provided is in excess of the statutory requirement, as will be discussed below, a condition is recommended that will remove eight car parking spaces to provide a centralised and secure bicycle parking room. While this will result in a reduction of car parking compared to the statutory rate, this is acceptable as it will provide space for up to 90 bicycles, promoting sustainable transport options.

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In support of the above mentioned parking rates, a Traffic Engineering Assessment (Traffic Report) has been prepared by *Impact*, with their findings summarised below:

- A car parking demand assessment demonstrates that the anticipated demand for parking for visitors and the retail use can be accommodated on-street with high vacancy rates at off-peak periods.
- The site is well located in terms of public transport access, being in close proximity to several bus routes, and two tram routes.
- Bicycle parking provision exceeds the statutory requirement of Clause 52.34 of the Maribyrnong Planning Scheme (173 provided when the statutory rate is 37).
- The car parking layout has been designed in accordance with Clause 52.06 of the Planning Scheme.
- The traffic generated by the development can be accommodated by the surrounding road network.

It is considered that the minor reduction in the car parking requirements can be supported in this location, having regard to the matters listed above. An assessment has been undertaken against the relevant design standards at Clause 52.06-9, with the proposal (subject to conditions) generally in compliance with these standards.

In terms of the road network, the assessment undertaken by *Impact Traffic* notes that Sloane Street has an operational capacity of 2,000-3,000 daily vehicle movements. Assuming that all sites which front Sloane Street utilise it for access (rather than White Street or Williamson Road), and that all sites provide parking at the statutory rate 3,570 daily vehicle movements are predicted. This is above the operational capacity of Sloane Street.

However, as the Highpoint Major Activity Centre matures and more residents and employment opportunities emerge the number of vehicle movements per day will reduce. This will ensure the operational capacity of Sloane Street is not exceeded in the medium to long term.

The submitted traffic and transport analysis was peer-reviewed by *Traffix Group*, which concurred with the analysis of *Impact* and noted that there would be no unreasonable impact on Sloane Street in terms of operational efficiency.

Since the gazettal of Amendment VC142, “*the adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts*” must to be considered for all application, as appropriate. The development proposes a loading bay accessed from Sloane Street. This loading bay could be used for the shops, small waste collection vehicles, or for residents moving in/out and is suitable for the proposal. A condition on permit would require this space to be lined marked as a loading bay.

**Is adequate bicycle parking provided on site?**

The applicable parking rates for this site in accordance with Clause 52.34 is as per the table below:



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Use	Rate	Required
Residents	1 to each 5 dwellings	25
Visitors	1 to each 10 dwellings	12
<b>TOTAL</b>	<b>N/A</b>	<b>37</b>

The proposal requires an onsite provision of 37 bicycle parking spaces, whereas 173 have been provided. While there is no requirement for bicycle spaces for the commercial uses, the development would provide 16 visitor bicycle spaces at ground level in easily accessible areas. Further, a public realm plan will be required by way of permit condition which will provide further opportunities for bicycle parking along footpaths and the nature strip.

Of the 173 resident bicycle spaces, 134 would be provided in combined storage cages at the end of car parking spaces. This location would make it difficult for bicycles to be removed should a vehicle be parked in the adjacent space and would also reduce the useability of the storage cages. An alternative would be to centralise bicycle parking area at basement level 1 by deleting several car parking spaces (as discussed above).

Converting eight vehicle parking spaces adjacent the lifts at basement level 1 would provide space for a secure bicycle parking area for up to 90 bicycles. This would reduce the number of car parking spaces, however would provide an option to those not wanting a car space as part of their purchase. This would have the added benefit of offering a more affordable product to market, likely in the form of a one bedroom apartment with no car space. Given this highly accessible location with multiple public transport offerings, the provision of some apartments without a car space is acceptable. These changes would form a permit condition.

**Are the commercial uses acceptable in this location?**

As stated a planning permit is required for the shop use as it exceeds 150 square metres and office as it exceeds 250 square metres. The Highpoint Planning and Urban Design Framework designates this area as a mixed-use precinct, with retail, entertainment uses and dwellings co-existing. The shop at ground level totalling 810 square metres and the offices at first floor totalling 314 square metres would not be at odds with the vision for the precinct and retains employment opportunities on the site.

The small office tenancies are not likely to attract a suitable tenant. A condition will require these spaces to be occupied by no more than 3 tenancies. Should demand change in the future then these spaces could be further divided.

**Has the pedestrian link been appropriately treated?**

The Highpoint Planning and Urban Design Framework designates a pedestrian link along the sites western boundary, generally running adjacent the existing 2 metre wide Council managed footpath linking Williamson Road and Sloane Street.

The development proposes an enhanced pedestrian link which is approximately 1.2 metres in the middle, opening up to 6 metres towards the two street frontages. The two end points would be of adequate width, while the central portion would not.

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The central portion should be at least 2 metres clear, providing a 4 metre clear path through the site. If the site to the west then develops with a 2 metre path, a 6 metre link would be provided – which is similar to the width of laneways such as Degraes Street or Hardware Lane. Accordingly a condition on permit will require the width of the pedestrian link to be increased to a minimum of 2 metres.

**Objection/concerns not previously addressed**

In response to the grounds of objections not addressed in the above discussion, the following comments are provided:

- Lack of open space for future residents – The Maribyrnong Open Space Strategy (September 2014) sets a framework for the provision and acquisition of open space for current and future residents of the municipality. The strategy shows the site is within a safe walking distance of Robert Barrett Reserve located to the south of the Maribyrnong Aquatic Centre, with a new neighbourhood park planned as part of the development at 82-96 Hampstead Road. The strategy does show an open space gap to the north of the site around the northern end of Wests Road. This gap will be addressed through land acquisition funded by Public Open Space contributions required as part of future subdivisions and the development of the Maribyrnong Defence Site.

**CONCLUSION**

The proposal meets the overall intent and objectives of the State and Local Planning Policy Frameworks, including the objectives of Clause 58 of the Scheme, and generally accords to the objectives of the Highpoint Planning and Urban Design Framework. The application should be supported.



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**ATTACHMENT 1: PERMIT CONDITIONS FOR COUNCIL CONSIDERATION**

<b>APPLICATION NUMBER:</b>	TP588/2018(1)
<b>SITE ADDRESS:</b>	14-16 Williamson Road, Maribyrnong
<b>PROPOSAL:</b>	Construction of a multi storey building, use of the land for shops and/or food and drink premise exceeding 150 square metres, use of the land for office exceeding 250 square metres and a reduction in the car parking requirement.
<b>DATE OF COUNCIL MEETING:</b>	17 September 2019

1. Before the development commences, amended plans must be submitted to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and submitted in electronic format. The plans must be generally in accordance with the plans advertised (referred to as TP097, TP098, TP099, TP100, TP101, TP102, TP106, TP107, TP110, TP200, TP201, TP202, TP203, TP250, TP251, TP300, TP301, TP302, TP303, TP500 (all rev. B) dated 30 May 2019 prepared by Fender Katsalidis Architects – Job No. 18077) but modified to show:
  - a) The side (east) facing apartments at level 1 (labelled as 101, 102, 111 and 112) and the side (east and west) facing apartments at levels 2-5 (labelled as 201, 202, 208, 209, 210, 211, 217 & 218 then replicated at upper levels) redesigned so that all windows and the edges of balconies are on an external face of the building with no building overhang above (excluding a corresponding balcony), unless an alternative design is otherwise agreed to in writing by the Responsible Authority.
  - b) The overall depth of all dwellings must comply with Clause 58.07-2 (Standard D25 – Room Depth) of the Maribyrnong Planning Scheme, while any ‘snorkle’ window must comply with the minimum dimensions at Clause 58.07-3 (Standard D26 - Windows) when measured from the furthest point of the external face with no overhang, unless an alternative design is otherwise agreed to in writing by the Responsible Authority.
  - c) A 1:50 elevation of the ground floor (first 4 metres) of the north, south and west elevations showing the location of all site services, including (but not limited to) electricity metres/services, gas metres/services, water metres/services, telecommunications equipment, fire suppression systems, etc...). Such services must be integrated into the design of the building and must not read as separate features.
  - d) Conversion of the eight (8) car parking spaces south of the lift core (basement level 1) into a secure bicycle parking room/cage. The number of bicycle parking spaces should be clearly noted on the plans, including dimensions and type of parking space (i.e. ground hoops, wall mounted brackets, or a combination of both).
  - e) No more than three (3) office tenancies at first floor, with no reduction in the floor area.
  - f) A minimum height clearance of 4 metres to the car park entry and loading zone.
  - g) An accessible toilet, (with wash basin) provided to the communal areas at both ground and roof top level.
  - h) A notation on all relevant plans that the windows at the end of the corridors for levels 1-9 are to be openable allowing for natural ventilation.

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- i) The loading and unloading area marked as such with 'LOADING ZONE' applied in permanent heavy duty paint.
  - j) Floor to ceiling heights noted on relevant elevation plans, with a minimum 2.7 metres internal clearance provided (with the exception of kitchen and bathrooms which must have a minimum of 2.4 metres).
  - k) The pedestrian link with a minimum width of 2 metres along the western boundary (free of any landscaping and structures – excluding support pillars). Note: There is to be no change to the width of the pedestrian link where it meets the street boundaries.
  - l) The eight visitor bicycle parking spaces deleted from the pedestrian link. These spaces should be relocated into the public realm plan required by condition 8.
  - m) A cross section across the vehicle crossing showing how the crossover is design to prevent water entering the building/basement.
  - n) A car park allocation schedule for all dwellings, retail and associated visitors.
  - o) Any changes required to comply with conditions 4 and 5 (landscaping).
  - p) A public realm plan, as required by condition 8.
  - q) Accessibility measures noted on plans in accordance with condition 9.
  - r) Any changes required to comply with condition 10 (Environmentally Sustainability Design).
  - s) Wind mitigation measures incorporated into the development, as required by condition 14.
  - t) Any changes required to comply with the amended Waste Management Plan in accordance with condition 17.
  - u) Any changes required to comply with Transport for Victoria's permit condition (condition 31).
2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to any exemption specified in Clause 62 of the Maribyrnong Planning Scheme. *NOTE: This does not obviate the need for a permit where one is required.*
3. Once the development has started, it must be continued and completed to the satisfaction of the Responsible Authority

### **Landscaping**

4. Concurrent with the endorsement of plans pursuant to condition 1, a landscape plan generally in accordance with the advertised landscape plan (referred to as that plan prepared by John Patrick Landscape Architects, Job Number 18-0759 dated 28 May 2019) must be submitted and be to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and provided in digital format. The plan must show:
- a) Landscaped green roof, equivalent to at least 10% of the total site area.
5. Concurrent with the endorsement of plans pursuant to condition 1, a Landscape Management Plan must be submitted to the satisfaction of the Responsible Authority. When approved, the Landscape Management Plan will be endorsed and will then form part of the permit. The Landscape Management Plan must outline/show:
- a) Weed, pest and disease control for plants;
  - b) Fertilising of garden bed areas, including foliar application as required;
  - c) Maintenance of garden beds including cultivation of soil;



## **Agenda Item 6.2 - Attachment 1**

- d) Immediate replacement planting of dead / damaged plant stock in accordance with the approved Plant Schedules;
  - e) Arboricultural maintenance, pruning and replacement tree planting where applicable;
  - f) Soil moisture testing of evergreen and deciduous tree root zones;
  - g) Testing for adequacy and subsequent addition of soil organic matter;
  - h) Mulching of trees and garden beds;
  - i) Staking and tying of trees and removal of stakes and ties when required;
  - j) Cleaning of all garden areas and removal of all rubbish/spoil/debris/litter of site;
  - k) Repair of vandalism;
  - l) Monitoring of irrigation system including management, maintenance, programming and supervision;
  - m) Cleaning of footpaths/paved areas of building dirt and mud;
  - n) Cleaning of furniture and structures in common areas and Re-apply specified oil or sand down and touch up paint as necessary
  - o) Remove any splinters and sand down sharp edges of cracks that may have developed
  - p) Scrub and clean timber decking to remove any mould or deleterious material
  - q) Monitoring of all landscape lighting;
  - r) The frequency and responsible party for maintenance of all landscaping, whether on common or private property; and
  - s) A maintenance regime for the green roof.
6. Before the occupation of the building or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced in accordance with the endorsed Landscape Management Plan (Condition 5).

### **Public Realm Plan**

8. Concurrent with the endorsement of plans pursuant to condition 1, a public realm plan must be submitted and be to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and provided in digital format. The plan must show the location of:
- a) vehicle crossings, loading bay(s), landscape improvements and street tree(s);
  - b) bicycle parking improvements along the Sloane Street and Williamson Road frontages;
  - c) all existing features (concrete channels, drainage inlets, pits, signs, etc) and services in Sloane Street and Williamson Road fronting the development; and
  - d) signage and line marking.

### **Accessibility**

9. Concurrent with the endorsement of plans pursuant to condition 1, an Accessibility Report must be prepared by a suitably qualified person detailing how the development will incorporate at least 50% adaptable, accessible and visitable dwellings, in accordance with Clause 58.05-1 (Standard D17) of the Maribyrnong Planning Scheme. The report should also comment on any design change necessary in common areas to enable access to dwellings. The recommendations of the report must be implemented to the satisfaction of the Responsible Authority prior to the occupation of the development. No alterations to the plan may occur without the written consent of the responsible authority.

### **SDA conditions**

## Agenda Item 6.2 - Attachment 1

10. Concurrent with the endorsement of plans pursuant to condition 1, and amended Sustainability Management Plan (SMP) must be submitted to the satisfaction of the Responsible Authority. When approved, the SMP will be endorsed and will then form part of the permit. The SMP must be submitted in electronic format and must be generally consistent with the SMP advertised (referred to as job number MEL1287 rev.06 dated 29 May 2019 prepared by ADP Consulting : Engineering) but modified to show:
  - a) A STORM Rating equal to or greater than 100%.
  - b) Projected cooling loads for the upper level west facing dwellings (i.e. 605, 606, 607, 705, 706 and 707) with measures recommended to reduce heat gain into those apartments during warmer months.
11. Prior to the occupation of the development allowed by this permit, a report from a suitably qualified person with expertise in environmental sustainability in building construction must be prepared. The report must detail that all ESD measures/initiatives outlined in condition 10 have been satisfactorily implemented. The report must be provided to, be to the satisfaction of and be approved by the responsible authority.

### Acoustic Treatment

12. The recommendations of the Acoustic Report advertised with the application (referred to as project number 20181666.1 prepared by Acoustic Logic (rev. 3) dated 29 May 2019) must be implemented. Specifically, all habitable room windows and external walls must be constructed as defined in appendix 1 of that report, unless otherwise agreed to in writing by the Responsible Authority.
13. Prior to the occupation of the development allowed by this permit, a report from a qualified person with expertise in acoustic matters must be prepared. The report must detail that all acoustic measures outlined in condition 12 have been satisfactorily implemented. The report must be provided to, be to the satisfaction of and be approved by the Responsible Authority.

### Wind Mitigation

14. The recommendations of the Wind Report advertised with the application (referred to as project number WE515-02F02 (rev. 0) prepared by Windtech dated 30 May 2019) must be implemented. Mitigation measures must be shown on all endorsed plans, constructed and thereafter maintained to the satisfaction of the Responsible Authority. Alternative measures may be considered provided they are to the satisfaction of the Responsible Authority.

### Environmental Audit

15. Before the construction of the development authorised by this permit commences an Environmental Auditor appointed under Section 53S of the Environment Protection Act 1970 (**EP Act**) must undertake an Environmental Audit in accordance with the provisions of the EP Act and issue:
  - a) a Certificate of Environmental Audit for the land in accordance with Section 53Y of the EP Act (**Certificate**); or
  - b) a Statement of Environmental Audit for the land in accordance with Section 53Z of the EP Act (**Statement**),

and the Certificate or Statement must be provided to the responsible authority.

16. If, pursuant to condition 15, a Statement is issued:



## **Agenda Item 6.2 - Attachment 1**

- a) the development authorised by this permit must not be undertaken unless the Statement of Environmental Audit clearly states that the land is suitable for the sensitive use for which the land is being developed;
- b) the development authorised by this permit must not be undertaken until compliance is achieved with the terms and conditions that the Statement states must be complied with prior to development commencing;
- c) prior to the construction of the development authorised by this permit, a letter prepared by an Environmental Auditor appointed under Section 53S of the EP Act which states that the terms and conditions contained in the Statement have been complied with must be submitted to the responsible authority; and
- d) if any term or condition of the Statement requires any ongoing maintenance or monitoring, the Owner must enter into an agreement with Council pursuant to section 173 of the Planning and Environment Act 1987 (Agreement). The Agreement must:
  - i. provide for the undertaking of the ongoing maintenance and monitoring as required by the Statement; and
  - ii. be executed before the sensitive use for which the land is being developed commences.

The Owner must pay all expenses involved in the drafting, negotiating, lodging, recording, execution and (if applicable) cessation of the Agreement, including those incurred by the responsible authority.

### **Waste Management**

17. Concurrent with the endorsement of plans pursuant to condition 1, an amended Waste Management Plan (WMP) must be submitted to the satisfaction of the Responsible Authority. When approved, the amended WMP will be endorsed and will then form part of the permit and must be complied with at all times unless otherwise agreed to in writing by the Responsible Authority. The amended WMP must be generally in accordance with the WMP advertised (referred to as that report dated 28 May 2019 prepared by Leigh Design for Ouson Group Pty Ltd) but modified to detail:
- a) Swept path diagrams for a standard Council waste collection vehicle showing how the vehicle may turn around in the cul-de-sac of Sloane Street.
  - b) Recycling bin colour correctly identified as light green body with yellow lid.
  - c) Commercial waste storage to be located in a separate waste storage room, with a notation that commercial tenants will not have access to the residential waste chutes and/or bin rooms.
  - d) The collection frequency amended to be 2 per week only, with any subsequent changes to the storage and/or number of bins then required.
  - e) The hard waste collection area to be one area of 2 x 3 metres with this area to be clearly marked as such using either barriers or heavy duty line marking.
  - f) A convex mirror installed in a suitable location so that persons exiting the waste room can see vehicles that may be travelling up the ramp.
  - g) Justification for the waste generation rates of 'convenience store' or otherwise industry standard waste generation rates for a 'grocery store' used, with subsequent changes to the size of the waste storage room.
  - h) Changes to the ground floor bin chute area to facilitate a shuffle system, allowing at least one full days' worth of waste to be collected without needing to swap bins, with a preference for two days waste storage.

## **Agenda Item 6.2 - Attachment 1**

- i) A notation that the waste chute can be accessed from the roof for maintenance purposes.

### **Parking Permits**

- 18. Regardless of any parking permit policy adopted by Council, the owners and occupiers of the dwellings and commercial tenancy will not be eligible for nor issued with any on street parking permits (or equivalent).

### **Infrastructure**

- 19. Vehicular crossing(s) must be constructed and/or modified to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority.
- 20. All disused or redundant vehicle crossings must be removed and the area reinstated with either/or footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.
- 21. The owner/developer shall be responsible to meet the costs of all alterations to and reinstatement or relocation of the Responsible Authority and any other public authority assets deemed necessary and required by such authorities for the development (i.e. power poles, pits or similar). Re-instatement or modification of assets to the Responsible Authority's satisfaction will be required or compensation to the value of the responsible authority's loss shall be paid.
- 22. The site must be drained to the satisfaction of the Responsible Authority. Storm water run-off from the site must not cause any adverse impact to the public, any adjoining site or Council asset. Stormwater from all paved area has to be drained to underground storm water system. Any cut, fill or structure must not adversely affect the natural storm water runoff from and to adjoining properties.
- 23. Prior to the commencement of any works on the site and/or subdivision of the land, the owner must submit for approval to the Responsible Authority drainage plans to the requirements outlined in the Stormwater Discharge Permit.
- 24. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.
- 25. Prior to the issue of Statement of Compliance for the development, the owner/developer must contact Council's Transport Team to determine what, if any, changes to on street parking restrictions signs are required. Should Council's Transport Team determine that on street parking restriction signs must be amended (i.e. disabled parking to 2 hour parking) then signs must be replaced at the cost of the owner/developer prior to the issue of Statement of Compliance being issued.

### **External Storage**

- 26. Before the occupation of the building or by such later date as is approved by the Responsible Authority in writing, all external storage, including above-bonnet storage lockers, storage cages and/or cupboards must be constructed, lockable and completed to the satisfaction of the Responsible Authority.

### **Wall treatments**



## **Agenda Item 6.2 - Attachment 1**

27. Subject to the occupier of the relevant side neighbouring property allowing the necessary access to that property, the external faces of walls on or facing boundaries must be cleaned and finished to an acceptable standard to the satisfaction of the Responsible Authority.
28. All boundary walls must be cleaned and finished using a graffiti proof finish or alternative measure to prevent or reduce the potential of graffiti. Any graffiti that appears on the wall must be cleaned or removed as soon as practicable to the satisfaction of the Responsible Authority. The cost of any clean-up or removal of the graffiti from the wall must be paid for by the developer and/or future owners of the land.  
Construction Management Plan.

### **Section 173 Agreement – Pedestrian Link**

29. Prior to the issue of a Statement of Compliance, the owner must enter into an agreement with the Responsible Authority made pursuant to section 173 of the *Planning and Environment Act 1987* to provide for the following:
  - a) The pedestrian link running north to south between Williamson Road and Sloane Street must be made available for public access at all times. The link must not be occupied or blocked by any fence, barrier, furniture, landscaping or similar without the prior written consent of the Responsible Authority.

An application must be made to the Registrar of Titles to register the Section 173 agreement on the title to the land under section 181 of the Act.

The owner/developer under this permit must pay all costs associated to the preparation, execution, registration and (if applicable) cessation of the Section 173 Agreement.

### **Construction Management Plans**

30. Prior to any works commencing on the land (excluding demolition – which does not require a permit) a “Construction Management Plan” (CMP) must be prepared to the satisfaction of the Responsible Authority, detailing how the owner will manage the environmental and construction issues associated with the development. The “Construction Management Plan” when approved will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address:
  - the contact name and phone number(s) of the site manager,
  - bulk excavation,
  - management of the construction site,
  - land disturbance,
  - hours of construction,
  - noise,
  - control of dust,
  - public safety,
  - traffic management,
  - construction vehicle road routes,
  - soiling and cleaning of roadways,
  - discharge of any polluted water,
  - security fencing, disposal of site waste and any potentially contaminated materials,
  - crane locations during construction,
  - location of site offices,
  - redirection of any above or underground services, and
  - site lighting during any night works.

## **Agenda Item 6.2 - Attachment 1**

### **Transport for Victoria Conditions**

31. Before the development starts, or at another time agreed in writing with the Head, Transport for Victoria, amended plans to the satisfaction of the Head, Transport for Victoria, amended plans to the satisfaction of the Head, Transport for Victoria must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided (or provided in an electronic format). The plans must be generally in accordance with the plans submitted with the application but modified to show a detailed plan for upgraded bus stop at its current location, and depicting the following:
- a) A concrete hard stand for passengers with tactile ground surface indicators (based upon PTV standard drawings STD\_0064);
  - b) A barrier kerb for the 9.2m prior to the bus stop flag position (situated as per PTV standard drawings & barrier kerb built to VicRoads standard design);
  - c) Bus stop pole, flag and timetable case to PTV requirements (as per PTV standard drawings STD\_0062 & STD\_0063).
  - d) Connection path built between the bus stop hardstand and the nearby public footpath.

All works must comply with the Disability Discrimination Act 1992 – Disability Standards for Accessible Public Transport 2002.

32. Before the occupation of the development, the existing bus stop including all associated infrastructure on Williamson Road, as shown on the endorsed plans, must be upgraded and constructed, at a cost borne by the permit holder to the satisfaction of Public Transport Victoria and compliant with the Disability Discrimination Act — Disability Standards for Accessible Public Transport 2002.

The permit holder must provide GPS co-ordinates and high-resolution photos (300dpi) capturing the upgraded stop and include the pole, flag, timetable case and braille ID case to the satisfaction of Public Transport Victoria.

33. The permit holder must take all reasonable steps to ensure that disruption to bus operation along Williamson Road is kept to a minimum during the construction of the upgraded bus stop and development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria eight (8) weeks prior by telephoning 1800 800 007 or emailing customerservice@ptv.vic.gov.au.

### **Time limit**

34. This permit will expire if one of the following circumstances applies:
- The development is not started within two years of the date of this permit.
  - The development is not completed within four years of the date of this permit.
  - The use does not start within two years after the completion of the development.
  - The use is discontinued for a period of two years.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where development/use allowed by the permit has not yet started; and within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

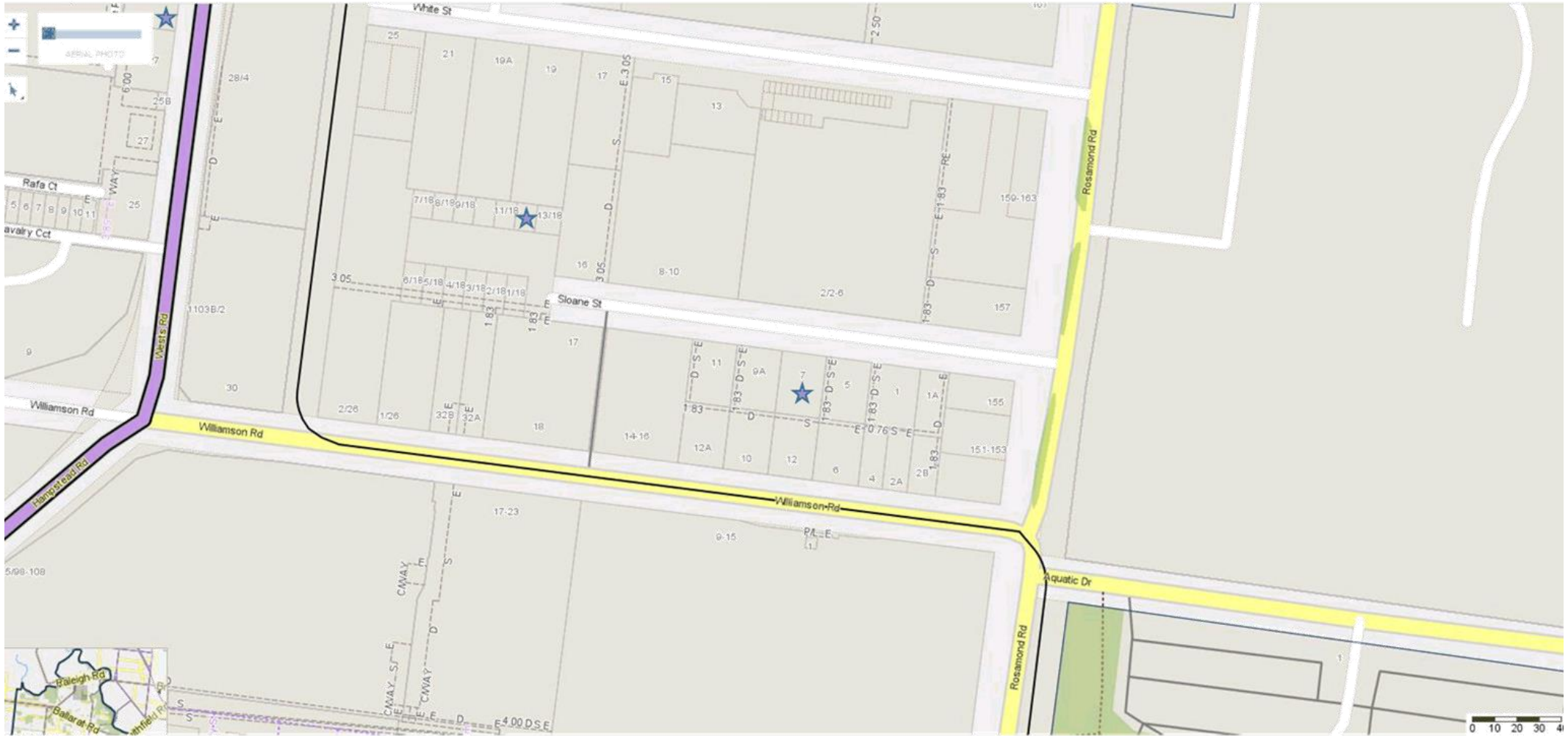


**Agenda Item 6.2 - Attachment 1**

**NOTES**

1. This application has been assessed under Clause 58 of the *Maribyrnong Planning Scheme*.
2. A **Stormwater Discharge Permit** is required from MCC Operations and Maintenance.
3. The owner shall be responsible for the loss of value or damage to Council's assets as a result of the development. Reinstatement or modification of the asset to Applicant.
4. A Council officer will contact the owner/builder to arrange a **Street Asset Protection Permit**, and advise of the associated Bond required to be lodged prior to commencement of work.  
  
Note: If using a private building surveyor, a **Section 80 Form** must be supplied to Council's Building Surveyor to initiate the above process.
5. A **Road Opening Permit** from the Responsible Authority is required for any work or excavation within the road reserve.
6. There are overhead high voltage power lines on the north side of Williamson Road fronting the development. Advice should be sought from Jemena for clearance requirements for the proposed building.
7. Any work within the road reservation must be carried out to the satisfaction of the Responsible Authority.
8. Materials are not to be stored on the road reserve without Responsible Authority approval.
9. This permit does not allow the removal of any **street tree**. The owner of the site must contact Council separately to arrange the removal of any street tree required to be removed. A fee, to be determined by Council at the time the request for removal is made, must be paid to the Responsible Authority for the removal of the existing street tree(s).
10. Protection of Council's street trees shall be in accordance with Council's Street Tree Policy and Protocol.
11. A **Vehicle Crossing Permit** is required from the Responsible Authority for any new crossing prior to the commencement of works. Vehicle crossing(s) shall be constructed in accordance with the Responsible Authority's Standard Drawings, Specification and Vehicle Crossing Policy.

Attachment 2 – Objections to planning permit application at 14-16 Williamson Road TP588/2018(1)







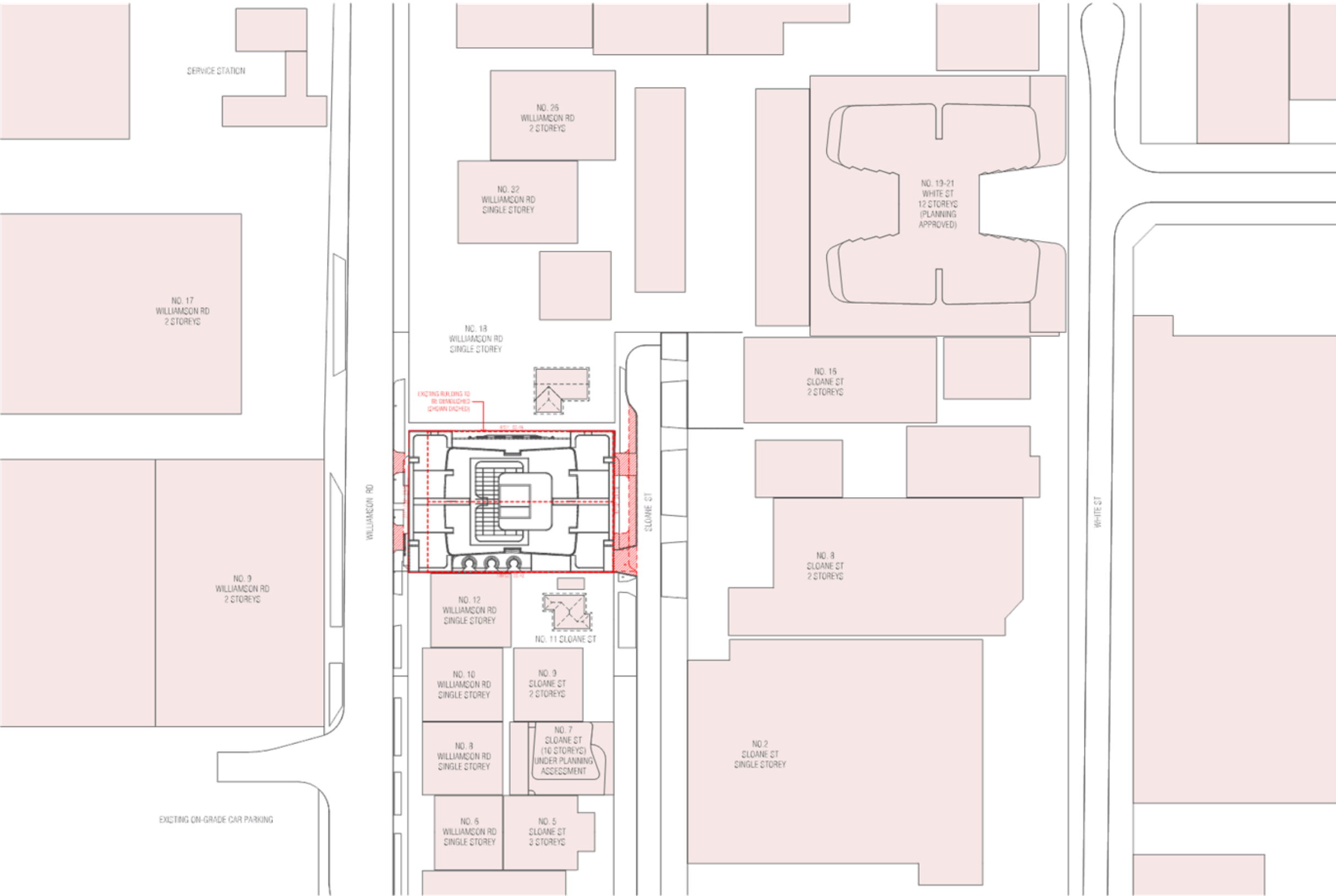
WILLIAMSON ROAD APARTMENTS  
14-16 WILLIAMSON ROAD  
MARIBYRNONG 3032  
PROJECT NO: 18077

TOWN PLANNING

DRAWING INDEX		
TP001	B	SITE PLAN
TP007	B	BASEMENT 3 FLOOR PLAN
TP008	B	BASEMENT 2 FLOOR PLAN
TP009	B	BASEMENT 1 FLOOR PLAN
TP100	B	GROUND FLOOR PLAN
TP101	B	LEVEL 1 FLOOR PLAN
TP102	B	LEVEL 2-5 FLOOR PLAN
TP106	B	LEVEL 6 FLOOR PLAN
TP107	B	LEVEL 7-9 FLOOR PLAN
TP110	B	ROOF PLAN
TP200	B	SOUTH ELEVATION
TP201	B	EAST ELEVATION
TP202	B	NORTH ELEVATION
TP203	B	WEST ELEVATION
TP250	B	SECTION AA
TP251	B	SECTION BB & CC
TP300	B	APARTMENT TYPE C
TP301	B	APARTMENT TYPE C
TP302	B	APARTMENT TYPE C
TP303	B	APARTMENT TYPE C
TP400	B	SHADOW DIAGRAMS
TP401	B	SHADOW PLAN & SECTION
TP420	B	WILLIAMSON RD VIEW
TP421	B	WILLIAMSON RD VIEW
TP422	B	CLARE ST VIEW
TP423	B	GROUND RETAIL VIEW
TP424	B	GROUND RETAIL VIEW
TP500	B	DEVELOPMENT SUMMARY

DRAWING ISSUED ON 20.05.2019

CITY OF MARIBYRNONG  
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03/06/2019



Maribyrnong City Council - 17/09/2019 - 14/15 Williamson Road 3032 - 14/15 Williamson Road

REVISION	DATE	BY
1. COUNCIL PLANNING DEPARTMENT	18.06.2019	JH
2. COUNCIL PLANNING DEPARTMENT	18.06.2019	JH
3. COUNCIL PLANNING DEPARTMENT	18.06.2019	JH

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03/06/2019

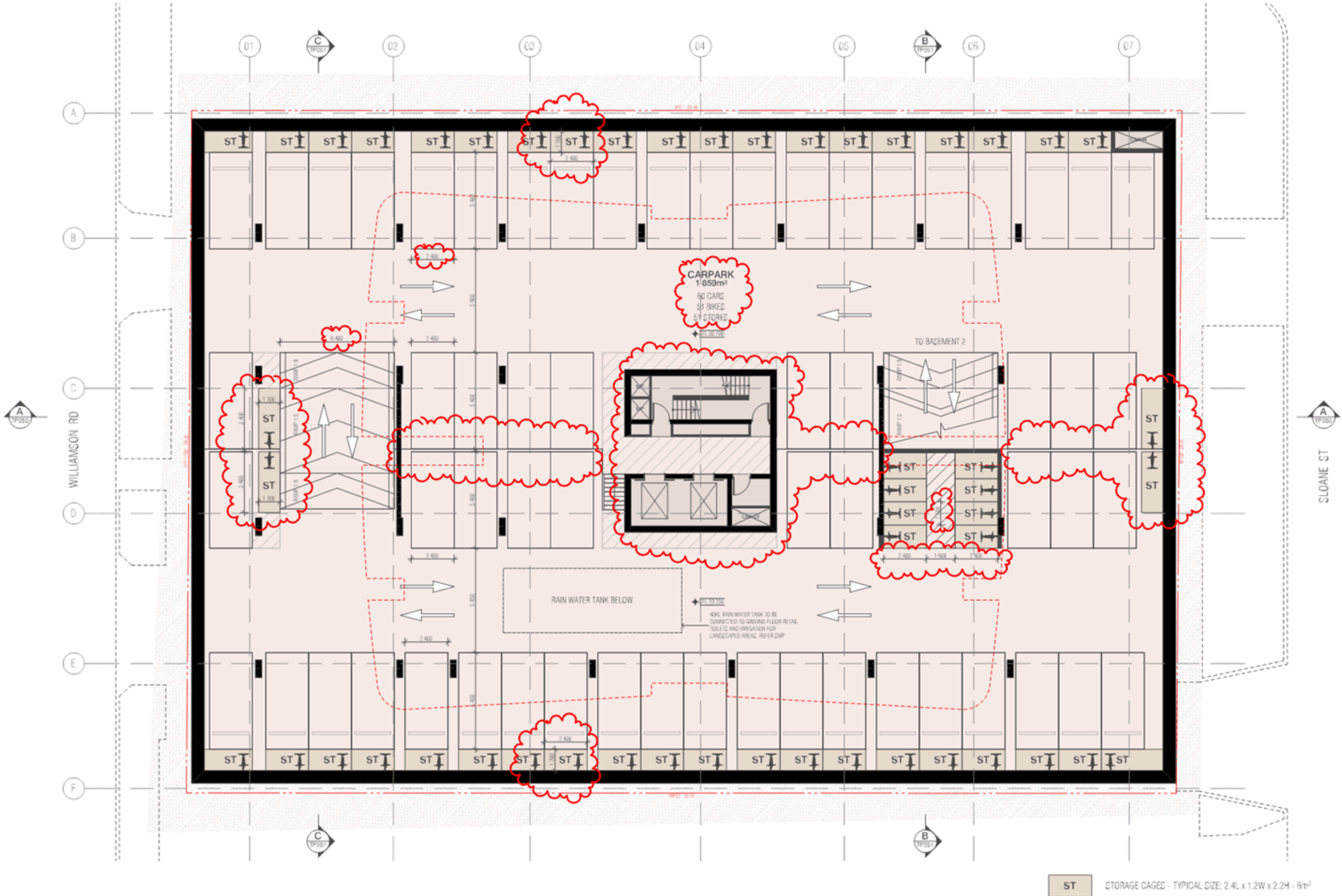
QUALITY ASSURANCE	DATE	BY
1. COUNCIL PLANNING DEPARTMENT	18.06.2019	JH
2. COUNCIL PLANNING DEPARTMENT	18.06.2019	JH
3. COUNCIL PLANNING DEPARTMENT	18.06.2019	JH

NOTES	DATE	BY
1. COUNCIL PLANNING DEPARTMENT	18.06.2019	JH
2. COUNCIL PLANNING DEPARTMENT	18.06.2019	JH
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PROJECT	DATE	BY
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3. COUNCIL PLANNING DEPARTMENT	18.06.2019	JH

ISSUE PURPOSE	DATE	BY
1. COUNCIL PLANNING DEPARTMENT	18.06.2019	JH
2. COUNCIL PLANNING DEPARTMENT	18.06.2019	JH
3. COUNCIL PLANNING DEPARTMENT	18.06.2019	JH





ST STORAGE CAGES - TYPICAL SIZE: 2.4L x 1.2W x 2.2H - 6m<sup>2</sup>

REVISION

1. COUNCIL TOWN PLANNING DEPARTMENT	JH	18.06.2019
2. COUNCIL TOWN PLANNING	JH	18.06.2019
3. COUNCIL TOWN PLANNING	JH	18.06.2019

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03/06/2019

QUALITY ASSURANCE

☒ DESIGN AND CONSTRUCTION OF THE PROJECT IS COMPLETE

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☒ DESIGN AND CONSTRUCTION OF THE PROJECT IS COMPLETE

DATE OF REVIEW: 18.06.2019

NOTES

THIS DRAWING IS A PRELIMINARY DESIGN AND SHALL BE USED FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PROJECT

WILLIAMSON ROAD APARTMENTS  
14-16 WILLIAMSON ROAD  
MARIBYRNONG VICTORIA 3032

ISSUE PURPOSE

TOWN PLANNING

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18.06.2019

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JH

FOR

TOWN PLANNING

REVISION

1. COUNCIL TOWN PLANNING DEPARTMENT

REVISION

2. COUNCIL TOWN PLANNING

REVISION

3. COUNCIL TOWN PLANNING



REGION	NUMBER OF TOURS	NUMBER OF PASSENGERS
1. GULF OF TONKIN AND SOUTH CHINA SEA	20	10,000
2. SOUTH CHINA SEA	20	10,000
3. SOUTH CHINA SEA	20	10,000

**CITY OF MARIBYRNONG**  
**RECEIVED**  
**03/06/2019**

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**NOTE**

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DRAWN	DATE	CHECKED	PLST DATE	JOB NO.	SCALE
JH	27.05.2019	JP	30.05.2019	18077	1:200 @ A3

PROJECT  
WILLIAMSON ROAD APARTMENTS  
14-16 WILLIAMSON ROAD  
MARIBYRNONG VICTORIA 3032

DRAWING TITLE  
BASEMENT 2 FLOOR PLAN

OUSON

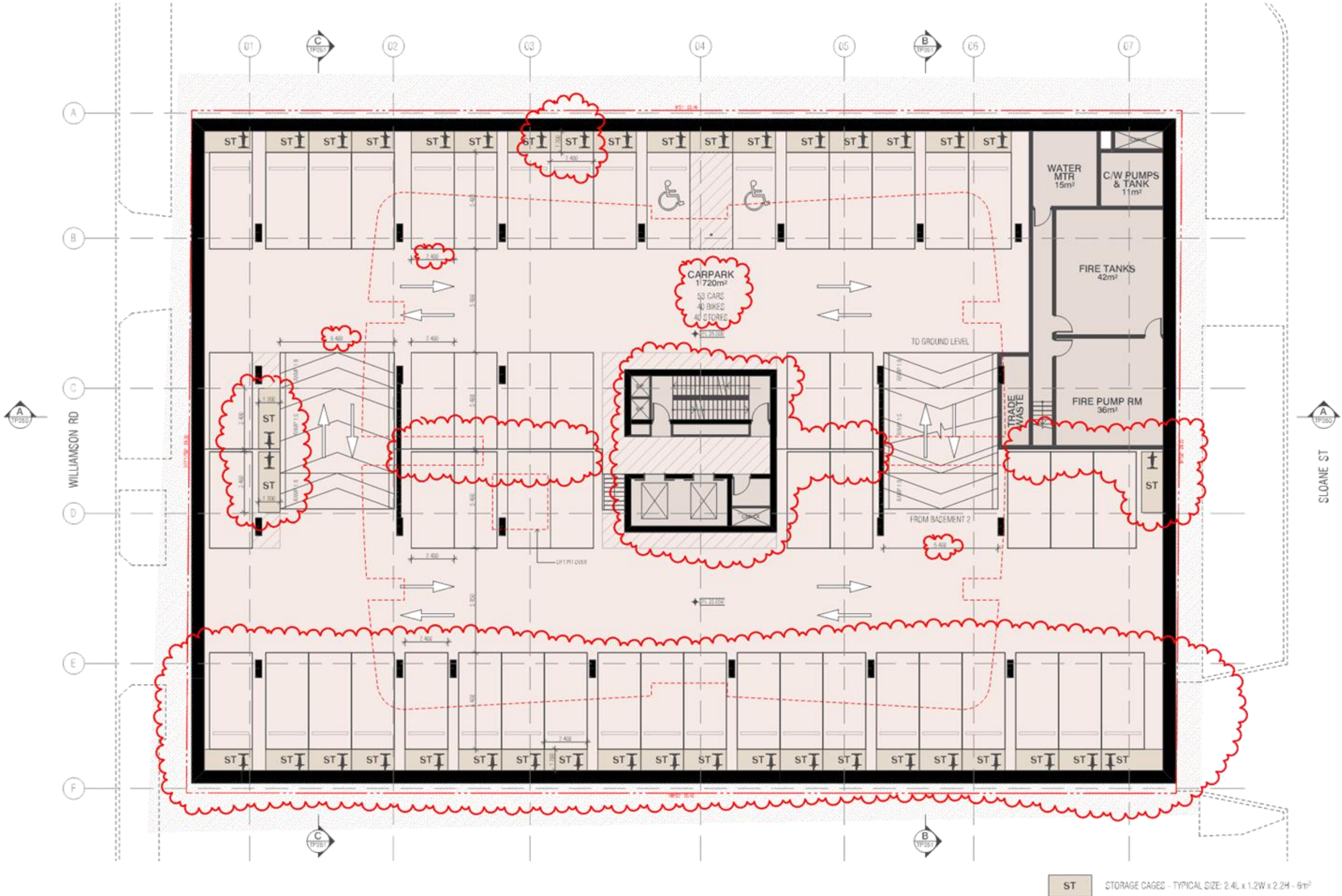
**FENDER KATSALIDIS**  
WWW.FENDERKATSALIDIS.COM  
2 RIVERSIDE QUAY, SOUTHBANK  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 6996 2888  
FENDER KATSALIDIS (AUSTRALIA) PTY LTD A/CN 050 542 625

TOWN PLANNING



REV. **B** GRANTING NO. **TR000**





ST STORAGE CAGES - TYPICAL SIZE: 2.4L x 1.2W x 2.2H - 6m²

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REVISION	DATE	BY	REVISION
1. CDDT TOWN PLANNING DEPARTMENT	28.06.2019	JP	
2. CDDT TOWN PLANNING DEPARTMENT	14.07.2019	JP	
3. CDDT TOWN PLANNING DEPARTMENT	19.08.2019	JP	

CITY OF MARIBYRNONG  
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03/06/2019

QUALITY ASSURANCE	DATE	BY	REVISION
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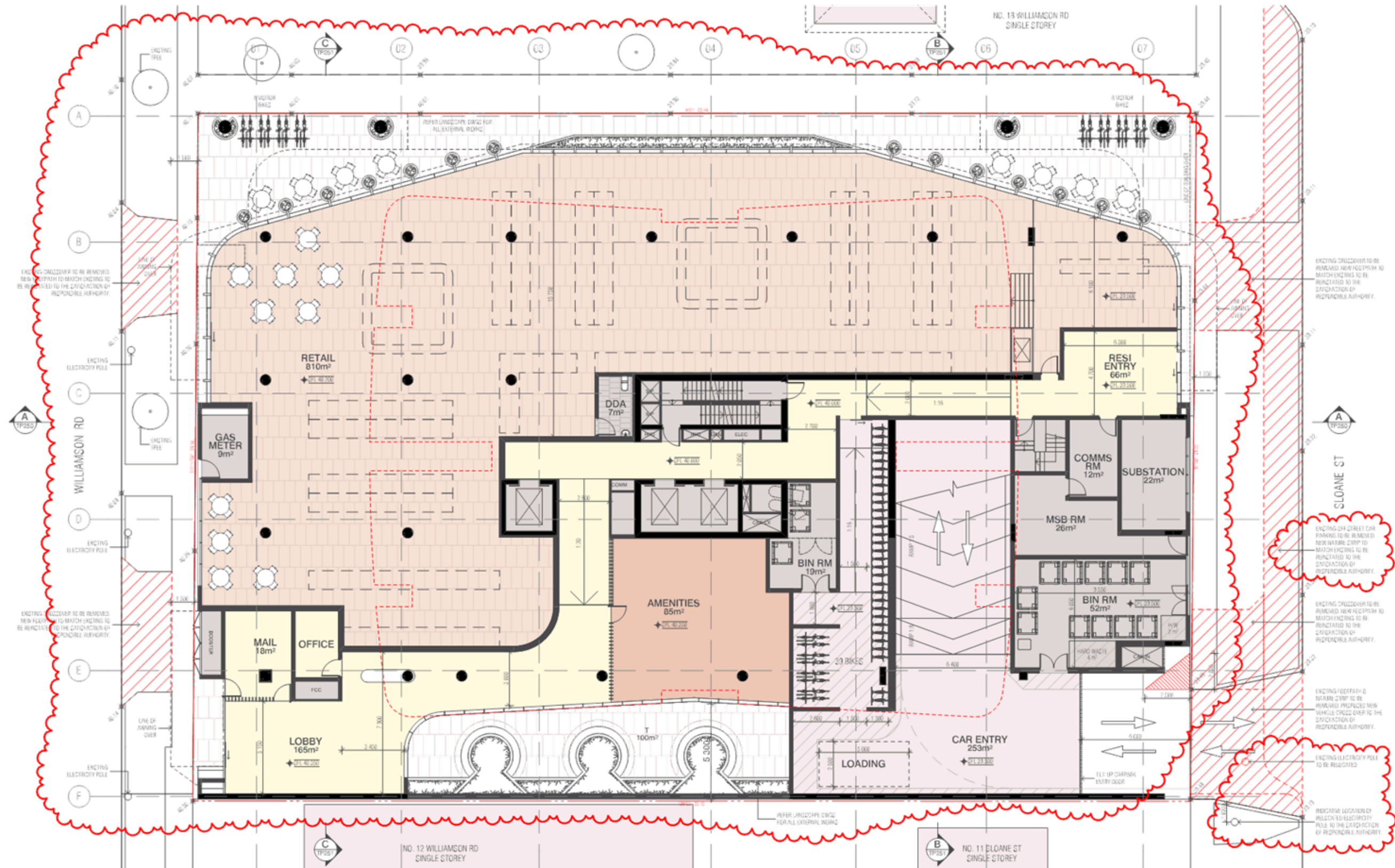
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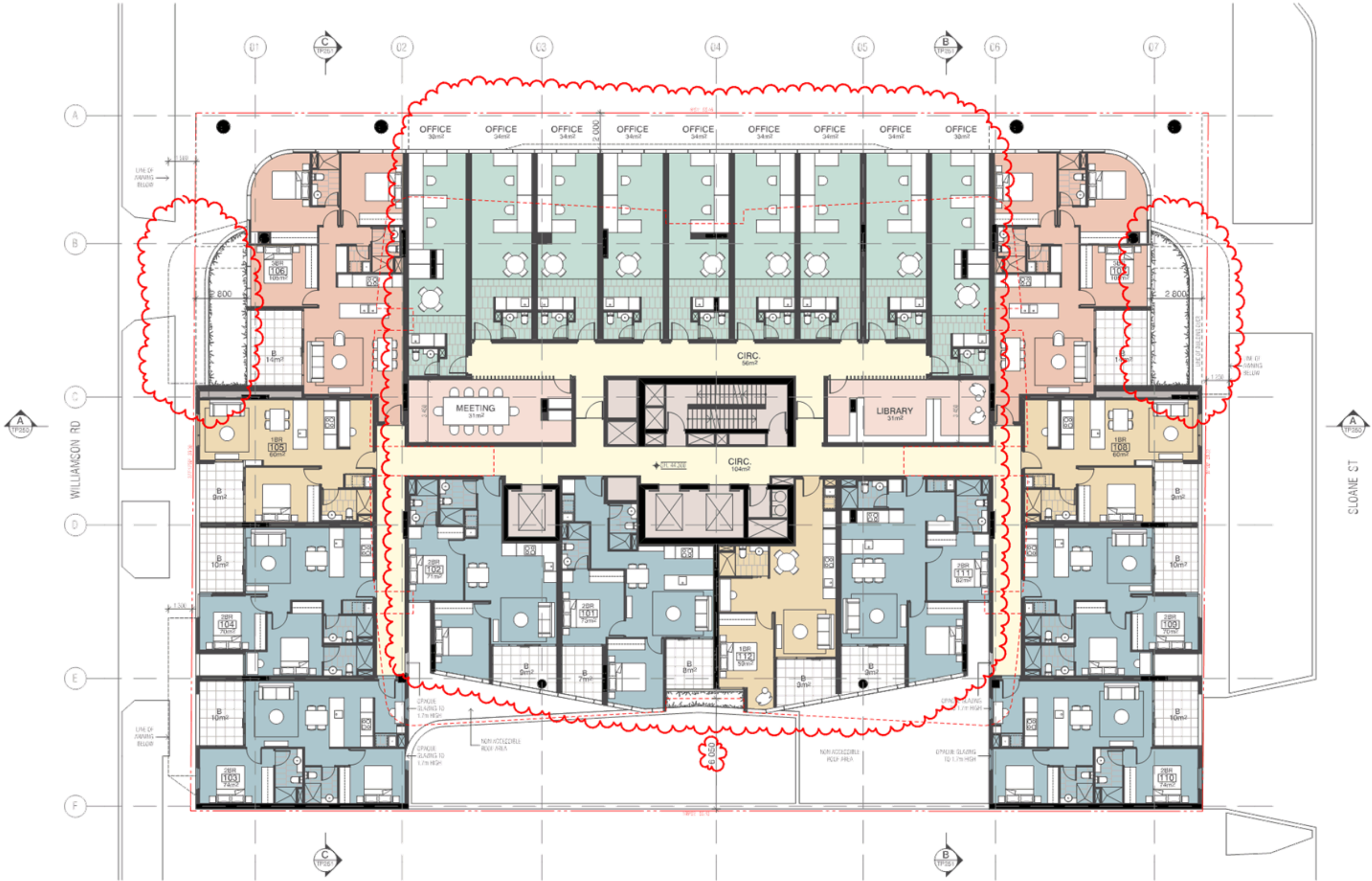
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2. CDDT TOWN PLANNING DEPARTMENT	14.07.2019	JP	
3. CDDT TOWN PLANNING DEPARTMENT	19.08.2019	JP	





REVISION	REVISION	QUALITY ASSURANCE	NOTES	PROJECT	FENDER KATSALIDIS
1. CORRECT TOWN PLANNING DRAWING	24 18.05.2019	THIS PROJECT IS SUBMITTED FOR AN APPROVED DEVELOPMENT	THE DRAWING IS CORRECT AND WILL BE THE PROPERTY OF FENDER KATSALIDIS. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF FENDER KATSALIDIS.	WILLIAMSON ROAD APARTMENTS 14-16 WILLIAMSON ROAD MARIBYRNONG VICTORIA 3032	WILLIAMSON ROAD APARTMENTS 14-16 WILLIAMSON ROAD MARIBYRNONG VICTORIA 3032 TELEPHONE: +61 3 9006 2000 FENDER KATSALIDIS (AUSTRALIA) PTY LTD A/CN 692 042 622
2. CORRECT TOWN PLANNING DRAWING	24 18.05.2019	THIS PROJECT IS SUBMITTED FOR AN APPROVED DEVELOPMENT	THE DRAWING IS CORRECT AND WILL BE THE PROPERTY OF FENDER KATSALIDIS. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF FENDER KATSALIDIS.	WILLIAMSON ROAD APARTMENTS 14-16 WILLIAMSON ROAD MARIBYRNONG VICTORIA 3032	WILLIAMSON ROAD APARTMENTS 14-16 WILLIAMSON ROAD MARIBYRNONG VICTORIA 3032 TELEPHONE: +61 3 9006 2000 FENDER KATSALIDIS (AUSTRALIA) PTY LTD A/CN 692 042 622
3. CORRECT TOWN PLANNING DRAWING	24 18.05.2019	THIS PROJECT IS SUBMITTED FOR AN APPROVED DEVELOPMENT	THE DRAWING IS CORRECT AND WILL BE THE PROPERTY OF FENDER KATSALIDIS. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF FENDER KATSALIDIS.	WILLIAMSON ROAD APARTMENTS 14-16 WILLIAMSON ROAD MARIBYRNONG VICTORIA 3032	WILLIAMSON ROAD APARTMENTS 14-16 WILLIAMSON ROAD MARIBYRNONG VICTORIA 3032 TELEPHONE: +61 3 9006 2000 FENDER KATSALIDIS (AUSTRALIA) PTY LTD A/CN 692 042 622





Maribyrnong City Council - 17/09/2019 14:00:00

REVISION	DATE	BY	REVISION
1. COUNCIL APPROVAL	18.09.2019	JH	1. COUNCIL APPROVAL
2. COUNCIL APPROVAL	18.09.2019	JH	2. COUNCIL APPROVAL
3. COUNCIL APPROVAL	18.09.2019	JH	3. COUNCIL APPROVAL

CITY OF MARIBYRNONG  
RECEIVED  
03/06/2019

QUALITY ASSURANCE	DATE	BY	QUALITY ASSURANCE
1. COUNCIL APPROVAL	18.09.2019	JH	1. COUNCIL APPROVAL
2. COUNCIL APPROVAL	18.09.2019	JH	2. COUNCIL APPROVAL
3. COUNCIL APPROVAL	18.09.2019	JH	3. COUNCIL APPROVAL

NOTES	DATE	BY	NOTES
1. COUNCIL APPROVAL	18.09.2019	JH	1. COUNCIL APPROVAL
2. COUNCIL APPROVAL	18.09.2019	JH	2. COUNCIL APPROVAL
3. COUNCIL APPROVAL	18.09.2019	JH	3. COUNCIL APPROVAL

PROJECT	DATE	BY	PROJECT
1. COUNCIL APPROVAL	18.09.2019	JH	1. COUNCIL APPROVAL
2. COUNCIL APPROVAL	18.09.2019	JH	2. COUNCIL APPROVAL
3. COUNCIL APPROVAL	18.09.2019	JH	3. COUNCIL APPROVAL

ISSUE PURPOSE	DATE	BY	ISSUE PURPOSE
1. COUNCIL APPROVAL	18.09.2019	JH	1. COUNCIL APPROVAL
2. COUNCIL APPROVAL	18.09.2019	JH	2. COUNCIL APPROVAL
3. COUNCIL APPROVAL	18.09.2019	JH	3. COUNCIL APPROVAL

ISSUE PURPOSE	DATE	BY	ISSUE PURPOSE
1. COUNCIL APPROVAL	18.09.2019	JH	1. COUNCIL APPROVAL
2. COUNCIL APPROVAL	18.09.2019	JH	2. COUNCIL APPROVAL
3. COUNCIL APPROVAL	18.09.2019	JH	3. COUNCIL APPROVAL





유기농산물

[illegible]

**NOTES**

DRAWN	DATE	CHECKED	PLT DATE	JOB NO.	SCALE
JH	27.05.2019	JP	30.05.2019	18077	1:2000 @ A3

PROJECT  
WILLIAMSON ROAD APARTMENTS  
14-16 WILLIAMSON ROAD  
MARIBYRNONG VICTORIA 3032



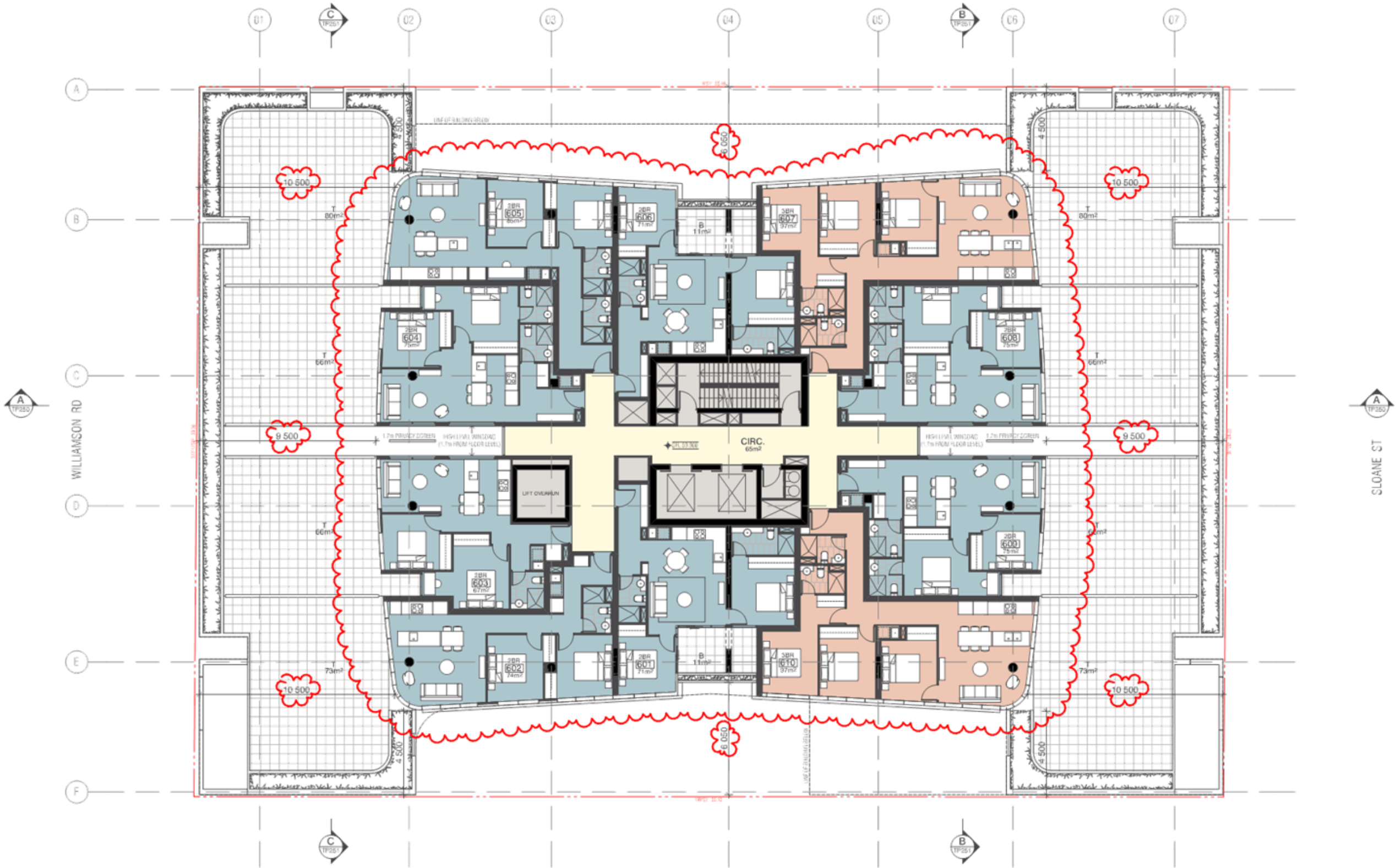
**FENDER KATSALEDIS**  
WWW.FENDERAUSTRALIA.COM  
2 RIVERSIDE QUAY, SOUTHBANK  
VICTORIA 3006, AUSTRALIA  
TELEPHONE: +61 3 8636 3333  
FENDER KATSALEDIS (AUSTRALIA) PTY LTD-NOV 080 943 025



TOWN PLANNING

REV. 8 DATED 08.01.00





Maribyrnong City Council - 17/09/2019 14-16 Williamson Road 3032 14-16 Williamson Road

REVISION	DATE	BY	REVISION
1. 22/01/2019 PLANNING DEPARTMENT	18/06/2019	JH	
2. 02/06/2019 PLANNING DEPARTMENT	18/06/2019	JH	
3. 02/06/2019 PLANNING DEPARTMENT	18/06/2019	JH	

CITY OF MARIBYRNONG  
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03/06/2019

QUALITY ASSURANCE	DATE	BY	REVISION
1. 22/01/2019 PLANNING DEPARTMENT	18/06/2019	JH	
2. 02/06/2019 PLANNING DEPARTMENT	18/06/2019	JH	
3. 02/06/2019 PLANNING DEPARTMENT	18/06/2019	JH	

NOTES	DATE	BY	REVISION
1. 22/01/2019 PLANNING DEPARTMENT	18/06/2019	JH	
2. 02/06/2019 PLANNING DEPARTMENT	18/06/2019	JH	
3. 02/06/2019 PLANNING DEPARTMENT	18/06/2019	JH	

PROJECT	DATE	BY	REVISION
1. 22/01/2019 PLANNING DEPARTMENT	18/06/2019	JH	
2. 02/06/2019 PLANNING DEPARTMENT	18/06/2019	JH	
3. 02/06/2019 PLANNING DEPARTMENT	18/06/2019	JH	

PROJECT	DATE	BY	REVISION
1. 22/01/2019 PLANNING DEPARTMENT	18/06/2019	JH	
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3. 02/06/2019 PLANNING DEPARTMENT	18/06/2019	JH	

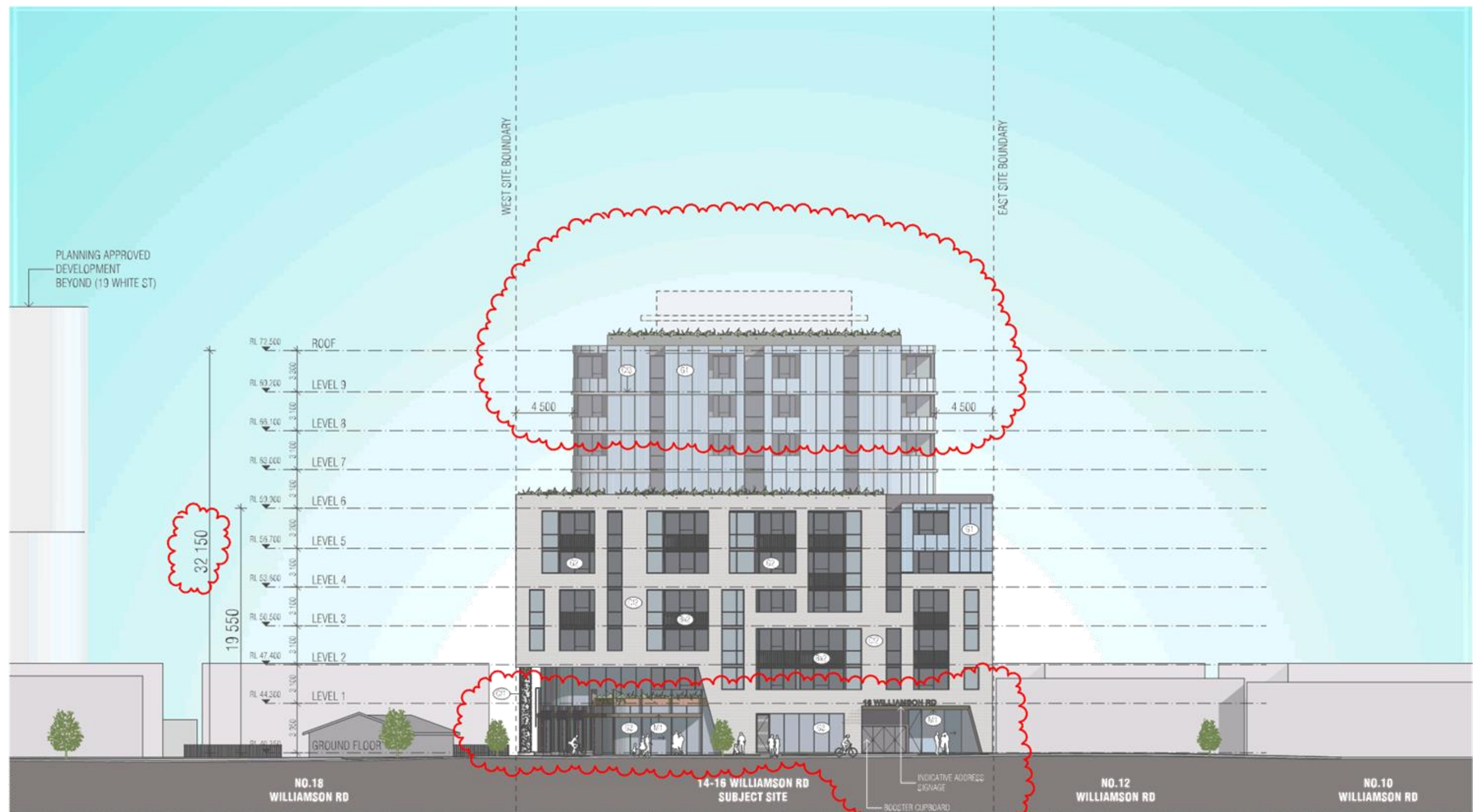
PROJECT	DATE	BY	REVISION
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2. 02/06/2019 PLANNING DEPARTMENT	18/06/2019	JH	
3. 02/06/2019 PLANNING DEPARTMENT	18/06/2019	JH	

PROJECT	DATE	BY	REVISION
1. 22/01/2019 PLANNING DEPARTMENT	18/06/2019	JH	
2. 02/06/2019 PLANNING DEPARTMENT	18/06/2019	JH	
3. 02/06/2019 PLANNING DEPARTMENT	18/06/2019	JH	





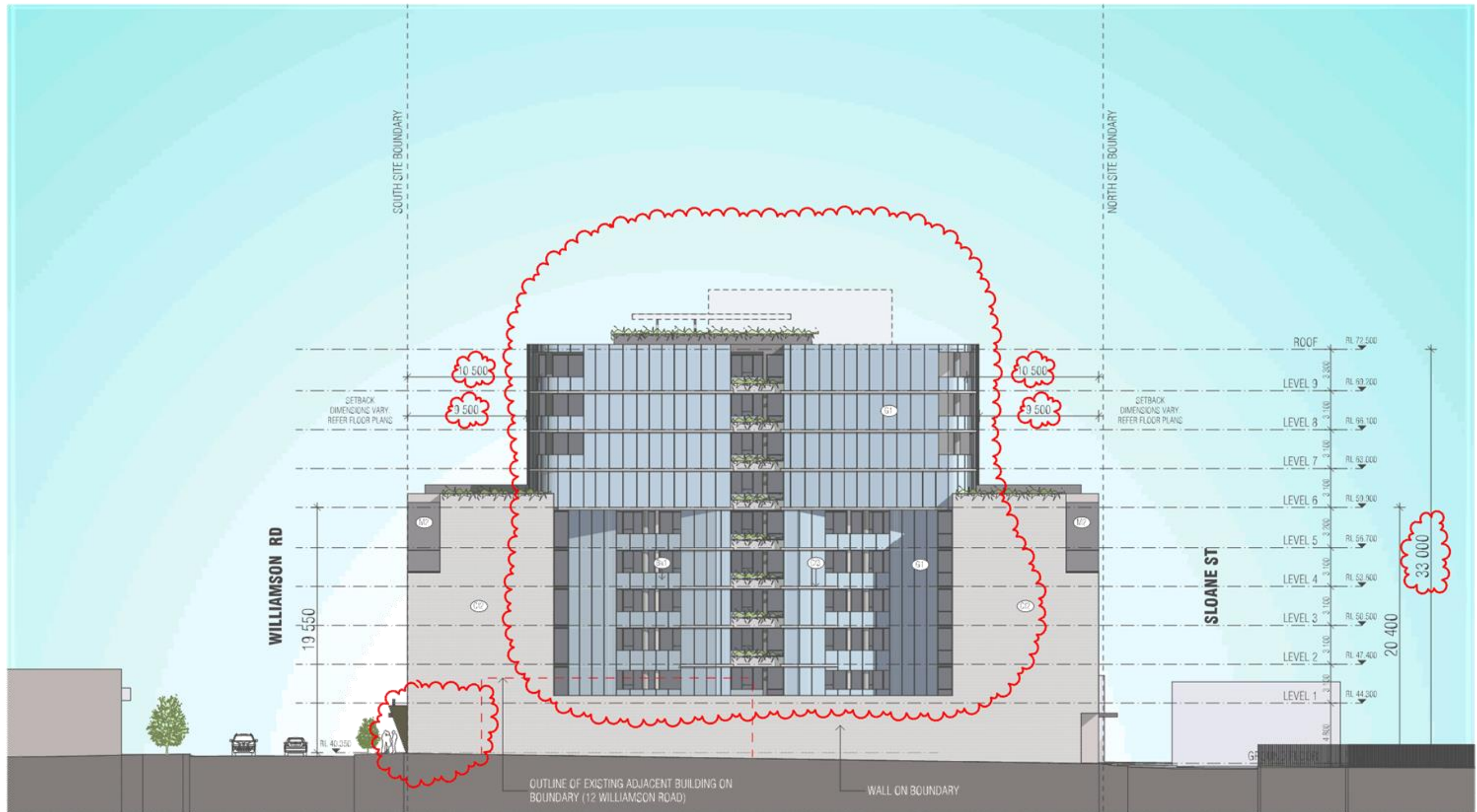




EXTERNAL FINISHES LEGEND							
	NATURAL CONCRETE FINISH		TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT BLUE		GLAZED BALUSTRADE		METAL CLADDING - CHARCOAL COLOUR
	TEXTURED CONCRETE FINISH		TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT GREY		METAL VERTICAL BALUSTRADE - BRONZE COLOUR		POWDERCOATED LOUVRE SCREEN
	CONCRETE FINISH - BRIGHTON LITE		CLEAR GLAZING WITH POWDERCOATED ALUMINIUM FRAMES		METAL CLADDING - BRONZE COLOUR		TILT-UP CAR PARK ENTRY DOOR

[illegible]





#### EXTERNAL FINISHES LEGEND

- |           |                                 |           |  |            |   |           |                                  |
|-----------|---------------------------------|-----------|--|------------|---|-----------|----------------------------------|
| <b>C1</b> | NATURAL CONCRETE FINISH         | <b>G1</b> | TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT BLUE | <b>Ba1</b> | GLAZED BALUSTRADE                         | <b>M2</b> | METAL CLADDING - CHARCOAL COLOUR |
| <b>C2</b> | TEXTURED CONCRETE FINISH        | <b>G2</b> | TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT GREY | <b>Ba2</b> | METAL VERTICAL BALUSTRADE - BRONZE COLOUR | <b>Lv</b> | POWDERCOATED LOUVRE SCREEN       |
| <b>C3</b> | CONCRETE FINISH - BRIGHTON LITE | <b>G3</b> | CLEAR GLAZING WITH POWDERCOATED ALUMINIUM FRAMES               | <b>M</b>   | METAL CLADDING - BRONZE COLOUR            | <b>To</b> | TLT-UP CAR PARK ENTRY DOOR       |

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Region			
1	GOVERNMENT PLANNING COMMISSION	28	18.96.2014
2	GOVERNMENT PLANNING COMMISSION	28	18.96.2014
3	GOVERNMENT PLANNING COMMISSION	28	18.96.2014

附註

CITY OF MARIBYRNONG  
RECEIVED  
03/06/2019

**QUALITY ASSURANCE** (1) (C) (2) (A) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766) (767) (768) (769) (770) (771) (772) (773) (774) (775) (776) (777) (778) (779) (780) (781) (782) (783) (784) (785) (786) (787) (788) (789) (790) (791) (792) (793) (794) (795) (796) (797) (798) (799) (800) (801) (802) (803) (804) (805) (806) (807) (808) (809) (810) (811) (812) (813) (814) (815) (816) (817) (818) (819) (820) (821) (822) (823) (824) (825) (826) (827) (828) (829) (830) (831) (832) (833) (834) (835) (836) (837) (

**NOTES**

DRAWN	DATE	CHECKED	PLAT DATE	JOB NO.	SCALE
JH	27.05.2019	JP	30.05.2019	19077	1:300@A3

PROJECT  
WILLIAMSON ROAD APARTMENTS  
14-16 WILLIAMSON ROAD  
MARIBYRNONG VICTORIA 3032

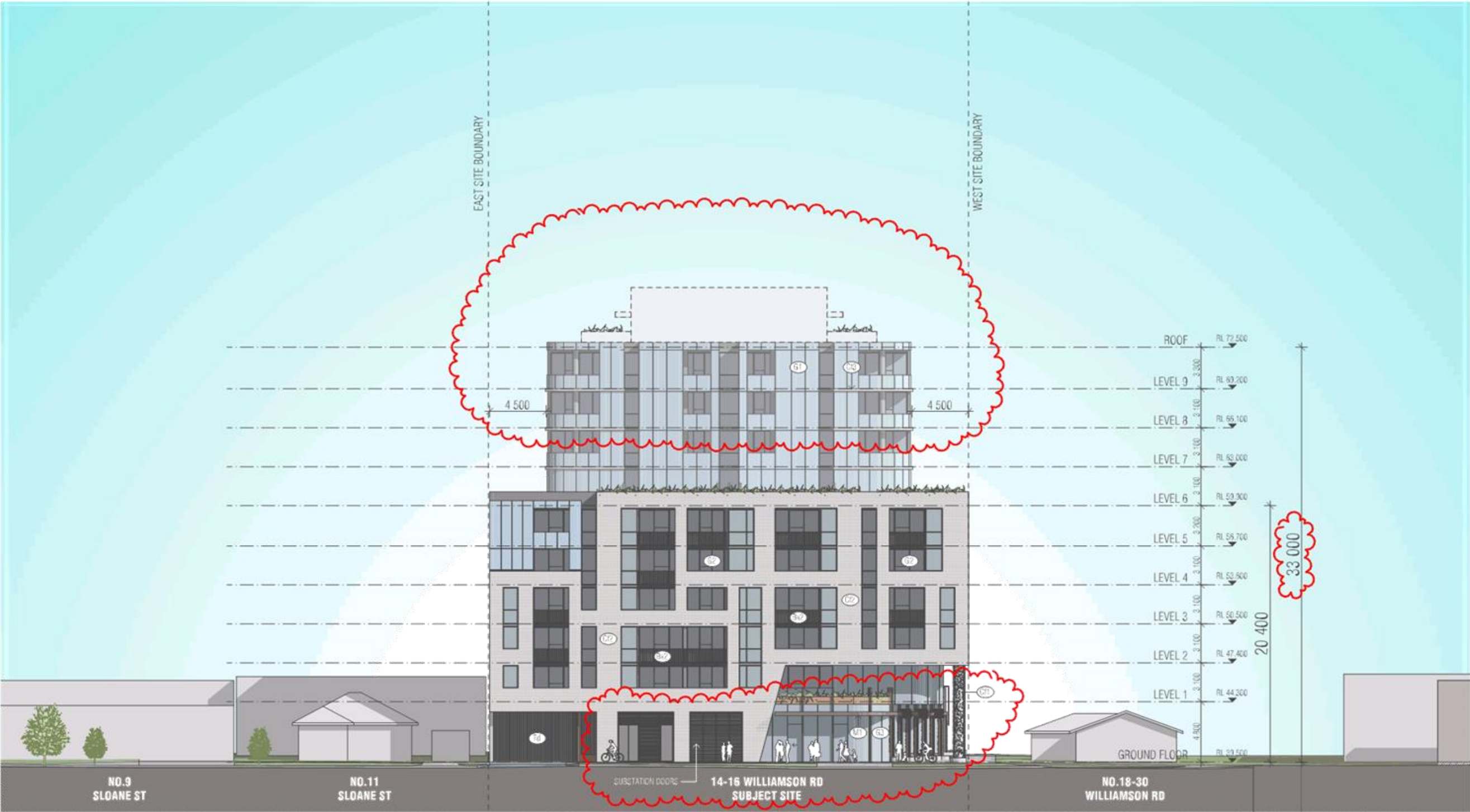


**FENDER KATSALIDIS**  
 2 RIVERSIDE QUAY, SCUTTHAM  
 VICTORIA 3008 AUSTRALIA  
 TELEPHONE: +61 3 2636 3333  
 FENDER KATSALIDIS (AUSTRALIA) PTY LTD NON ISO 9001



TOWN PLANNING

REV. DATED: 08.01.01  
R. TROOD



EXTERNAL FINISHES LEGEND

(C1)	NATURAL CONCRETE FINISH	(G1)	TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT BLUE	(B1)	GLAZED BALUSTRADE	(M2)	METAL CLADDING - CHARCOAL COLOUR
(C2)	TEXTURED CONCRETE FINISH	(G2)	TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT GREY	(B2)	METAL VERTICAL BALUSTRADE - BRONZE COLOUR	(L1)	POWDERCOATED LOUVRE SCREEN
(C3)	CONCRETE FINISH - BRIGHTON LITE	(G3)	CLEAR GLAZING WITH POWDERCOATED ALUMINIUM FRAMES	(M1)	METAL CLADDING - BRONZE COLOUR	(T1)	TILT-UP CAR PARK ENTRY DOOR

Williamson Road Apartments - 14-16 Williamson Road, Maribyrnong VIC 3032

REVISION	DATE	DESCRIPTION
1	27.05.2019	ISSUED FOR TOWN PLANNING DEPARTMENT
2	30.05.2019	ISSUED FOR TOWN PLANNING DEPARTMENT
3	30.05.2019	ISSUED FOR TOWN PLANNING DEPARTMENT

CITY OF MARIBYRNONG  
RECEIVED  
03/06/2019

QUALITY ASSURANCE	DATE	DESCRIPTION
1	27.05.2019	ISSUED FOR TOWN PLANNING DEPARTMENT
2	30.05.2019	ISSUED FOR TOWN PLANNING DEPARTMENT
3	30.05.2019	ISSUED FOR TOWN PLANNING DEPARTMENT

NOTES  
THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.  
ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.  
ALL MATERIALS AND FINISHES ARE TO BE AS SPECIFIED IN THE SCHEDULE OF FINISHES.  
ALL WORK IS TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROGRAM OF WORK.

DRAWN	DATE	CHECKED	PLAT DATE	JOB NO.	SCALE
JH	27.05.2019	JP	30.05.2019	18077	1:200/1:100

PROJECT  
WILLIAMSON ROAD APARTMENTS  
14-16 WILLIAMSON ROAD  
MARIBYRNONG VICTORIA 3032



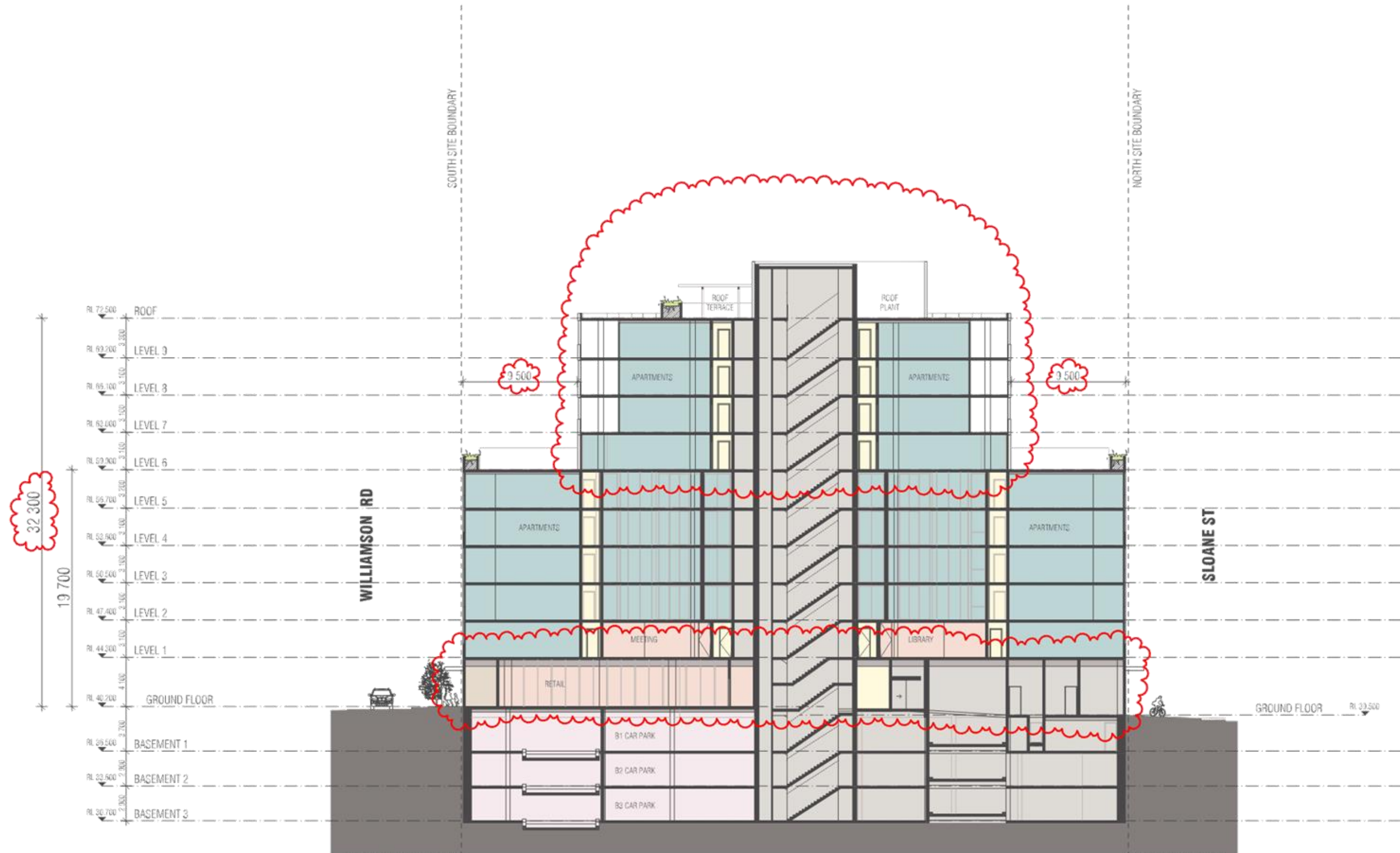
FENDER KATSALIDIS  
ARCHITECTS  
2 RIVERSIDE GALLERY, SOUTHBRIDGE  
VICTORIA 3006 AUSTRALIA  
TELEPHONE: +61 3 9596 2888  
FENDER KATSALIDIS (AUSTRALIA) PTY LTD ACN 600 942 022



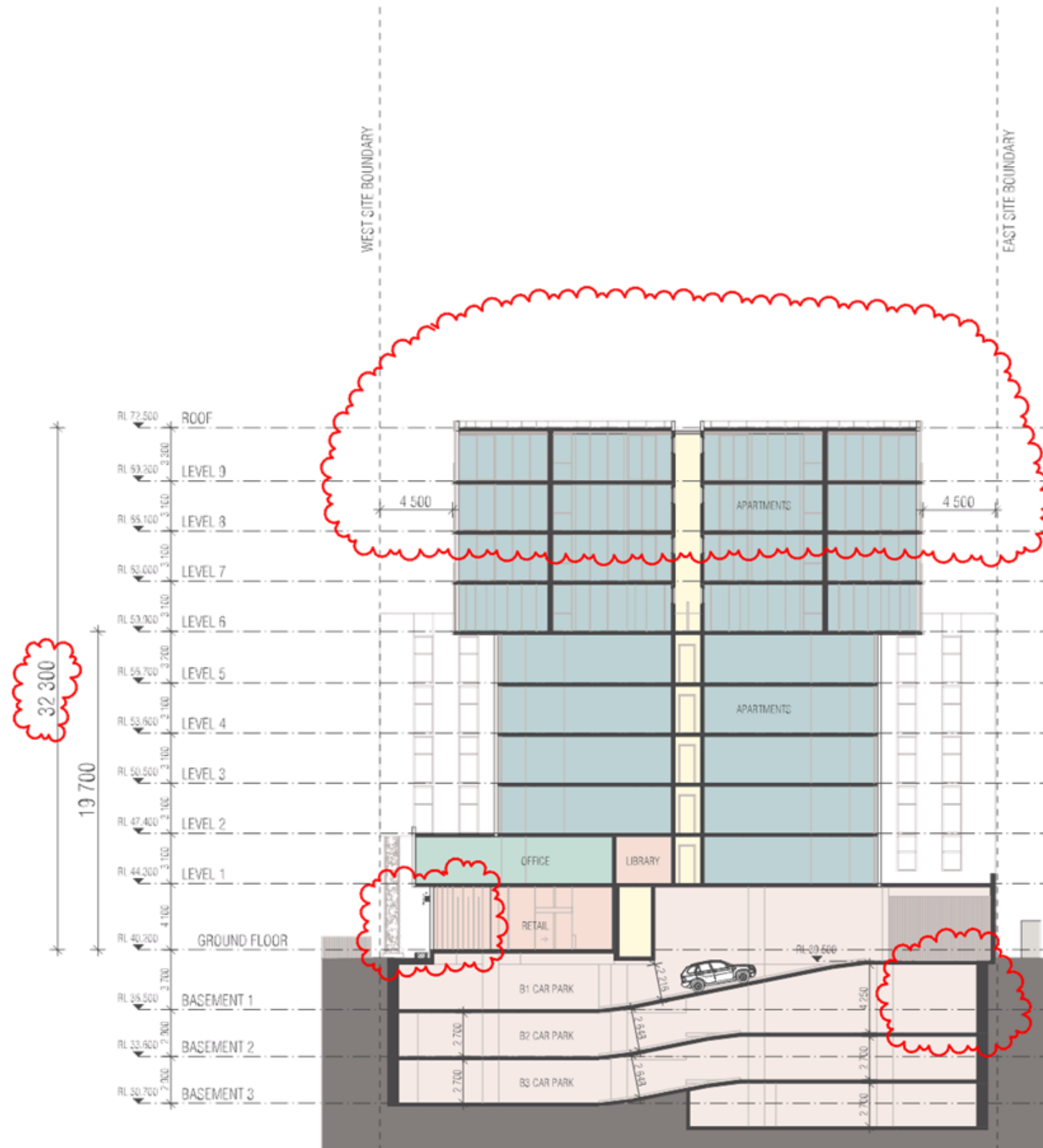
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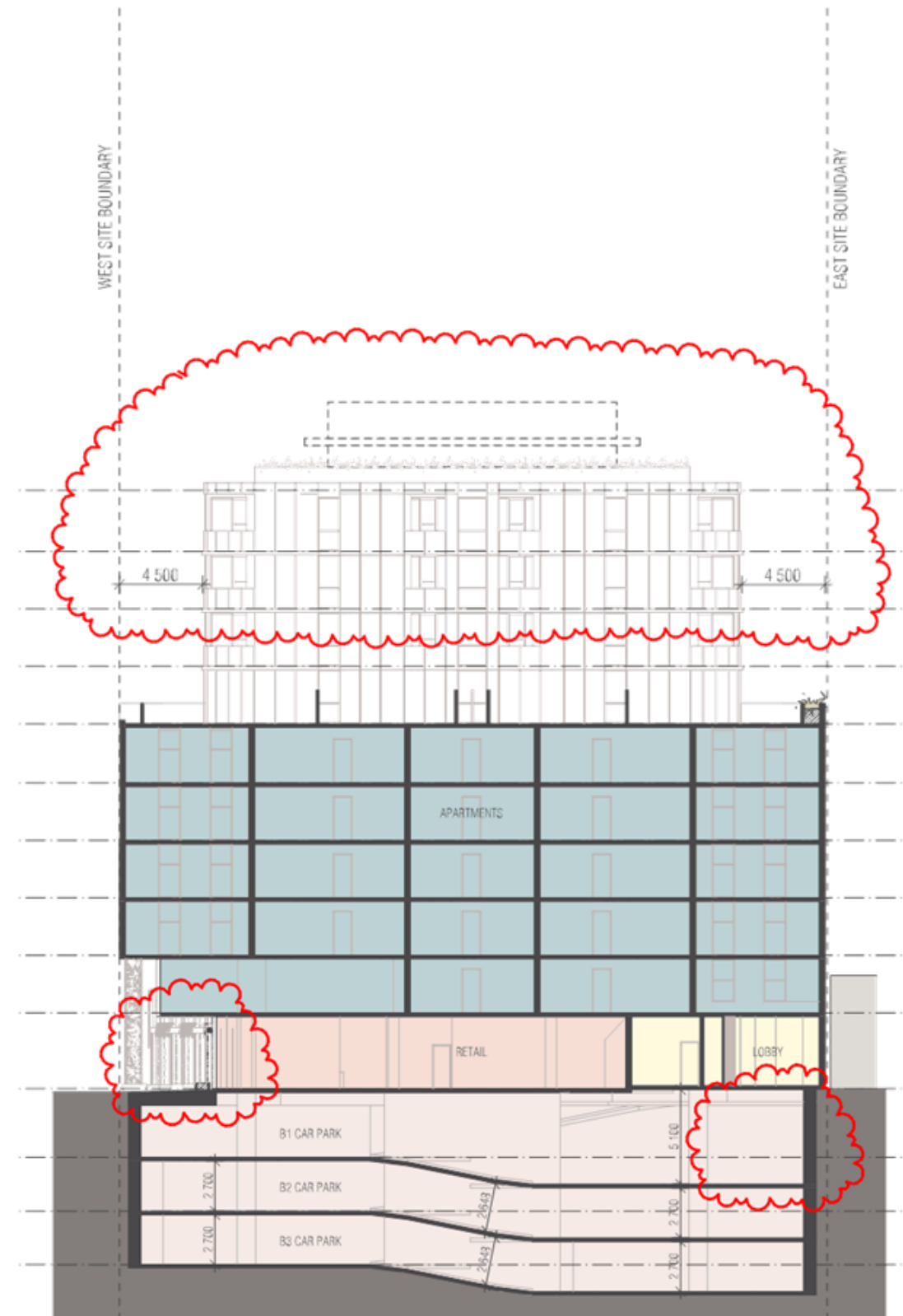


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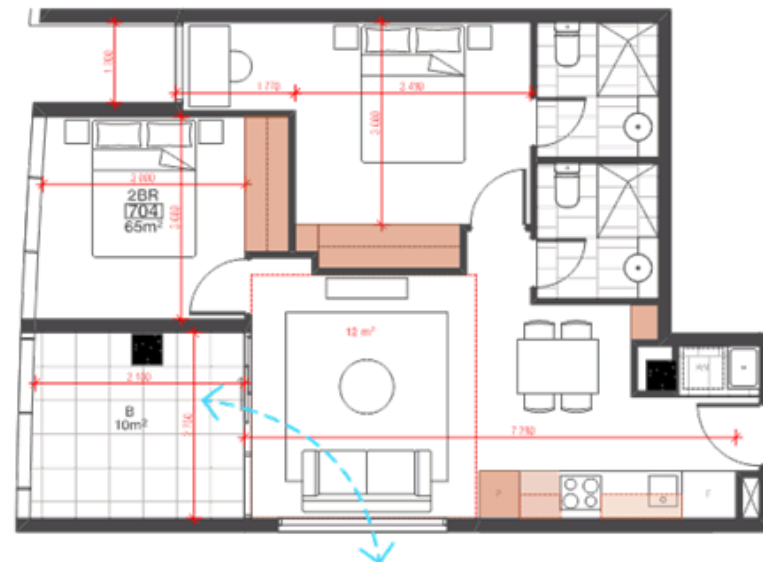
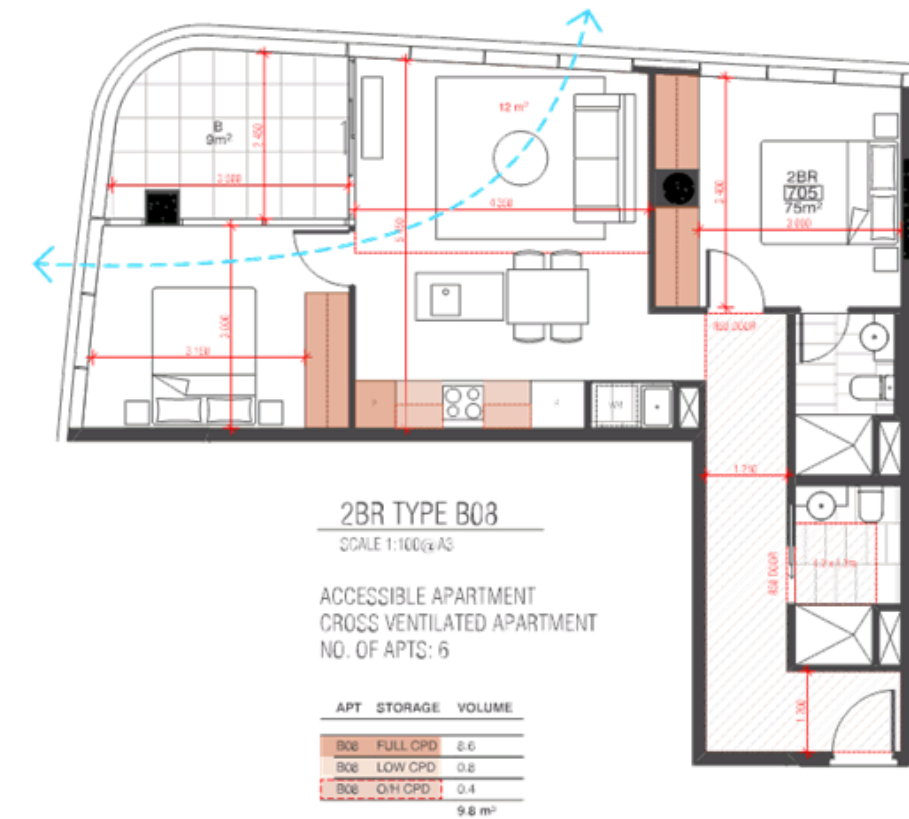
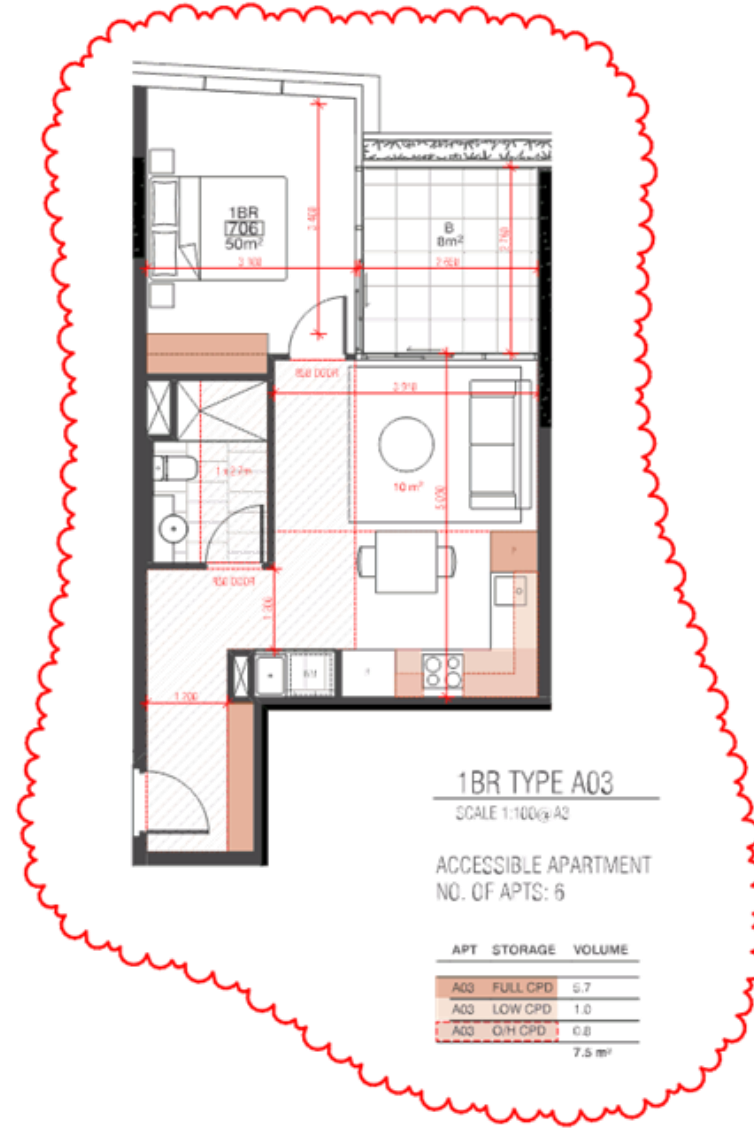
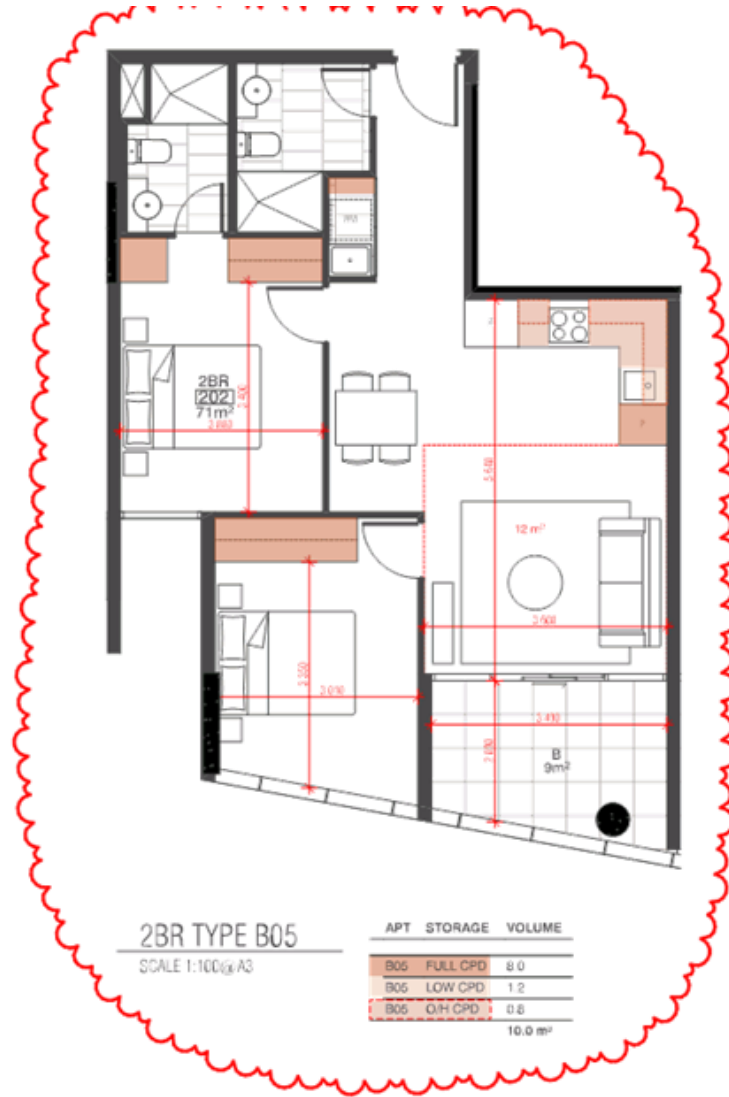
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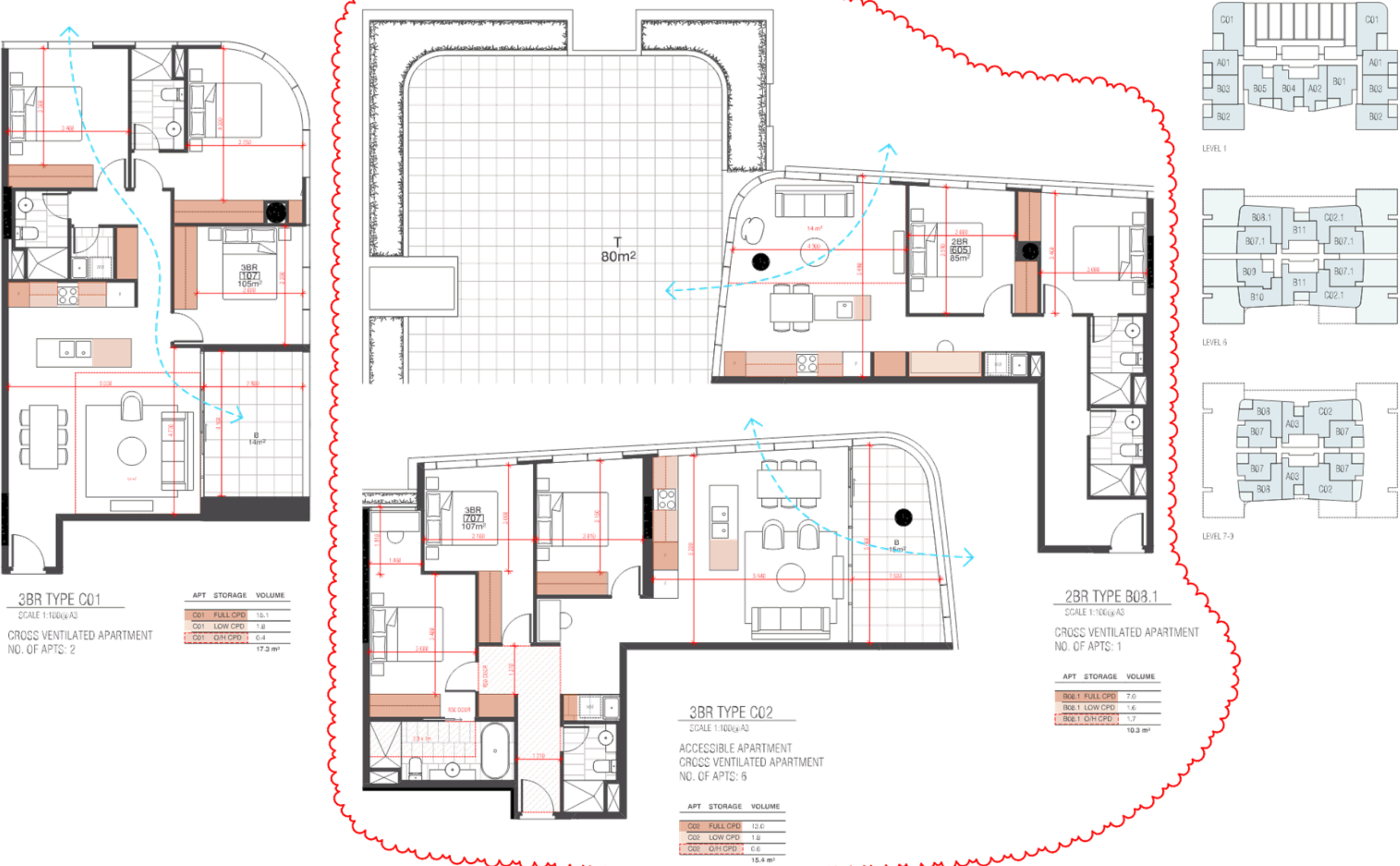
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Agenda Item 6.2 - Attachment 3

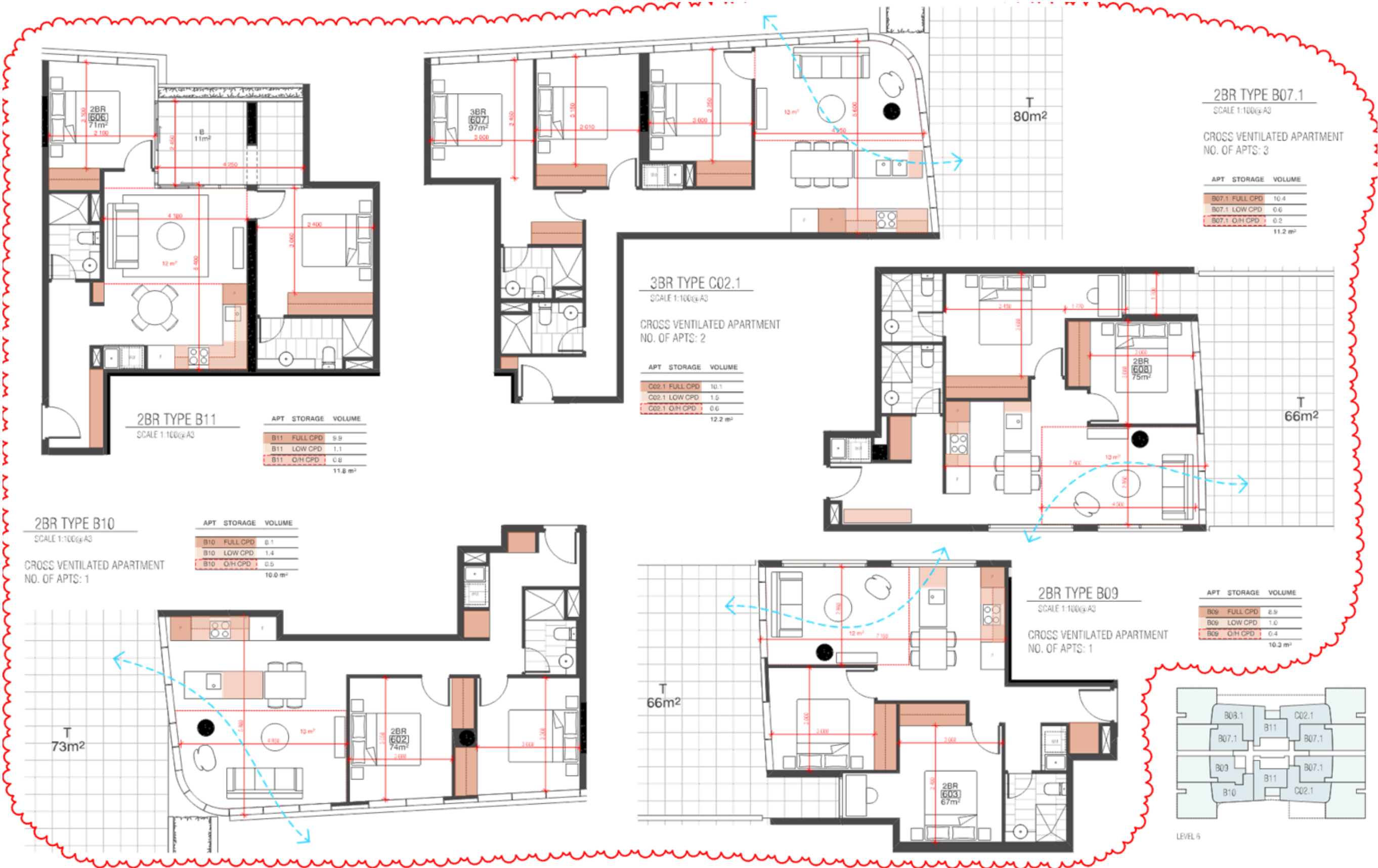










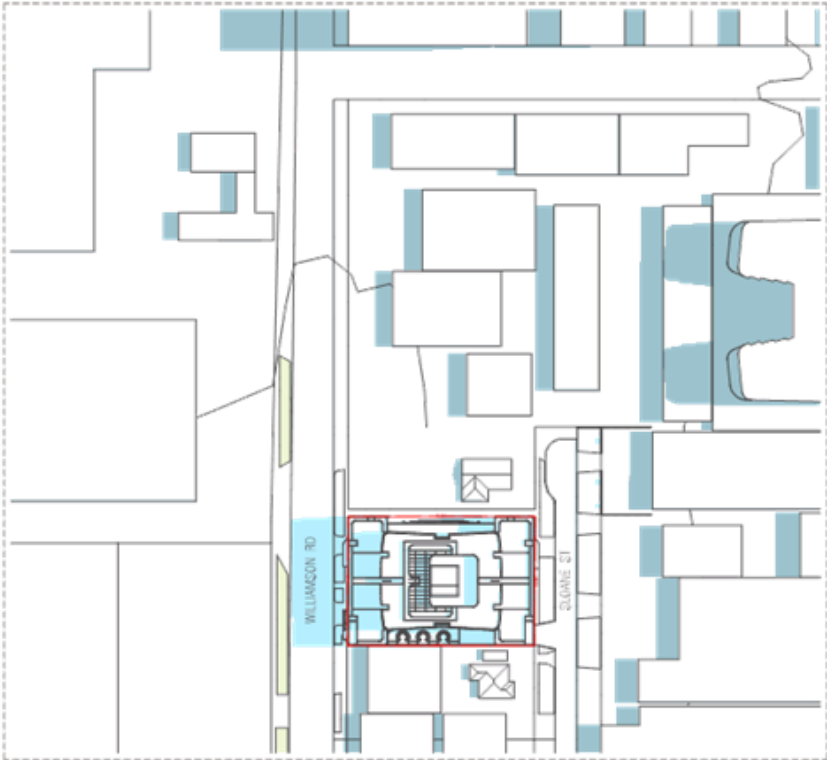




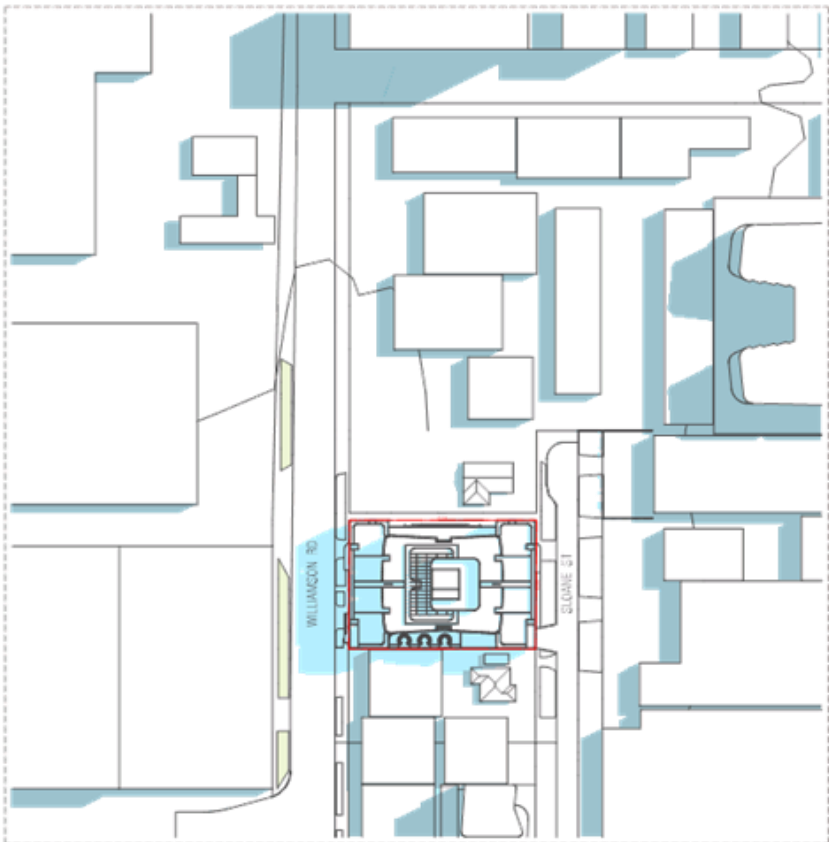
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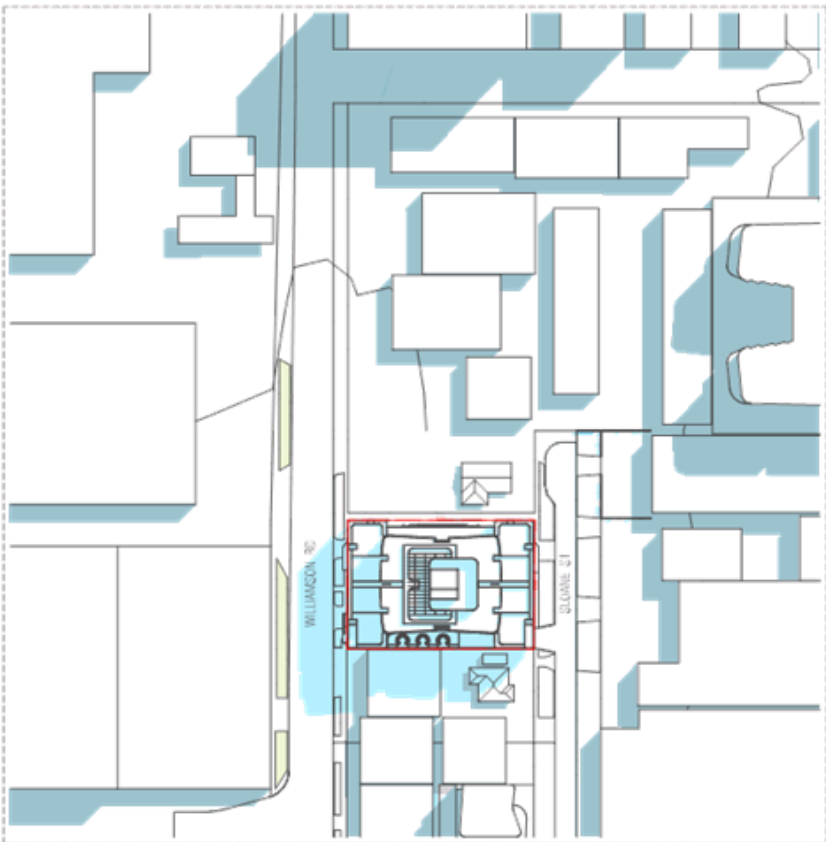
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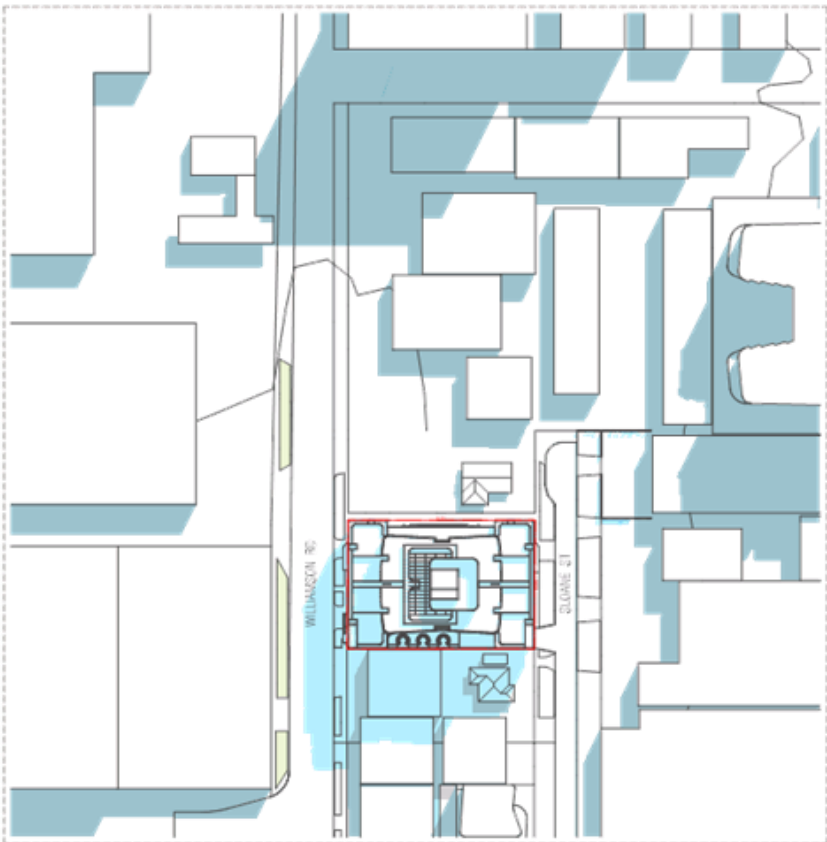
22 SEP 1200



22 SEP 1300



22 SEP 1400



22 SEP 1500

MapSource: Bing/Google/Mapbox - MapData: 2018/07/14 10:00:00 AM/2018/07/14 10:00:00 AM/2018/07/14 10:00:00 AM

REVISION	DATE	BY
1. 22 SEP 1000 PLANNING SUBMISSION	22 SEP 2019	JH
2. 22 SEP 1100 PLANNING SUBMISSION	22 SEP 2019	JH
3. 22 SEP 1200 PLANNING SUBMISSION	22 SEP 2019	JH

CITY OF MARIBYRNONG  
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03/06/2019

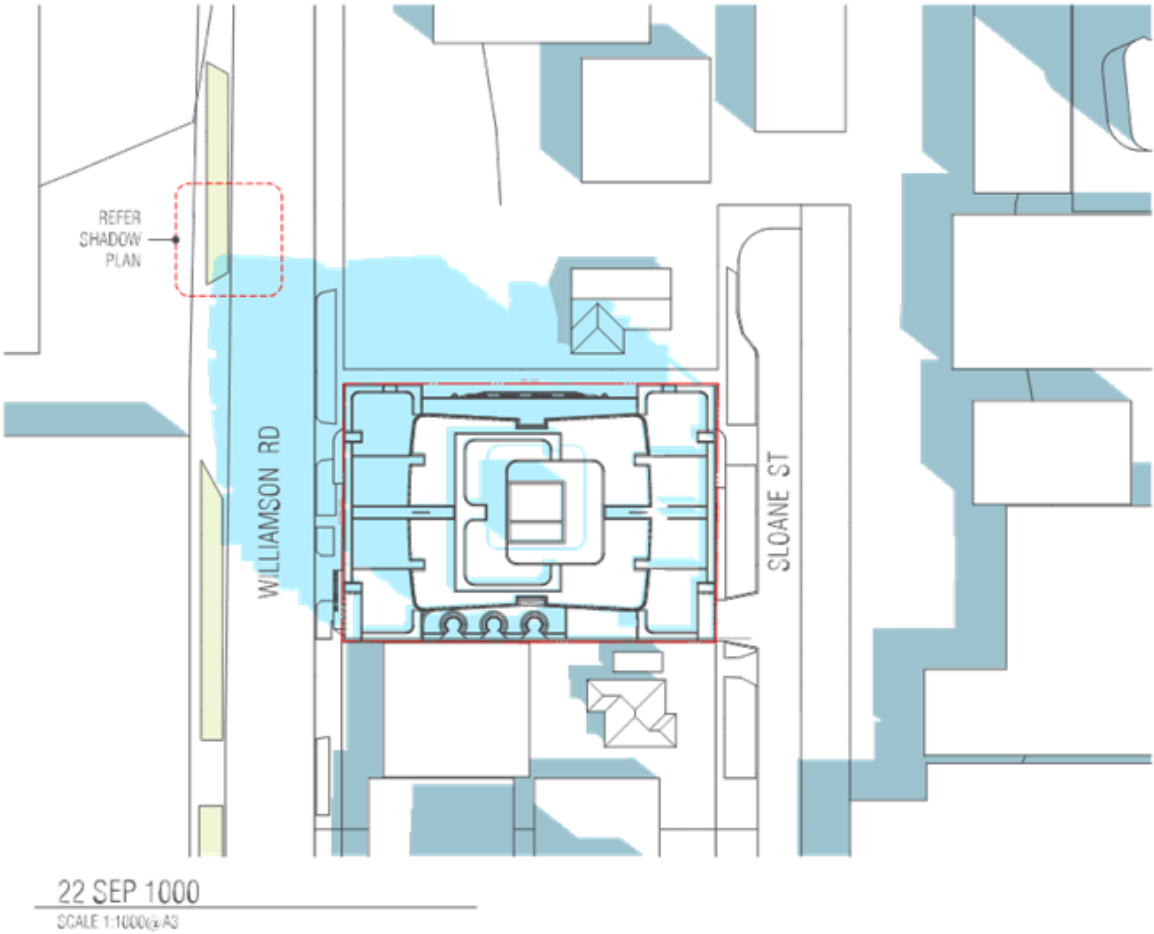
QUALITY ASSURANCE	DATE	BY
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2. 22 SEP 1100 PLANNING SUBMISSION	22 SEP 2019	JH
3. 22 SEP 1200 PLANNING SUBMISSION	22 SEP 2019	JH

NOTES	DATE	BY
1. 22 SEP 1000 PLANNING SUBMISSION	22 SEP 2019	JH
2. 22 SEP 1100 PLANNING SUBMISSION	22 SEP 2019	JH
3. 22 SEP 1200 PLANNING SUBMISSION	22 SEP 2019	JH

PROJECT	DATE	BY
1. 22 SEP 1000 PLANNING SUBMISSION	22 SEP 2019	JH
2. 22 SEP 1100 PLANNING SUBMISSION	22 SEP 2019	JH
3. 22 SEP 1200 PLANNING SUBMISSION	22 SEP 2019	JH

PROJECT	DATE	BY
1. 22 SEP 1000 PLANNING SUBMISSION	22 SEP 2019	JH
2. 22 SEP 1100 PLANNING SUBMISSION	22 SEP 2019	JH
3. 22 SEP 1200 PLANNING SUBMISSION	22 SEP 2019	JH





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- Browse Moon phase data
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- Definitions of Astronomical Events
- Geodetic Calculations
- Geodesy & GPS
- Earth Monitoring

### Sun or Moon Position Results

Melbourne Lat=-37°59'00" Long=144°58'00" Height=0.0m

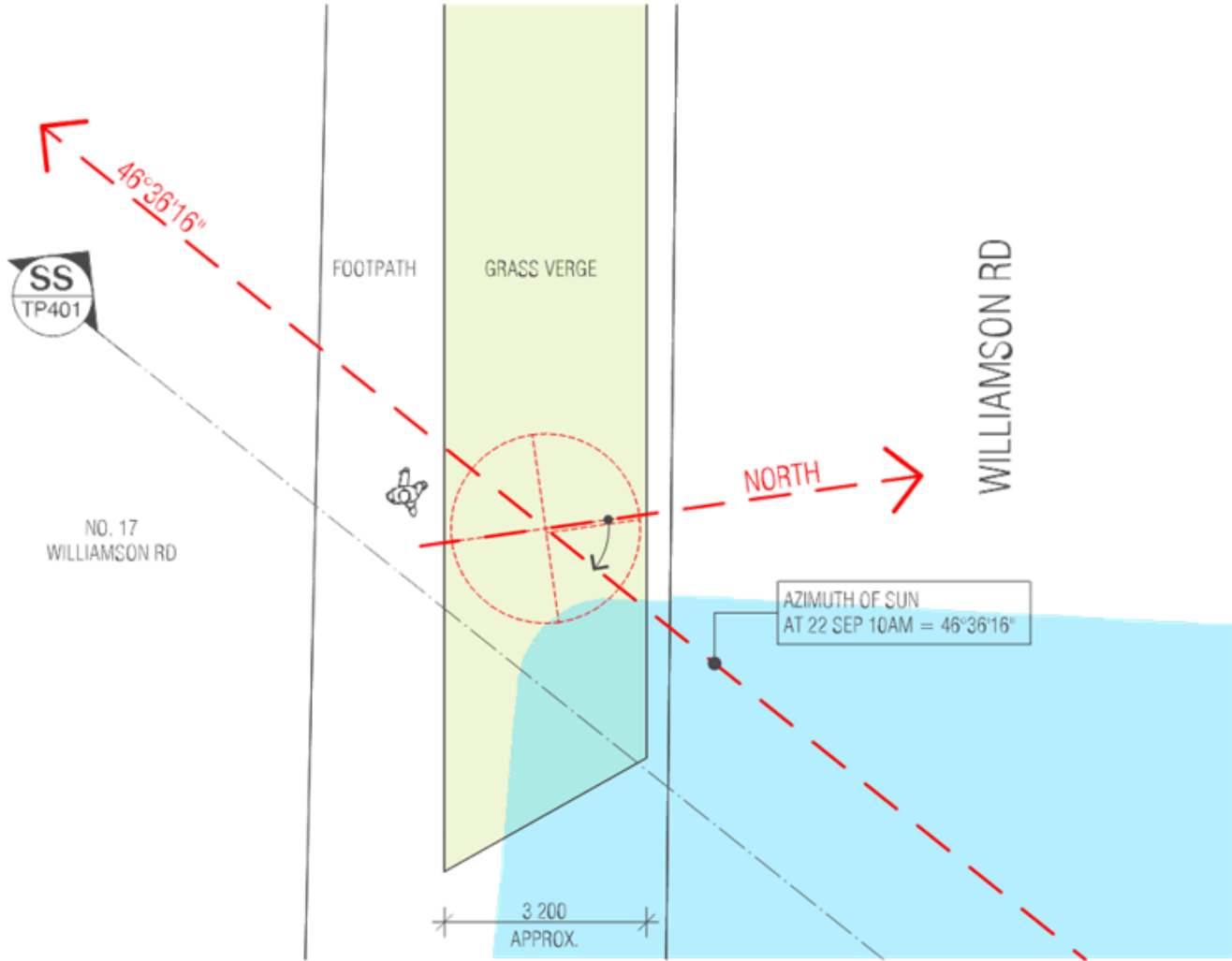
ALTIMETER AND ALTITUDE OF THE SUN  
Time zone: +10:00 hours  
Altitude includes astronomical refraction angle for a standard atmosphere.

Date	Time	Refraction	Azimuth	Altitude
22/09/2018	10:00:00	00°01'07"	46°36'16"	41°00'18"

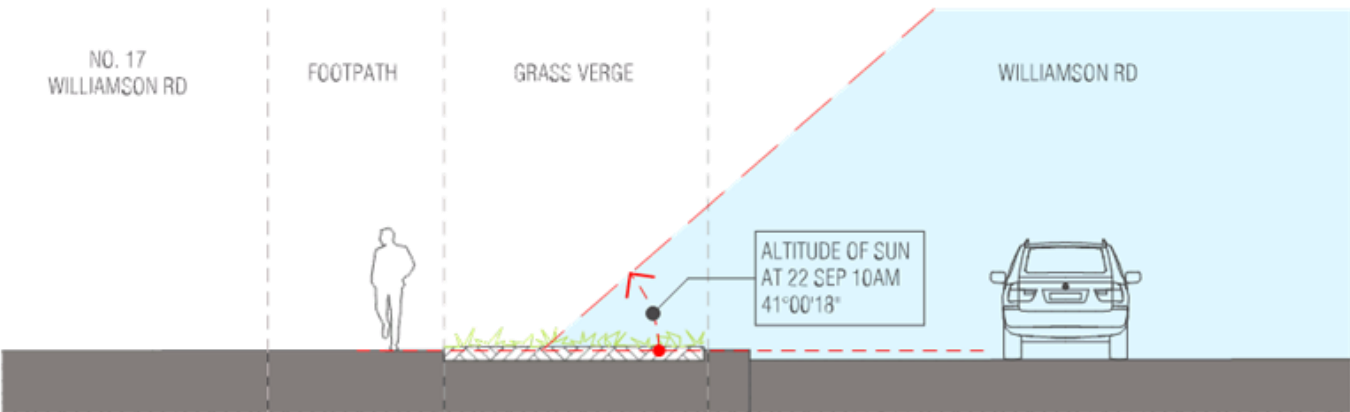
Computed using National Mapping Division's sunshade program, Version 1.1

**Azimuth** is the clockwise horizontal angle (in degrees minutes and seconds) from true north to the sun/moon.  
**Altitude** is the vertical angle (in degrees minutes and seconds) from an ideal horizon, to the sun/moon.  
**An ideal horizon** exists when the surface forming the horizon is at a right angle to the vertical line passing through the observer's position on the earth. If the terrain surrounding the observer was flat and all at the same height above sea level, the horizon seen by the observer standing on the earth would approximate the ideal horizon.

<http://www.ga.gov.au/geodesy/astro/smpos.jsp>



SHADOW PLAN - 22 SEP 1000  
SCALE 1:1000@A3



SHADOW SECTION SS - 22 SEP 1000  
SCALE 1:1000@A3



[illegible]



[illegible]





<https://doi.org/10.1002/9781118471999.ch107>

REGION			
1	NUMBER OF RESOURCES	20	1975-2000
2	NUMBER OF RESOURCES	20	2000-2009

유기농산물

**CITY OF MARIBYRNONG**  
**RECEIVED**  
**03/06/2019**

**QUALITY ASSURANCE** (H2) (2 CREDITS) (REQUIRED FOR ALL MAJORS)

THIS COURSE IS REQUIRED FOR THE MAJOR AND MINOR DEGREES

☒ 1. THE STUDENT WILL BE ABLE TO IDENTIFY THE QUALITY ASSURANCE SYSTEMS USED IN THE INDUSTRY

☒ 2. THE STUDENT WILL BE ABLE TO IDENTIFY THE QUALITY ASSURANCE SYSTEMS USED IN THE INDUSTRY

☒ 3. THE STUDENT WILL BE ABLE TO IDENTIFY THE QUALITY ASSURANCE SYSTEMS USED IN THE INDUSTRY

☒ 4. THE STUDENT WILL BE ABLE TO IDENTIFY THE QUALITY ASSURANCE SYSTEMS USED IN THE INDUSTRY

IF THE STUDENT IS CURRENTLY ENROLLING IN A COURSE THAT IS NOT LISTED IN THIS A  
PLAN, CONTACT THE PROGRAM ADVISOR

**NOTE**

The following information is provided for informational purposes only. It is not intended to be used as a substitute for professional advice. The information is provided as a service to our clients and is not intended to be used as a substitute for professional advice. The information is provided as a service to our clients and is not intended to be used as a substitute for professional advice.

DRAWN	DATE	CHECKED	PLAT DATE	JOB NO.	SCALE
JH	27.05.2019	JP	30.05.2019	18077	N.T.S. A3

PROJECT  
WILLIAMSON ROAD APARTMENTS  
14-16 WILLIAMSON ROAD  
MARIBYRNONG VICTORIA 3032



**FENDER KATSAIDIS**  
WWW.FENDERKATSAIDIS.COM  
2 RIVERSIDE QUAY, SOUTHBANK  
VIC 3006 AUSTRALIA  
TELEPHONE: +61 3 9600 6888  
FENDER KATSAIDIS (AUST) PTY LTD ACN 080 942 851



TOWN PLANNING

REV. **CRAYTON RD.**  
R **TD400**





VIEW FROM WILLIAMSON RD - LOOKING NORTH

Maribyrnong City Council - 2019/2020 Financial Year Budget Report 2019/2020

REVISION  
1  
2019/2020  
2019/2020

CITY OF MARIBYRNONG  
RECEIVED  
03/06/2019

QUALITY ASSURANCE  
This project is a complex project and the City of Maribyrnong has a high level of commitment to ensure the highest quality of work is delivered. The City of Maribyrnong has a high level of commitment to ensure the highest quality of work is delivered. The City of Maribyrnong has a high level of commitment to ensure the highest quality of work is delivered.

NOTES  
This drawing is a preliminary drawing and is not to be used for construction purposes. It is for information only and is subject to change without notice. The City of Maribyrnong has a high level of commitment to ensure the highest quality of work is delivered. The City of Maribyrnong has a high level of commitment to ensure the highest quality of work is delivered.

PROJECT  
WILLIAMSON ROAD APARTMENTS  
14-16 WILLIAMSON ROAD  
MARIBYRNONG VICTORIA 3022



FENDER KATSALIDIS  
2019/2020  
2019/2020  
2019/2020



TOWN PLANNING

REV. 1







## DEVELOPMENT SUMMARY

## REVISION

27-May-19

Site Area	2119.00	m²
Total NSA	8970.00	m²
Total NLA	1124.00	m²
Total GFA	20266.00	m²

**Notes:**

**NSA** Net Saleable Area is all residential areas measured to the centreline of party walls, outside face of external walls & common corridor walls.

**NLA** Net Leasable Area is all commercial / retail areas measured to the inside face of all enclosing walls.

**GFA** Gross Floor Area for all covered built areas including basement car parks measured to the outside face of the exterior walls.

Levels	Number of Apts	1 Bed	2 Bed	3 Bed	Retail / Office (m²)	Amenities (m²)	Communal Open Space (m²)	Balcony (m²)	Unit Area NSA (m²)	Unit Area Total (m²)	GFA (m²)
Basement 03											2050
Basement 02											2050
Basement 01											2050
Ground Floor					810	85	100				1843.0
Level 1	12	3	7	2	314	62		128.00	903.00	1031.0	1696.0
Level 2	18	4	14					182.00	1277.00	1459.0	1668.0
Level 3	18	4	14					182.00	1277.00	1459.0	1668.0
Level 4	18	4	14					182.00	1277.00	1459.0	1668.0
Level 5	18	4	14					182.00	1277.00	1459.0	1668.0
Level 6	10		8	2				592.00	787.00	1379.0	957.0
Level 7	10	2	6	2				104.00	724.00	828.0	957.0
Level 8	10	2	6	2				104.00	724.00	828.0	957.0
Level 9	10	2	6	2				104.00	724.00	828.0	957.0
Roof							236				77
TOTAL	124	25	89	10	1124	147.00	336.00	1760.00	8970.00	10730.0	20266.0
APARTMENTS MIX		20%	72%	8%							

	CAR SPACES	BICYCLES	VISITOR BIKES	STORAGES
Ground Floor		39	16	
Basement 1	53	40		40
Basement 2	60	43		43
Basement 3	60	51		51
<b>TOTAL</b>	<b>173</b>	<b>173</b>	<b>16</b>	<b>134</b>

**Agenda Item 6.3****PUBLIC TOILET PLAN 2019 - 29**

**Director:** Nigel Higgins  
Director Planning Services

**Author:** Steven Lionakis  
Manager City Places

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**PURPOSE**

To present the outcomes of community consultation and the revised Maribyrnong Public Toilet Plan (2019 – 2029) for Council consideration.

**ISSUES SUMMARY**

- Council resolved to consult on the draft Maribyrnong Public Toilet Plan at its City Development Special Committee (CDSC) on 30 April 2019.
- Community consultation was undertaken over 4 weeks (14 June and 12 July) via a survey on Your City Your Voice (YCYV).
- 144 survey responses were received with submissions also from the Friends of Cruickshank Park (outcomes are summarised in Attachment 1).
- Responses were generally supportive of the strategy with an additional request to install a public toilet in Seddon.
- The revised strategy (Attachment 2) has responded to the community feedback by adding a public toilet in Seddon and reprioritising the toilet in Hansen Reserve.

**ATTACHMENTS**

1. Consultation (YCYV) Report [↓](#)
2. Maribyrnong Public Toilet Plan (2019-2019) [↓](#)

**OFFICER RECOMMENDATION**

**That the City Development Special Committee:**

1. **Note the outcomes of the community consultation on the draft Maribyrnong Public Toilet Plan 2019 – 2029.**
  2. **Endorse the revised Maribyrnong Public Toilet Plan (2019 – 2029) as shown in Attachment 2 for implementation.**
-



**Agenda Item 6.3****BACKGROUND**

Public toilets contribute to the liveability of the City supporting participation in leisure and town centre activities, and the wellbeing of the community. Public toilets are critical in encouraging longer stays in parks and activity centres where visitation occurs beyond the local areas.

There are currently eight public toilets located in open spaces and activity centres within the City. These include:

- Coulson Gardens, Maribyrnong
- Pipemakers Park Maribyrnong
- Yarraville Gardens
- Birmingham St Yarraville (Bus Interchange)
- Paisley St Footscray
- Byron St Footscray
- Council Offices Hyde Street Footscray
- Footscray Park Regional Playground (recently completed).

The existing provision is not considered sufficient to cater for the demand, particularly in the City's regional and municipal open spaces. Accordingly a new Public Toilet Plan was developed to guide future public toilets provision.

The proposed Maribyrnong Public Toilet Plan (2019-2029) seeks to deliver ten new public toilets over a ten year period. Council resolved to undertake community consultation on the draft plan at its City Development Special Committee (CDSC) on 30 April 2019.

**DISCUSSION/KEY ISSUES****1. Key Issues****Consultation Method**

Community consultation on the draft plan was undertaken over four weeks (14 June and 12 July) on 'Your City Your Voice' (YCYV). The survey aimed to understand community's opinion on the proposed toilet locations and the prioritisation in the draft Public Toilet Plan. A target meeting was held with the Seddon Traders Association on the 14 June 2019.

The consultation resulted in 144 online survey responses on the YCYV website and separate submissions from Friends of Cruickshank Park. The results revealed the need for public toilets across the City and the majority of respondents agreed with the locations noted on the plan.

The results of the consultation is as follows:

- The respondent opinion on the draft Plan was divided with 52 per cent (75/144) agreeing and 48 per cent (69/144) disagreeing with the toilet locations and prioritisation in the draft plan.
- 44 per cent of respondents requested the inclusion of a public toilet in Seddon.

**Agenda Item 6.3**

- The respondents prioritised the delivery of toilets as follows:
  - Hansen Reserve (new) and Johnson Reserve (new) – equal first
  - Cruickshank Park, Yarraville (new)
  - Yarraville Gardens, Yarraville (upgrade)
  - Cranwell Park, Braybrook (new)
  - Grimes Reserve, Footscray (new)
  - Quarry Park, Footscray (new)
  - Dobson Reserve, Maidstone (new, associated with another activity)
  - Birmingham Street, Yarraville (upgrade)
  - Robert Barrett Reserve, Maribyrnong (new).

**Consultation Summary**

The consultation revealed the following key themes:

1. No toilet in Seddon
2. New toilets in reserves in West Footscray
3. Toilet in Cruickshank Park
4. Additional locations
5. Prioritisation of toilets (rearrange the priority list)
6. Prioritising new toilets over upgrades.

**Consultation Feedback Themes**

*1. No Toilet in Seddon:*

Respondents to the survey (44 per cent) with the draft Public Toilet Plan requested that the strategy include a public toilet in Seddon. While some respondents preferred a new toilet in Seddon Village others wanted it in Harris Reserve (Gamon St), Mappin Reserve (Nicholson St) or Bristow Reserve (Pilgrim St).

Given this overwhelming response it is considered warranted to include Seddon in the final plan. Seddon Village is a Neighbourhood Activity Centre (NAC) with increasingly high visitation and warrants inclusion into the plan. Based on the priority criteria, the public toilet in Seddon will be delivered in 4-6 years. Further community consultation will be required to determine its final location.

*2. Toilet in reserves in West Footscray*

Approximately 9 per cent of respondents requested additional toilet facilities within Johnson, Shorten and Martin Reserves in West Footscray. The draft Public Toilet Plan currently shows a new public toilet in Johnson Reserve and it is also likely that the future redevelopment of RecWest will incorporate a public toilet. The toilets provision in Johnson Reserve and RecWest will sufficiently service the area.

*3. Cruickshank Park*

The proposed toilet for Cruickshank Park was evenly split as 8 per cent of respondents did not want a toilet and 5 per cent as well as 'Friends of Cruickshank Park' were supportive of a toilet within Cruickshank Park.



**Agenda Item 6.3**

A review of the written comments revealed that the location of the toilet shown in the draft masterplan was the main driver of opposition as it showed at the end of Tuppen Street and this has been addressed in the final plan.

Generally, the objectors support a public toilet provided it was more appropriately located and near McNish Reserve. .

It is recommended that the toilet within Cruickshank Park remains on the list with the preferred location being within McNish Reserve. The exact location of this toilet will form part of the *Stony Creek Future Direction Plan 2019* which will be consulted upon in November. Based on the prioritisation criteria this toilet is of high priority and will be delivered in the immediate term (1-3 years).

#### *4. Additional locations*

The consultation revealed a small amount of respondents requested public toilets in locations as follows:

- Beaton, Spurling and Gaudion Reserves: These locations are not supported as they are small sized parks with local catchment only.
- Scovell Reserve: This is a medium sized municipal open space with sports fields, local playground, and picnic and barbecue facilities. A new pavilion is planned for the reserve which will meet the demand for toilet facilities and is not included in the revised plan.
- Mclvor Reserve: This is a medium sized municipal open space with sports fields, local playground, and picnic and barbecue facilities. It is considered that the toilets in the existing pavilion and the adjacent bowls club are sufficient to meet the demand.
- Maddern Square – It is considered not appropriate at this stage to include a public toilet within Maddern Square as it lacks surveillance and central Footscray has sufficient provision of public toilets.

#### *5. Prioritisation of toilets*

##### *Hansen Reserve*

The draft Public Toilet Plan included a public toilet in Hansen Reserve to be delivered within 1-3 years. The respondents in the consultation also placed Hansen Reserve as a high priority. Over the next two years Hansen Reserve will see a number of open space improvements including a new playground, basketball and netball courts and a junior bike skills track.

The adopted masterplan for Hansen Reserve envisaged the new toilet facility to be incorporated as part of the new pavilion. However, due to the delay in the pavilion it is recommended that the toilet be installed as a standalone facility. Due to the readiness of the site the new toilet can be delivered to Hansen Reserve this financial year.

##### *Johnson Reserve*

The draft Public Toilet Plan includes a new toilet facility in Johnson Reserve to be delivered in the longer term (7-10 years) and community sentiment places this toilet as high priority and for it to be delivered sooner. Johnson, Shorten and Martin Reserves are currently subject to a masterplan process (West Footscray Sports Facilities Plan)

**Agenda Item 6.3**

and there is potential to accommodate toilets with a new pavilion at Johnson Reserve or at the redevelopment of RecWest. Based on these plans there are no changes to the proposed delivery to Johnson Reserve.

*Birmingham Street, Yarraville*

The Birmingham Street toilets are existing Exeloos housed in a brick building (part of the Yarraville bus interchange) owned by VicTrack. The building structure and the toilets are in a good condition and Council is only in-charge of maintenance. As Council is not the owner and the toilets are in good condition it is recommended for this upgrade to be removed and replaced with a new toilet in Seddon.

*Grimes Reserve, Footscray*

It is acknowledged that the community ranked the proposed toilet at Grimes Reserve as a low priority. Grimes Reserve has a great connection to the Maribyrnong River and the Footscray Community Arts Centre. The construction of the Footscray wharf in the next three years will increase visitation and the need for a public toilet will be greater. It is recommended that this toilet will be delivered in the next two years to align with the delivery of Footscray wharf.

**6. Prioritising new toilets over upgrades**

A small number of respondents questioned the prioritisation of upgrades to toilets in Yarraville Gardens and Birmingham St, Yarraville over locations where there were no existing toilets. This feedback has been incorporated into the plan. In regards to Yarraville Gardens, a new toilet facility is proposed to be installed to replace the existing building (poor condition and needs significant investment). The upgrade to the Birmingham Street toilet has been removed from the Public Toilet Plan.

The revised plan is contained in Attachment 2 and the following is the revised Public Toilet Plan priority list based on community consultation:








<b>Public Toilet</b>	<b>New Ranking</b>	<b>Draft Plan Ranking</b>	<b>Timeframe</b>
Hansen Reserve, West Footscray (new)	1	2	Immediate Term 1-3 years
Grimes Reserve, Footscray (new)	2	1	
Cruickshank Park (near Claire Court), Yarraville (new)	3	3	
Seddon Village Seddon (new)	4	Not part of draft plan	Medium Term 4-6 years
Yarraville Gardens, Yarraville (new)	5	4	
Cranwell Park, Braybrook (new)	6	5	
Quarry Park, Maribyrnong (new)	7	7	Long Term 7-10 years
Johnson Reserve, West Footscray (new)	8	8	
Dobson Reserve, Maidstone (new)	9	9	
Robert Barrett Reserve Maribyrnong (new)	10	10	



## Agenda Item 6.3



## DRAWING KEY

	EXISTING OPEN SPACE		EXISTING PUBLIC TOILETS		NEW TOILETS IN PAVILION
	ACTIVITY CENTRE		UPGRADE		NEW TOILETS
	SUBURB BOUNDARY				



MARIBYRNONG PUBLIC TOILET PLAN

Public Toilet Locations - Existing and Proposed

NTS @ A3  
SEPT 2019

Figure 1 – Location of existing and proposed toilets

**Agenda Item 6.3****2. Council Policy/Legislation****Council Plan 2017-2021**

This report contributes to Council's strategic objectives contained in the Council Plan 2017-2021, and the wellbeing priorities contained in the Municipal Public Health and Wellbeing Plan by considering:

- Strategic Objective:
  - Healthy and inclusive communities - provide and advocate for services and facilities that support people's wellbeing, healthy and safe living, connection to community, cultural engagement and whole of life learning.
- Wellbeing Priority:
  - Quality places and spaces - Community safety, open space in natural and urban environments, community infrastructure.

**Legislation**

The Maribyrnong Public Toilet Plan 2019 – 2029 is consistent with the;

- Maribyrnong Open Space Strategy 2014 - highlights the need for improved facilities.
- Maribyrnong Strategy for Children 2015 – 2018 - highlights the need for public toilets
- Maribyrnong Disability Policy 2015 – 2018. Strategic Action 1 Access "We want accessible public amenities and areas".
- Adopted open space masterplans for Footscray Park, Quarry Park, Braybrook Park and River Edge Masterplan.

**Conflicts of Interest**

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

**Human Rights Consideration**

This report complies with the rights listed in the Victorian *Charter of Human Rights and Responsibilities Act 2006*.

**3. Engagement**

If endorsed the Maribyrnong Public Toilet Plan 2019-2029 will be uploaded on Council's website and by email to all parties that provided contact details. As the toilets get constructed, their locations will be listed on the Public Toilet Map, a website ([www.toiletmap.gov.au](http://www.toiletmap.gov.au)) and app which provides information on over 16,000 publicly available toilets across Australia.

**4. Resources**

The cost of ten new toilets is estimated at \$3,500,000 over the life of the strategy. The maintenance and cleaning of each toilet is estimated at \$17,000 per annum (based on daily cleaning on fully automated systems). These costs have been included in the ten year Capital Works Program for funding consideration.



**Agenda Item 6.3****5. Environment**

The Plan will not alter the existing environmental conditions on the nominated sites.

**CONCLUSION**

The Draft Maribyrnong Public Toilet Plan 2019 was consulted with the community between 14 June and 12 July.

A new toilet in Seddon has been included in the revised Public Toilet Plan as 44 per cent of respondents requested this location be included. The existing toilet in Birmingham Street, Yarraville has been removed from the plan as it will continue to be maintained by Council as part of regular asset maintenance.

Community feedback received has been considered and incorporated into the final plan (Attachment 2) which is now ready for Council consideration for endorsement.

## Agenda Item 6.3 - Attachment 1

### Your City, Your Voice Report (YCYV)

(Draft) Maribyrnong Public Toilet Plan 2019 - 2029

#### 1. PROJECT OVERVIEW

Project Owner	Coordinator, Urban Design
Engagement staff	Community Engagement Advisor
Project Title	Maribyrnong City Council Toilet Plan

##### Project Details

The draft Maribyrnong Public Toilet Plan aims to ensure an equitable provision of public toilets in our city that are accessible to all. The Plans suggests the installation and upgrade of toilets at popular community locations such as parks and public spaces.

The availability of public toilets contributes to the liveability of the city as residents and visitors can extend their stay to enjoy healthy and active lifestyle activities such as walking and cycling.

The draft Maribyrnong Public Toilet Plan suggests ten general locations to install public toilets based on a variety of 'priority criteria'. It proposes to deliver eight new public toilets and upgrades to two existing toilets over the next ten years. The Plan then prioritises each of the sites in order of when the upgrade or installation is scheduled.

Council sort community feedback on the overall strategy, including the order of installation and upgrade.

Engagement Plan 19/164392

##### Engagement activities

YCYV	14th June - 12th July 2019
<i>Meeting with Seddon Traders Association</i>	14th June 2019 (Trim 19/177160 for minutes)

Engagement Promotion	Facebook 4th June 2019
	2,641 people reached; 59 reactions, comments and shares
	Facebook 20 <sup>th</sup> June 2019
	3,961 people reached; 66 reactions, comments and shares

YCYV statistics	745 site visits
	144 survey respondents

YCYV Traffic source	YCYV Home page	32%
	Android App	8%
	Google	5%
	YCYV e-newsletter	26%
	Facebook	27%



## Agenda Item 6.3 - Attachment 1

MCC web site

3%

### 2. SUMMARY OF FINDINGS

Community consultation on the draft Maribyrnong Public Toilet Plan 2019 - 2029 included an online survey on the corporate engagement portal, Your City Your Voice, from the 14th June to the 12th July 2019. The survey sort to understand whether or not the community agreed with the proposed location and order of installation and upgrades. Provision was also made for suggestions for an alternate order as well as general comments. In total there were 745 visits to the Your City Your Voice site and 144 responses received.

The engagement planning process identified the potential for disquiet from the Seddon community who have reportedly requested a public toilet in the area for tens of years. A presentation of the plan was subsequently held with members of the Seddon Traders Association on the 14th June.

Residents are clearly interested in the provision of public toilets with 90% (131/144) of all responses received from this cohort. The remainder of responses were from visitors (4%) and Seddon businesses (3%).

Most respondents are aged between 35 - 44 years (45%) and 45 - 54 years (24%); are in a couple household with (58%) and without (22%) children; and only 13% speak a language other than English at home. 63% of respondents identify as women, 34% as male and 2% prefer not to say.

Respondent opinion was divided with 52% (75/144) agreeing and 48% (69/144) disagreeing with the locations proposed.

When asked to prioritise the order in which the works would occur, respondents advised

- Johnson Reserve (new) and Hansen Reserve (new) – equal first
- Cruickshank Park, Yarraville (new)
- Yarraville Gardens, Yarraville (upgrade)
- Cramwell Park, Braybrook (new)
- Grimes Reserve, Footscray (new)
- Quarry Park, Footscray (new)
- Dobson Reserve, Maidstone (new, associated with another activity)
- Birmingham Street, Yarraville (upgrade)
- Robert Barrett Reserve, Maribyrnong (new, associated with another activity).

When asked why respondents disagreed with the proposed locations 68 people provided 75 comments. Of these the top three responses were

- 44% (33/75) of respondents calling for a public toilet in Seddon
  - o *"As a business owner in Seddon I feel the corner of Grieg & Charles Street has been long overdue for a public toilet site. Close to shops and next to Seddon's busiest family park. The train station is only a short walk and it does not obstruct anyone's view from a residential outlook."*
  - o *"No provision for Seddon Village"*
- 9% (7/75) of respondents requesting toilets in Reserves in West Footscray – many of which a part of the masterplan upgrades recently proposed as part of the West Footscray Sports Facilities Plan.

**Agenda Item 6.3 - Attachment 1**

- *“The redevelopment of Johnson Reserve has not been finalised. The location of public toilets in West Footscray should be informed by the masterplans being developed. Should it be Johnson, or part or a larger precinct and co-located with Shorten Reserve, dog park and RecWest etc.”*

- 8% (6/75) of respondents advising they do not want a toilet in Cruickshank Park.

After this, respondents were divided with

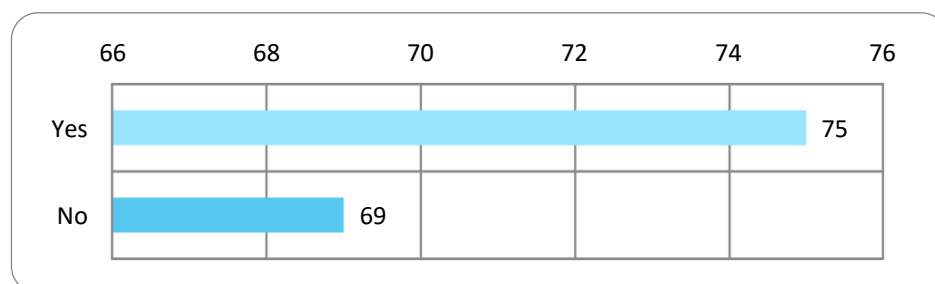
- 5% (4/75) of respondents supportive of a toilet in Cruickshank Park
- 5% (4/75) of respondents calling for a toilet in Beaton Reserve
- 5% (4/75) of respondents concerned that the Plan is too Yarraville centric
- 5% (4/75) of respondents questioned the validity of the assessment criteria used in the Plan



## Agenda Item 6.3 - Attachment 1

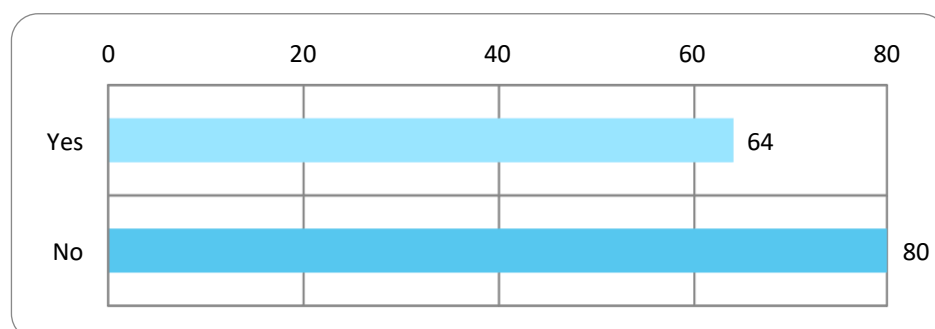
### 3. FINDINGS

#### Are the ten locations your priority?



- 52% (75/144) of respondents advised yes
- 48% (69/144) of respondents advised no

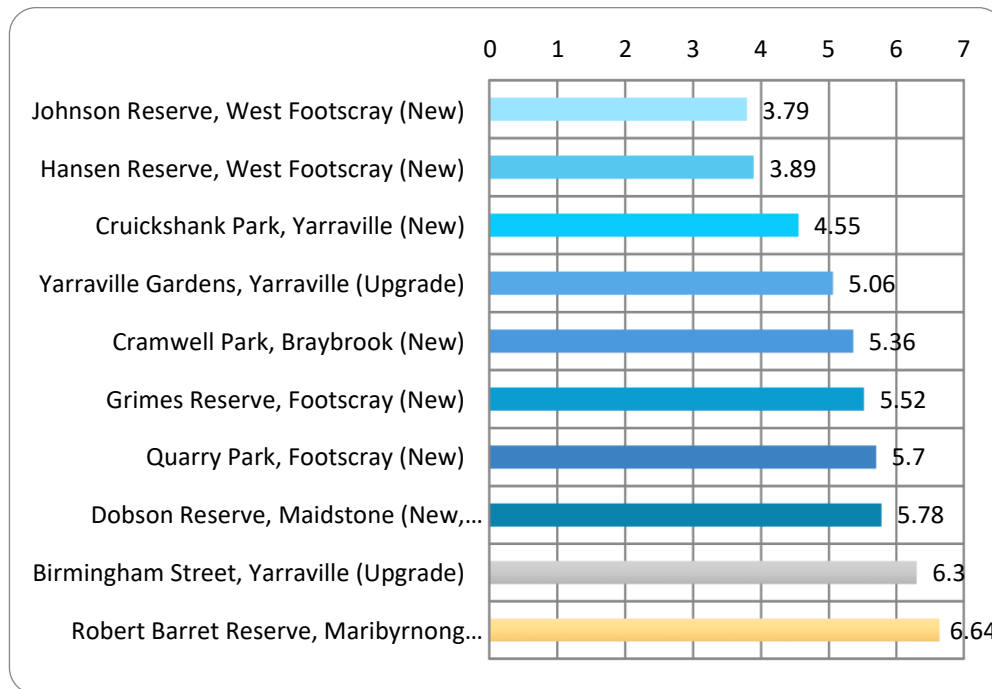
#### If the ten locations are your priority, do you agree with the order in which they will be upgraded and installed?



- 44% (64/144) of respondents advised yes
- 55% (80/144) of respondents advised no

#### Which order do you think they should be installed or upgraded?

## Agenda Item 6.3 - Attachment 1



### If no, please provide details

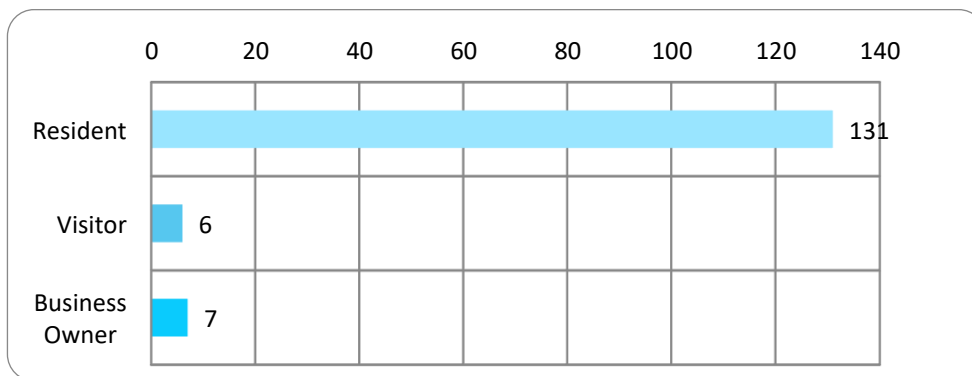
68 responses were received with 75 comments made. Of these

- 44% (33/75) of respondents calling for a public toilet in Seddon
- 9% (7/75) of respondents requesting toilets in Reserves in West Footscray – many of which a part of the masterplan upgrades recently proposed as part of the West Footscray Sports Facilities Plan.
- 8% (6/75) of respondents advising they do not want a toilet in Cruickshank Park.
- 5% (4/75) of respondents supportive of a toilet in Cruickshank Park
- 5% (4/75) of respondents calling for a toilet in Beaton Reserve
- 5% (4/75) of respondents concerned that the Plan is too Yarraville centric
- 5% (4/75) of respondents questioned the assessment criteria used in the Plan
- 2% (2/75) of respondents requested a toilet at Braybrook Park
- 2% (2/75) of respondents requested a toilet at McIvor Reserve
- 1% (1/75) of respondents requested a toilet at Scovell Reserve
- 1% (2/75) of respondents requested a toilet at Newells Paddock
- 1% (2/75) of respondents requested a toilet at West Footscray Library
- 1% (2/75) of respondents requested a toilet at Spurling Reserve
- 1% (2/75) of respondents requested a toilet at Gaudion Reserve

Have you completed this survey as a



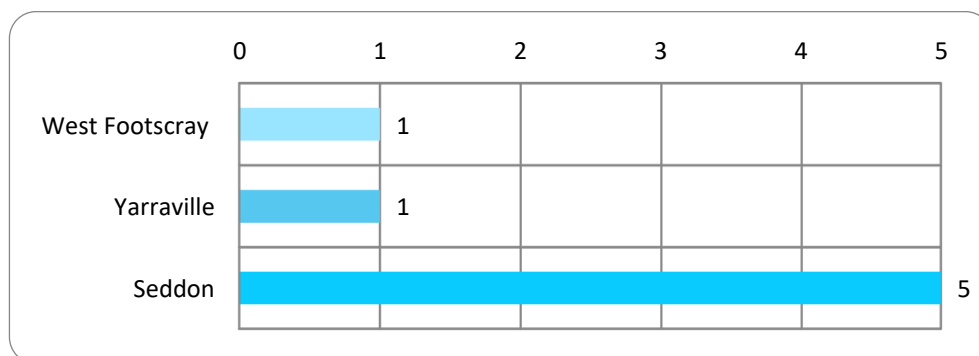
**Agenda Item 6.3 - Attachment 1**



- 90% (131/144) of respondents are residents
- 4% (6/144) of respondents are visitors
- 5% (7/144) of respondents are business owners

## Agenda Item 6.3 - Attachment 1

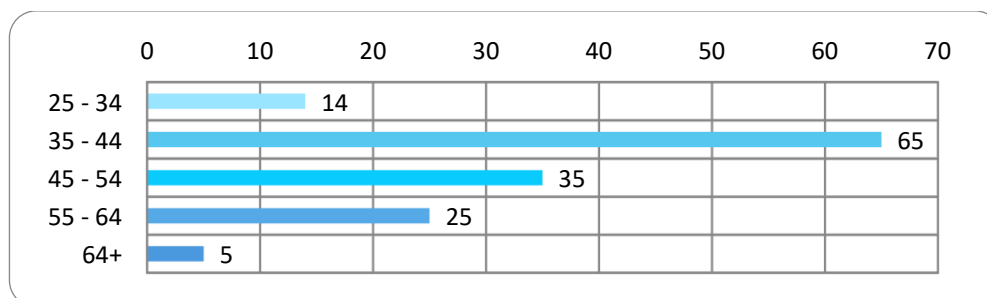
**If you are a business owner, where is your business located in the municipality?**



Of the seven respondents who advised they have businesses in the municipality:

- 5 are located in Seddon
- 1 in West Footscray
- 1 in Yarraville

**How old are you?**

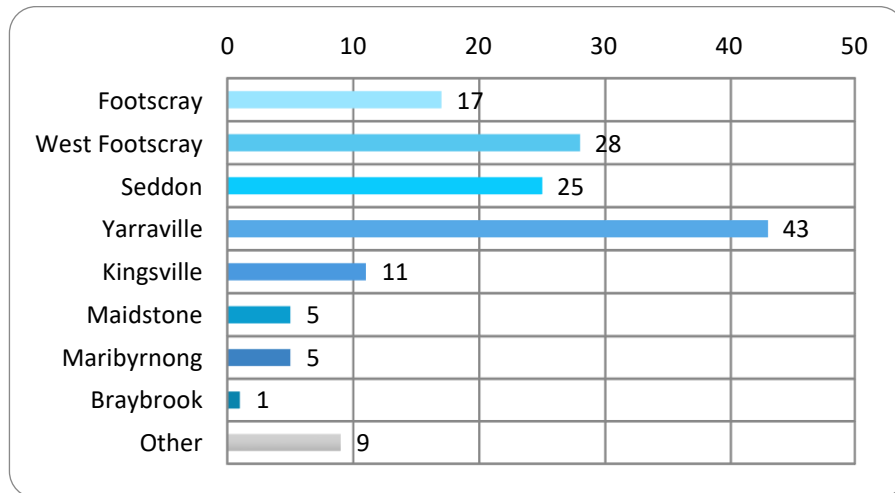


- 45% (65/144) of respondents are aged between 35 – 44 years
- 24% (35/144) of respondents are aged between 45 – 54 years
- 17% (25/144) of respondents are aged between 55 -64 years
- 9% (14/144) of respondents are aged between 25 -34 years
- 3% (5/144) of respondents are 64+ years



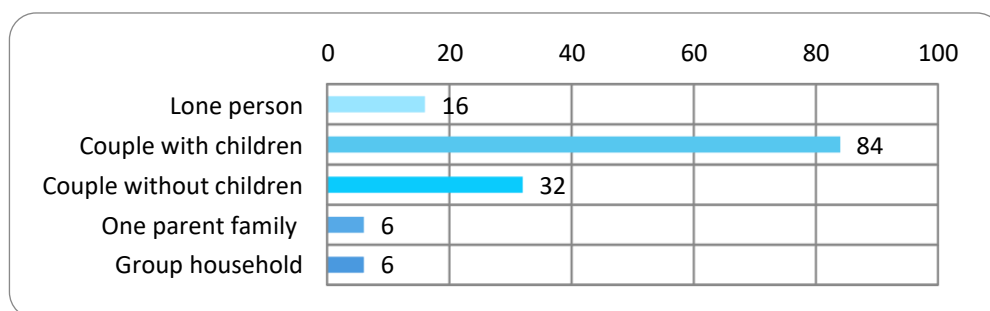
## Agenda Item 6.3 - Attachment 1

### Where do you live?



- 11% (17/144) of respondents live in Footscray
- 19% (28/144) of respondents live in West Footscray
- 17% (25/144) of respondents live in Seddon
- 29% (43/144) of respondents live in Yarraville
- 7% (11/144) of respondents live in Kingsville
- 3% (5/144) of respondents live in Maidstone
- 3% (5/144) of respondents live in Maribyrnong
- 0.6% (1/144) of respondents live in Braybrook
- 6% (9/144) of respondents live in outside of Maribyrnong

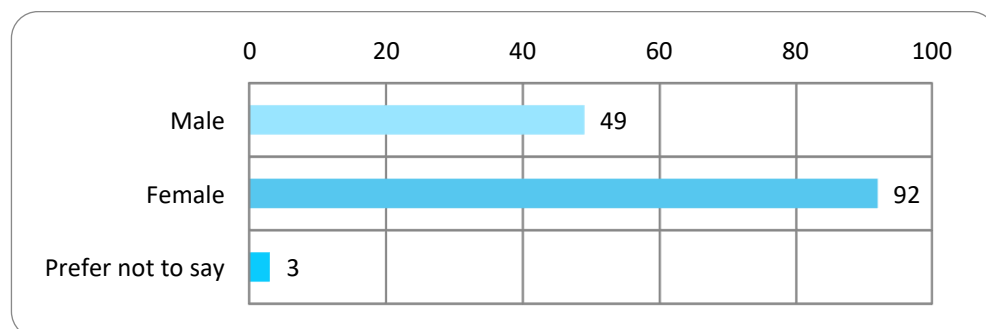
### Describe your household



- 11% (16/144) of respondents live alone
- 58% (84/144) of respondents are couples with children
- 22% (32/144) of respondents are couples without children
- 4% (6/144) of respondents are a one parent family
- 4% (6/144) of respondents are in a group household

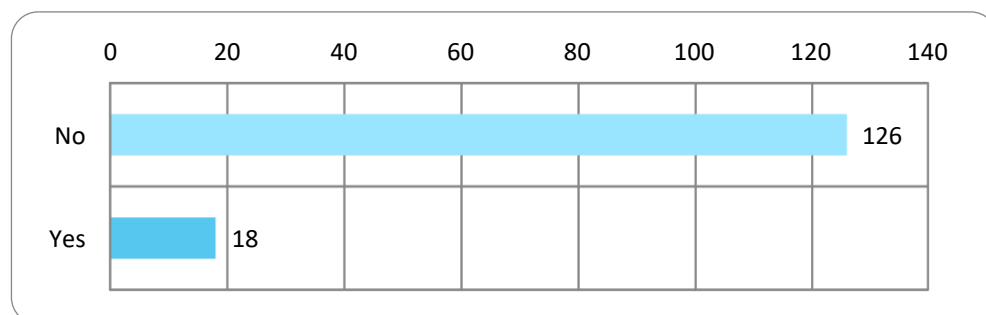
## Agenda Item 6.3 - Attachment 1

### Do you identify as



- 34% (49/144) of respondents identify as male
- 63% (92/144) of respondents identify as female
- 2% (3/144) of respondents prefer not to say

### Do you speak a language other than English at home?



- 88% (126/144) of respondents do not speak a language other than English at home
- 13% (18/144) of respondents do speak a language other than English at home



## Agenda Item 6.3 - Attachment 1

### Verbatim commentary

#### Why do you disagree with the proposed location?

Lae Street/ Waratah Street at the new community Garden
There are enough toilets in the area. Public toilets tend to attract vandalism and a more undesirable persons.
We need a public toilet in Seddon Village! I would like to see Seddon Village listed. As business owners we are asked constantly where the closest public toilet is and there isn't one. It's unfair that the local cafes and restaurants are having to bear this burden... It would help keep people in Seddon Village.
Seddon has no public toilets at all, and those in adjoining suburbs are not accessible when people are out and about in Seddon. Lack of public toilets in Seddon does not allow residents or visitors to enjoy the amenity of the area, as described in the opening paragraph of this survey. I propose Harris Reserve on Gamon Street as a suitable central location with frequent visitor use.
What about Seddon shopping area too?
Seddon badly needs amenities and is not listed at all! A lot of people travel to cafes and parks in Seddon and it is clear on the map that this area has been overseen and is under resourced.
Seddon main strip needs one
Need to include Mappin Reserve in Seddon on this list. There are very few if any public toilets in Seddon.
Need toilets in Seddon. Need toilets in each shopping precinct.
As a business owner in Seddon i feel the corner of Greig & Charles street has been long over due for a public toilet site. Close to shops and next to Seddon's busiest family park. The train station is only a short walk and it does not obstruct anyones view from a residential outlook.
I think Seddon definitely needs a toilet facility
Where's Seddon on this list?
Seddon village needs to be on the list
Seddon is not on the list at all
We desperately need a toilet in seddon, the park at pilgrim street is used for birthday parties most weekend.
What about Seddon?
Seddon has no mention
What about Seddon? The park on Gamon St opposite Tennyson St please.
We need public toilets in Seddon - At one of the parks or in the village. There are none at all at the moment
Seddon has not one public toilet. None between Buckley and Somerville. It's atrocious
Seddon - close to Gamon St park
Seddon village desperately needs a toilet. It is also surround by several children's parks and not one toilet!
Seddon Village would be a priority.
Please put one in Seddon. My architecture business will happily design it :)
Seddon is not there
I am a fairly frequent visitor to Seddon and Seddon eeds a public toilet
we need a public toilet at Harris reserve in Seddon corner Gamon and Thompson street
Seddon does not seem to be represented.

## Agenda Item 6.3 - Attachment 1

No provision for Seddon Village
None in Seddon
No toilets at Seddon Village area
None of the proposed sites are in Seddon.
A public facility is needed in the Seddon Village area
<p>Kudos to the council for planning new toilets. Public toilets are an important public service. But why is there not a single public toilet proposed for Seddon? Seddon is densely populated, home to many young families, has multiple small, heavily used parks and Seddon village is a high traffic area.</p> <p>The existing scores and weightings are highly subjective such that slight adjustments would drastically change the rankings.</p> <p>The key criteria should be demand and cost. If 'visitation' means demand then it deserves a substantially higher weighting than 10%. Seddon certainly has the demand.</p>
<p>The most obvious omission from Council's recommendation is the absolute lack of public toilet facilities in Seddon.</p> <p>More people visit the Seddon shopping precinct centred around Charles and Victoria Streets than people who visit Grimes Reserve in Footscray - yet Grimes Reserve has been identified as a priority to install a new toilet facility.</p> <p>Council's recommendations are unfairly skewed towards public reserves and existing facilities as opposed to the need to ensure precincts which attract high visitation every day of the year, such as neighbourhood shopping precincts are able to serve the visitors it attracts.</p> <p>For example, how can Council justify a new toilet at Cranwell Park for dog walkers in Braybrook and an upgrade to a toilet in Birmingham Street Yarraville for residents living nearby with their own private toilets in their homes ahead of installing a public toilet in Seddon?</p>
<p>Scovell reserve should be included as a priority. Has a brand new playground, bbq but no toilets for miles.</p> <p>Hansen reserve shouldn't be on this list, it has it's own masterplan for works which should include toilets facilities.</p> <p>Shorten and Johnson reserves are both very popular playgrounds and sports grounds with no public toilet access.</p> <p>Robert barnett reserve: with its proximity to MAC and Highpoint does this reserve even need separate toilets? Perhaps consider opening MAC toilets for public use instead.</p> <p>Dobsons reserve; again with it's proximity to the community centre should be a lower priority and consider opening the centres toilets to the public.</p> <p>Again Quarry park has a current master plan in place and it should include toilets.</p>
<p>The redevelopment of Johnson Reserve has not been finalised. The location of public toilets in West Footscray should be informed by the masterplans being developed. Should it be Johnson, or part or a larger precinct and co-located with Shorten Reserve, dog park and RecWest etc.</p>
Please add Kevin Shorten reserve
<p>why would upgrading relatively new Exeloo toilets such as at yarraville gardens be a priority over other parks with activities and high visitation that have nothing yet like shorten? criteria seems flawed particularly c, e, f,g. should number of visitors and activity duration be highest weighting.</p>



**Agenda Item 6.3 - Attachment 1**

A comment- Johnson Reserve and Dobson Reserve are near each other- they should not both be left as a long term priority. At least one should be completed in the short term. There is a severe lack of public toilets around the West Footscray/Maidstone area, which makes it very difficult to take young children to parks etc.

This rating system does not take into account if other toilets are available nearby. There is too much focus on Yarraville, which already has more amenities than other areas. Upgrades to existing facilities should be left until after new toilets are completed.

It is unclear why this plan should take 10 yrs to implement- 1 toilet per year (including 2 upgrades) seems extremely slow.

West Footscray desperately needs public toilets. There are none that I'm aware of near the main strip of shops or any of the main parks. Shorten, Johnson and Gaudion all need toilets. There are BBQ facilities but no toilets. It's not well planned.

Johnson Reserve needs a public toilet immediately. There is a very good reason why the area of grass behind the BBQ shelter and children's playground is called the "poo paddock". Every toddler and preschooler knows it well.

You've spent a fortune upgrading Newells Paddock including a BBQ and covered tables and chairs with no toilet within cooee of the place. Ridiculous.

The Cruikshank Park toilet block has been discussed now for a long time, the original reason to put one in was that the Claire Court Kindy was being bothered by people wanting to use there facility while visiting the dinosaur park playground, so if you have to put one in why not where it will be in a convenient spot for people and wanted area rather than in front of peoples houses.

The proposed Cruikshank Park toilet block in my mind is a bad location as it is close to a secluded carpark suitable for intravenous drug users and dealers.

Public toilets are not appropriate in all public parks. Some parks lend themselves to it, others don't. Public toilets are also an eyesore, they are unpleasant and smelly and are really not appropriate in all parks, particularly a park that is close to residences. Public toilets are also, unfortunately, attracting undesirable people and making a mess and leaving an unpleasant odour and sometimes creating a "dodgy" area. Public toilets are one of those items that need to be chosen very carefully in terms of impact on people living around it. The location suggested for Cruikshank park is inappropriate and instead should be located close to a less residential part of the park (for eg. close to the Claire Court communal gardens and play park.

I agree with the need for a toilet at Cruikshank Park, but there is also a real need for a toilet at Beaton Reserve

Stoney Creek - There is a big playground, exercise equipment, a dog park, tennis courts, a long sidewalk for walking and NO public toilets?? I walk this park every week, it's a nice location, central to everything I need to do and a great spot to unwind.

## Agenda Item 6.3 - Attachment 1

I live at number 55 Tuppen street opposite Cruikshank Park. I am very worried there will be a toilet block built 'on my front door'. We have a lovely view of the park, and of the bridge. In summer we sit there every night watching and interacting with our neighbours. We did not buy our house to look directly at a toilet block. Often we get teenagers in the park drinking and taking drugs on the weekends late at night into the early morning, we cannot sleep. I am also worried about the homeless people who frequent Coles nearby using this space as a loitering spot as it the 'next point of call'. I am worried the toilet will attract more of this type of behaviour, and more litter (eg strewn toilet paper) in the area. The wildlife and Creek has suffered enough in recent years. Keep this space peaceful. Why aren't the Cruikshank park toilets being put near the playgrounds - to encourage families who would use them more anyway - and then would be less of an eyesore. A toilet block connected to a playground blends in. I strongly oppose any toilets being built near anyone who enjoys a view of the Park from their residence, this would be completely unfair. We paid a lot of money for our house and together ongoing rates every quarter. This is not what the people of Tuppen street want. I advise you to engage heavily with all the residents who may be affected before you go ahead, there will be a groundswell of residents near the park who feel they have the right to be consulted properly on this, and may not be aware of your survey.

We don't need a toilet in Cruikshank Park! There has never been a toilet there, and there is no need for one. The people who visit the park are predominantly local residents who have easy access to a toilet at home, cyclists who ride through the park and people who drive and park there to walk their dog. The only reason there would be a need (if any) for a toilet in the park would be for people who want to spend a long time in the park, e.g. if they are visiting the children's playground / dinosaur park, the community garden area near Clare Court kindergarten, or having a picnic (in any event, most people go to Yarraville Gardens for a picnic, not Cruikshank Park). Those locations would be better suited than at the end of Tuppen or Maryston Streets. I am also concerned about the impact on the visual amenity of the park, where there are currently no existing structures, and toilet blocks becoming a haven for drug users.

Firstly, I do not want a toilet block at Cruikshank Park! It will attract druggies and un-sortly people and will make the surrounding houses unsafe! We already have issues, noises vandalism and you are creating an unsafe area for people who live here, especially on the park itself. The proposed is central and visual. Right in the middle of the park! Absolutely disgraceful! You have not thought of the surrounding houses in this exercise at all. People have survived without toilets since the creation, why now!!! People work around it...and have done. There is no real reason for this too happen and it is just more money that we will pay in rates! Grimes Reserve the same - why?? Anything that is associated with sporting venues should have toilets - I understand more due to the sporting elements. that are currently there however, again people get by.

Cruikshank Park, I am against the installation of toilets as it will attract late night illicit activities to the park.

I strongly object to toilets in Cruikshank Park except for near dinosaur park.

I don't want them in Cruikshank Park

Burndap Park Edgewater near BBQ facility and playground area

Burndap park. It has a playground and is regularly used for family/friends picnics that include many young children

Burndap Park, Maribyrnong. There are bbqs however no toilets. If there are bbqs, toilets would be expected as visitors will stay for longer

Beaton reserve gets used by Yarraville west primary school kids and parents every day before and after school. Plus parties almost every day on weekends during summer. Parents are often seen heading into the bushes with small children and doggie poo bags. It desperately needs a toilet.



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A toilet at Beaton Reserve on Powell St is very much needed.
Beaton Reserve, Powell St Yarraville This park is heavily used on weekends & after school hours. There is no toilet close by resulting in families leaving or children need to go behind bushes.
Beaton Reserve needs a public toilet
West Footscray library would be suited for one as there are no public toilets along Barkly st, West Footscray
Toilets are also required (as per the original plan) for Braybrook Park which has a new airplane playground and is also near the Braybrook Commons Community Garden which has been in operation 7 years and does not have any toilets nearby except for when the Braybrook Hub is open which is a long walk for a child or the elderly.
Spurling Reserve is not included in the list
Gaudion reserve has an incredibly high number of visitors and already has great facilities including bbq. Really needs toilet facilities.
Mclvor Reserve needs a public toilet before Yarraville Gardens or Cruickshank Park. Mclvor Reserve has bbq facilities but no toilet, so it would make sense to provide facilities at this playground. We have to utilize the Bowling Club in toileting emergencies. Not ideal!
You have mclvor reserve in yarraville with fields for sport, dogs off lead, kids playground and a undercover barbecue area but not public accessible toilet, no one uses the bbq area because there is not toilet. The baseball building has a toilet but the public sure can't access them. Invest in this park instead of yarraville gardens which already has toilets please.
I'd rather see more new toilets than upgrading existing in yarraville.
Priority should be given to parks with existing bbq facilities.
General comments (nowhere else to write anything)  I'd suggest installing new toilets where needed, followed by the upgrades. A toilet is better than nothing.  Cruickshank Park number 1. There is a great need for toilet at Cruickshank Park near the Yarraville Community Garden. Please advise where the proposed location will be? The Community Garden is possibly the only Community Garden in Maribyrnong that doesn't have access to a public toilet. It has been a barrier for people with disabilities to join the garden. Not having a toilet has also been difficult during working bees, especially during hot weather where people are cautious about drinking to stay hydrated! During gardening activities we are constantly asked by people at the Dinosaur playground if they can use our toilet or know where the closest public toilet is. Over the years, the community garden has requested a toilet several times and has provided feedback for the Cruickshank Park Master Plan, which is now on hold. A toilet is needed as a priority.
A comment- Johnson Reserve and Dobson Reserve are near each other- they should not both be left as a long term priority. At least one should be completed in the short term. There is a severe lack of public toilets around the West Footscray/Maidstone area, which makes it very difficult to take young children to parks etc.  This rating system does not take into account if other toilets are available nearby. There is too much focus on Yarraville, which already has more amenities than other areas. Upgrades to existing facilities should be left until after new toilets are completed.  It is unclear why this plan should take 10 yrs to implement- 1 toilet per year (including 2 upgrades) seems extremely slow.

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Scovell reserve should be included as a priority. Has a brand new playground, bbq but no toilets for miles.

Hansen reserve shouldn't be on this list, it has it's own masterplan for works which should include toilets facilities.

Shorten and Johnson reserves are both very popular playgrounds and sports grounds with no public toilet access.

Robert barnett reserve: with its proximity to MAC and Highpoint does this reserve even need separate toilets? Perhaps consider opening MAC toilets for public use instead.

Dobsons reserve; again with it's proximity to the community centre should be a lower priority and consider opening the centres toilets to the public.

Again Quarry park has a current master plan in place and it should include toilets.

Surely the assessment should be made based on need, ie visitation. Some of the criteria included in the assessment seem to skew the result for no obvious purpose

why would upgrading relatively new Exeloo toilets such as at yarraville gardens be a priority over other parks with activities and high visitation that have nothing yet like shorten? criteria seems flawed particularly c, e, f,g. should number of visitors and activity duration be highest weighting.



**Agenda Item 6.3 - Attachment 2**



**Maribyrnong**  
CITY COUNCIL

# Maribyrnong

## Public Toilet Plan 2019 - 2029



## Agenda Item 6.3 - Attachment 2

### 1.0 INTRODUCTION

#### 1.1 Objective

The objective of the Maribyrnong Public Toilet Plan is to ensure that the most popular parks and public places within the City have an equitable provision of public toilets that are accessible to all.

Public toilets make an important contribution to the liveability of the City by supporting the health and wellbeing of residents and visitors participating in leisure and shopping activities.

The City of Maribyrnong encourages healthy and active lifestyles and encourages walking and cycling. Public toilets will support these activities and encourage more people to visit and stay.

The Public Toilet Plan will focus the provision of toilets in spaces that support extended stays. This will include key regional and municipal open spaces where amenities such as barbecues, park shelters and large playgrounds attract family groups. Similarly, in activity centres where it can be demonstrated that a high proportion of visitors come from outside the City for a diverse range of experiences and services, such as central Footscray.

Public toilets in the City will be;

- Safe
- Accessible to all
- Well located and presented
- Well maintained



Pipemakers Park



## Agenda Item 6.3 - Attachment 2

### 1.2 Strategy Alignment

The provision of public toilets is supported by the;

- Maribyrnong Open Space Strategy 2014 that notes that public toilet facilities are appropriate to Regional, Municipal and Neighbourhood open spaces where there are facilities that encourage longer stays.
- Maribyrnong Strategy for Children 2015-18 that highlights the need for public toilets
- Maribyrnong Disability Policy 2015-18. Strategic Action 1 Access. "We want accessible public amenities and areas.
- Council Plan 2017-21.
- Adopted open space masterplans for Footscray Park, Quarry Park, Braybrook Park and River Edge Masterplan.

### 1.3 Community Views

The Maribyrnong Open Space Strategy 2014 provides guidance on the development and expansion of the open space network in the City. The actions and priorities stemming from the strategy were influenced by public feedback received through a comprehensive community engagement program.

Public toilets featured in many of the comments and highlighted several key issues indicating;

- A low level of satisfaction with facility provision
- Issues of personal safety including location and lighting
- Lack of passive surveillance
- A perception of undesirable activities including antisocial behaviour
- Low level of satisfaction with maintenance and cleanliness
- Public sentiment that Council toilets are unsafe and unclean
- Lack of awareness of location of public toilets (way finding and signage)

## Agenda Item 6.3 - Attachment 2

The 2017 Annual Community Survey indicates;

- The level of importance of public toilets decreased slightly to 8.59 (8.64 in 2016) with the service ranked eighteenth out of 35 services.
- The level of satisfaction with public toilets increased slightly to 6.28 (6.02 in 2016) and is ranked thirty second out of 35 services.

The maintenance of public toilets remain an ongoing issue with more frequent cleaning being requested.

### 1.4 Principles for the Provision of Public Toilets

The following principles shall be used to guide the provision of public toilet facilities:

Public toilets should be;

- Located in accordance with the park hierarchy tabled in the Maribyrnong Open Space Strategy 2014 including regional and municipal parks. Refer to Section 7.8.4
- Provided where an adopted open space masterplan or policy nominates such a facility.
- Provided in close proximity to key public spaces in major activity centres
- Provided in host facilities, such as sporting pavilions where the reserve also accommodates other park facilities such as playgrounds, barbecues and multi courts.



## Agenda Item 6.3 - Attachment 2

## 2.0 EXISTING CONDITIONS

### 2.1 Existing Provision

There are nine public toilets located within the City. These are located in open spaces and activity centres, seven of which will remain.

Existing public toilets in open space include;

- Coulson Gardens Reserve, Maribyrnong
- Pipemakers Park, Maribyrnong
- Yarraville Gardens
- Footscray Park Playground
- Braybrook Park (To be completed Mtd-2019)

Existing public toilets in activity centres include;

- Birmingham Street, Yarraville (Bus Interchange)
- Paisley Street, Footscray
- Byron Street, Footscray
- Council Offices - Hyde Street, Footscray

All toilets are standalone facilities with the majority of recent installations being a fully automated facility.

There are also toilets located within Council buildings such as libraries and neighbourhood houses. For the purpose of the Public Toilet Plan, these facilities are not included as they are only available when the host buildings are open and are unlikely to be available in peak usage times.



Yarraville Activity Centre









## Agenda Item 6.3 - Attachment 2





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### 2.2 Existing Facilities

	Toilet Location	Type	Date	Condition	Comments
	<b>Yarraville Activity Centre, Birmingham Street</b>	Bus shelter with inbuilt Exeloo	2004	Good	Toilet is in good condition but internal refurbishment should be programmed.
	<b>Footscray CBD Byron Street</b>	Exeloo (inbuilt)	2017	Excellent	New facility constructed as part of the Little Saigon car park building.
	<b>Footscray CBD Paisley Street</b>	Exeloo	2010	Good	Facility well located in the car park
	<b>Pipemakers Park, Maribyrnong</b>	Exeloo	2016	Excellent	Toilet re-located from Leeds Street.
	<b>Yarraville Gardens</b>	Exeloo (inbuilt)	2004	Good	Current condition requires repair.
	<b>Coulson Gardens Maribyrnong</b>	Exeloo	2012	Very Good	Old facility was replaced with a new Exeloo in 2012. Very well used.
	<b>Footscray Park Playground Footscray</b>	Custom built	2018	Excellent	New facility with 4 toilets. Very well used.
	<b>Braybrook Park Braybrook</b>	Custom built (Modular)	Mid 2019		Replaces old facility removed in 2016.

## Agenda Item 6.3 - Attachment 2

### 3.0 IMPLEMENTATION PLAN

#### 3.1 Criteria for Prioritisation

To determine priority actions, the provision of public toilets has been assessed against the following criteria.

	Criteria	Description
<b>A</b>	Regional Park or Major Activity Centre	Attracts very high levels of visitation from within and outside the municipality involving extended length of stay.
<b>B</b>	Municipal Reserve or Neighbourhood Activity Centre	Attracts high levels of visitation from local areas across the municipality and neighbouring Councils.
<b>C</b>	Adopted Masterplan	Commitment to install a public toilet as detailed in a Council adopted Master Plan
<b>D</b>	Visitation	Park features in the Maribyrnong Open Space Strategy as a park with high visitation.
<b>E</b>	Associated with other major facilities	Associated with regional or municipal level playgrounds, barbeque and picnic facilities and shared trails.
<b>F</b>	Associated with other minor facilities	Associated with municipal or local level playgrounds, barbeque and picnic facilities and multi-use courts.
<b>G</b>	Not reliant on a host building	Standalone facility does not need to align with the construction of future buildings.
<b>H</b>	Replacing existing toilet	Replacing an existing or previously existing toilet that was / is to be removed due to poor location and condition.
<b>I</b>	Site readiness	Supports sites that are nearing completion of their adopted masterplan or landscape plans.



## Agenda Item 6.3 - Attachment 2

### 3.2 Priority Locations

The Public Toilet Plan seeks to deliver 10 new public toilets over a 10 year period.

The Action Plan outlines a range of short, medium and long term priorities. They will be reviewed every three years to account for emerging or new future conditions.

Criteria and Weighting											
	A - Regional Park or Major Activity Centre (15%)	B - Municipal Reserve or N'hood Activity Centre (10%)	C - Adopted Masterplan (15%)	D - Visitation (10%)	E Associated with Major Facility (15%)	F - Associated with Minor Facility (10%)	G - Not reliant on a host building (10%)	H - Replacing existing toilets (10%)	I - Site readiness (5%)	Total from 100%	
Hansen Reserve West Footscray (N)		10	15	10	15		10		5	65	Immediate  1-3 yrs
Grimes Reserve Footscray (N)	15		15	10	15		10			65	
Cruikshank Park Yarraville (N)		10	5*	10		10	10		5	50	
Seddon Village Seddon (N)		10		10		10	10			40	Medium Term  4-6 yrs
Yarraville Gardens (N)		10	15	10				10		45	
Cranwell Park (N)	15					10	10		5	40	
Quarry Park (N)		10	15				10			35	Long Term  7-10 yrs
Johnson Reserve, West Footscray (N )		10		10		10			5	35	
Dobson Reserve Maidstone (P)		10				10			5	25	
Robert Barrett Reserve Maribyrnong (P)		10				10			5	25	

#### Legend

(N) - New (P) - New, associated with other activity / purpose

\* Masterplan in progress

## Agenda Item 6.3 - Attachment 2

### 3.3 Hours of Operation

All park toilets shall be open;

- 7am to 7pm in non daylight savings periods
- 7am to 9pm in daylight savings periods

Toilets in Activity Centres shall be open;

- 7am to 9pm

### 3.4 Consultation

Prior to the installation of a public toilet, residents and businesses in close proximity to the preferred location will be consulted. Information on the actual location, design, appearance and the number of units will be distributed and feedback sought prior to final consideration.

The final toilet locations will be listed on the Public Toilet Map, a website and app which provides information on over 16,000 publicly available toilets across Australia.

[www.toiletmap.gov.au](http://www.toiletmap.gov.au)










Yarraville Gardens



## Agenda Item 6.3 - Attachment 2



### DRAWING KEY

	EXISTING OPEN SPACE		EXISTING PUBLIC TOILETS		NEW TOILETS IN PAVILION
	ACTIVITY CENTRE		UPGRADE		NEW TOILETS
	SUBURB BOUNDARY				



MARIBYRNONG PUBLIC TOILET PLAN

Public Toilet Locations - Existing and Proposed

NTS @ A3  
SEPT 2019

## Agenda Item 6.3 - Attachment 2

### 4.0 DESIGN PRINCIPLES

#### 4.1 Siting and Design Considerations

Siting can greatly influence the community's satisfaction and use of public toilets. Well sited toilets are in keeping with the principles of Crime Prevention Through Environmental Design (CPTED) including;

- Highly visible with doors facing a street or major trail.
- Out in the open where passive surveillance improves perception of safety
- Located to avoid the need for users to cross roads and car parks where feasible
- Not surrounded by vegetation or contain seating or fencing nearby.
- Located to take advantage of existing street lighting or park lighting where available
- Located to take advantage of existing paths or trails
- Located to minimise nuisance to neighbouring residents or businesses
- Where relevant, integrated with other buildings
- Well placed, accessible and inclusive signage for Maribyrnong's diverse community in terms of disability and gender.

If a public toilet is located within a public building, the same siting criteria applies

Good design can make public toilets appealing structures in a street or park. They must be centrally located and encourage use by all ages and abilities and complement their surrounding.

Well designed toilets should incorporate;

- Unisex facilities providing Access for All, including the provision of at least one fully accessible unit catering to a range of disabilities (including circulation space for motorised scooters, carers etc) and one ambulant facility catering to all genders at all locations.
- Direct access into the toilet cubicles avoiding common areas.
- Sensor lighting to the exterior to deter use or access after operational hours.
- Wash basins in highly visible areas, including the exterior of the toilet.
- Automatic opening and locking doors.
- An external expression or detailing which should communicate its purpose and complement the character of the site, particularly open spaces.
- Features and details in accordance with relevant Australian Standards including AS1428 Design for Access and Mobility.
- Materials, fittings and fixtures that are robust to withstand vandalism, be easily cleaned and maintained.



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- Clear openings to the bottom 200mm of exterior walls to ensure there is a discreet view line to deter gatherings in the unit.
- ESD initiatives and fixtures appropriate to the setting
- Change table facilities, sharps disposal units, sanitary disposal units, external signage, braille and tactile information, hand dryers and soap dispensers.
- Taps providing potable water and bottle refill stations, preferably on the outside of the unit.
- Principles of Universal Design including:
  - Equitable use: Useful and marketable to people with diverse abilities and needs.
  - Flexibility in use: Accommodates a wide range of individual preferences and abilities
  - Simple and intuitive: Use is easy to understand, regardless of the knowledge, language skills or concentration levels
  - Perceptible information: Necessary information effectively communicated to the user, regardless of ambient conditions or users' sensory abilities
  - Tolerance of error: Minimise hazards and the adverse consequences of accidental or unintended actions
  - Low physical effort: Efficient and comfortable use with a minimum of fatigue.
  - Size and space of approach: Appropriate size and space provided for approach, reach, manipulation and use regardless of body size, posture or mobility.

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## **5.0 COSTINGS**

### **5.1 Costing Summary**

The cost of ten new toilets is estimated at \$3,500,000. Individual site costs may vary amongst each locality due to works required around the site and the availability of water, sewer and electrical services.

The maintenance and cleaning of each toilet is estimated at \$17,000 per annum (based on daily cleaning on fully automated systems).

The final plan will be submitted to the Capital Works Program for funding consideration.



## Agenda Item 6.3 - Attachment 2

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