

ORDINARY COUNCIL MEETING

**Tuesday 24 July, 2018
6.30pm**

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

AGENDA

Item	Title	Page
1.	Commencement of Meeting and Welcome	
2.	Apologies	
3.	Leave of Absence	
4.	Disclosures of Conflicts of Interest	
5.	Public Question Time	
6.	Confirmation of Minutes of Previous Meeting	3
7.	Reports from Committees	
7.1	Noting of the Confirmed Minutes of Special Committees	19
8.	Petitions	
8.1	Petition: Stop Dangerous Industrial Activity on Mephan Street, Maribyrnong	36
9.	Officer Reports	
9.1	Gordon and Mephan Precinct - Amendment C143	46
9.2	Maribyrnong Active Transport Advisory Committee	218
9.3	Enterprise Maribyrnong Special Committee Membership	225
9.4	2018/19 Festival City Grants Program	229
9.5	Intercultural Cities Agreement	238
9.6	Assembly of Councillors - June 2018	247
9.7	Delegates Report - June 2018	250
10.	Notices of Motion	
10.1	Notice Of Motion: PFAS at Melbourne Airport	256
11.	Urgent Business	
12.	Confidential Business	258
12.1	Future Options for HACC Program for Younger People (HACC-	

PYP) and the National Disability Insurance Scheme (NDIS)

13. Meeting Closure

Agenda Item 6

CONFIRMATION OF THE MINUTES OF THE PREVIOUS COUNCIL MEETING - 26 JUNE 2018

Director: Celia Haddock
Director Corporate Services

Author: Lisa King
Manager Governance and Commercial Services

PURPOSE

To present for confirmation, the minutes of the Ordinary Council Meeting held on 26 June 2018.

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 Ordinary Council Meeting held on Tuesday 26 June, 2018

OFFICER RECOMMENDATION

That Council confirms the minutes of the Ordinary Council Meeting held on 26 June 2018.

Agenda Item 6**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 Ordinary Council Meeting held on 26 June 2018 are presented for confirmation.

U N C O N F I R M E D M I N U T E S



Maribyrnong City Council

ORDINARY MEETING OF COUNCIL MINUTES

**Tuesday 26 June, 2018
6.30pm**

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

MEMBERSHIP

Mayor Councillor Cuc Lam (Chair)
Councillor Sarah Carter
Councillor Simon Crawford
Councillor Catherine Cumming
Councillor Gina Huynh
Councillor Mia McGregor
Councillor Martin Zakharov

To be confirmed at the Ordinary Council Meeting
to be held on 24 July, 2018

U N C O N F I R M E D M I N U T E S

1. COMMENCEMENT OF MEETING AND WELCOME

The meeting commenced at 6.38pm.

The Chair, Mayor Cr Cuc Lam 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

Mayor Councillor Cuc Lam (Chair)
Councillor Sarah Carter
Councillor Catherine Cumming
Councillor Gina Huynh
Councillor Martin Zakharov

IN ATTENDANCE

Chief Executive Officer, Stephen Wall
Director Community Services, Clem Gillings
Director Corporate Services, Celia Haddock
Director Planning Services, Nigel Higgins
Acting Director Infrastructure Services, Barbara Mitrevski
Manager Public Affairs and Community Relations, Deidre Anderson
Acting Manager Governance and Commercial Services, Danny Bilaver
Governance Support Officer, Adele Woolcock

2. APOLOGIES

An apology for this meeting was received from Councillor Simon Crawford and Councillor Mia McGregor.

3. LEAVE OF ABSENCE

Nil.

4. DISCLOSURES OF CONFLICTS OF INTEREST

Cr Gina Huynh declared a conflict of interest in relation to agenda item 9.9, Gordon and Mephan Precinct – Amendment C143, describing an indirect interest as the residential amenity is likely to be altered, as her family owns property within the precinct.

5. PUBLIC QUESTION TIME

Question

Ms Emma Law, resident of Footscray, asked a question regarding Council's use of Round Up weed killer in residential areas.

U N C O N F I R M E D M I N U T E S

Response

The Chief Executive Officer, Mr Stephen Wall, advised that Council's operations team would be contacted regarding the level of attention given to weed spraying in residential areas and potential ways to ensure residents felt comfortable during the weed spraying process.

Question

Ms Lisel Thomas, resident of Yarraville, asked the following questions on behalf of the Maribyrnong Truck Action Group:

1. At a meeting on the 5th June, Council officers told MTAG that Somerville Road wasn't a gazetted B-double route. However the group has since receive advice from VicRoads that it is indeed a gazetted B-double route and has been so since February this year following a request from Council. What internal approval processes were followed to enable this request to be made to VicRoads?
2. Does the Council think Somerville Road is an appropriate B-double route and does it think it is reasonable to use the unprecedented level of construction activity happening across the city as justification for allowing B-doubles on Somerville Road?
3. After the meeting on the 5th June, MTAG received advice from VicRoads that Somerville Rd was a gazetted B-double route. Will Council take steps to see how that information was given?

Response

The Chief Executive Officer, Mr Stephen Wall, advised that Somerville Road was a pre-approved B-double route, but it was not a gazetted B-double route. Mr Wall also advised that the pre-approval for Somerville Road dated back some years and that the pre-approval condition ends 30 June 2018. It was not intended to have the pre-approval extended beyond 30 June 2018.

Mr Wall indicated that Council's traffic engineers are currently receiving a number of permit applications a day for access via Somerville Road. As part of this process, other possible options are considered to assess whether other roads in the municipality are more appropriate. There are however height restrictions on other more preferable routes. We have been advised that once the West Gate tunnel opens in 2022, there will be 24/7 truck bans on Francis Street, Somerville Road, Buckley Street and Moore Street.

Acting Director Infrastructure Services, Ms Barbara Mitrevski, noted the VicRoads website has the term 'gazetted' in the title of the document that identifies Somerville Road as a pre-approved B-double route. This may have created the confusion.

EXTENSION OF PUBLIC QUESTION TIME

A motion was moved by Cr Sarah Carter, seconded by Cr Martin Zakharov, that Council extend Public Question Time for 15 minutes.

U N C O N F I R M E D M I N U T E S

CARRIED

Question

Chris Dorgan, resident of Maribyrnong, asked the following questions:

1. Has Council reviewed and considered the petition to stop industrial activity on Mephan Street, Maribyrnong as urgent business via email on 25 June 2018?
If not, why?
2. Why is council tabling Amendment C143 when the review and amendment of Maribyrnong's strategic plan is about to commence?
3. Will Council consider postponing Amendment C143 to the next meeting?

Response

The Chief Executive Officer, Mr Stephen Wall, advised that according to Council's Meeting Procedures Local Law a petition has to be received by Council at least 7 days prior to a Council meeting to be included in the agenda. It was indicated that this is the formal process, however, Mr Wall advised that all Councillors had received the petition via email on 25 June 2018.

The Director, Planning Services, Mr Nigel Higgins noted that Amendment C143 has been considered as part of an extensive review of all industrial sites in the municipality and as such is deemed appropriate to be put forward currently for Council's consideration.

With regards to postponing consideration of the Amendment C143, the Chief Executive Officer, Mr Stephen Wall, noted that he would not pre-empt what the decision of the Council would be regarding any item to be considered during the meeting. Mr Wall confirmed that Council could choose to defer the item but that would be the decision of Council.

Question

David Hodge, on behalf of Intrapac Property asked the following questions:

1. Would Council consider rezoning Mephan Street, Maribyrnong to a Mixed Use zone in order to deliver greater employment and address residents' concerns regarding adverse amenity impacts.
2. How does Council intend to address residents concerns regarding amenity impacts from 2-4 Mephan Street?
3. Given the current site at 2-4 Mephan Street does not generate significant employment – how does Council intend to deliver employment outcomes under the current inappropriate zoning?

Response

The Director, Planning Services, Mr Nigel Higgins advised that zone overlays were fully considered as part of the consultation process for Amendment C143 which is detailed in the report to Council. Mr Higgins further advised that rezoning Mephan Street from Industrial Zone 3 to mixed use would create a quasi-residential area with few jobs and may have higher impacts on the area. Industrial Zone 3 allows for more small businesses which is detailed in the report to Council. Additionally,

U N C O N F I R M E D M I N U T E S

the proposed amendment includes policies to support improved amenity in the local area.

EXTENSION OF PUBLIC QUESTION TIME

A motion was moved by Cr Catherine Cumming, seconded by Cr Gina Huynh, that Council extend Public Question Time for 15 minutes.

CARRIED

Question

Sofie Filippone, resident of Maribyrnong, asked the following questions:

1. Is Council willing to endorse Amendment C143 when there has been near miss incidents where trucks travelling from Mephan Street have run through the children's crossing?
2. Why has Council disregarded VicRoads response to Amendment C143 stating that the amendment intensified road use beyond capability?

Response

The Chief Executive Officer, Mr Stephan Wall, noted that a core responsibility of Council is to promote and improve liveability outcomes in the municipality. Council also needs to consider where the jobs for the future are going to be and there is a need to manage the conflict between residential and industrial property. Mr Wall further noted that Council's traffic engineers work to ensure traffic calming and speed limits are implemented where needed.

The Director Planning Services, Mr Nigel Higgins confirmed that Amendment C143 was not a report to rezone the area, and not designed to intensify road use. Amendment C143 was designed to enhance and improve amenity for the area. Improved alternative modes of transportation including improved pedestrian and cycling access was also supported along with looking at all overall safety matters.

Question

Nabil Aklan, resident of Footscray, asked the following questions:

1. Why are Council's parking officers not doing their job?
2. How do Council look after my privacy?

The Director Corporate Services, Ms Celia Haddock, advised that having previously looked into the matter, Mr Aklan's privacy had not been breached by Council. However, the Chief Executive Officer, Mr Stephen Wall, advised that Mr Aklan's concerns would be investigated further.

U N C O N F I R M E D M I N U T E S

6. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The purpose of this report was to present for confirmation, the minutes of the Ordinary Council Meeting held on 22 May 2018 and the Special Council Meeting held on 5 June 2018.

Council Resolution

That Council confirms the minutes of the Ordinary Council Meeting held on 22 May 2018 and the Special Council Meeting held on 5 June 2018.

Moved: Cr Martin Zakharov
Seconded: Cr Sarah Carter

CARRIED

7. REPORTS FROM COMMITTEES

7.1. Noting of the Confirmed Minutes of Special Committees

The purpose of this report was to present for noting the confirmed minutes of the Council's Special Committees established under section 86 of the *Local Government Act 1989*.

Council Resolution

That Council notes the confirmed minutes of the City Development Special Committee held on 1 May 2018.

Moved: Cr Gina Huynh
Seconded: Cr Martin Zakharov

CARRIED

7.2. Noting of the Confirmed Audit and Risk Committee Minutes

The purpose of this report was to present for noting the confirmed minutes of the Council's Special Committees established under section 86 of the *Local Government Act 1989*.

Council Resolution

That Council notes the adopted minutes of the Audit and Risk Committee Meeting held on 20 February 2018.

Moved: Cr Sarah Carter
Seconded: Cr Catherine Cumming

CARRIED

U N C O N F I R M E D M I N U T E S

8. PETITIONS

Nil.

9. OFFICER REPORTS

CHANGE IN PROCEEDINGS

A motion was moved by Cr Catherine Cumming, seconded by Cr Gina Huynh, that Council bring forward Agenda Items 9.8 and 10.1.

CARRIED

In accordance with clause 20.16 of Council's Meeting Procedures, the Mayor vacated the Chair to the Deputy Mayor to move Agenda Items 9.8 and 10.1.

9.8. Vietnamese Cultural Centre in Footscray

The purpose of this report was to Council to consider a proposal for the establishment of a Vietnamese cultural and heritage centre in Footscray proposed by the Vietnamese Community Australia – Victoria Chapter (VCA) at the rear of 220 Barkly St Footscray.

Council Resolution

That Council authorise the Chief Executive Officer to enter into a Memorandum of Understanding (MOU) with the Vietnamese Community Australia – Victoria Chapter (VCA) providing in principle support for the construction of a Vietnamese cultural and heritage centre under a long term ground lease arrangement on the property known as the rear of 220 Barkly St Footscray subject to the following:

- 1. Council conducting due diligence in respect of the proposed site to determine whether there are any legal or other impediments to Council granting the proposed lease.*
- 2. Verification of VCA's funding sources to complete the construction of the centre.*
- 3. Finalisation of Council approved detailed design.*
- 4. The provision of a business case by VCA outlining capital and ongoing operational costs and revenue sources for the centre, to Council's satisfaction.*
- 5. The formation of a project control group including Council representation.*
- 6. Completion of a community engagement process seeking input in regard to the proposal.*
- 7. Confirmation of proposed project timelines to Council satisfaction.*
- 8. Council complying with its statutory obligations pursuant to sections 190 and 223 of the Local Government Act 1989, including publishing a public notice of Council's intention to enter into the proposed lease, inviting submissions in respect of the proposal, considering any submissions received and resolving whether or not to proceed with the proposed lease.*

Moved: Cr Cuc Lam
Seconded: Cr Gina Huynh

CARRIED

U N C O N F I R M E D M I N U T E S

10.1. Notice Of Motion: Community Sponsorship Program

Council Resolution

That Council:

1. *Notes that the City of Maribyrnong is a community which welcomes refugees.*
2. *Supports an expanded and improved Community Sponsorship Program.*
3. *Calls on the Federal Government to improve and expand the Community Sponsorship Program to ensure the program:*
 - a. *Does not take places from others in need.*
 - b. *Provides adequate support and services.*
 - c. *Limits the costs on sponsors.*
 - d. *Allows community, family and businesses to act as sponsors.*
 - e. *Creates more places for people in need of protection to settle in Australia.*

Moved: Cr Cuc Lam
Seconded: Cr Catherine Cumming

CARRIED

The Mayor, Cr Cuc Lam resumed the Chair.

9.1. Adoption of the 2018/2019 Annual Budget, Strategic Resource Plan and Striking Of the Rate

The purpose of this report was to Council to adopt the 2018/2019 Proposed Annual Budget, Strategic Resource Plan and Striking of the Rate for the 2018/2019 financial year.

Council Resolution

That Council:

1. *Having considered all submissions received, adopts the proposed Budget & Strategic Resource Plan with adjustments as advertised in accordance with Section 126 & 130 of the Local Government Act 1989, and the Schedule of Fees and Charges.*
2. *Note the attached budget for the 2018/2019 financial year meets the requirements of Section 127 of the Local Government Act 1989.*
3. *In accordance with Section 158 of the Local Government Act 1989, declares a general rate of 5.611608 cents in the dollar of the Net Annual Value of \$1,752,543,382 on all properties assessable in the municipality at 1 July 2018. Total rates to be raised through the application of a uniform rate amount to \$98,345,870.*
4. *Grant a rebate in relation to rates to all Maribyrnong pensioners eligible to participate in the State Government Pensioner Remission Scheme. The rebate will be for a maximum of \$189.55.*
5. *Allow payments of rates as per section 167 of the Local Government Act 1989 by four instalments, due and payable on:*

U N C O N F I R M E D M I N U T E S

- 30 September 2018
 - 30 November 2018
 - 28 February 2019
 - 31 May 2019
6. *Note the Interest on unpaid rates will be charged in accordance with Section 172 of the Local Government Act 1989 (currently 10%).*
 7. *Adjust the charge (shown on page 131 of Attachment 1) for the “reduced fee cats” to the exhibited fee of \$55 and “eligible recipients unsterilized cats” to the exhibited fee of \$85 and request a further report to review pet fees in the next three months.*
 8. *Note the Budget submissions considered by Council at the Special Council Meeting on 5 June 2018, and allocate funding for the Budget submissions as identified in Attachment 2 Table 1 in the 2018/19 Budget.*
 9. *In accordance with Section 223 of the Local Government Act 1989, writes to the submitters informing them of Council’s decision.*

Moved: Cr Catherine Cumming
Seconded: Cr Martin Zakharov

CARRIED

9.2. General Revaluation 2018

The purpose of this report was to purpose of this report is for Council to consider the General Revaluation 2018 Return which will fulfil the requirements of the Valuation of Land Act 1960 and the Local Government Act 1989.

Council Resolution

That Council resolves to adopt the General Revaluation 2018 and attached Schedule 3 Valuation Return to fulfil the requirements of the Valuation of Land Act (1960) and the Local Government Act (1989).

Moved: Cr Sarah Carter
Seconded: Cr Catherine Cumming

CARRIED

9.3. Long Term Financial Strategy 2018/19 to 2027/28

The purpose of this report was to provide Council with an update of the Long Term Financial Strategy (LTFS) to ensure ongoing financial sustainability and to meet increased infrastructure and service needs.

Council Resolution

That Council:

1. *Adopts the Long Term Financial Strategy 2018 to 2028.*
2. *Review the Long Term Financial Strategy annually.*

U N C O N F I R M E D M I N U T E S

Moved: Cr Sarah Carter
Seconded: Cr Catherine Cumming

CARRIED

9.4. 2018-19 Annual Council Plan Actions

The purpose of this report was to present for adoption the Draft 2018-19 Annual Council Plan Actions addressing the Council Plan 2017-21 and incorporated Municipal Public Health and Wellbeing Plan.

Council Resolution

That Council adopt the Draft 2018-19 Annual Council Plan Actions.

Moved: Cr Martin Zakharov
Seconded: Cr Catherine Cumming

CARRIED

9.5. Arts and Culture Strategy 2018 - 2023

The purpose of this report was to present the Arts and Culture Strategy 2018 - 2023 for endorsement by Council following an exhibition period for public comment.

Council Resolution

That Council endorse the Arts and Culture Strategy 2018 – 2023.

Moved: Cr Martin Zakharov
Seconded: Cr Gina Huynh

CARRIED

9.6. Refugee Week Actions

The purpose of this report was to seek Council endorsement for public advocacy initiatives and activity during Refugee Week 2018, 17 – 23 June 2018.

Council Resolution

That Council:

- 1. Endorse implementation of the Refugee Welcome Zone messaging in Maribyrnong.*
- 2. Write to the Prime Minister to oppose the Federal Government reductions in eligibility for the Status Resolution Support Services for asylum seekers.*

U N C O N F I R M E D M I N U T E S

Moved: Cr Gina Huynh
Seconded: Cr Sarah Carter

CARRIED

9.7. Powell Hotel Gaming Application

The purpose of this report was to brief Council on the submission in response to the Powell Hotel Gaming Application.

Council Resolution

That Council:

- 1. Endorse the proposed Council submission to the Victorian Commission for Gambling and Liquor Regulation.*
- 2. Become a principal partner of the Alliance for Gambling Reform to advocate to State and Federal Governments for a reduction in harm from EGMs in the City of Maribyrnong.*

Moved: Cr Sarah Carter
Seconded: Cr Gina Huynh

CARRIED

Cr Huynh left the meeting at 8.10pm due to a declared conflict of interest.

9.9. Gordon and Mephan Precinct - Amendment C143

The purpose of this report was to present the Gordon and Mephan Precinct Planning Panel Report (Amendment C143), and recommend the Amendment be adopted and submitted to the Minister for Planning for approval.

Council Resolution

That Council defer this agenda item to the next Ordinary Meeting of Council.

Moved: Cr Sarah Carter
Seconded: Cr Martin Zakharov

CARRIED

Cr Huynh returned to the meeting at 8.16pm.
Cr Cumming left the meeting at 8.17pm.

9.10. Town Hall Renewal Business Case

The purpose of this report was to better understand the current condition of the Civic Precinct Council endorsed the development of a Town Hall Renewal Business Case in March 2017 to investigate the current end of life and compliance issues and present potential scenario options for the rectification and

U N C O N F I R M E D M I N U T E S

refurbishment of the Footscray Town Hall Precinct.

Council Resolution

That Council:

- 1. Note the findings of the Town Hall Renewal Business Case and resolve to proceed to the Design Development phase of the project.*
- 2. Endorse Scenario 2 as the preferred option for Town Hall Renewal project.*
- 3. Request the Chief Executive Officer to report back to Council on the outcomes of the Design Development process and implementation plans for the project.*

Moved: Cr Martin Zakharov
Seconded: Cr Sarah Carter

CARRIED

Cr Cumming returned to the meeting at 8.21pm.

9.11. Councillor Support and Expenses February 2018 to April 2018

The purpose of this report was to present the Councillor support and expenses for the period February 2018 to April 2018.

Council Resolution

That Council notes the Councillor Support and Expenses Report for February 2018 to April 2018 which will be made available via Council's website for the term of the current Council.

Moved: Cr Martin Zakharov
Seconded: Cr Sarah Carter

CARRIED

9.12. Delegates Report - May 2018

The purpose of this report was to present the Councillor delegates' reports for the period May 2018.

Council Resolution

That Council notes the Councillor delegates' reports May 2018 which will be made available on Council's website for the term of the current Council.

Moved: Cr Gina Huynh
Seconded: Cr Martin Zakharov

CARRIED

U N C O N F I R M E D M I N U T E S

9.13. Assembly of Councillors - May 2018

The purpose of this report was to receive and note the record of Assemblies of Councillors for May 2018.

Council Resolution

That Council notes the record of Assemblies of Councillors for May 2018.

Moved: Cr Sarah Carter
Seconded: Cr Catherine Cumming

CARRIED

10. NOTICES OF MOTION

Council resolved to bring forward Item - 10.1 Notice Of Motion: Community Sponsorship Program.

11. URGENT BUSINESS

Nil.

12. CONFIDENTIAL BUSINESS

Council Resolution

That Council, in accordance with section 89(2) (d) of the Local Government Act 1989, close the meeting to members of the public at 8.23pm to consider Confidential agenda item 12.1, Church Street Children's Centre Awarding of Contract, and 12.2 Update Regarding Mambourin Lease 161-167 Churchill Avenue Braybrook as they contain information in relation to contractual matters.

Moved: Cr Sarah Carter
Seconded: Cr Gina Huynh

CARRIED

CLOSURE OF PUBLIC MEETING

The Chair, Mayor Cr Cuc Lam, declared the meeting closed to members of the public at 8.23pm for consideration of confidential agenda item 12.1 and 12.2.

REOPENING OF PUBLIC MEETING

The meeting was reopened to the public at 8.25pm.

The Chair, Mayor Cr Cuc Lam, advised that in accordance with the confidential resolutions there were no items for release to the public.

U N C O N F I R M E D M I N U T E S

13. MEETING CLOSURE

The Chair, Mayor Cr Cuc Lam, declared the meeting closed at 8.26pm.

To be confirmed at the Ordinary Council Meeting
to be held on 24 July, 2018.

Chair, Mayor Cr Cuc Lam

Agenda Item 7.1

NOTING OF THE CONFIRMED MINUTES OF SPECIAL COMMITTEES

Director: Celia Haddock
Director Corporate Services

Author: Lisa King
Manager Governance and Commercial Services

PURPOSE

To present for noting the confirmed minutes of the Council's Special Committees established under section 86 of the *Local Government Act 1989*.

ISSUES SUMMARY

- Council has established Special Committees in accordance with section 86 of the *Local Government Act 1989*.
- The Terms of Reference for each of the Special Committees require the minutes to be presented to Council for noting.
- Minutes of Special Committees are confirmed at the next scheduled meeting of that Special Committee.

ATTACHMENTS

1. Inner Melbourne Action Plan Committee 23 February 2018
2. City Development Special Committee - 29 May 2018

OFFICER RECOMMENDATION

That Council notes the confirmed minutes of the

1. Inner Melbourne Action Plan Committee held on 23 February 2018
 2. City Development Special Committee held on 29 May 2018.
-

Agenda Item 7.1**BACKGROUND**

In accordance with section 86 of the *Local Government Act 1989*, Council has established Special Committees. As part of the Terms of Reference for the Special Committees, the confirmed minutes are presented to Council for noting.

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 2013-2017**

This report contributes to Council's strategic objectives contained in the Council Plan 2013-2017 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 confirmed minutes of the special committees, established in accordance with section 86 of *the Act* are presented to Council for noting.

Agenda Item 7.1 - Attachment 1

Inner Melbourne Action Plan
'Making Melbourne More Liveable'



Minutes

**Inner Melbourne Action Plan
Implementation Committee**

Meeting No 49

8.00 am – 10.00 am Friday 23 February 2018

City of Port Phillip

Council Chamber, St Kilda Town Hall, 99a Carlisle Street, St Kilda

Attendance: Committee Members	<p>Cr Bernadene Voss, Mayor, City of Port Phillip (Chair)</p> <p>Cr Cuc Lam, Mayor, Maribyrnong City Council</p> <p>Cr Steve Stefanopoulos, Mayor, City of Stonnington</p> <p>Cr Nicholas Reece, Chair Future Melbourne (Planning) Committee, City of Melbourne <i>Arrived 8.13am</i></p> <p>Cr Daniel Nguyen, Mayor, City of Yarra</p> <p>Mr Stephen Wall, Chief Executive Officer, Maribyrnong City Council</p> <p>Mr Peter Smith, Chief Executive Officer, City of Port Phillip</p>
Associate Partner Representatives	<p>Ms Jane Waldock, Assistant Director Planning & Placemaking, City of Yarra - <i>for Ms Vijaya Vaidyanath, Chief Executive Officer</i></p> <p>Ms Tracey Limpens, Advocacy Performance & Improvement Manager, City of Stonnington – <i>for Mr Warren Roberts, Chief Executive Officer</i></p> <p>Mr Rod Anderson, Strategy & Partnerships Regional Manager-Port Phillip, DELWP</p> <p>Ms Cate Turner, Director Inner Melbourne, Metro Economic Development, DEDJTR <i>Arrived 8.15am</i></p> <p>Ms Emily Mottram, Director Urban Renewal, Metropolitan Planning Authority</p> <p>Mr David Teague, Director Transport & Planning, VicRoads Metro NW Region - <i>for Mr Vince Punaro, Regional Director NW Region</i></p>
IMAP Guests	<p>Ms Elissa McElroy, IMAP Executive Officer</p> <p>Dr Nick Williams, University of Melbourne</p> <p>Mr Dean Griggs, Manager Social Investment, City of Melbourne</p> <p>Ms Erika Russell, Senior Planner, City of Yarra</p>

PRELIMINARIES

1.	<p>Appointment of Chair</p> <p>1.1 That the IMAP Implementation Committee resolves to appoint Cr Bernadene Voss, Mayor, City of Port Phillip as the Chair of the Meeting.</p> <p>MOVED MR WALL / Cr Stefanopoulos</p> <p>A vote was taken and the MOTION was CARRIED</p>
2.	<p>Apologies and Introductions</p> <p>The Chair welcomed all attending and acknowledged the elders of the land. Introductions were made.</p> <p>2.1 That the IMAP Implementation Committee resolves to note the following apologies:</p>

Agenda Item 7.1 - Attachment 1

	<ul style="list-style-type: none"> - Ms Vijaya Vaidyanath, Chief Executive Officer, City of Yarra - Mr Warren Roberts, Chief Executive Officer, City of Stonnington - Ms Michelle Fitzgerald, Acting Director City Strategy & Place, City of Melbourne - Ms Katrina McKenzie, Director City Economy & Activation, City of Melbourne - Ms Christine Drummond, Emergency Management Coordinator, City of Melbourne - Mr Vince Punaro, Regional Director NW Region, VicRoads - Mr Adrian Salmon, Principal Planner, Planning Services, DELWP <p>MOVED CR NGUYEN / Cr Lam A vote was taken and the MOTION was CARRIED</p> <p><i>Cr Reece arrived at 8.13am</i></p>
3.	<p>Members Interest - Disclosure by members of any conflict of interest in accordance with s.79 of the Act.</p> <ul style="list-style-type: none"> - None

ITEMS

4.	<p>Confirmation of the Minutes of the IMAP Implementation Committee – 24 November 2017</p> <p>4.1 That the IMAP Implementation Committee resolves to confirm the Minutes of the IMAP Implementation Committee No. 48 held on 24 November 2017 and the Minutes of the Confidential Meeting of the IMAP Implementation Committee No 48 held on 24 November 2017 as an accurate record of the proceedings.</p> <p>MOVED CR STEFANOPOULOS / Cr Reece A vote was taken and the MOTION was CARRIED</p>
5.	<p>Confirmation of the Minutes of the IMAP Executive Forum meeting – 9 February 2018</p> <p>5.1 That the IMAP Implementation Committee resolves to confirm the draft Minutes of the IMAP Executive Forum No. 24 held on 9 February 2018 as an accurate record of the proceedings.</p> <p>MOVED MR SMITH / Cr Stefanopoulos A vote was taken and the MOTION was CARRIED</p>
6.	<p>Business Arising</p> <p>The Executive Officer provided a brief update on the completed actions and noted the correspondence from:</p> <ul style="list-style-type: none"> • the Copyright Agency - for councils to follow up, and • from the Federal Government Department of Jobs and Small Business - offering to present to Councils on their employment programs. <p>The Committee noted the information was comprehensive and useful regarding the copyright issues and that it would be of interest for the Executive Forum to have a presentation on the job programs.</p> <p>6.1 That the IMAP Implementation Committee resolves to note the actions undertaken in response to Business Arising from the previous minutes.</p> <p>MOVED CR NGUYEN / Mr Wall A vote was taken and the MOTION was CARRIED</p> <p><i>Action: Executive Officer to arrange a presentation for the next Executive Forum meeting on the Federal Government's current employment programs</i></p> <p><i>Ms C Turner arrived at 8.15am.</i></p>

Agenda Item 7.1 - Attachment 1

7.	<p>IMAP Communication and Governance</p> <p>The Executive Officer noted Transport for Victoria were advertising for a project manager to advance journey planning and state wide mapping in conjunction with the IMAP project.</p> <p>7.1 That the IMAP Implementation Committee resolves to note the Communications and Governance Briefing Paper.</p> <p>MOVED CR STEFANOPOULOS / Mr Wall A vote was taken and the MOTION was CARRIED</p>
8.	<p>Financial Report</p> <p>The Executive Officer advised:</p> <ul style="list-style-type: none"> that invoicing all the IMAP Councils had occurred during December /January and the balance of the revenue will be shown in the third quarter report; there was an error in the modelling for the Three Year Implementation Plan in November and the corrected spreadsheet was presented for approval; Basecamp was utilised by a number of the IMAP project teams for file sharing. <p>8.1 That the IMAP Implementation Committee resolves to:</p> <ol style="list-style-type: none"> receive the IMAP Financial Report for the six months ending 31 December 2017. approve the updated IMAP Three Year Implementation Plan modelling <p>MOVED CR LAM / Cr Nguyen A vote was taken and the MOTION was CARRIED</p>
9.	<p>Progress Report</p> <p>9.1 That the IMAP Implementation Committee resolves to note the IMAP Progress Report for February 2018.</p> <p>MOVED MR WALL / Cr Stefanopoulos A vote was taken and the MOTION was CARRIED</p>
10.	<p>PRESENTATION - Update to Metropolitan Partnerships</p> <p>Ms Cate Turner, DEDJTR provided an update on the work of the Metro Partnerships, noting:</p> <ul style="list-style-type: none"> They are run by the office of Suburban Development in DELWP Metro Partnership priorities across the 6 regions have now gone to Government departments for responses and become part of the budget submissions and bids. Some become part of wider programs rolled out through Launch VIC, or are part of existing resourcing. <ul style="list-style-type: none"> Responses will be provided to the Minister and Minister of State. DPC and DTF will track priorities through the process. Specific economic issues are discussed at the Economic Working Groups with Council Directors of Economic Development and Planning every two months. Consideration is given to how to implement programs at a regional scale. Launch VIC currently has funding available for Councils for start-ups of up to \$100K per Council - or possibly more for Council partnerships. Ms Turner offered to send details through. This is for: <ul style="list-style-type: none"> grass roots initiatives, getting the right people together to share ideas, assessing incubators and accelerators to see if providing the right space. <p>An example could be a consortium of councils with creative industries in a combined bid. Could extend across the other councils within the 3 metro partnerships. Closing 22 March- not requiring matched funds.</p> <p><u>Comments/Questions:</u></p> <ul style="list-style-type: none"> Mr Smith noted the partnership meetings were kicking off again with another round of assemblies coming up. Looking for less of a rush as occurred in Round 1, and better integration with groups such as IMAP; take more of a 4 year approach. Ms Turner to advise dates of the next round of Assemblies. Mr Wall noted that the western priorities were not all within Local Government core functions; there are a lot of strategic documents that don't overlap. Cr Voss noted that common themes have been a problem.

Agenda Item 7.1 - Attachment 1

	<ul style="list-style-type: none"> Ms Turner advised DELWP's land use planning work was to create a 30 year land use framework plan which addresses the key priorities for implementing Plan Melbourne around accommodating growth and aligning infrastructure priorities. <p><u>Comments/Questions</u> Comments relating to this point noted:</p> <ul style="list-style-type: none"> State Government not taking Council Plans seriously. Councils understand the local environment and often the State Government comes in with something different. Mr Smith noted there are no local government reps on the Metro Development Advisory Panel (MDAP)*, and it would be good to have integration across the metro area. Reluctant to set up another process or working group that could duplicate effort. Local government want recognition at the table – not just an observer role. <p>10.1 That the IMAP Implementation Committee resolves:</p> <ol style="list-style-type: none"> to write to the Minister of Suburban Development seeking local government representation on MDAP, recognising the coordination role of Councils across the Metro Partnerships That the correspondence be signed by the Mayors of the IMAP Council's partnership. <p>MOVED MR SMITH / Mr Wall A vote was taken and the MOTION was CARRIED</p> <ul style="list-style-type: none"> Mr Wall observed that the Chairs of the Metro Partnerships had limited understanding of land use planning. Concerned about what level of engagement will occur at the Council level. There needs to be a connection into Councils. Ms Mottram advised that she was happy to take that comment back informally to Suburban Development as a suggestion about how to advance the process. <p>10.2 That the IMAP Implementation Committee resolves to note the update of the metropolitan Partnerships</p> <p>MOVED CR REECE / Cr Lam A vote was taken and the MOTION was CARRIED</p> <p><i>Action:</i></p> <ul style="list-style-type: none"> Ms C Turner DEDJTR to forward details of Launch VIC funding for local government, and dates of the next round of metropolitan Assemblies IMAP Executive Officer to arrange a letter from the IMAP elected members to the Minister of Suburban Development (The Hon. Lily D'Ambrosio MP) seeking local government representation on the Metropolitan Development Advisory Panel Ms E Mottram (VPA) to follow up with Suburban Development executive about advancing greater local government representation <p>* Recently the Minister for Suburban Development and Minister for Planning established a non-statutory ministerial advisory committee, to be known as the Metropolitan Development Advisory Panel (MDAP). MDAP is meant to provide expert advice on an interrelated approach to metropolitan development which incorporates monitoring and implementation of Plan Melbourne 2017-2050, strategic priorities arising from the Metropolitan Partnership process; and responses to future reform challenges and opportunities impacting Melbourne's liveability, sustainably and international competitiveness. [C Brown, CoPP]</p>
11.	<p>Managing Conflicts in Activity Centres</p> <p>Ms Erika Russell, Senior Planner (Community Health & Safety, CoY attended for this item. Ms Russell reviewed the history of the project and noted concerns of all Councils around licensing of restaurants and cafes. Authorities are aware of non-compliance around this area and clearer definitions could assist with enforcement. She noted there have been a number of changes since 2009:</p> <ul style="list-style-type: none"> Liquor Control Review – findings of this review should be out this year Smart planning review – a discussion paper identified a range of measures for improvement. Waiting to see more planning amendments announced later this year. <p>The recommendation is that it would be premature to take further action until we know the outcomes of</p>

Agenda Item 7.1 - Attachment 1

	<p>these reviews.</p> <p>Ms Limpens confirmed that CoS staff had worked with City of Yarra on the submission and were supportive of the recommendation, particularly in relation to awaiting the reforms.</p> <p>11.1 That the IMAP Implementation Committee resolves to:</p> <ol style="list-style-type: none"> Note this update on the process of reform of the legislation; and Defer consideration of further submissions on the liquor licensing and planning Definitions until the outcome of the Liquor Control Reform Act 1998 (LCRA) review and Smart Planning review is known. <p>MOVED CR NGUYEN / Cr Stefanopoulos A vote was taken and the MOTION was CARRIED</p>
12.	<p>Protecting People in Crowded Places</p> <p>Mr Peter Smith spoke to the paper's recommendations. He noted the Executive Forum had decided to apply this to all events – not just major events. Key issues are:</p> <ul style="list-style-type: none"> Councils are seeing rising costs protecting events Use of the same risk consultants – establishing a panel of experts is sensible and could be accessed by State Government event organisers as well Need one set of standards for risk assessment so we are not arguing with the different authorities about what they need – then need to accept the assessments at the time they are done. Late changes put events at risk Suggest the CEOs from Port Phillip and Melbourne liaise with federal and state police (item (g)) to implement Councils are getting increasing enquiries requiring increased security – need to contain and manage costs <p><u>Comments/Questions</u></p> <ul style="list-style-type: none"> Cr Reece asked what the Commonwealth's role was in this space? Mr Smith advised the Australian Government released their paper and guidelines but no funding for it. It is left to each authority depending on their own risk appetite and funding. Cr Reece noted CoM receives many comments about bollards and concrete blocks and suggested garden blocks could add to amenity and appearance. He suggested the study could look at these options, Can IMAP Councils pool resources? Mr Smith noted the Working Group looked at this. Permanent bollards are being installed. Temporary mobile bollards have been purchased by CoPP and there are now some Australian manufacturers in the market. CoPP are happy to share at reasonable hire rates. In certain locations water barriers are not sufficient. An agreed assessment process with the State and Federal Governments is important. Councils cannot get rid of the risk as public realm managers and event permit providers. Mr Teague asked about consideration of pop up barriers. Some exist in CoM. Mr Smith noted that this report's recommendations just look at events. The next stage could be consideration of permanent infrastructure and planning. Mr Wall suggested building an annual calendar of festival dates to identify opportunities to share resources and noted the added advantage of coordinating rather than competing with each other. <p>12.1 That the IMAP Implementation Committee resolves to:</p> <ol style="list-style-type: none"> Create a panel of risk specialists for event management planning purposes that can be used by the IMAP Councils and made available to community members wishing to apply for an event permit. The panel should contain a number of risk specialists with qualifications and experience in counter-terrorism and criminal activity. Qualifications for the panel of consultants to be developed in consultation with the Police. Develop a standardised event risk evaluation tool for Councils considering a permit for a major event. The tool will provide guidance on risk assessment and the development of management plans that respond to the identified level of risk. The tool would identify where to access relevant resources such as checklists and templates. The tool should be developed with Federal and State police assistance and in consultation with council and event insurers. Noting the increasing security costs associated with the delivery of events, IMAP Councils explore measures to increase State funding and reduce costs. This could include IMAP

Agenda Item 7.1 - Attachment 1

	<p>Councils sharing systems, knowledge and resources and engaging with the State Government on funding options.</p> <p>(d) Nominate one Council to investigate options for training Council staff on how to identify and respond to unusual or suspicious behaviour.</p> <p>(e) Ensure that City of Melbourne provide relevant information to the IMAP Councils following their attendance at the Crowded Places Forums.</p> <p>(f) Receive a report from the City of Port Phillip in April 2018 on the use of their newly-procured barriers, including the costs, benefits and drawbacks as demonstrated following their use in events.</p> <p>(g) Councils nominate CEOs from the Cities of Melbourne and Port Phillip to liaise with Federal and State police to implement recommendations a, b and c above.</p> <p>MOVED MR WALL / Cr Stefanopoulos A vote was taken and the MOTION was CARRIED</p> <p><i>Actions:</i></p> <ul style="list-style-type: none"> - CEOs from CoM and CoPP to liaise with Federal and State Police to implement recommendations a-c of the Protecting People in Crowded Places report - IMAP Executive Officer to refer Committee comments back to the Protecting People in Crowded Places Working Group for follow up of recommendations.
13	<p>G3.P4 – Consistent Approach in the Response to Homelessness: Draft IMAP Combined StreetCount Feasibility Study</p> <p>Mr Dean Griggs, Manager Social Investment, CoM attended for this item. The CoM statistics for the 2016 count were tabled. Mr Griggs noted:</p> <ul style="list-style-type: none"> - The paper proposed an IMAP joint street count of those people sleeping rough. It will be CoM's 8th count, and includes small groups in June doing the census on foot across the inner city to get a count of all homeless rough sleepers across the IMAP region. - The count aids understanding, establishes a baseline, and helps build responses to rough sleeping. - It is very topical to do it across IMAP this year and, as a collective, to engage with the State Government (SG) and have input to their overall strategy. - The 2016 count identified a 74% increase in 2 years to 240 in the CoM. Minister Foley convened a Taskforce and we can see the State Governments response to this evidence. The IMAP regions collective numbers will be a good way to engage the State on affordable housing or other interventions. - Proposing we advocate to the State Government for \$60K to join the project, with a formal request letter from CEOs CoM/CoY that could be delivered today. Costs to each council are around \$12K which could come down with SG funding. The window is now while SG are interested. A decision is required to get it underway for June 2018. <p><u>Questions/Comments</u></p> <ul style="list-style-type: none"> - Is age asked, income and support? <i>Mr Griggs advised it is asked if part of a chat and survey, a gift pack is given if the opportunity arises. If dangerous, volunteers only observe. Day count undertaken in Centres as well. Do interviews if possible. The standard survey is answered but could include other questions to get a sense of transience, movement. The survey is skewed towards men; women's homelessness expresses in different ways.</i> - Women over 55 are the fastest growing demographic in homelessness. Are women spoken to in women's shelters? <i>Mr Griggs couldn't confirm. He noted Launch Housing helps identify destinations for the count. Suburbs could be different.</i> - Mr Smith noted the StreetCount counts rough sleepers not the overall homeless; it is an indicator of tertiary homelessness. Important to put this data with other data to get a full picture of homelessness. - Mr Wall recalled this discussion started around migration of homeless people from CBD to outer suburbs. The street count is a valuable tool to understand the broader region before implement changes. - What % of the homeless are rough sleeping? <i>Mr Griggs advised there are 1000 people in rooming houses.</i> - Cr Reece thanked Mr Griggs on behalf of councillors for his work and great advice in this area. He recalled the IMAP Committee's conversation around displacement and encouraged Councils to sign on for this. Data provides for better policy and Councils are able to disabuse people of false claims.

Agenda Item 7.1 - Attachment 1

- Ms Limpens noted CoS is receptive to the street count project regardless of State Government funding. Want all Councils to sign up.
- Cr Voss advised she was meeting Minister Foley today and will convey that all Councils are on board.
- Cr Nguyen advised that he did not consider this to be the best option for assisting homeless people, and would not commit Yarra to contributing cash to the project. He supported SG involvement and funding for the project.
- Mr Smith noted the Executive Forum thought it important to get the budget before the Committee today. Up until the street count occurs, it is important that all Councils agree on the survey questions. He noted the need for a question on transition across boundaries. CoPP had circulated their summary on what all 5 Councils are doing in this area. We need a proper evaluation of a joined up response.
- Cr Stefanopoulos and Mr Wall both indicated their support for the project.
- Cr Stefanopoulos requested the letter to Minister Foley be signed by the 5 elected representatives present. All agreed and Mr Smith made arrangements for the letter to be signed at the meeting.
- Cr Reece indicated there was a lot of interest in this and IMAP councils' communications need to be coordinated. A communication and advocacy approach should be planned. This was agreed.
- Cr Voss proposed some rewording of the recommendation which was generally agreed.

13.1 That the IMAP Implementation Committee resolves to:

- Agree to a joint IMAP StreetCount being conducted in June 2018, subject to:
 - o noting that the 5 Councils agree to the survey questions;
 - o the Councils budget of up to \$12,000 each is available;
 - o that evaluation is undertaken after the event; and
 - o the matter is referred to the IMAP Communities Steering Group to oversee.
- Support the development of an ongoing homelessness advocacy and communication approach that utilises the data and knowledge collected, should the joint IMAP StreetCount proceed.

MOVED CR REECE / Cr Lam

A vote was taken and the MOTION was CARRIED

Actions:

- *The Executive Officer to advise the IMAP Community Steering Group and community planning staff across the IMAP Councils of the outcome of the StreetCount discussion and recommendations;*
- *Cr Voss to deliver the funding request letter to Minister Foley signed by the elected representatives of the 5 IMAP Councils*
- *A joint communications and advocacy strategy for this project is to be agreed and coordinated across the 5 IMAP Councils*
- *The Street Count survey is to include a question on transience and movement across the municipalities*

14. **PRESENTATION - Mimicking natural ecosystems to improve green roof performance - Australian Research Council Linkage Grant (2013-2016)**

Dr Nick Williams, University of Melbourne attended to update the Committee on the ARC research grant undertaken with financial support from IMAP Councils and Melbourne Water. The 3 year project will be completed in June. He provided a PowerPoint presentation of his research groups results:

- Aim is to:
 - o improve performance in green roofs in the Melbourne context through stormwater (SW) retention. Effective a reducing run off and mitigating SW at source.
 - o to quantify thermal benefits – help build energy rating systems for buildings. Looking to expand applications city wide and apply to different climate scenarios.
- Developed specialised light weight soils – trying to improve soils for plant growth. Has to be greater than 10 cm depth in Australia given our climate scenarios. – modelling to apply to different areas. This work has been undertaken by PhD students.
- Evaluated how different types of plants retain water on green roofs. Succulents used in the past are not ideal for SW retention. Looking at mixtures of plants and cooling from evapotranspiration retention.
- Roots of some plants circumventing function of green roofs and SW retention
- Once aware of root system, can design green roof better for SW retention. Some plants move water straight through. Good characteristics – drought tolerant AND uses water when get it.

Rainfall simulator developed at Burnley:

Agenda Item 7.1 - Attachment 1

	<ul style="list-style-type: none"> When substrates are 10cm+ deep 84-95% Melbourne rainfall retained. Good design due to intermittent rainfall experienced in Melbourne. But found plant species have no influence in small rainfall events. Do have influence in larger rainfall events when plant type starts to make a difference. Can draw down water better than succulent species. Good evidence that green roofs are really beneficial. <p>Performance of Substrates:</p> <ul style="list-style-type: none"> R-value (insulation value of substrates) – found they are not providing a lot of insulation to a building. Better to just put more insulation in if looking for this result - but do have other benefits. Tested 3 substrates – now widely used in SE Australia – scoria, bottom ash and roof tile. As substrate gets wetter, more heat moves through the building. If substrate dry, more insulation value BUT plants die. But better results in scoria than that tested overseas. <p>Monocultures/Mixtures:</p> <ul style="list-style-type: none"> Lomandra has proved the best performing through trials at Burnley Campus's green roof <p>The Chair thanked Dr Williams for his update.</p>
15	<p>OTHER BUSINESS</p> <p>The meeting closed at 10.02am</p> <p>Next Meeting</p> <p>Friday 25 May 2018 (8.00am) City of Yarra Meeting Room 1, Richmond Town Hall, Bridge Road, Richmond</p>

IMAP Implementation Committee Meeting 23 February 2018– Endorsement of Minutes

Chairperson: Cr Bernadene Voss _____ Date _____

Agenda Item 7.1 - Attachment 1

RESOLUTIONS

1.1	That the IMAP Implementation Committee resolves to appoint Cr Bernadene Voss, Mayor, City of Port Phillip as the Chair of the Meeting.
2.1	That the IMAP Implementation Committee resolves to note the following apologies: <ul style="list-style-type: none"> – Ms Vijaya Vaidyanath, Chief Executive Officer, City of Yarra – Mr Warren Roberts, Chief Executive Officer, City of Stonnington – Ms Michelle Fitzgerald, Acting Director City Strategy & Place, City of Melbourne – Ms Katrina McKenzie, Director City Economy & Activation, City of Melbourne – Ms Christine Drummond, Emergency Management Coordinator, City of Melbourne – Mr Vince Punaro, Regional Director NW Region, VicRoads – Mr Adrian Salmon, Principal Planner, Planning Services, DELWP
4.1	That the IMAP Implementation Committee resolves to confirm the Minutes of the IMAP Implementation Committee No. 48 held on 24 November 2017 and the Minutes of the Confidential Meeting of the IMAP Implementation Committee No 48 held on 24 November 2017 as an accurate record of the proceedings.
5.1	That the IMAP Implementation Committee resolves to confirm the draft Minutes of the IMAP Executive Forum No. 24 held on 9 February 2018 as an accurate record of the proceedings.
6.1	That the IMAP Implementation Committee resolves to note the actions undertaken in response to Business Arising from the previous minutes.
7.1	That the IMAP Implementation Committee resolves to note the Communications and Governance Briefing Paper.
8.1	That the IMAP Implementation Committee resolves to: <ul style="list-style-type: none"> a. receive the IMAP Financial Report for the six months ending 31 December 2017. b. approve the updated IMAP Three Year Implementation Plan modelling
9.1	That the IMAP Implementation Committee resolves to note the IMAP Progress Report for February 2018.
10.1	That the IMAP Implementation Committee resolves: <ul style="list-style-type: none"> a. to write to the Minister of Suburban Development seeking local government representation on MDAT, recognising the coordination role of Councils across the Metro Partnerships b. That the correspondence be signed by the Mayors of the IMAP partnership.
10.2	That the IMAP Implementation Committee resolves to note the update of the metropolitan Partnerships
11.1	That the IMAP Implementation Committee resolves to: <ul style="list-style-type: none"> a. Note this update on the process of reform of the legislation; and b. Defer consideration of further submissions on the liquor licensing and planning Definitions until the outcome of the Liquor Control Reform Act 1998 (LCRA) review and Smart Planning review is known.
12.1	That the IMAP Implementation Committee resolves to: <ul style="list-style-type: none"> a. Create a panel of risk specialists for event management planning purposes that can be used by the IMAP Councils and made available to community members wishing to apply for an event permit. The panel should contain a number of risk specialists with qualifications and experience in counter-terrorism and criminal activity. Qualifications for the panel of consultants to be developed in consultation with the Police. b. Develop a standardised event risk evaluation tool for Councils considering a permit for a major event. The tool will provide guidance on risk assessment and the development of management plans that respond to the identified level of risk. The tool would identify where to access relevant resources such as checklists and templates. The tool should be developed with Federal and State police assistance and in consultation with council and event insurers. c. Noting the increasing security costs associated with the delivery of events, IMAP Councils explore measures to increase State funding and reduce costs. This could include IMAP Councils sharing systems, knowledge and resources and engaging with the State Government on funding options. d. Nominate one Council to investigate options for training Council staff on how to identify and respond to unusual or suspicious behaviour. e. Ensure that City of Melbourne provide relevant information to the IMAP Councils following their attendance at the Crowded Places Forums. f. Receive a report from the City of Port Phillip in April 2018 on the use of their newly-procured barriers, including the costs, benefits and drawbacks as demonstrated following their use in events. g. Councils nominate CEOs from the Cities of Melbourne and Port Phillip to liaise with Federal and State police to implement recommendations a, b and c above.
13.1	That the IMAP Implementation Committee resolves to: <ul style="list-style-type: none"> a. Agree to a joint IMAP StreetCount being conducted in June 2018, subject to: <ul style="list-style-type: none"> i. noting that the 5 Councils agree to the survey questions; ii. the Councils budget of up to \$12,000 each is available; iii. that evaluation is undertaken after the event; and iv. the matter is referred to the IMAP Communities Steering Group to oversee.

Agenda Item 7.1 - Attachment 1

- b. Support the development of an ongoing homelessness advocacy and communication approach that utilises the data and knowledge collected, should the joint IMAP StreetCount proceed.

ACTIONS PUBLIC RECORD

Item	Responsibility	Action	Due
6 Bus Arising	IMAP Exec Officer	Executive Officer to arrange a presentation for the next Executive Forum meeting on the Federal Government's current employment programs	10 May
10 Presentation Metro Part'ps	C Turner	- Ms C Turner (DEDJTR) to forward details of Launch VIC funding for local government, and dates of the next round of metropolitan Assemblies	March
	IMAP Exec Officer	- IMAP Executive Officer to arrange a letter from the IMAP elected members to the Minister of Suburban Development (The Hon. Lily D'Ambrosio MP) seeking local government representation on MDAP.	March
	E Mottram	- Ms E Mottram (VPA) to follow up with Suburban Development executive about advancing greater local government representation	TBA
12 Protecting people in crowded places	P Smith, B Rimmer	- CEOs from CoM and CoPP to liaise with Federal and State Police to implement recommendations a-c of the Protecting People in Crowded Places report	TBA
	IMAP Exec Officer	- IMAP Executive Officer to refer Committee comments back to the Protecting People in Crowded Places Working Group for follow up of recommendations	March
13. 2018 IMAP StreetCount	IMAP Exec Officer	- The Executive Officer to advise the IMAP Community Steering Group and community planning staff across the IMAP Councils of the outcome of the StreetCount discussion and recommendations;	March
	Cr Voss	- Cr Voss to deliver the funding request letter to Minister Foley signed by the elected representatives of the 5 IMAP Councils	23 Feb
	D Griggs	- A joint communications and advocacy strategy for this project is to be agreed and coordinated across the 5 IMAP Councils	June
	D Griggs	- The Street Count survey is to include a question on transience and movement across the municipalities	June

Agenda Item 7.1 - Attachment 2



Maribyrnong City Council

CITY DEVELOPMENT SPECIAL COMMITTEE MINUTES

**Tuesday 29 May, 2018
6.30pm**

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

MEMBERSHIP

Councillor Catherine Cumming (Chair)
Councillor Sarah Carter
Councillor Simon Crawford
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 26 June, 2018

Agenda Item 7.1 - Attachment 2

1. COMMENCEMENT OF SPECIAL MEETING AND WELCOME

The meeting commenced at 6.32pm.

The Chair, Cr Catherine Cumming 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 Catherine Cumming (Chair)
Councillor Sarah Carter
Councillor Simon Crawford
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 Planning Services, Nigel Higgins
Manager Public Affairs and Community Relations, Deidre Anderson
Manager Governance and Commercial Services, Lisa King
Manager Urban Planning, Steven Lionakis
Coordinator Governance, Danny Bilaver

2. APOLOGIES

Nil.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil.

4. PUBLIC QUESTION TIME

Nil.

Agenda Item 7.1 - Attachment 2

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 1 May 2018.

Committee Resolution

That the Special Committee confirms the minutes of the City Development Special Committee Meeting held on 1 May 2018.

Moved: Cr Mia McGregor
Seconded: Cr Gina Huynh

CARRIED

6. OFFICER REPORTS

6.1. 94-104 Buckley Street, Footscray

The purpose of this report was to present for consideration a planning application for 94-104 Buckley Street, Footscray (TP334/2017) which has an estimated cost of works of \$24 million and exceeds the preferred height.

Daniel Bowden addressed the Committee in relation to the item.

Committee Resolution

That the City Development Special Committee issue a Notice of Decision to Grant a Permit to Construct a mixed use building comprising, use of the land for shop/retail and alter access to a Road Zone, Category 1 (RDZ1) at 94-104 Buckley Street Footscray subject to conditions contained in Attachment 1.

Moved: Cr Simon Crawford
Seconded: Cr Martin Zakharov

CARRIED

6.2. 82-96 Hampstead Road Maidstone Development Application

The purpose of this report was to present for consideration a planning application for 82-96 Hampstead Road Maidstone (TP315/2017) which has an estimated cost of works of \$40 million.

Luke O'Grady addressed the Committee in relation to the item.
Hugh McKenzie addressed the Committee in relation to the item.

Agenda Item 7.1 - Attachment 2

Committee Resolution

That the City Development Special Committee issue a Planning Permit for the construction of multi dwellings on Stage 1 and 2 and variation of the existing easement at 82-96 Hampstead Road, Maidstone subject to conditions contained in Attachment 1.

Moved: Cr Sarah Carter
Seconded: Cr Gina Huynh

CARRIED

6.3. Hansen Reserve Master Plan

The purpose of this report was to seek Council adoption of the Hansen Reserve Master Plan following community feedback on the draft plan.

Committee Resolution

That the City Development Special Committee endorse the Hansen Reserve Masterplan 2018.

Moved: Cr Cuc Lam
Seconded: Cr Gina Huynh

CARRIED

6.4. Active Transport Advisory Committee

The purpose of this report was to seek Council endorsement for the establishment of an Active Transport Advisory Committee.

Committee Resolution

That the City Development Special Committee:

- 1. Endorse the Active Transport Advisory Committee Terms of Reference and nominations process.*
- 2. Notes that a further report will be presented to the Ordinary Council meeting to appoint the representatives to the Active Transport Advisory Committee.*
- 3. Notes that a wide range of active transport stakeholders and experts such as Bike Network, Victoria Walks, TAC, VicRoads, Yarra Trams, Metro Trains, Mazzabug, local schools and other interest groups and authorities will be invited to the Committee as required.*

Moved: Cr Simon Crawford
Seconded: Cr Martin Zakharov

CARRIED

Agenda Item 7.1 - Attachment 2

6.5. West Footscray Neighbourhood Draft Plan - Urban Design Framework

The purpose of this report was to seek City Development Special Committee endorsement on the draft West Footscray Neighbourhood Draft Plan and community consultation.

Committee Resolution

That the City Development Special Committee:

- 1. Endorse the West Footscray Neighbourhood Draft Plan including the draft concept plan for the Clarke Street public space for community consultation.*
- 2. Receive a further report on the consultation outcomes and a revised West Footscray Neighbourhood Plan for consideration.*

Moved: Cr Cuc Lam
Seconded: Cr Simon Crawford

CARRIED

7. URGENT BUSINESS

Nil.

8. SPECIAL MEETING CLOSURE

The Chair, Cr Catherine Cumming, declared the meeting closed at 7.31pm.

To be confirmed at the City Development Special Committee Meeting
to be held on 26 June, 2018.

Chair, Cr Catherine Cumming

Agenda Item 8.1

**PETITION: STOP DANGEROUS INDUSTRIAL ACTIVITY ON MEPHAN STREET,
MARIBYRNONG**

Director: Celia Haddock
Director Corporate Services

Author: Lisa King
Manager Governance and Commercial Services

PURPOSE

To table a petition received in relation to Industrial Activity on Mephan Street, Maribyrnong

ISSUES SUMMARY

- A petition has been submitted to Council containing 138 signatures.
- The petition presented to Council included the following text:

We are opposed to Maribyrnong Council Amendment C143 and Industrial Development on Mephan Street, Maribyrnong.

ATTACHMENTS

1. Petition - Stop Dangerous Industrial Activity on Mephan Street

OFFICER RECOMMENDATION

That Council:

1. **Receives and notes the petition titled: Stop Dangerous Industrial Activity on Mephan Street, Maribyrnong**
 2. **Notes that the matters raised have been considered in the report at Item 9.1 of this Ordinary Council Meeting Agenda.**
-

Agenda Item 8.1 - Attachment 1

STOP DANGEROUS INDUSTRIAL ACTIVITY ON MEPHAN STREET, MARIBYRNONG

Please support our Petition and attend the Council meeting.

Every day the lives of our children and elderly are at risk due to the presence of industrial factories and warehouses on Mephan Street.

The Mephan Street precinct is an island of industrial factories and warehouses surrounded by residential housing, a child early learning centre, primary school and aged care facility.

Every day loud and polluting factories operate within Mephan Street, and heavy trucks pass while children risk crossing the street to school and early learning centre.

Maribyrnong City Council wants to keep the industrial zoning and encourage dirty, noisy industrial development by introducing a new Planning Scheme Amendment C143.

Local residents opposed the proposed Planning Scheme Amendment C143 in March and April 2018. Maribyrnong City Council and Planning Panels Victoria disregarded the local residents and have recommended the Amendment.

It is up to you, your family, friends and all of us as a local community to stop this Amendment C143 that will encourage unsuitable development on Mephan Street and put the lives of our children and elderly at risk.

We want to see the zoning changed to encourage residential housing development. Not multi-unit and apartment development.

We have one last chance to oppose the Amendment, when Councillors meet to vote on the Amendment. Please support the Petition, attend the Council meeting and oppose the amendment.

Join us and add your name to the Petition online at:

<https://www.change.org/p/maribyrnong-city-council-stop-dangerous-industrial-activity-on-mephan-street-maribyrnong>

Join us and attend the Council meeting held at:

Date: Tuesday 26 June 2018
Time: 6.30pm
Address: Council chamber (Level 1)
Maribyrnong City Council
Corner Hyde and Napier Streets, Footscray

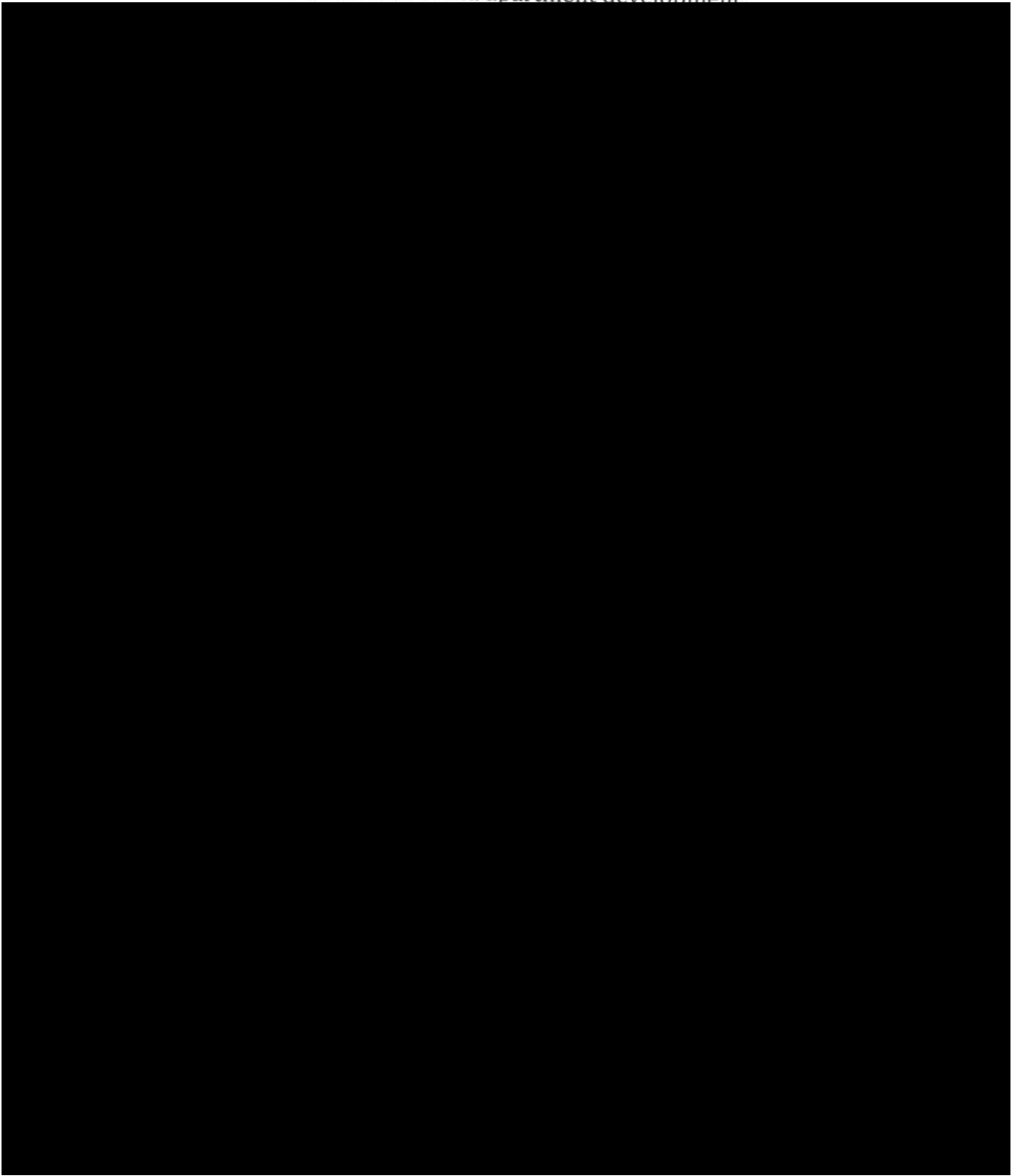
FRIENDS AND FELLOW RESIDENTS, WE NEED YOUR SUPPORT

Agenda Item 8.1 - Attachment 1

**PETITION TO STOP INDUSTRIAL ACTIVITY
ON MEPHAN STREET, MARIBYRNONG**

**We are opposed to Maribyrnong Council Amendment C143 and
Industrial Development on Mephan Street, Maribyrnong.**

We want to see the zoning changed to encourage residential housing development.
Not multi-unit and apartment development.

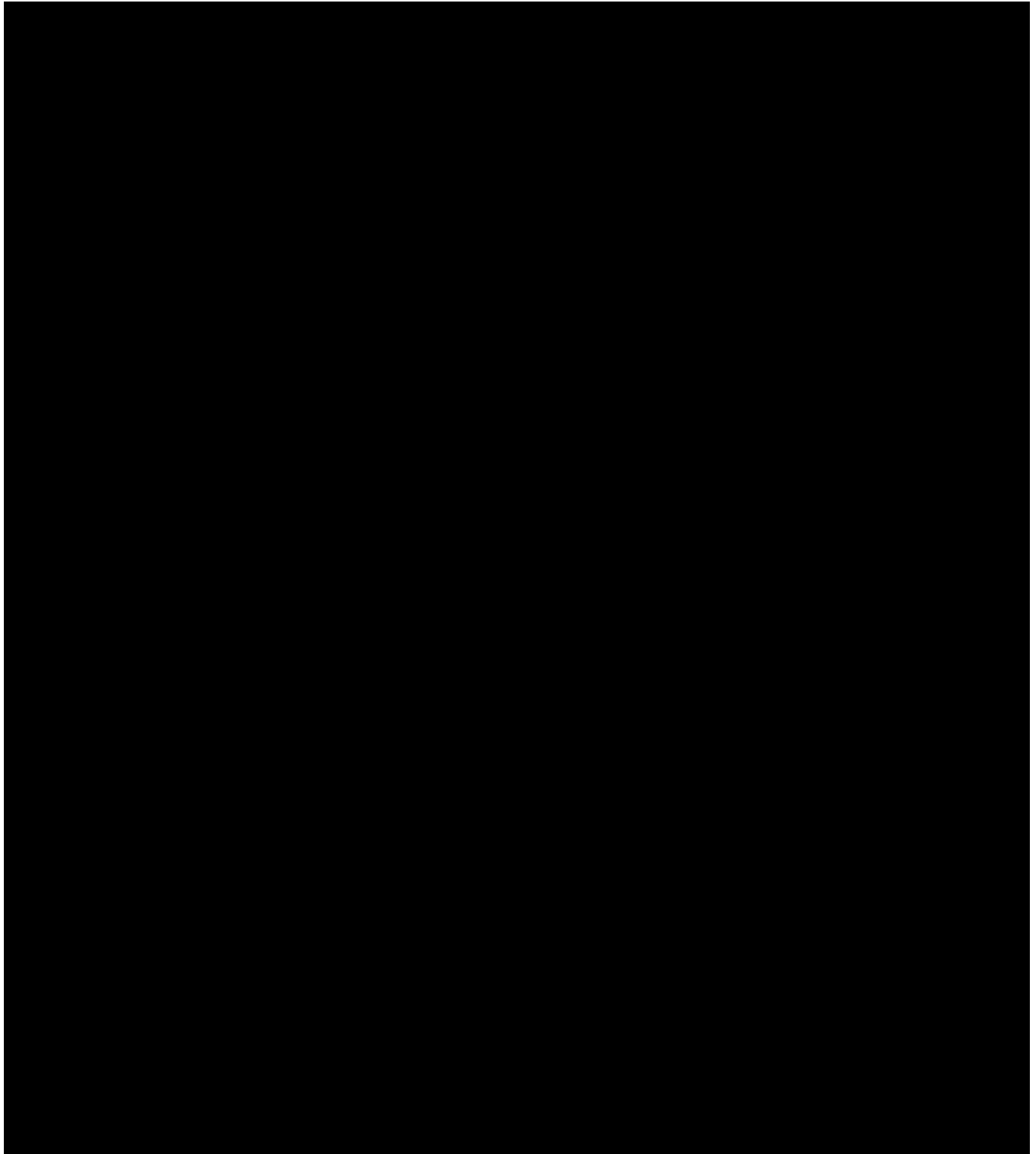


Agenda Item 8.1 - Attachment 1

**PETITION TO STOP INDUSTRIAL ACTIVITY
ON MEPHAN STREET, MARIBYRNONG**

**We are opposed to Maribyrnong Council Amendment C143 and
Industrial Development on Mephan Street, Maribyrnong.**

We want to see the zoning changed to encourage residential housing development.
Not multi-unit and apartment development

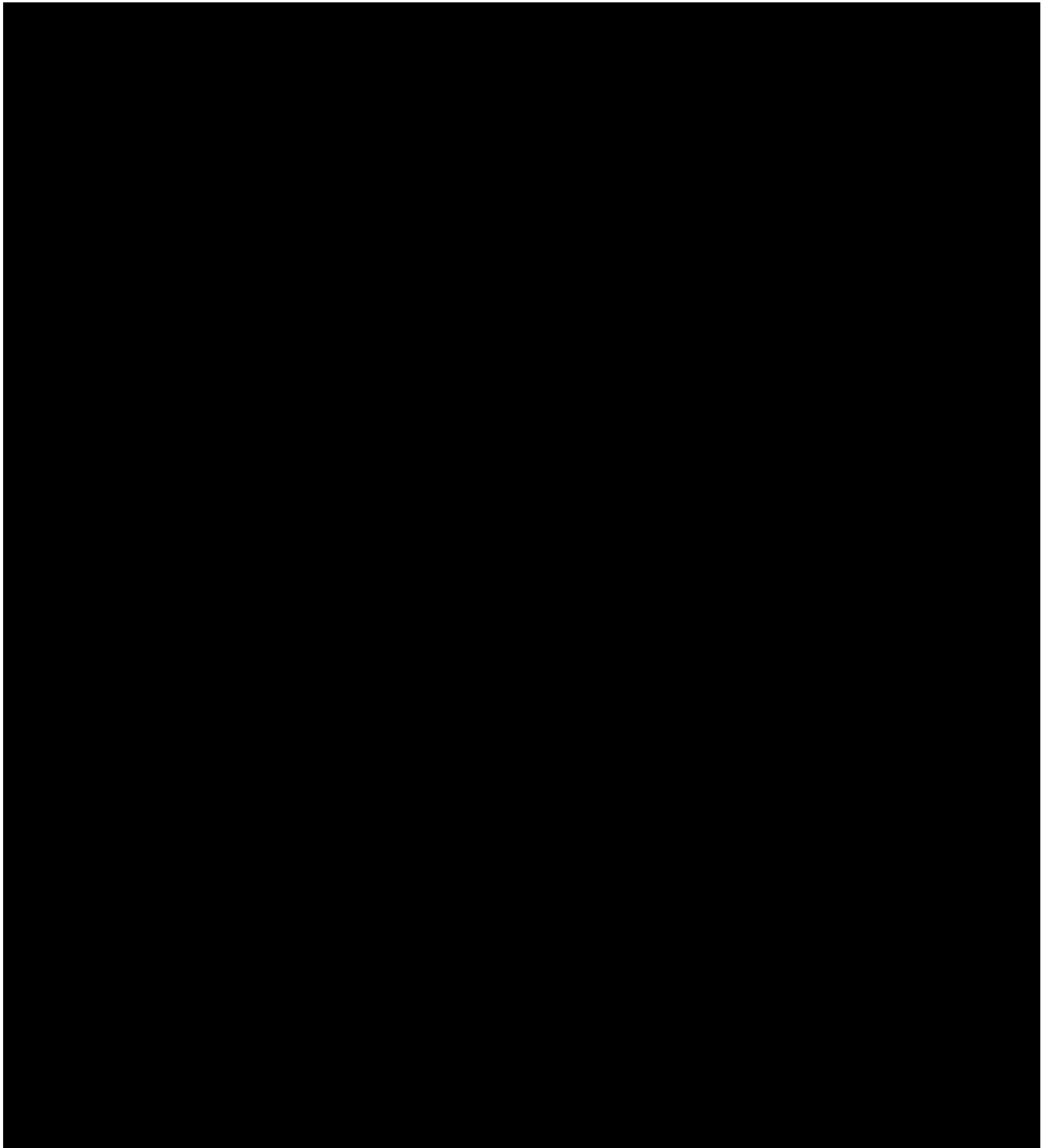


Agenda Item 8.1 - Attachment 1

**PETITION TO STOP INDUSTRIAL ACTIVITY
ON MEPHAN STREET, MARIBYRNONG**

**We are opposed to Maribyrnong Council Amendment C143 and
Industrial Development on Mephan Street, Maribyrnong.**

We want to see the zoning changed to encourage residential housing development.
Not multi-unit and apartment development.



Agenda Item 8.1 - Attachment 1

change.org

Residents of Maribyrnong City

Recipient: Maribyrnong City Council

Letter: Greetings,

STOP DANGEROUS INDUSTRIAL ACTIVITY ON MEPHAN STREET,
MARIBYRNONG

Agenda Item 8.1 - Attachment 1

Signatures

Name	Location	Date

Agenda Item 8.1 - Attachment 1

Name	Location	Date

Agenda Item 8.1 - Attachment 1

Name	Location	Date

Agenda Item 8.1 - Attachment 1

Name	Location	Date

Agenda Item 9.1**GORDON AND MEPHAN PRECINCT - AMENDMENT C143**

Director: Nigel Higgins
Director Planning Services

Author: Adrian Havryluk
Manager City Strategy

PURPOSE

To present the Gordon and Mephan Precinct Planning Panel Report (Amendment C143), and recommend the Amendment be adopted and submitted to the Minister for Planning for approval.

ISSUES SUMMARY

- Council's Amendment C143 was exhibited and an expert Panel concluded that the Gordon and Mephan precinct should be retained to protect employment with additional policy to improve amenity and access in the neighbourhood.
- The Updated Housing Strategy anticipates 20,500 new dwellings will be developed by 2031 (47,000 additional people). This population will require significant employment opportunities to be delivered.
- Research shows a transition in the Gordon and Mephan Street Precinct away from traditional jobs towards service and professionally-oriented employment. Future employment opportunities include more non-industrial uses including galleries, design stores, ateliers, convenience shops, home based businesses, small supermarket, education centres, exhibition spaces, professional offices, consultancies. Existing buildings could be repurposed for start-ups and micro-enterprises.
- The matters raised in a petition received on 25 June 2018 have been considered.
- The adoption of the amendment will introduce policy on urban design and amenity that require proper setbacks, discourage vehicle access to local roads, protect street trees, provide pedestrian and bike connections, and ensure loading and servicing is undertaken internally to each site.
- Mephan Street has an existing 40km per hour speed limit. Proposed traffic calming devices will be installed in 2018/19 to ensure the speed limit is maintained and truck restrictions on Mephan Street prevents through-truck access.
- There is an existing supervised pedestrian crossing on the western section of Mephan Street near Footscray North Primary School. Council's Transport Department will investigate the implementation of an additional crossing on the eastern section of Mephan Street.
- The Gordon and Mephan Precinct Framework Plan determined that the supply of employment land is an important economic resource that requires protection.
- An extension of time to 3 August has been requested from the Minister for Planning for Council and approval received on 5 July 2018.
- It is recommended that the amendment be adopted and submitted to the Minister for approval.

Agenda Item 9.1**ATTACHMENTS**

1. Panel Report C143
2. Amendment documents for adoption
3. Gordon and Mephan Precinct Framework Plan 2015
4. Petition - 'Stop Dangerous Industrial Activity on Mephan Street'
5. Submission from VicRoads

OFFICER RECOMMENDATION**That Council:**

1. **Considers the Amendment C143 Panel Report in Attachment 1, prepared by the Independent Panel appointed by the Minister for Planning, and supports the Panel's recommendation to adopt the amendment as exhibited, pursuant to Section 27 of the *Planning and Environment Act 1987*.**
 2. **Adopts Amendment C143 and reference document the *Gordon and Mephan Precinct Framework Plan (2015)* as detailed in Attachments 2 and 3 as recommended by the Panel, pursuant to Section 29 of the *Planning and Environment Act 1987*.**
 3. **Submits Amendment C143 to the Minister for Planning for approval, pursuant to Section 31 of the *Planning and Environment Act 1987*.**
 4. **Delegates to the Chief Executive Officer the power to make any necessary changes to the reference document following approval of the amendment by the Minister for Planning to ensure consistency with the approved planning provisions.**
 5. **Notes the response to the petition dated 25 June 2018, and that design guidance (illustrative material) will be prepared to assist developers in responding to the *Gordon and Mephan Precinct Framework Plan* policy requirements**
-

Agenda Item 9.1**BACKGROUND****Purpose of the Amendment**

Amendment C143 seeks to implement the Gordon and Mephan Precinct Framework Plan 2015 (GMPFP) into the Maribyrnong Planning Scheme by designating the precinct as a Core Employment Area (CEA) and introducing new local policy into the Scheme. The objectives of the new local policy are to protect and strengthen the economic and employment role of the precinct, improve amenity and access, and support the development of key sites within the precinct.

Specifically, the amendment proposes to change the Scheme by:

- Amending clauses 21.01 to 21.05 and 21.07 in the Municipal Strategic Statement to reference and show the Gordon and Mephan precinct as a CEA;
- Amending Clause 21.08 (Economic Development) to reference the precinct as a CEA and *show* the precinct as a CEA on the “Industrial Related Employment Land Framework Plan”.
- Amending Clause 21.11 (Local Areas) to include Gordon and Mephan precinct as a *Local Area* and provide precinct specific planning policy in Clause 21.11-9.
- Amending Clause 21.12 (Reference Documents) to incorporate the GMPFP as a reference document under the “Economic Development” subheading.



Figure 1: Aerial showing the Gordon and Mephan precinct

Amendment Process

Council at its Ordinary Council Meeting on 26 April 2017 resolved to seek authorisation from the Minister for Planning to prepare and exhibit Amendment C143. Authorisation was received (with conditions) from the Minister for Planning on 12 September 2017. The conditions involved minor changes to proposed local policy to improve clarity and were supported by Council officers.

Agenda Item 9.1

Amendment C143 was exhibited from 16 November to 18 December 2017. Notice of the preparation of the amendment was given in accordance with the *Planning and Environment Act 1987*. The consultation included letters to all affected landowners and occupiers, a dedicated website, advertisements in the local paper and a public information session (for further details refer to Section 3 of this report).

A total of 21 submissions, including late submissions, were received following exhibition. Council's Delegate considered all submissions on 9 February 2018 and resolved to request the Minister for Planning appoint a Panel to consider the submissions.

The Panel hearing was conducted over 2 days (5-6 April 2018) at the Footscray Town Hall.

A petition was received on 25 June 2018. Consideration of the Amendment C143 officer report was deferred on the 26 June 2018.

DISCUSSION/KEY ISSUES**1. Panel Report**

The Panel delivered its report on 3 May 2018. Overall the Panel concluded that:

- The amendment is strategically justified and appropriate.
- Retaining the Gordon and Mephan Precinct for employment purposes is consistent with the intent of the Maribyrnong Planning Scheme.
- Any potential impacts on local amenity from retaining the Gordon and Mephan Precinct for employment purposes are expected to be appropriately managed under the provisions of the current Industrial 3 Zone and the proposed Clause 21.11-9.
- Maribyrnong Planning Scheme Amendment C143 be adopted as exhibited.

The key matters considered in the report are discussed below (for further details refer to in Attachment 1):

Planning Policy Context

The Panel reviewed the policy context and concluded that the amendment is generally consistent and implements the relevant sections of the State and Local Planning Policy Framework. It is also consistent with the relevant Ministerial Directions and Practice Notes.

Strategic Justification

The Panel considered the strategic planning work undertaken by Council, through the Maribyrnong Economic and Industrial Development Strategy (MEIDS) 2011 and the GMPFP, to be relevant and sound. It noted that although a few submitters had questioned the relevance of the economic data in the MEIDS and GMPFP, the experts' evidence were generally in agreement that employment within the precinct had remained steady with a small increase in recent years.

The Panel agreed with Council's view that once employment land is lost, there is little prospect for its return. It considered the amendment to be appropriate and strategically

Agenda Item 9.1

justified and the retention of the precinct as a CEA to be consistent with the intent of the Planning Scheme to protect employment land uses.

The Panel noted the submission from Intrapac Property Group Pty Ltd that the current tenant at 2-4 Mephan Street was expected to leave at the end of the year. This would result in job losses not factored into the GMPFP's analysis. Despite these claims, the Panel noted the fact remains that the land and buildings would remain and provides an opportunity for re-use for employment purposes.

The Panel considered the suggestion from Ballook Pty Ltd, Maraka Pty Ltd, and Gordon Street Property Pty Ltd to change the amendment to include a reference to conducting a regular review to be unnecessary. Although the Panel stopped short of making a recommendation in this regard, it did consider it advisable to undertake regular five yearly reviews of MEIDS and GMPFP to ensure they remain responsive and to monitor the effectiveness of the new local policy with regard to the Gordon and Mephan precinct.

Land Use

A matter raised by submitters was potential amenity impacts arising from the precinct's continued employment use and industrial zoning. The Panel acknowledged the precinct is adjacent to residential development, but noted its Industrial 3 Zoning was designed to attract low impact industries and normally do not create off site amenity impacts. Many industrial uses which may seek to locate in this zone, including warehousing and manufacturing, will require a planning permit, thus enabling control over the nature of the use and assessment to protect local amenity.

The Panel considered matters surrounding traffic congestion and safety from truck activity to be appropriately managed through existing restrictions on truck movement and the planning permit process. It did not consider the suggestion by VicRoads to change the amendment necessary or appropriate.

The Panel concluded that the precinct's continued employment role was appropriate and not expected to cause significant amenity impacts on adjacent sensitive land uses. It held the view that planning controls under the existing zone and new local policy under the amendment "*...appropriately manage any amenity impacts from new uses and ensure they are not significant*" (Panel Report page 23).

2-4 Mephan Street

The land at 2-4 Mephan Street was discussed separately in the Panel report due to the significant attention it attracted from submitters regarding the future of the site and its relationship with the amendment.

The site's location within the precinct and proximity to adjacent residential uses was the primary basis of submissions against the amendment and the site's retention for employment.

Having considered the potential land use conflicts and constraints placed on the site due to its proximity to residential areas, the Panel concluded that the site should remain as part of the precinct. It noted that the site is sufficiently large, which enables it to be used for a range of employment uses that are appropriate to the Industrial 3 Zone and

Agenda Item 9.1

responsive to the physical and policy contexts for the area. These include office, warehousing, distributional activity and other small scale occupations that could have a local need with respect to employment.

The Panel accepted that the current layout of buildings on 2-4 Mephan Street has created some interface issues, notably poor streetscape outcomes on Birdwood Street, however, it did not consider them to be significant constraints. The site could be reused for employment purposes and the interface issues can be appropriately addressed through the planning permit process under the existing zone, and guided by new local policy proposed in the amendment.

2. Petition

Council received a petition about the amendment on 25 June 2018 (Attachment 4). The matters cited by the petitioners include land use conflict between employment uses and residential uses adjacent to the precinct, as well as amenity and safety concerns posed by truck traffic to school children and the elderly. The petitioners also suggested to have the zone changed to facilitate low density residential development.

Land Use

Land use and perceived conflict was a significant consideration of the Panel report and is summarised in the earlier section. Further discussion is provided with particular regard to the petition.

In considering whether there is land use conflict, the purpose of the Industrial 3 Zone which underlays the precinct provides guidance. The Industrial 3 Zone is for office, light industrial, warehousing, and limited retail uses. The zone is typically applied as a buffer between sensitive land uses and other higher order industrial zones. The relevant purposes of the zone are as follows:

- *To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.*
- *To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.*
- *To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.*
- *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.*

Future employment uses are not expected to create adverse amenity impacts on surrounding uses. There are strict provisions in the Industrial 3 Zone that specify what uses are allowed and what criteria are applied to assess a new development. A key consideration is protecting the amenity of a surrounding neighbourhood:

Agenda Item 9.1

A use must not adversely affect the amenity of the neighbourhood, including through the:

- *Transport of materials, goods or commodities to or from the land.*
- *Appearance of any stored goods or materials.*
- *Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.*

It is important to note the amendment does seek to rezone any land. The precinct's existing Industrial 3 Zone and employment uses will remain in place, irrespective of the amendment. What the amendment seeks to do is to introduce a local policy to affirm the employment role of the precinct, protect amenity and sensitive land uses, improve accessibility, and promote urban design of the precinct. The amendment will reduce rather than increase the potential of conflict arising from future development by introducing local policy that requires the provision of appropriate setbacks, discourage vehicle access to local roads, and ensure loading and servicing is undertaken internally to each site, etc. The proposed framework plan is shown in Figure 2.



Potential future uses

The Industrial 3 Zone of the precinct allows a variety of employment uses besides industry use to occur. Existing tenants in the precinct showcase the diversity of uses that have made the precinct their home. This includes; Dizzy Playland and Café, Factory Direct Retail, Fashion Warehouse, Action Indoor Sports, Team Adrenalin Fitness Centre, SABS's Auto Centre (car sales and servicing), Brolga Design and Digital Printing, Flatbread Bakery, Western General Bodyworks, and others. Many of the shops have been at their locations for several years and are well known both locally and regionally.

According to research by Urban Enterprise, an independent economic expert that provided advice to the Panel, the number of jobs in the precinct had grown from 198 to 206 from 2011 to 2016. The top three employers in the precinct in 2016 were Retail Trade (79 people). Manufacturing (48 people) and Transport, Postal and Warehousing (34 people).

Agenda Item 9.1

Notably, Professional, Scientific and Technical Services jobs increased from 8 to 18 while traditional jobs in Wholesale Trade decreased from 39 to 21 and Manufacturing from 65 to 48.

The trend shows a gradual transitioning away from traditional jobs to more service and professionally-oriented jobs.

Should key sites in the precinct be redeveloped or new use be proposed in the future, it is reasonable to expect non-industrial uses to occur. Non-industrial uses allowed in the Industrial 3 Zone include galleries, design stores, ateliers, convenience shops, home based businesses, supermarket, education centres, exhibition spaces, professional offices, consultancies, etc. Existing buildings in the precinct may also be repurposed for use by start-ups and micro-enterprises and turned into incubators, showrooms, galleries, creative studios, and research and development laboratories.

Planning controls that address amenity

There are a number of controls to ensure that any new use or development operates appropriately considering the adjoining residential land use:

- Zoning controls: The new use must be a use that is allowed under the zone and one that does not adversely affect the amenity of the neighbourhood.
- Buffer controls: The new use must satisfy buffer requirements established for different warehouse and industry uses.
- Local controls: The adoption of this amendment will ensure that any new use and development must comply with local policy that provides guidance on setback, urban design, access, and interface treatment, etc.
- Permit conditions: Planning permit conditions on design and operational matters can be included in any new permit granted.
- EPA controls: The new use must comply with State Environment Planning Policy on noise, odour and other emissions.

Should key sites be redeveloped or repurposed for a new use, the likely outcome is not strictly industrial use, but potentially office, retail, warehouse, or service uses.

2-4 Mephan Street is separated from the east by a laneway, on the north by Birdwood Street, and on the west by a 10M setback and a 4.6M high acoustic fence (Figure 3). Considering the proposed policy, a redevelopment of 2-4 Mephan Street may result in the built form shown on Figure 4, with increased setbacks, tree planting, internal parking and delivery, and the building interface to Birdwood and Mephan Streets designed to look like residential dwellings.

Agenda Item 9.1

Figure 3: Aerial showing 2-4 Mephan Street's interface with the surrounding area



Figure 4: A likely built form outcome if 2-4 Mephan Street is redeveloped for employment use

Truck and vehicle traffic

The petition raises an issue about heavy truck traffic on Mephan Street posing a risk to school children and the elderly. There is a current truck restriction in-place on Mephan Street that prohibits through truck access. Truck ban signs are posted on both ends of the street (See Figure 4) and access is only allowed if the destination of the truck lies within the precinct.

Agenda Item 9.1

Mephan Street also has an all-day 40km/hr speed limit for all vehicles. There is a school crossing on Mephan Street adjacent to Footscray North Primary School. The crossing is attended by crossing supervisors on school days (See **Figures 3 and 5**). Council's Transport Department indicate there has been no complaints about truck traffic or students safety from the school, parents and residents in recent years.

The need for a pedestrian-operated crossing on the eastern section of Mephan Street is currently being investigated. In addition, traffic calming devices along Mephan Street are planned for 2018/2019 to maintain vehicle speed at 40km/hr. Adoption of the amendment will also introduce local policy to discourage vehicle connections on Birdwood Street, Steet Street, and Maddock Street and ensure they are truck-free.



Figure 5: 1. School crossing on the western section of Mephan Street near the school.
 2. Truck ban signage posted on both ends of Mephan Street.
 3. 40km/hr speed limit signage and road markings on Mephan Street.

VicRoads' submission

VicRoads did not oppose the Amendment, but requested the amendment be revised to reference development contributions for transport network infrastructure (Attachment 5).

Given the amendment is not to rezone land or introduce an overlay schedule, applying contributions through this amendment is not appropriate. The Panel has considered this matter and commented that it is "*not considered necessary or appropriate to include reference to the request from VicRoads concerning development contributions towards transport infrastructure*" (Attachment 1 Panel Report, pages 21 and 23).

It should be noted that new development will need to mitigate their transport impacts. A transport assessment is typically carried out at the planning permit stage. If impact

Agenda Item 9.1

mitigation is required, developers will be required to pay either a contribution or carry out improvements via a Section 173 Agreement.

Residential development option

A petition has suggested *“the zoning be changed to encourage residential housing development. Not multi-unit and apartment development”*.

Rezoning the precinct from employment to residential use was investigated by SGS Planning Consultants. The expert planning team at SGS did not recommend the option in the final report for the following reasons:

- The precinct is a successful employment area with potential for job growth.
- Maribyrnong does not lack housing capacity within Activity Centres and other Strategic Development Sites.
- The precinct is underserved by community infrastructure and not considered a priority area for new housing.
- Retaining the existing zoning and land use mix will likely avoid exacerbating road congestions, and is the preferred strategy from a Transport/Traffic perspective.

The Panel agreed with the GMPFP's assessment that the supply of employment land is an important economic resource that requires protection.

Any rezoning proposal will be assessed on its merits against Ministerial strategic assessment guidelines.

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

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

- Strategic Objective:
 - 4.3 *Land set aside for employment is protected and enhanced*
 - 5.1 *Create a connected, pedestrian and bicycle friendly city*

Legislation and Policy

- *Planning and Environment Act 1987*
- Ministerial Direction on the Form and Content of Planning Schemes
- Ministerial Direction 9 – Metropolitan Planning Strategy
- Ministerial Direction No.11 – Strategic Assessment of Amendments
- Ministerial Direction No. 15 – The Planning Scheme Amendment Process

The strategic assessment of the amendment is detailed in Attachment 2 in the Explanatory Report.

Agenda Item 9.1**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

Amendment C143 was publicly exhibited between 16 November and 18 December 2017 including direct notification to all affected land owners and occupiers; advertising of the amendment; and a community information session. Key activities included the following:

- Letters and notices sent to approximately 570 property owners and occupiers.
- Letters and notices sent to the relevant Prescribed Ministers as required under the *Planning and Environment Act 1987*.
- Letters sent to the relevant referral authorities and service agencies.
- Brochures developed and sent with the letters and made available at the Footscray Town Hall.
- Notice of the preparation of the amendment was published in the *Maribyrnong & Hobsons Bay Star Weekly* newspaper and the Government Gazette.
- A quarter page advertisement was published on the *Maribyrnong & Hobsons Bay Star Weekly* advising of a community information drop-in session.
- Amendment documents were put on display at the Maribyrnong Town Hall, the Footscray Library, the Maribyrnong Library, and the West Footscray Learning Centre (Library).
- Information were made available on Council's website (Your City Your Voice) and the Department of Environment, Land, Water and Planning's website.

A total of 21 submissions were received and 6 submitters were heard at the Panel hearing.

4. Resources

It is not expected that the amendment will give rise to any unreasonable resource or administrative costs for Maribyrnong City Council.

5. Environment

It is not expected that the amendment will result in any adverse effects on the environment. New local policy will ensure the amenity of the area is retained and improved by requiring appropriate treatments to the surrounding residential and education interfaces, new landscaping and improvement of the public realm.

Agenda Item 9.1**CONCLUSION**

The Panel concluded that Amendment C143 is strategically justified and appropriate. The amendment satisfies the requirements of the *Planning and Environment Act 1987* including the provisions of the Strategic Assessment Guidelines.

The retention of the Gordon and Mephan Precinct for employment purposes is consistent with the intent of the Maribyrnong Planning Scheme. Any potential impacts on local amenity from employment uses can be appropriately managed through policy and permit conditions. The Panel recommended that Maribyrnong Planning Scheme Amendment C143 be adopted as exhibited.

Accordingly, it is recommended that Amendment C143 be adopted in accordance with the Panel's recommendation, and be submitted to the Minister for Planning for approval.

Agenda Item 9.1 - Attachment 1

Planning and Environment Act 1987

Panel Report

**Maribyrnong Planning Scheme Amendment C143
Gordon and Mephan Employment Precinct**

3 May 2018

Agenda Item 9.1 - Attachment 1

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act
Maribyrnong Planning Scheme Amendment C143
Gordon and Mephan Employment Precinct
3 May 2018



Chris Harty, Chair

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

Contents

	Page
1 Introduction.....	1
1.1 The Amendment.....	1
1.2 Issues dealt with in this Report	3
2 Planning context	4
2.1 Policy framework.....	4
2.2 Other planning strategies used in formulating the Amendment.....	6
2.3 Planning scheme provisions	10
2.4 Ministerial Directions and Practice Notes.....	12
2.5 Conclusion	12
3 Strategic justification	13
3.1 The issues	13
3.2 Evidence and submissions	13
3.3 Discussion	16
3.4 Conclusions.....	19
4 Land use conflict	20
4.1 The issues	20
4.2 Evidence and submissions	20
4.3 Discussion	21
4.4 Conclusions.....	23
5 The future for 2-4 Mephan Street.....	24
5.1 The issue	24
5.2 Evidence and submissions	24
5.3 Discussion	26
5.4 Conclusions.....	27
5.5 Recommendation	27

Appendix A Submitters to the Amendment

Appendix B Parties to the Panel Hearing

Appendix C Document list

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

List of Figures

	Page
Figure 1	Gordon and Mephan Street Precinct 2
Figure 2	Zoning of the Gordon and Mephan Street Precinct and surrounds 3
Figure 3	Industrial Related Employment Land Categorisation Process from Maribyrnong Economic and Industrial Development Strategy Part 2 – Industrial Land Strategy, 2011..... 7
Figure 4	Industrial Related Employment Land Precinct and Sub-Precinct Performance Criteria from Maribyrnong Economic and Industrial Development Strategy Part 2 – Industrial Land Strategy, 2011..... 8
Figure 5	Proposed Gordon and Mephan Precinct Framework Plan 10

List of Abbreviations

CEA	Core Employment Area
DCPO	Development Contributions Plan Overlay
EDS	Economic Development Strategy
EIA	Employment Intensification Area
GMP	Gordon and Mephan Street Precinct
GMPFP	Gordon and Mephan Precinct Framework Plan
ILS	Industrial Land Strategy
IN1Z	Industrial 1 Zone
IN3Z	Industrial 3 Zone
IREL	Industrially Related Employment Land
MEIDS	Maribyrnong Economic and Industrial Development Strategy
MUZ	Mixed Use Zone
SEIA	Strategic Employment Investigation Area
SRA	Strategic Redevelopment Area

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

Overview

Amendment summary	
The Amendment	Maribyrnong Planning Scheme Amendment C143
Common name	Gordon and Mephan Employment Precinct
Brief description	Amendment C143 implements the recommendations of the Gordon and Mephan Precinct Framework Plan (February 2015) by amending the Municipal Strategic Statement and introducing local planning policy in the Maribyrnong Planning Scheme to protect and strengthen the economic and employment role of this industrial precinct, improve amenity and access, and support the development of key sites.
Subject land	The Gordon and Mephan Street Precinct , Maribyrnong
Planning Authority	Maribyrnong City Council
Authorisation	12 September 2017
Exhibition	16 November to 18 December 2017
Submissions	Number of Submissions: 21 including nine (9) late submissions (refer to Appendix A). Two (2) submissions in support, five (5) submissions seek changes and 14 submissions opposed.

Panel process	
The Panel	Chris Harty, Chair
Directions Hearing	Footscray, 8 March 2018
Panel Hearing	Footscray, 5 and 6 April 2018
Site inspections	Unaccompanied, 8 March 2018
Appearances	Refer to Appendix B
Citation	Maribyrnong PSA C143 [2018] PPV
Date of this Report	3 May 2018

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

Executive summary

Maribyrnong Planning Scheme Amendment C143 (the Amendment) seeks to implement the recommendations of the Gordon and Mephan Precinct Framework Plan (February 2015) by amending the Municipal Strategic Statement and introducing local planning policy in the Maribyrnong Planning Scheme. The purpose of the Amendment is to protect and strengthen the economic and employment role of the Gordon and Mephan Street Precinct, improve amenity and access, and support the development of key sites within the precinct.

The Amendment attracted submissions concerned with the designation of the Gordon and Mephan Street Precinct from a Strategic Employment Investigation Area to a Core Employment Area and its retention for employment purposes and that of the Industrial 3 Zoning. The concerns fundamentally related to the perceived conflict between retaining a small pocket of industrial land that is now surrounded by residential development, a primary school, child care centre and aged care facility due to potential adverse impacts on local amenity.

Concerns were also expressed with regards to the basis of the strategic planning work undertaken to support the Amendment. This included how well Council had followed the planning and assessment process outlined under the Maribyrnong Economic and Industrial Development Strategy, including the Part 2 – Industrial Land Strategy.

These strategic concerns were focussed on what the appropriate future of land at 2-4 Mephan Street (located on the north side of the street) should be having regards to the physical and policy contexts of the site and surrounding area.

The Panel considers designation and retention of the Gordon and Mephan Street Precinct, including the land at 2-4 Mephan Street, as an employment area is strategically justified and appropriate. Its use for employment purposes and industrial zoning exists and should remain in place supported by the new local policy proposed under the Amendment. The new local policy should provide certainty and support for the future of the Precinct for employment purposes.

The Panel concludes:

- The Amendment is strategically justified and appropriate.
- Retaining the Gordon and Mephan Street Precinct for employment purposes is consistent with the intent of the Maribyrnong Planning Scheme.
- Impacts on local amenity from retaining the Gordon and Mephan Street Precinct for employment purposes are expected to be appropriately managed under the provisions of the current Industrial 3 Zone and the proposed Clause 21.11-9.

(i) Recommendation

Based on the reasons set out in this Report, the Panel recommends:

- 1. Maribyrnong Planning Scheme Amendment C143 be adopted as exhibited.**

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

1 Introduction

1.1 The Amendment

(i) Amendment description

The Amendment proposes to implement the recommendations of the Gordon and Mephan Precinct Framework Plan (February 2015) by amending the Municipal Strategic Statement and introducing local planning policy in the Maribyrnong Planning Scheme. The purpose of the Amendment is to protect and strengthen the economic and employment role of the Gordon and Mephan Street Precinct, improve amenity and access, and support the development of key sites within the precinct.

The Amendment does not involve rezoning of land and focuses on changes to policy only.

Specifically, Amendment C143 proposes to:

- Amend Clause 21.01 (Municipal Strategic Statement), to reference Gordon and Mephan Street Precinct as a Local Area
- Amend Clause 21.02 (Municipal Profile), to reference Gordon and Mephan Street Precinct as a Core Employment Area
- Amend Clause 21.03 (Council Vision), to show the Gordon and Mephan Street Precinct as a Core Employment Area on the *Land Use Framework Plan*
- Amend Clause 21.04 (Settlement), to delete reference to Gordon and Mephan Street Precinct as a Strategic Employment Investigation Area
- Amend Clause 21.05 (Environment and Landscape Values), to show the Gordon and Mephan Street Precinct as a Core Employment Area on the *Environmentally Sustainable Development Framework Plan*
- Amend Clause 21.07 (Housing), to show the Gordon and Mephan Street Precinct as a Core Employment Area on the *Housing Framework Plan*
- Amend Clause 21.08 (Economic Development), to reference Gordon and Mephan Street Precinct as a Core Employment Area, and show the Gordon and Mephan Precinct as a Core Employment Area on the *Industrial Related Employment Land Framework Plan*
- Amend Clause 21.11 (Local Areas), to include Gordon and Mephan Street Precinct as a Local Area and provide precinct specific planning policy
- Amend Clause 21.12 (Reference Documents) to incorporate the Gordon and Mephan Precinct Framework Plan (February 2015) as a reference document under *Economic Development*.

The most significant change associated with the Amendment is the introduction of a new local policy at Clause 21.11-9 (Gordon and Mephan Street Precinct). The overarching directions for the Gordon and Mephan Street Precinct (GMP) are explained in the following objectives of the new local policy:

- *To protect and strengthen the economic role of the precinct as a Core Employment Area.*
- *To provide and maintain safe, convenient and efficient access to and within the precinct.*

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

- To improve the overall amenity of the precinct.
- To support the redevelopment of Key Sites to provide sustainable, integrated and adaptable development.

(ii) The Gordon and Mephan Street Precinct and surrounds

The Amendment applies to the GMP, which is located on the border between the suburbs of Maribyrnong and Footscray and in close proximity to the Footscray Metropolitan Activity Centre and the Maribyrnong-Highpoint Major Activity Centre. The Amendment affects the following properties; 84 Gordon Street, 86 Gordon Street, 88 Gordon Street, 90 Gordon Street, 92 Gordon Street, 84-90 Gordon Street, 1-5 Mephan Street, 7-9 Mephan Street, 11 Mephan Street, 13 Mephan Street, 15 Mephan Street, 17 Mephan Street, 19 Mephan Street, 21 Mephan Street, and 23 Mephan Street, Footscray and 2-4 Mephan Street, Maribyrnong. The area is shown in Figure 1.

Figure 1 Gordon and Mephan Street Precinct



The GMP is predominantly located on the south side of Mephan Street with one parcel of land located to the north. The GMP is in the Industrial 3 Zone (IN3Z) and is currently used for three types of business activities, manufacturing, warehousing and services. Development mostly comprises two storey warehouse-style buildings with associated offices and car parking.

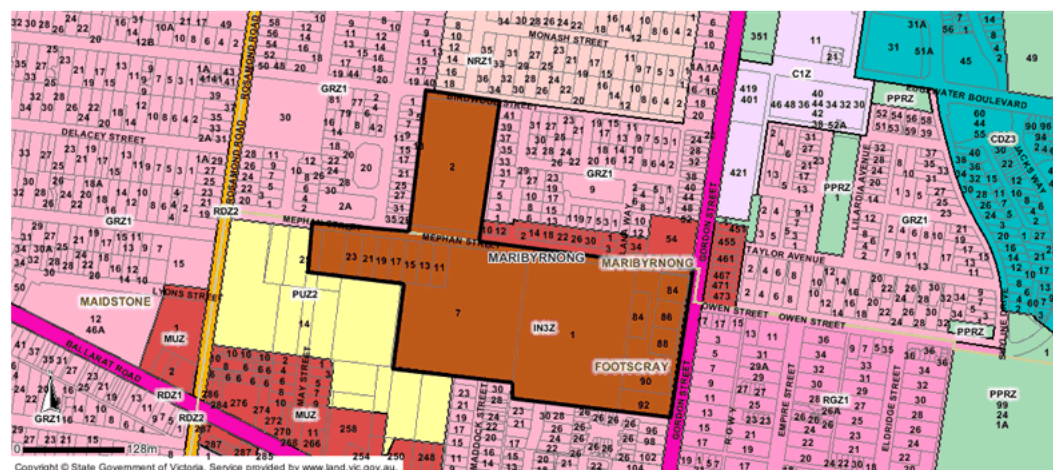
Mephan Street links Rosamond Road to the west and Gordon Street to the east. Public transport services include the Route 82 Tram along Gordon Street and buses along Gordon Street and Rosamond Road. Birdwood Street and Mephan Street are subject to truck bans associated with through truck traffic movement. Truck movements associated with deliveries servicing businesses within the GMP are permitted. Existing premises within the GMP have vehicular access from either Gordon Street or Mephan Street.

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

The surrounding area is predominately residential, with apartments, townhouses and some detached dwellings. The North Footscray Primary School and Footscray Aged Care facility are located directly west of the GMP and an existing child care centre is located to the north-west. The surrounding area is predominantly in the General Residential Zone with some areas in the Neighbourhood Residential Zone, Mixed Use Zone (MUZ) or the Public Use Zone. The zoning configuration of the GMP and surrounding area is shown in Figure 2.

Figure 2 Zoning of the Gordon and Mephan Street Precinct and surrounds



1.2 Issues dealt with in this Report

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing.

The Panel has reviewed a large volume of material. The Panel has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

Significant attention in submissions and evidence focussed on the strategic justification for the Amendment. This attention revolved around the fundamental issue of whether it is appropriate to retain the GMP for its employment role and as an industrially zoned area, given its close abuttal with residential development, an existing child care centre, the North Footscray Primary School and the Footscray Aged Care facility and the potential for adverse impacts on amenity.

This Report deals with the issues under the following headings:

- Planning context
- Strategic justification
- Land use conflict
- The future for 2-4 Mephan Street.

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

2 Planning context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report.

The Panel has reviewed Council's response and the policy context of the Amendment, and has made a brief appraisal of the relevant zone and overlay controls and other relevant planning strategies.

2.1 Policy framework

(i) State Planning Policy Framework

Council submitted that the Amendment is supported by the following Clauses in the State Planning Policy Framework:

- Clause 10 (Operation of the State Planning Policy Framework)
- Clause 11 (Settlement)
- Clause 15 (Built Environment and Heritage)
- Clause 17 (Economic Development)
- Clause 18 (Transport)
- Clause 19 (Infrastructure).

Council considered the Amendment achieves:

- *The orderly development of an urban area by ensuring that a sufficient supply of land is available for industrial and employment uses.*
- *The promotion of a future urban environment that is safe, functional and of good quality.*
- *The protection of existing residential areas by minimising the potential for adverse amenity impacts.*
- *The support of the local and regional economy by ensuring existing employment generating uses have the ability to grow in a managed and coordinated manner.*
- *The creation of a safe and sustainable transport system that integrates land-use and transport and utilises existing infrastructure.*

The Amendment also seeks to ensure the availability of land for industry and the provision of adequate supply of industrial land near Transport Gateways. While also protecting industry activities in an industrial zone from the encroachment of unplanned commercial, residential and other sensitive uses, which would adversely affect industry viability (Clause 17.02-1).

(ii) Local Planning Policy Framework

The Local Planning Policy Framework of the Maribyrnong Planning Scheme through the Municipal Strategic Statement recognises that the municipality has undergone and is continuing to undergo significant transition from its predominantly industrial and defence origins to an area of urban renewal. Clause 21.02 (Municipal Profile) recognises in the policy preamble that:

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

The City of Maribyrnong is changing, as Melbourne's inner western suburbs become more popular and significant new residential developments occur. In the past, the defence industries and other manufacturing industries dominated the municipality, which was once Melbourne's industrial heartland. With the closure and redevelopment of many of these industrial sites and changing economic circumstances, the municipality has experienced considerable changes to its economy, pattern of land uses and population.

Council submitted that the Amendment supports the following local planning objectives:

- Clause 21.03 (Land Use Vision) by managing the growth of an existing industrial area which contributes to the local and regional economy.
- Clause 21.06-1 (Urban Design) by providing policy guidance on the preferred design outcomes for an industrial and employment precinct and improving and protecting amenity at sensitive interfaces.
- Clause 21.08-3 (Industrial Related Employment Land) by providing policy guidance to ensure high quality industrial development is delivered across the precinct, including site specific guidance on landscaping, amenity, waste management, access and vehicle parking.
- Clause 21.09 (Transport) by identifying potential improvements to sustainable transport options within the precinct (walking paths and bicycle paths), as well as supporting employment use close to existing tram/bus routes.

The Panel notes that Clause 21.04-5 (Strategic Employment Investigation Areas) identifies the GMP as one of three precincts as a Strategic Employment Investigation Area (SEIA) ... *for investigation due to having significant limitations or issues. Further investigation is required to determine if these uncertainties can be addressed in order for these areas to retain or increase their employment role. Strategic Employment Investigation Areas are considered to be employment areas until such time as further investigation clearly demonstrated that this is not a viable option.*

Specifically, in relation to the GMP, the policy states:

The area is located east of Gordon Street and predominantly south of Mephan Street, but also includes one large parcel north of Mephan Street, between Mephan and Birdwood Streets. The close proximity of new residential development to existing industrial uses potentially gives rise to amenity issues at the interface, including heavy vehicle usage of partially residential streets, industry noise and visual impact.

The policy seeks to ensure that redevelopment of SEIAs are managed in an integrated manner and appropriately planned and developed.

Clause 21.08-3 (Industrial Related Employment Land) is also considered relevant as it recognises the importance of striking a balance between residential and employment outcomes to avoid the municipality becoming a predominantly residential city and ensuring adequate employment land is provided in the longer term. The policy reiterates the concepts of SEIAs and includes reference to Core Employment Areas (CEAs).

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

The Amendment, as it has been drafted, appropriately responds to the relevant State and local planning policies through the retention and protection of Industrial Related Employment Land (IREL) in the municipality through the introduction of new local policy designating the GMP as a CEA.

There are, of course, the concerns expressed by the owners of land at 2-4 Mephan Street and other submitters who live around the GMP regarding impacts on amenity. These are considered further with regards to strategic justification of the Amendment.

2.2 Other planning strategies used in formulating the Amendment

The Amendment is the culmination of a series of strategic planning strategies for industrial lands across the Maribyrnong City Council municipality. The formulation of Council's vision and new local policy for the GMP evolved from the broader strategic work of the Maribyrnong Economic and Industrial Development Strategy, 2011 (MEIDS), which comprised Part 1 – Economic Development Strategy, 2011 (EDS) and Part 2 – Industrial Land Strategy, 2011 (ILS). The MEIDS formed the basis for further review of the future role of the GMP with the preparation of the Gordon and Mephan Precinct Framework Plan, 2015 (GMPFP).

2.2.1 Maribyrnong Economic and Industrial Development Strategy

The MEIDS sought to guide the overall future sustainable economic development and role of the municipality's key industrial precincts. In November 2016, MEIDS was implemented into the Maribyrnong Planning Scheme and listed as reference document through Amendment C108.

MEIDS included an assessment of the municipality's industrial and employment land use supply, socio-demographic characteristics, business and industry structure, existing planning and policy context, labour market characteristics, property market trends and population change and how they affected economic development in the municipality. Through the ILS, a precinct based approach to IREL was undertaken. It introduced performance criteria to classify IREL for a range of purposes. Relevant to the Amendment are the following designations defined in MEIDs as:

- **Core Employment Area (CEA):** Areas which are highly suitable for employment, are functioning relatively efficiently and where the employment role is to be protected and enhanced.
- **Strategic Employment Investigation Area (SEIA):** Areas which have more significant limitations or issues which require investigation to determine if they can be addressed in order for them to retain or increase their employment role. If these limitations cannot be addressed, these areas are determined to be inherently/intrinsically unsuitable for an employment role. SEIAs are considered to be employment areas until such time as further investigation clearly demonstrates that this is not a viable option.
- **Employment Intensification Areas (EIA):** SEIAs that have limitations and issues that need to be addressed through the EIA framework plan for them to retain or increase their employment role.

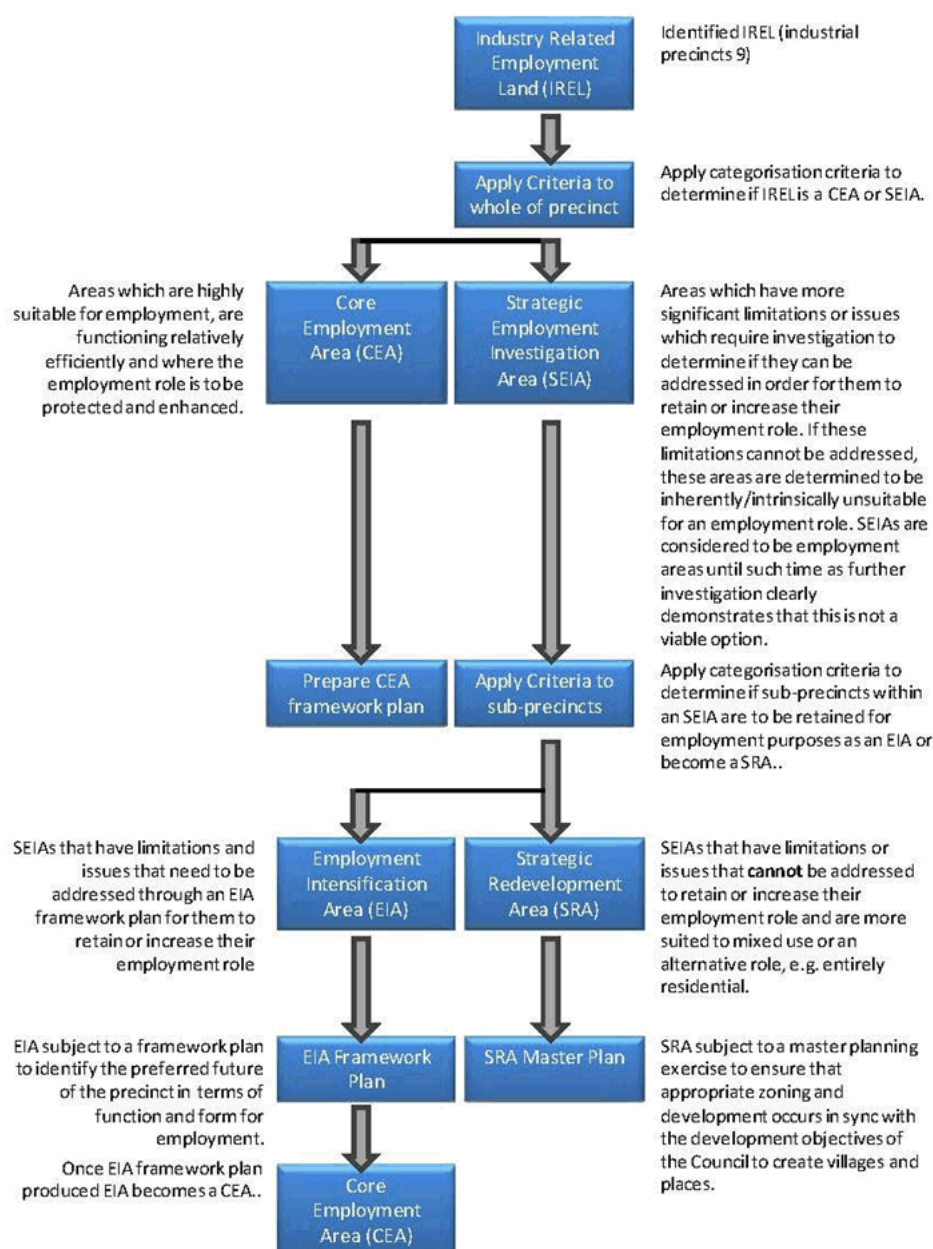
Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

- **Strategic Redevelopment Areas (SRA):** SEIAs that have limitations or issues that cannot be addressed to retain or increase their employment role and are more suited to mixed use or an alternative role, e.g. entirely residential.

The process of categorisation of precincts is outlined in Figure 3 and the performance criteria established under the ILS and used in assessment for precinct categorisation is outlined in Figure 4.

Figure 3 Industrial Related Employment Land Categorisation Process from Maribyrnong Economic and Industrial Development Strategy Part 2 – Industrial Land Strategy, 2011



Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

Figure 4 Industrial Related Employment Land Precinct and Sub-Precinct Performance Criteria from Maribyrnong Economic and Industrial Development Strategy Part 2 – Industrial Land Strategy, 2011

Criterion	Description	Measures/Indicators
1 Use/Purpose	Current use is predominantly employment based, including industrial and/or commercial	Proportion of land devoted to uses which may provide employment e.g. factory, warehouse, retail, office, service industry is significantly greater than proportion of land which is vacant, residential or other non-employment generating land use.
2 Transition Buffer Role	Currently forms a transition buffer between heavier industrial and sensitive uses or high amenity areas.	Provides a separation between Industrial 1 zoned land, special purpose facilities such as oil and chemical storage and sensitive uses and/or provides for a higher amenity edge to prominent roads or activity centre precincts.
3 Statutory Buffer	Land is located within a statutory, legislated or recommended buffer of a nearby use.	EPA recommended threshold buffers as contained in Clause 52.10 and/or Worksafe Major Hazard Facility buffers.
4 Co-Location	Within an area of similar, related or dependent industrial/commercial activities.	Example: • Businesses relying on the Port of Melbourne or other freight handling facilities which are located together for this reason.
5 Capital Investment	There is significant sunk capital in the precinct, or recent levels of reinvestment.	Examples: • presence of one or more large scale manufacturing plants in the precinct. • recent refurbishment/investment in businesses in the precinct.
6 Employment	Precinct has a significant number of employees.	More than 200 employees or in line with State employment density benchmarks.
7 Access	Existing or planned direct (i.e. not through residential areas) access to key transport networks.	Direct connection to the Principal Freight Network (PFN) or connected to PFN road or rail by a sealed local road providing direct access of sufficient quality for heavy freight vehicle use and HPFV accessibility in some instances
8 Legislative/Policy Framework	The precinct is recognised for its economic and/or employment role in the planning scheme or other policy/legislative /strategic frameworks.	National or State Planning Policy National or State Economic Policies Regional Economic Policies/Strategies Local Planning Policy Port Environs Boundary

The performance criteria were applied to identify IREL as either CEAs or SEIAs and on a sub-precinct level, as either SEIAs or EIAs and whether further detailed assessment was required through framework planning. The ILS describes the process as follows:

If an IREL precinct is categorised as a SEIA the same criteria are applied to sub-precincts of the SEIA to determine if sub-precincts could be retained for employment purposes thereby categorised as an Employment Intensification Area (EIA). EIAs are subject to an EIA framework plan and are then re-categorised as a CEA. If a sub-precinct is not determined to have a future for employment purposes it is categorised as a Strategic Redevelopment Area (SRA) and is subject to a master planning process as an alternative use.

A precinct was judged to be a CEA if it complies with the clear majority of the performance criteria and achieved a score rating of over 60 per cent. The GMP was one of the nine industrial precincts considered by MEIDS. The GMP was designated as a SEIA as it achieved a

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

performance criteria score rating of 50 per cent. The Panel notes that, at the time of the ILS, the GMP was identified as a SEIA which included the former Pelaco site¹. In addition, the ILS undertook a further sub-precinct assessment of the GMP, excluding the Pelaco site, which concluded with a performance criteria score rating of 35 per cent. This score rating would otherwise have led to a SRA designation.

Nevertheless, the initial SEIA designation meant that the GMP needed to be assessed at a greater level of detail (e.g. sub-precinct level) to determine if its limitations could be addressed in order for it to retain or intensify its employment role, or if it was more suited to transition into a SRA. Council undertook this additional assessment using the framework planning process.

2.2.2 Gordon and Mephan Precinct Framework Plan

The GMPFP was prepared in 2014 and finalised in 2015 as a result of the recommendation in MEIDs to conduct further investigation into precincts designated as SEIA to determine their future role through a framework plan process.

In preparing the GMPFP, the following were considered:

- An examination of local and regional policy frameworks so that the relevance and contributions made by existing (and possible alternative uses) in the GMP were viewed in light of existing policies
- Analysis of local and regional employment data including economic conditions and drivers impacting on the subject site's use. Importantly, how employment patterns in relevant industries and geographies have changed over time and how they are expected to evolve
- A survey of businesses in the precinct to ascertain the value and sustainability of their operations to the local and regional economy. In conjunction with landowner surveys, site operating issues, preferences and future business outlook
- A workshop process with Council staff from Strategic Planning, Economic Development, Urban Planning, Transport, Infrastructure and Community Wellbeing.

The analysis concluded that the GMP was well-functioning and suited for further employment growth and intensification. In particular, the GMPFP found that:

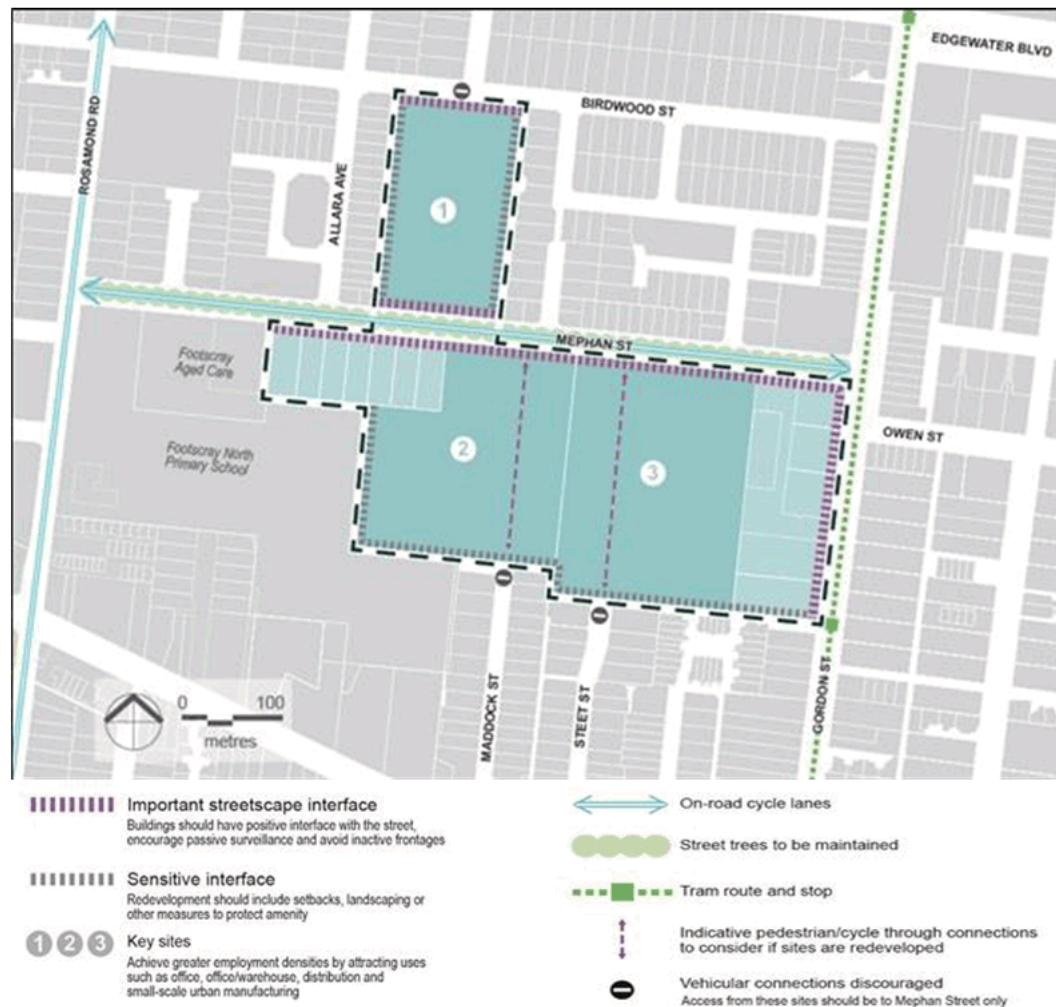
- The GMP supports a healthy and diverse economy
- Businesses in the GMP employ approximately 180 staff
- Total direct economic contribution of the GMP is \$22.6 million
- Employment within the GMP has increased over the past several years
- The GMP is a reasonable location for manufacturing and warehousing
- There is adequate public transport coverage through existing bus and tram routes
- Retention of the existing zoning and land use mix is not likely to exacerbate road congestion.

¹ The Pelaco site was a separate area of industrially zoned land located on the south-east corner of Rosamond Road and Birdwood Street that was, at the time, in the process of rezoning for residential purposes.

Agenda Item 9.1 - Attachment 1

As a result of the analysis, the GMPFP recommended changing the designation of the precinct from SEIA to CEA and that the GMP was highly suitable for employment. The GMPFP produced a framework plan for the GMP, which formed the basis for the new local policy forming part of the Amendment (refer to Figure 5).

Figure 5 Proposed Gordon and Mephan Precinct Framework Plan



2.3 Planning scheme provisions

The Amendment does not involve rezoning of land in the GMP. The GMP is currently in the Industrial 3 Zone (IN3Z) and affected by the Development Contributions Plan Overlay (DCPO).

(i) Zone

The IN3Z is the more sensitive of the industrial land use zonings with regards to adjoining land uses, particularly those that support sensitive activities such as residential use. This is

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

relevant given the GMP is bordered directly by residential, aged care and primary school land uses.

The purposes of the IN3Z are:

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.

To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.

To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.

The IN3Z provides for industrial activity, which is tempered by amenity protections to adjoining sensitive land uses. For example, industry requires a permit outright while the use of land for warehousing would not require a permit subject to satisfying relevant threshold separation distances or a default 30 metre buffer from residential zones and not adversely affecting the amenity of the neighbourhood through emissions, transport activity or storage of goods.

(ii) Overlays

The GMP is affected by the single overlay; the DCPO Schedule 2 (Maribyrnong, North Maidstone and North Footscray Community Infrastructure Development Contributions Plan). The overlay has no relevance to either the GMP, as an industrial area or to the purposes of the Amendment.

(iii) Other provisions

Clause 52.10 (Uses with Adverse Amenity Potential) is a Particular Provision in the planning scheme that is relevant given it plays a role in determining the extent of discretion for land uses that may involve industrial, manufacturing, warehousing or other employment based activity or goods which may have potential for generating off-site impacts on amenity.

The Clause defines those types of industries and warehouses which if not appropriately designed and located may cause offence or unacceptable risk to the neighbourhood.

It provides threshold distances for various types of industrial activity which, if not met, determine whether or not a permit is required and can be used to guide the assessment of those activities that do require a permit.

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

2.4 Ministerial Directions and Practice Notes

Ministerial Directions

Council submitted that the Amendment meets the relevant requirements of:

- Ministerial Direction 9 (Metropolitan Planning Strategy). Ministerial Direction 9 requires that all planning scheme amendments have regard to Plan Melbourne 2017-2050. Key directions and policies of Plan Melbourne relevant to this Amendment include:
 - *Direction 1.1 Create a city structure that strengthens Melbourne's competitiveness for jobs and investment*
 - *Policy 1.1.6 Plan for industrial land in the right locations to support employment and investment opportunities*
 - *Direction 1.2 Improve access to jobs across Melbourne and closer to where people live*
 - *Direction 4.3 Achieve and promote design excellence*
 - *Policy 4.3.1 Promote urban design excellence in every aspect of the built environment*
- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

Planning Practice Notes

Council submitted that the Amendment is consistent with:

- Planning Practice Note 4 (PPN04) Writing a Municipal Strategic Statement, June 2015. This is relevant with respect to the drafting of the proposed new local policy under the Local Area policy proposed in the Amendment.
- Planning Practice Note 46 (PPN46) Strategic Assessment Guidelines, June 2015.

2.5 Conclusion

The Panel concludes that the Amendment is generally consistent with, and implements, the relevant sections of the State and Local Planning Policy Framework. It is also consistent with the relevant Ministerial Directions and Practice Notes.

Further consideration of the strategic justification of the Amendment is provided in the next chapter where submissions and evidence that directly address this issue are considered regarding how well founded Council's strategic planning work supports the basis for the Amendment.

Agenda Item 9.1 - Attachment 1

3 Strategic justification

3.1 The issues

The issues raised regarding the strategic justification for the Amendment relate to inter-related matters concerning:

- The future role of the GMP for employment purposes and as an industrially zoned area
- The relevance and soundness of the strategic planning work undertaken by Council through the MEIDS and GMPFP that identifies the GMP as a CEA
- The appropriateness of the changes to the planning scheme regarding whether employment opportunities are adequately protected.

3.2 Evidence and submissions

The main thrust of submissions regarding strategic justification came from the major landowners in the GMP. Two submitters, Ballook Pty Ltd, Maraka Pty Ltd, and Gordon Street Property Pty Ltd (Submitter 9) and Intrapac Property Group Pty Ltd (Submitter 11) represented the largest and majority of sites within the GMP and questioned the desirability for designating the GMP as a CEA when a combination of physical and planning contexts highlight opportunities for an alternative mix of land uses.

Maribyrnong City Council has undertaken a layered approach to strategic planning for its employment and industrial lands across the municipality. This includes the MEIDS EDS and ILS and the GMPFP specifically for the GMP.

The MEIDS and its approach towards establishing planning directions for employment lands was accepted by the Panel in Amendment C108 and which, now, is a reference document in the Maribyrnong Planning Scheme.

3.2.1 Inappropriate employment designation and out-dated information

Key concerns expressed by submissions from Ms Joanne Lardner, Barrister and in the evidence of Ms Sarah Horsfield, Town Planner from Urbis Pty Ltd and Mr Chris McNeill, Economist from Essential Economics on behalf of Intrapac Property Group Pty Ltd related to:

- The failure to apply the approach for categorising IRELS in accordance with that described under the ILS (refer to Figure 3), with regards to the GMP. Council failed to apply the fourth step (arrow) in Figure 3 that assessed SEIAs at a sub-precinct level to determine retention for employment purposes as an Employment Intensification Area (EIA) or to become a SRA. It was argued that Council by-passed this step and went straight to preparation of a framework plan process without first applying the categorisation criteria to determine whether the GMP should be an EIA or SRA. In other words, Council assumed the GMP to be an employment area to which the GMPFP undertook an assessment as to the appropriateness for designation as a CEA.
- The references and reliance on employment figures and economic information considered to be out of date for the basis of the GMPFP and final designation of the GMP as a CEA. Much of the information in the GMPFP relied upon information and

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

analysis contained in the MEIDS, which is now almost 10 years old. Mr McNeill considered this well out of date with regards to analysis of industrial supply and demand given the transitioning economy of metropolitan Melbourne.

- The failure of the GMPFP to consider, in detail, the appropriateness of the GMP as a CEA given its interface issues with adjoining surrounding residential land. Ms Horsfield considered this was a fatal flaw in the strategic work of the GMPFP.

The submission from Mr Jamie Govenlock, Town Planner from Urbis Pty Ltd on behalf of Ballook Pty Ltd, Maraka Pty Ltd, and Gordon Street Property Pty Ltd expressed similar misgivings about the relevancy of data used to assess the future role of the GMP for employment purposes. Unlike the submissions on behalf of Submitter 11, his view was more accepting of the concept of the GMPFP and the Amendment. However, he also recognised that the background strategic work that informed the Amendment was prepared several years ago and needed to be revisited to update and review their findings due to:

- Difficulties in attracting tenants with existing development in the GMP risking sites becoming vacant and derelict over time
- The GMP is isolated with surrounding sensitive interfaces with abutting residential areas which restrict options for land uses, although it is well located with respect to access to transport and services which suit transition to a greater mix of land uses
- Employment forecasts based on old work
- The GMP is a small employment precinct relative to other industrial precincts in the municipality.

He submitted that his client's land (Nos 1-5 and 7-9 Mephan Street located on the south side of Mephan Street and 92 Gordon Street) exhibits attributes suited to accommodating a mix of land uses including future residential uses. He considered the GMPFP should reflect the need for review in the next 5-10 years and requested recommendations from the Panel accordingly.

In contrast, Mr Mark Bartley, Lawyer from HWL Ebsworth Lawyers and the evidence of Mr Andrew Spencer, Urban Planner from SGS Economics and Planning Pty Ltd and Mr Matt Ainsaar, Economist from Urban Enterprise Pty Ltd all on behalf of Council, collectively considered the Amendment was strategically justified through the consequential work of MEIDS (collectively, the EDS and ILS) and the GMPFP.

Mr Bartley submitted the Amendment supports the retention of an existing industrial area that has employment opportunities which can support an increasing residential population within the Maribyrnong and Footscray areas and the municipality more generally. Council has formed the view, through the MEIDS and the GMPFP that the GMP can be identified and secured for current and future local employment. Accordingly, Council has adopted a position that it is appropriate for the GMP to be a CEA and that the Amendment has been prepared to provide the policy support for that designation in the Maribyrnong Planning Scheme.

Mr Ainsaar expressed the view that the work undertaken in the GMPFP and the methods engaged leading to designation of the GMP as a CEA was sound and evidence based. He notes employment within the GMP is viable and agrees with the GMPFP that it is not appropriate for land in the GMP to be converted to residential use stating *"that allowing*

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

residential use to encroach into the precinct will effectively undermine the employment uses. The reason for this is that medium density residential use in this location would command a higher underlying land value than the existing employment uses and hence the attraction to redevelop for residential use would be strong. This is evidenced by observing what has happened in the Mixed Use Zones surrounding the precinct. Most of this land has been redeveloped for medium density residential use."

Recent evidence of such change is found with the nearby former Pelaco site, which was defined in the ILS as sub-precinct 9a and distinct from the GMP and which was rezoned from industrial to residential purposes in 2013 under Amendment C95. Council's Part A submission found that this site, together with another site that now forms residential development directly abutting part of the GMP (the Allara Estate to the west of Nos 2-4 Mephan Street) were difficult for Council to defend from rezoning to residential due a lack of policy support for the retention of remnant industrial land.

The Panel observed from its inspection that, land on the north side of Mephan Street east of 2-4 Mephan Street, which is MUZ, appears to have been developed for residential purposes with little evidence of non-residential use.

Mr Bartley reiterated that Council has adopted a precautionary approach to secure local employment opportunities within the municipality. He stated that:

Once land is converted to a 'higher value' (eg mixed use or residential zone) it is almost impossible to reintroduce employment land.

He recognised that the GMP has been functioning as a viable employment precinct for many years and has transitioned in terms of the types of employment over time. The Panel heard evidence from Mr Ainsaar and Mr McNeill about how the nature of industrial activity within the City of Maribyrnong has changed over time from a predominantly heavy industrial region to one trending towards a more service industry role.

Although there was much argument over the relevance of economic data relied upon in the MEIDS and GMPFP for designating the GMP as a CEA, the evidence of Mr Ainsaar and Mr McNeill did not significantly vary. This was due to both experts conducting updated economic analysis of industrial land and employment trends within the municipality and in the statistical area that included the GMP. Both experts identified that employment within the GMP remained steady with a small increase. Both experts generally agreed on employment numbers, with Mr Ainsaar identifying an employment growth rate around 4 per cent from 2011 to 2016. Differences were apparent with Mr McNeill believing that a broader regional view of industrial land supply should be taken into account.

Council accepted this perspective with respect to larger scale forms of industrial activity but not for smaller scale, locally focussed employment areas. Mr Bartley emphasised that the GMP provides the opportunity to provide for local employment associated with smaller scale manufacturing, warehousing, logistics/distribution and service industries focussed on the local area and that the Amendment also focuses on this aspect. He considered provision of large areas of industrial land supply within the broader industrial areas west of Melbourne, such as in Laverton or Derrimut, is of little use to someone wishing to set up a business to provide services or goods to the local Maribyrnong community.

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

Mr Bartley submitted the Amendment is not about IN3Z land purely as industry, but about the mix of employment opportunities and the provision of local services. The change in transition from large scale manufacturing industry to service type industry is reflected by the growth in activities such as plumbing and hardware supplies, landscaping and paving, furniture and household appliances and fittings, sports centres and other recreation activity, factory sales, office uses and a range of small industries. These activities need to locate close to the communities that they serve and within Maribyrnong, there are now no greenfield areas where these activities can go to, and hence areas like the GMP become valuable for such activities.

3.3 Discussion

Acknowledging the submissions and evidence of the parties, the Panel observes the comment of Council about the difficulty in retaining industrial zoned land when under pressure for conversion to residential development and that once employment lands are gone, there is little prospect for their return. These perspectives resonate with the Panel.

It is noted that these perspectives resonated with the Panel in Amendment C108 where it stated in the Executive Summary that:

The Panel forms the view that the supply of industrial and employment land is an important economic resource and agreed with the Council proposition that once it is gone, it does not come back. Maintaining an overall supply of employment land will allow for fluctuations over time.

Primarily, the Panel agrees with the assessment criteria, and felt that no parties effectively provided a more robust alternative. This is not to say that the Panel was convinced with every assessment.

What resonated with the Panel was the preposition that the longevity and adequacy of the employment land cannot be left to random rezoning or current desires of individual landowners based on their own economic plans. It agreed with Council that there should be neither entitlement nor any reasonable expectation that employment land can easily be redeveloped for some non-employment purpose, namely residential.

The Panel agrees with the above sentiments and considers the Amendment is appropriate and strategically justified as it provides the policy direction to support the retention of the GMP for employment purposes, protecting the area from the speculative pressure for rezoning to residential purposes.

3.3.1 The appropriateness of employment designation

The Panel agrees with the position of Council where it seeks to retain the GMP as a CEA. The combination of its location and zoning supports the continuance of employment activity in the GMP. However, the Panel also recognises that employment land use must also be sensitive to surrounding land uses and associated amenity, whilst providing scope for maintaining and attracting employment activity that can serve the local and broader community.

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

The concerns over the omission in the process of designation of the GMP as a CEA and its consequences for the land use future of the GMP do not appear to be significant. The Panel considers the actions of Council in preparing the GMPFP is generally in accordance with the outcomes from the MEIDS and the planning scheme. MEIDS is a reference document in the planning scheme. It is not an incorporated document. Hence, it is a guide that Council can use to assist in informing itself with the administration of the planning scheme. The Panel sees no compulsion on Council to strictly adhere to the procedural processes outlined in the MEIDS (the EDS or ILS). It is a reference document that Council can consistently apply as appropriate to its considerations.

Clause 21.08-3 (Industrial Related Employment Land) includes in the reference to CEAs, the option for these areas to be identified either through the sub-precinct level or through a framework planning process:

CEAs are identified from the stock of Industrial Related Employment Land (IREL) at the precinct level, or are identified in a framework/structure planning process following interim designation as a SEIA.

The policy also clearly provides for areas designated as SEIAs as:

Areas which are considered to be suitable for employment until such time as further investigation clearly demonstrates that this is not a viable option.

Despite Mr Bartley conceding there were some shortcomings with the extent of interface assessment and consultation in the GMPFP, there was, nevertheless, both analysis and a framework plan for incorporation into the planning scheme. The Panel does not see any strategic disadvantage or dis-benefit from Council's assessment of the GMP through the GMPFP framework plan process.

It is clear to the Panel that the GMP is currently used for industry and that its continuance is supported through the planning scheme until an investigation identifies otherwise. The GMPFP has considered the future of the precinct and found that it is appropriate to continue to provide employment opportunities.

Questions over the relevancy of data used in economic analysis of the employment role of the GMP and supporting the MEIDS, GMPFP and the Amendment are not considered sufficiently significant to warrant not supporting the Amendment. The Panel considers the economic evidence did not identify or highlight areas of concern that undermine the basis of the Amendment. The GMP currently exists and has done so for many years. Industrial activity in Maribyrnong has, and is changing however the level of employment in the GMP appears to have not declined since the preparation of the MEIDS.

Ms Lardner submitted the current tenant of No 2-4 Mephan Street is expected to leave at the end of the year, noting that this will result in the loss of 21 jobs from this site and the precinct. She argued that that the effect of this extent of job losses has not been factored into any analysis of the employment role of the GMP and if it was, the results would not be as supportive for retention of the GMP as an employment area or CEA. Despite these claims, and those of the site at 2-4 Mephan Street, becoming vacant and under-utilised, the fact remains that the land and buildings will remain as part of the GMP and remains an

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

opportunity for appropriate re-use for employment purposes. The Panel notes and agrees with the sentiment of Mr Bartley when he states:

The mere fact that a current tenant indicates an intention to vacate, assuming that is the case, is not a strategic basis for rezoning in the short term.

The loss of jobs and reduction in employment in the area is evident from sections of what were obviously a much larger industrial precinct having been converted to residential and mixed use purposes. However, the Panel considers the employment role of the remaining precinct will continue to function effectively. The Panel considers the Amendment should provide the strategic planning direction to support the continuing employment role of the GMP and in conjunction with the IN3Z, provide an appropriate regime to manage new use and development within the precinct. Such policy certainty over the future role of the GMP should overcome temporal losses of jobs that may occur from time to time with encouragement for future opportunities for employment in the area.

The Panel notes that the suggestion from Mr Govenlock concerning a review of the MEIDS and GMPFP was generally supported by Council. The Panel finds that it would be unusual if Council did not contemplate a regular review of such strategic work, particularly given the changing nature of the municipality including population change, industrial transitioning and residential growth. The Panel finds it is unnecessary to change the Amendment to include reference to conducting a regular review of the MEIDS, GMPFP or the proposed new local policy. Although, the Panel stops short of making a recommendation in this regard, it does consider it advisable for Council to undertake a five yearly review of these strategies in order to ensure they remain responsive and to monitor the effectiveness of the new local policy with regards to the GMP.

Submissions made little comment on the drafting of the Amendment and on whether the proposed changes to the planning scheme would adequately protect employment opportunities. For completeness, the Panel considers it appropriate to address this issue.

Proposed Clause 21.11-9 (Gordon and Mephan Street Precinct) includes recognition that the GMP, as a CEA is an industrial precinct located within a largely residential neighbourhood. The policy identifies that the GMP currently functions well and supports a range of employment uses. It has a variety of lot sizes, good accessibility to customers through several transport modes, and with a projected increase in the municipality's population, offers opportunities for further employment growth and intensification.

The policy also recognises that, as a CEA, any change in land use or development should result in increased job density, or otherwise support the precinct's employment growth, attract new businesses or adapt the precinct to changing employment trends. The policy does not encourage the establishment of sensitive uses and requires development to make a positive contribution to the amenity of the precinct. Building design, orientation and signage should contribute to the public realm and overall precinct character, and not adversely impact adjoining sensitive land uses. These directions are supported in the new policy by a series of objectives and strategies that guide the type of outcomes sought for the GMP. These directions are further supported by the CEA framework plan.

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

The Panel considers these directions and outcomes are well articulated within the proposed policy and will support the intentions for the GMP and its employment role.

3.4 Conclusions

The Panel concludes:

- The Amendment is strategically justified.
- The process of designation of the GMP as a CEA through the MEIDS and GMPFP is considered appropriate
- The retention of the GMP as a CEA supports the intent of the planning scheme and offers the opportunity to service the local community
- The proposed changes to local policy adequately support the employment role of the GMP
- It would be beneficial for Council to undertake regular five yearly reviews of the MEIDS and GMPFP in order to ensure they remain responsive and to monitor the effectiveness of the new local policy with regards to the GMP.

Agenda Item 9.1 - Attachment 1

4 Land use conflict

4.1 The issues

The issues regarding land use conflict associated with the purpose of the Amendment relate to:

- The potential for amenity impacts to nearby residential areas with continuing the employment role and industrial zoning of the GMP
- The appropriateness of the changes to the planning scheme regarding whether potential amenity impacts to nearby residential areas can be appropriately managed.

4.2 Evidence and submissions

The relationship between the GMP and its interfaces with adjoining areas that include a mix of residential development, primary school, child care and aged care facilities raised concerns over land use compatibility. The majority of individual submissions were concerned over impacts on amenity to adjoining residential areas from the current land use activity occurring within the GMP and what the future may hold under the auspices of the Amendment.

4.2.1 Land use conflict between employment land and residential development

The submission from Mr Riccardo Caputo (Submitter 2) associated with a small property within the precinct related to potential conflict between industrial based traffic movements and the primary school, child care centre and aged care facility. The presence and encouragement of truck movement within the GMP (primarily along Mephan Street) arising from the Amendment would reduce traffic safety, particularly with young children. The basis of the submission was the focus of the Amendment on encouraging employment related to large scale industrial activity, which would create danger from an increase in the number of truck movements and due to larger sized trucks. The submitter considered the GMP would be better suited to smaller scale activity such as business, showrooms or housing.

The submission from Ms Joanna Graham (Submitter 5), who is located to the south in Maddock Street, supported the Amendment but requested issues with noise, light pollution, overlooking, overshadowing, streetscape aesthetics and traffic safety be addressed by Council.

Mr Robert Heslop (Submitter 4), Mr Andrew and Ms Sofia Filippone (Submitter 6), Mr Christopher Dorgan (Submitter 10) and Mr Michael Sampson (Submitter 17) all presented to the Panel and highlighted a range of concerns regarding the Amendment including:

- Increased traffic congestion, particularly at the intersection of Mephan Street and Gordon Street, which is not a signalised intersection and in Birdwood Street.
- Emissions of noise and odours from industrial premises. Mr Heslop provided a recording of noise emissions from high pressure valve releases from premises at 2-4 Mephan Street to demonstrate the noise problems experienced living beside the GMP.

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

- Visual amenity impacts associated with inactive frontages of industrial premises where rubbish dumping and poor landscape maintenance leads to unsightly streetscape appearance.

In contrast, the GMPFP, in relation to interface issues found the following:

Although the precinct is adjacent to residential development, the current land uses and built form appear to present no obvious issues with regard to land use conflicts at the interfaces of the industrial and residential zoned land. The typical interface treatments are relatively modest scale, blank walls, setback from property boundaries and, as such – with the exception of aesthetic considerations – these configurations do not present any issues to the residential development and school immediately adjacent the precinct.

Mr Bartley submitted that with regards to land use conflict and the interface between the GMP and residential areas, the GMP is well established as an existing employment area. The adjoining residential areas are also well established with some newer areas arising from past rezoning of previous industrial sites that once formed part of the wider GMP. He noted, for example, that the Allara Estate was approved with requirements such as a section 173 Agreement that recognised the need for interface treatments including an acoustic wall on the common boundary with part of the GMP at 2-4 Mephan Street.

Council advised that it had received only a small number of complaints with a single recorded complaint about noise and others concerning nature strip maintenance and rubbish dumping over the past 11 years.

Regarding traffic issues, Mr Bartley submitted that the nature of the Amendment (with no proposal for rezoning) creates no issues regarding traffic related impacts. Mr Bartley noted the submission from VicRoads (Submitter 21) who sought to change the Amendment to include the opportunity for development contributions to be required to improve transport infrastructure. The Panel believes this is in relation to how the un-signalised intersection of Gordon Street and Mephan Street should be managed (e.g. whether traffic signals may be required to reduce traffic congestion at this intersection).

Mr Bartley submitted that Council does not consider it is appropriate or necessary to refer to contributions for infrastructure without a proper consideration of predicted demand. He submitted that Council believes any intensification of the GMP and any flow on effects on the traffic and transport network could be appropriately dealt with through any planning permit process. Hence, no change is required to the Amendment.

4.3 Discussion

Land use planning seeks to avoid conflict between different uses of land by preventing environmental problems created by siting incompatible land uses close together². This aim is further embellished under State policies that seek to protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development³ and to keep

² Clause 11 (Settlement).

³ Clause 17.01-2 (Industrial land development).

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

those industrial activities that require substantial separation distances to locate within the core of an industrial area and those with minimal separation requirements to locate towards the edge areas with emphasise on the need to separate industrial activity that have potential for adverse amenity impacts or hazards from sensitive land uses⁴. In considering these planning purposes, it would seem incongruent that Council would be supporting the continuance of an industrially zoned area that exists directly abutting residential development, school and aged care facilities. There would appear, on face value, real concerns over impacts between such land uses. It is this concern that appears to have driven many of the submissions on the Amendment.

4.3.1 Land use conflict

Having regard to orderly planning, the Amendment is policy based and does not seek to change that which exists. In essence, the IN3Z is designed to attract low impact industries being industries which do not normally create off site amenity impacts for neighbouring residential areas. The IN3Z allows greater cognisance of sensitive land uses compared to that offered under other industrial zones, such as the Industrial 1 Zone (IN1Z).

Recognising that the GMP is surrounded by sensitive residential development, the IN3Z provides for relatively low amenity impacts closest to residential development. It is noted that many of the industrial uses which may seek to locate in this zone including warehousing and manufacturing will require a planning permit thus enabling control over the nature of the industry and assessment of operational effects on the environment and amenity of the area.

The Panel considers the continued application of the IN3Z to the GMP means that this is not an area intended to accommodate heavy industry or large scale manufacturing type activities where adverse impacts on local amenity are more likely. The Panel's views are reinforced by the policy under Clause 21.11-9 proposed under the Amendment including requirements to address sensitive interfaces and ensure that building design, orientation and signage respects the neighbourhood context in which the GMP sits.

The Panel's attention was not drawn to significant concerns over the operation of that part of the GMP located on the south side of Mephan Street. The Panel is aware that the Amendment attracted two submissions (Submitters 2 and 5) from the south side of Mephan Street.

The Panel considers matters around traffic congestion and safety from trucking activity are currently managed through restrictions on truck movement. Businesses operating in the GMP have current access from Mephan Street only. Truck access to existing businesses is permitted for deliveries and pick-ups. The Amendment does not intend to change these arrangements. Any proposals in the future to intensify land uses within the GMP will be assessed through the permit process including consideration of traffic impacts. The Panel considers this is appropriate.

⁴ Clause 17.02-2 (Design of industrial development).

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

Accordingly, it is not considered necessary or appropriate to change the Amendment to include reference to the request from VicRoads concerning development contributions towards transport infrastructure. The Amendment affects local policy which is focussed on land use and development. It is noted that a DCPO affects the GMP however it is primarily related to residential rather than industrial development. If, in the future, Council considers it necessary to address traffic management issues within the GMP in a more integrated manner, there are options available to it, through any future review of either the GMPFP or the planning scheme to re-consider this issue.

The issues of Ms Graham are matters that are able to be addressed through the planning scheme provisions, proposed new local policy and the permit process under the IN3Z.

The majority of individual submissions were associated with the land at 2-4 Mephan Street and the nature of the manufacturing activity that occurs on that site regarding impacts on amenity. These issues will be considered in more detail in the next chapter.

4.4 Conclusions

The Panel concludes:

- The relationship between the employment role of the GMP and adjacent sensitive land uses are not expected to create significant impacts on local amenity.
- The current IN3Z over the GMP and the proposed new local policy under the Amendment appropriately establishes a planning regime that can ensure any new uses are assessed to manage any potential impacts on amenity and to ensure they are not significant.

Agenda Item 9.1 - Attachment 1

5 The future for 2-4 Mephan Street

5.1 The issue

The land at 2-4 Mephan Street is a 14,720 square metre single rectangular shaped parcel located on the north side of Mephan Street (site). It has a 92 metre frontage to Mephan Street and a secondary frontage to Birdwood Street to the north. The east and west boundaries are approximately 160 metres in length. The eastern boundary adjoins a laneway (unnamed) and to the east of the laneway are a number of double storey dwellings. The western boundary directly adjoins residential dwellings fronting Allara Avenue, all of which are double storey. The private open spaces of these dwellings are located immediately abutting the western boundary of the site.

The site is currently occupied by a manufacturing business involved with insulation products associated with the building and construction industry. Vehicle access is from Mephan Street with entry on the eastern side and exiting on the western side of the site.

The issue relates to what the future for this site is within the context of the GMP and its interfaces with residential development.

The site is dealt with individually in this report due to the significant focus from submissions and evidence with respect to the future of the site and its relationship with the Amendment.

5.2 Evidence and submissions

The primary basis of submissions against the Amendment and the retention of the site for employment purposes, revolve around the concept, that the site forms an isolated industrial use in an otherwise residential area north of Mephan Street.

The evidence of Ms Horsfield was that the boundaries of the site are typified by high fencing, blank industrial scale walls, loading and truck access areas, and generally sparse landscaping, except along the frontage of the site to Mephan Street. The bulk and scale of the industrial buildings on the site present a visually dominating element in the skyline when viewed from the surrounding residential streets with its back turned to residential development to the north in Birdwood Street.

She considered the site is more constrained compared to those industrial properties on the south side of Mephan Street because of the extent of adjoining and surrounding residential development. The ability of the site to accommodate land uses under the IN3Z would be quite limited given the lack of space to accommodate appropriate buffer separation distances for uses or goods listed under Clause 52.10. She believed only those uses that were passive or involved low risk/low amenity impact type goods most likely associated with warehousing, would be able to establish on the site. Such uses may not achieve the intensification of employment sought by the Amendment.

The appropriateness of the site remaining designated for employment purposes and industrially zoned was questioned by Ms Horsfield who considered the site reflects many of the constraints that the nearby former Pelaco site experienced, noting this site has now been rezoned for residential purposes. To demonstrate this, Ms Horsfield included in her

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

evidence an assessment of the site, as a sub-precinct in its own right, against the performance criteria of the ILS. The findings were that the site achieved a performance criteria score rating of 30 per cent, which meant the site would achieve a designation as a SRA.

Accordingly, Ms Horsfield concluded that the site was not appropriate for employment purposes and was better designated as a SRA suitable for a mixed use/residential redevelopment.

She concluded that the Amendment should be split into two parts with Part 1 dealing with the existing Amendment insofar as it applies to employment land to the south of Mephan Street, and Part 2 of the Amendment facilitating the exhibition of a rezoning proposal for the site to MUZ with a Development Plan Overlay to support and guide any future development.

Ms Lardner's submission reiterated and supported the views and conclusions of Ms Horsfield's evidence.

The majority of submissions to the Amendment were from residents living around the site⁵. Apart from amenity concerns more generally described earlier, the other concerns related generally to the perceived inappropriateness of retaining industrial land within such close proximity to residential areas. The other main concern was the limited value that such land offers regarding potential for employment generating purposes.

Mr Bartley submitted that, with respect to the site, Council has an open mind with regards to its future use. He noted the site is currently occupied and could continue to be used for employment purposes. He reiterated that the Amendment is not about industry, but about employment. As mentioned earlier, he emphasised that the future of the tenancy and its uncertainty should not factor in the Panel's considerations.

Council has formed the view that the site is not generating significant amenity concerns. This is evidenced from the lack of significant complaints over the past 11 years. Much of the residential development that now borders the site has occurred with knowledge of the site's existence. Residential development has encroached onto the site and there is evidence suggesting that planning has taken place to safeguard residential amenity through the acoustic fencing along the common western boundary of the site and housing.

Mr Bartley submitted Council does not consider the site is isolated. It forms part of the GMP, albeit on the north side of Mephan Street. Council considers the site is a large single parcel of land, which despite the evidence of Ms Horsfield, offers opportunities for employment uses that can have regard to off-site amenity effects through re-use or redevelopment. Mr Bartley indicated that the IN3Z includes provisions to require amenity impact issues to be addressed in any planning permit application process.

⁵ Thirteen submissions from individual residents living around the north side of Mephan Street (Submitters 3, 4, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18).

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

5.3 Discussion

The Panel takes a purposive approach towards the Amendment. In doing so, it recognises that the GMP exists, and has done so for some time. It is obvious that the combination of physical and policy contexts of the site and that of the IN3Z contribute to limit the type of employment or industrial activity that may establish within the GMP.

The Amendment is not about rezoning and the Panel does not intend to entertain such prospects. It will assess what is before it as a policy based Amendment only.

The site forms part of the GMP. Any question of isolation merely derives from the fact that this industrial area has been whittled away over time through rezoning to residential purposes. The Panel believes, and accepts that the MEIDS and the strategic planning work of Council provides clear directions for outcomes regarding its IRELS within the context of pressure for conversion to other higher value land uses such as residential in the face of growing population growth and increased demand for housing. The Panel supports the intent of the new local policy to provide a clear future intent for the GMP in this regard.

The Panel accepts that the current situation creates some issues with the site, notably the lack of active interface with, and surveillance of Birdwood Street, which attracts poor streetscape outcomes arising from inadequate landscape maintenance, rubbish dumping and other graffiti issues. These appear to be regular matters of concern for residents in this street.

The noise impact drawn from Mr Heslop's submission was, as far as the Panel understands, associated with an upset in operating conditions combined with, perhaps, poor operator control. The Panel noted Council acknowledgement of the effects the current tenant of the site has on local amenity and the problematic arrangements with existing use rights with the site. Irrespective, it was clear from the sentiments of community members at the Hearing that there was some rejoicing about the fact that the current tenant was intending to depart the site.

Council's concerns about the loss of employment land are also acknowledged. The Panel considers that the site continues to offer opportunity for employment activity that can serve the local community and the growing population of the local area. Benefits include not only opportunities for employment but also for services to the local community. These are benefits that should not be discounted.

With respect to land use conflict, the Panel is aware that the Allara Estate was the subject of rezoning in 2002 under Amendment C9 and which was approved in the knowledge of industrial activity on the site and in the area. The Panel can only assume that issues relating to amenity effects were not considered sufficiently significant, at that time, to warrant not pursuing the rezoning.

Although Ms Lardner, Ms Horsfield and Mr McNeill asserted that the nature of the buildings and works and the locational aspects of the site make it difficult for re-use/redevelopment, the Panel was not provided with evidence to demonstrate these concerns. Accordingly, it is not in a position to affirm or dismiss such conjecture. However, it is in a position to form the view that the site offers a sufficiently large area that make it possible to be used by one or

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

multiple occupants, that could include office use, warehousing, distributional activities and other small scale occupations that can have a local flavour with respect to employment.

5.4 Conclusions

The Panel concludes:

- The site at 2-4 Mephan Street forms part of the GMP and should remain as part of the GMP.
- The site offers opportunities for employment generating land uses that are appropriate to the IN3Z and responsive to the physical and policy contexts for the area.
- Interface issues can be appropriately addressed through any planning permit application process in accordance with the IN3Z, which remains unchanged and guided by the new local policy outlined under the Amendment.
- The Amendment is considered appropriate and satisfactory.

5.5 Recommendation

The Panel recommends:

1. **Maribyrnong Planning Scheme Amendment C143 be adopted as exhibited.**

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

Appendix A Submitters to the Amendment

No.	Submitter
1	Minh Tran
2	Riccardo Caputo
3	Maya Linden, Simon and Lyn Morris
4	Robert Heslop
5	Joanna Graham
6	Andrew & Sofie Filippone
7	Andre, Cheryl, Brandon and Danielle Cheah
8	Elvira Feher
9	Ballook Pty Ltd, Maraka Pty Ltd, and Gordon Street Property Pty Ltd
10	Christopher Dorgan & Catherine Scanlan
11	Intrapac Property Group Pty Ltd
12	Vishwas Kare Nagesh
13	Anna & Evangelos Skaftouros
14	Angelo & Catherine Demasi
15	Ivan Tudor
16	Phuoc Tran & Thu Nguyen
17	Michael Sampson
18	Borislav & Vasiliya Jovanovski
19	City West Water
20	Transport for Victoria
21	VicRoads

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

Appendix B Parties to the Panel Hearing

Submitter	Represented by
Maribyrnong City Council	Mr Mark Bartley and Ms Disha Kamal, Lawyers from HWL Ebsworth Lawyers who called the following expert witnesses: <ul style="list-style-type: none">- Mr Andrew Spencer, from SGS Economics & Planning Pty Ltd in planning.- Mr Matt Ainsaar, from Urban Enterprise Pty Ltd in economics.
Ballook Pty, Maraka Pty Ltd & Gordon Street Property Pty Ltd	Mr Jamie Govenlock, Town Planner from Urbis Pty Ltd
Intrapac Property Group Pty Ltd	Ms Joanne Lardner, Barrister and Ms Victoria Vilagosh, Lawyer briefed by Norton Rose Fulbright who called the following expert witnesses: <ul style="list-style-type: none">- Ms Sarah Horsfield, from Urbis Pty Ltd in planning.- Mr Chris McNeill, from Essential Economics Pty Ltd in economics.
Mr Christopher Dorgan	
Mr Michael Sampson	
Mr Robert Heslop	
Mr Andrew and Mrs Sofia Filippone	

Agenda Item 9.1 - Attachment 1

Maribyrnong Planning Scheme Amendment C143 | Panel Report | 3 May 2018

Appendix C Document list

No.	Date	Description	Provided by
1	5/4/2018	Maps x 2 showing substantial changes policy areas and multi-dwelling developments since 2008.	Mr Bartley
2	"	Submission on behalf of Ballook Pty Ltd, Maraka Pty Ltd and Gordon Street Property Pty Ltd.	Mr Govenlock
3	"	Council Part B submission.	Mr Bartley
4	"	Section 173 Agreement & Development Plan for Rosamond Road, Birdwood Street and Mephan Street, Maribyrnong.	"
5	6/4/2018	Photographs supporting planning evidence of 2-4 Mephan Street	Mr Horsfield
6	"	Submission on behalf of Intrapac Property Group Pty Lt.	Ms Lardner
7	"	Urban Development Program Melbourne Metropolitan Industrial 2017 report.	"
8	"	Panel Report for Casey C219 - Changes to Cranbourne West PSP.	"
9	"	Submission of Mr Dorgan	Mr Dorgan
10	"	Photograph of truck in Mephan Street.	Mr Sampson
11	"	Photograph of waste dumped in Birdwood Street behind 2-4 Mephan Street.	"
12	"	Submission of Mr & Mrs Filippone	Mr Filippone
13	"	Council right of reply submission	Mr Bartley

Agenda Item 9.1 - Attachment 2

Planning and Environment Act 1987

MARIBYRNONG PLANNING SCHEME

AMENDMENT C143

EXPLANATORY REPORT

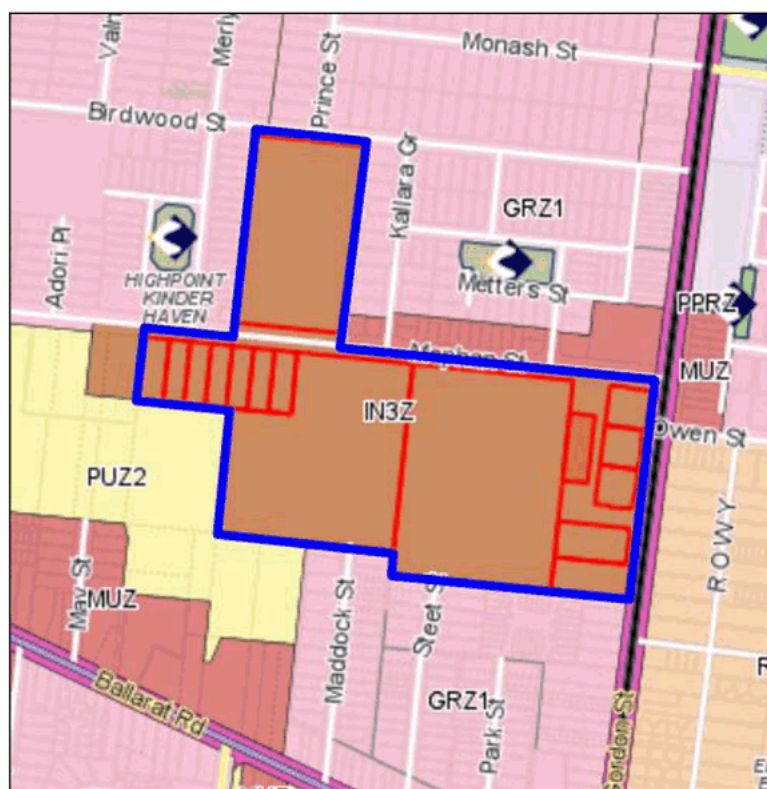
Who is the planning authority?

This Amendment has been prepared by Maribyrnong City Council, which is the planning authority for this Amendment.

The Amendment has been made at the request of Maribyrnong City Council.

Land affected by the Amendment

The amendment applies to land in the Industrial 3 Zone known as the Gordon and Mephan Precinct. Specifically, the amendment applies to the following properties: 84 Gordon Street, 86 Gordon Street, 88 Gordon Street, 90 Gordon Street, 92 Gordon Street, 84-90 Gordon Street, 1-5 Mephan Street, 7-9 Mephan Street, 11 Mephan Street, 13 Mephan Street, 15 Mephan Street, 17 Mephan Street, 19 Mephan Street, 21 Mephan Street, and 23 Mephan Street, Footscray VIC 3011, and 2-4 Mephan Street, Maribyrnong VIC 3032. The precinct boundary is shown below in blue.



What the amendment does

The Amendment implements the recommendations of the Gordon and Mephan Precinct Framework Plan (February 2015) by amending the Municipal Strategic Statement and introducing local planning policy to protect and strengthen the economic role of the precinct, improve amenity and access, and support the development of key sites.

Agenda Item 9.1 - Attachment 2

The Amendment proposes to:

- Amend Clause 21.01 (Municipal Strategic Statement), to reference Gordon and Mephan Precinct as a Local Area.
- Amend Clause 21.02 (Municipal Profile), to reference Gordon and Mephan Precinct as a Core Employment Area.
- Amend Clause 21.03 (Council Vision), to show the Gordon and Mephan Precinct as a Core Employment Area on the "Land Use Framework Plan".
- Amend Clause 21.04 (Settlement), to delete reference to Gordon and Mephan Precinct as a Strategic Employment Investigation Area.
- Amend Clause 21.05 (Environment and Landscape Values), to show the Gordon and Mephan Precinct as a Core Employment Area on the "Environmentally Sustainable Development Framework Plan".
- Amend Clause 21.07 (Housing), to show the Gordon and Mephan Precinct as a Core Employment Area on the "Housing Framework Plan".
- Amend Clause 21.08 (Economic Development), to reference Gordon and Mephan Precinct as a Core Employment Area, and show the Gordon and Mephan Precinct as a Core Employment Area on the "Industrial Related Employment Land Framework Plan".
- Amend Clause 21.11 (Local Areas), to include Gordon and Mephan Precinct as a Local Area and provide precinct specific planning policy.
- Amend Clause 21.12 (Reference Documents) to incorporate the Gordon and Mephan Precinct Framework Plan (February 2015) as a reference document under the "Economic Development" subheading.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to implement the recommendations of the Gordon and Mephan Precinct Framework Plan (GMPFP).

The Gordon and Mephan Precinct is an existing light industrial area which includes a mix of manufacturing, service and wholesale/distribution uses. The GMPFP identified the precinct remained a viable and preferable location for industrial and employment uses, and recommended these uses be protected and enhanced.

The GMPFP provides a long term strategic framework for future use and development in the precinct and builds on the overarching vision and strategic directions of the Maribyrnong Economic and Industrial Development Strategy (MEIDS). Consistent with the terminology used in MEIDS and the Maribyrnong Planning Scheme, the Amendment will designate the Gordon and Mephan Precinct as a Core Employment Area.

A new Local Area Policy at Clause 21.11 will provide specific guidance for the future development of the area. This will ensure the GMPFP recommendations to strengthen the precincts economic viability, improve and protect amenity, improve access and support the development of key sites are implemented.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the following objectives of planning in Victoria (as specified in Section 4(1) of the *Planning and Environment Act 1987*):

- *To provide for the fair, orderly, economic and sustainable use, and development of land;*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- *To facilitate development in accordance with the above objectives; and*
- *To balance the present and future interests of all Victorians.*

The Amendment will ensure an existing light industrial precinct continues to provide employment opportunities in a sustainable, efficient and coordinated manner.

Agenda Item 9.1 - Attachment 2

How does the Amendment address any environmental, social and economic effects?

The Amendment will ensure the amenity of the area is retained and improved by requiring appropriate treatments to the surrounding residential and education interfaces, new landscaping and improvement of the public realm.

The amendment will have a positive social effect through retaining employment land within the municipality that is accessible to local residents and workers.

The amendment will have a positive economic impact by identifying and protecting an employment area important to the economic development and growth of Maribyrnong. The Amendment provides certainty for Council and the broader community as to which land will be retained for employment uses, and provides guidance on how individual sites may be developed to ensure they can adapt to future economic and employment needs.

Encouraging new industrial and commercial development to achieve high quality design and built form outcomes provides further economic benefit of making industrial premises in Maribyrnong more desirable for potential tenants.

Does the Amendment address relevant bushfire risk?

The Amendment does not impact on bushfire risk.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of The Planning and Environment Act 1987.

The Amendment is also consistent with Ministerial Direction 9 – Metropolitan Strategy, which requires that all planning scheme amendments have regard to *Plan Melbourne 2017-2050*. Key directions and policies of Plan Melbourne relevant to this amendment include:

- Direction 1.1 Create a city structure that strengthens Melbourne's competitiveness for jobs and investment
 - Policy 1.1.6 Plan for industrial land in the right locations to support employment and investment opportunities
- Direction 1.2 Improve access to jobs across Melbourne and closer to where people live
- Direction 4.3 Achieve and promote design excellence
 - Policy 4.3.1 Promote urban design excellence in every aspect of the built environment

The Amendment has been prepared in accordance with Ministerial Direction No.11 – Strategic Assessment of Amendments, as described in this explanatory report.

The Amendment is also being prepared in accordance with Ministerial Direction No. 15 – The Planning Scheme Amendment Process.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The Amendment is consistent with, and gives effect to, the State Planning Policy Framework, in particular:

- Clause 10 – Operation of the State Planning Policy Framework
- Clause 11 – Settlement
- Clause 15 – Built Environment and Heritage
- Clause 17 – Economic Development
- Clause 18 – Transport
- Clause 19 – Infrastructure

Agenda Item 9.1 - Attachment 2

The proposed Amendment achieves:

- The orderly development of an urban area by ensuring that a sufficient supply of land is available for industrial and employment uses.
- The promotion of a future urban environment that is safe, functional and of good quality.
- The protection of existing residential areas by minimising the potential for adverse amenity impacts.
- The support of the local and regional economy by ensuring existing employment generating uses have the ability to grow in a managed and coordinated manner.
- The creation of a safe and sustainable transport system that integrates land-use and transport and utilises existing infrastructure.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment is consistent with, and gives effect to, the Local Planning Policy Framework, in particular:

The Amendment supports Clause 21.03 (Land Use Vision) by managing the growth of an existing industrial area which contributes to the local and regional economy.

The Amendment supports Clause 21.06-1 (Urban Design) by providing policy guidance on the preferred design outcomes for an industrial and employment precinct and improving and protecting amenity at sensitive interfaces.

The Amendment supports Clause 21.08-3 (Industry) by providing policy guidance to ensure high quality industrial development is delivered across the precinct, including site specific guidance on landscaping, amenity, waste management, access and vehicle parking.

The Amendment supports Clause 21.09 (Transport) by identifying potential improvements to sustainable transport options within the precinct (walking paths and bicycle paths), as well as supporting employment use close to existing tram/bus routes.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions (VPP) by utilising the Local Planning Policy Framework (LPPF) to provide the long-term direction for an industrial and employment precinct within the municipality.

The Industrial 3 Zone that applies to all land within the precinct will facilitate the continued light industrial and employment uses recommended by the GMPFP and directed by the LPPF.

How does the Amendment address the views of any relevant agency?

A range of government agencies and service providers were consulted during the preparation of MEIDS and the GMPFP. The Amendment was also referred to relevant agencies and stakeholders as part of the formal exhibition process. Responses were received from VicRoads, Transport for Victoria, and City West Water and addressed during the Panel process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment is unlikely to have a significant impact on the transport system (as defined by Section 3 of the *Transport Integration Act 2010*).

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The Amendment will have minimal impact on resource and administrative costs.

Agenda Item 9.1 - Attachment 2

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Maribyrnong City Council website: www.maribyrnong.vic.gov.au

Maribyrnong City Council, Reception Area – Town Hall, Corner Hyde and Napier Streets, Footscray.

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at: www.planning.vic.gov.au/public-inspection.

Agenda Item 9.1 - Attachment 2

Planning and Environment Act 1987

MARIBYRNONG PLANNING SCHEME

AMENDMENT C143

INSTRUCTION SHEET

The planning authority for this amendment is the Maribyrnong City Council.

The Maribyrnong Planning Scheme is amended as follows:

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In Local Planning Policy Framework – replace Clause 21.01 with a new Clause 21.01 in the form of the attached document.
2. In Local Planning Policy Framework – replace Clause 21.02 with a new Clause 21.02 in the form of the attached document.
3. In Local Planning Policy Framework – replace Clause 21.03 with a new Clause 21.03 in the form of the attached document.
4. In Local Planning Policy Framework – replace Clause 21.04 with a new Clause 21.04 in the form of the attached document.
5. In Local Planning Policy Framework – replace Clause 21.05 with a new Clause 21.05 in the form of the attached document.
6. In Local Planning Policy Framework – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.
7. In Local Planning Policy Framework – replace Clause 21.08 with a new Clause 21.08 in the form of the attached document.
8. In Local Planning Policy Framework – replace Clause 21.11 with a new Clause 21.11 in the form of the attached document.
9. In Local Planning Policy Framework – replace Clause 21.12 with a new Clause 21.12 in the form of the attached document.

End of document

Agenda Item 9.1 - Attachment 2

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.01 MUNICIPAL STRATEGIC STATEMENT

10/11/2016
C108
[Proposed C143](#)

This Municipal Strategic Statement (MSS) provides the key policy objectives and strategies for land use planning in the municipality. The MSS guides Council's land use planning decisions such as planning permit applications and amendments to the planning scheme.

Themes

The objectives and strategies are set out under seven themes which are broadly based on the themes in the State Planning Policy Framework:

- Settlement
- Environment and Landscape Values
- Built Environment and Heritage
- Housing
- Economic Development
- Transport
- Community and Development Infrastructure

Local areas

Detailed objectives and strategies for specific local areas of Maribyrnong are provided in Clause 21.11.

The local areas are:

- Footscray Central Activities District
- Highpoint Principal Activity Centre, Maribyrnong
- Central West Major Activity Centre, Braybrook
- Yarraville Neighbourhood Activity Centre
- Seddon Neighbourhood Activity Centre
- West Footscray Neighbourhood Activity Centre
- Edgewater Neighbourhood Activity Centre
- [Maidstone Hampstead Road East Precinct](#)
- [Gordon and Mephan Street Precinct](#)

Agenda Item 9.1 - Attachment 2

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.02 MUNICIPAL PROFILE

10/11/2016
C108
[Proposed C143](#)

General

The City of Maribyrnong is changing, as Melbourne's inner western suburbs become more popular and significant new residential developments occur. In the past, the defence industries and other manufacturing industries dominated the municipality, which was once Melbourne's industrial heartland. With the closure and redevelopment of many of these industrial sites and changing economic circumstances, the municipality has experienced considerable changes to its economy, pattern of land uses and population.

Location and Regional Context

The City of Maribyrnong (the City) is a relatively small municipality situated on the Maribyrnong River, 4km to the west of the Melbourne Central Business District (CBD). The municipality comprises the suburbs of Braybrook, Footscray, Kingsville, Maidstone, Maribyrnong, Seddon, West Footscray, Tottenham and Yarraville.

The City is a 'gateway' to Melbourne's western region; sitting between Melbourne's Docklands and port and the outer western industrial and residential areas. Melbourne's western region, with its land supply, major transport routes and accessibility to the port and airports, is a significant growth area in metropolitan Melbourne. The region's population will significantly increase by 2030, as more housing is developed in growth areas in the cities of Wyndham and Brimbank.

The Port of Melbourne, situated on the eastern boundary of the city, is Australia's largest container port and is an important driver in the state and national economies.

Significant regional facilities located within the city include the Western Hospital, Victoria University, Footscray Community Arts Centre and Whitten Oval. These facilities are important to Maribyrnong's economic and community wellbeing.

Background

Settlement

The city has a comprehensive network of activity centres varying in their size, functions and roles, ranging from boutique centres like Yarraville through to regional centres like Footscray and the Highpoint Shopping Centre. This network allows residents access to a very wide range of retail and business services all within the local municipality.

Activity centres are key locations for employment, transport, retailing, businesses, community services and increasingly are locations for higher density forms of housing. The larger activity centres such as Footscray and Highpoint have potential to broaden their range of uses, particularly increasing the extent of professional offices and residential development.

For more than a decade the city's population has been steadily increasing and in 2008 was estimated at nearly 70,000 people. Forecasts expect this to increase to 103,000 by 2030 as an increasing proportion of Melbourne's residential growth occurs within established suburbs. Over the next 20 years approximately 13,000 - 16,000 additional dwellings will be needed to accommodate this growth.

Changes in global market forces together with the closure of Commonwealth defence facilities and the attraction of more suitable alternative locations have resulted in a significant reduction in the manufacturing and defence industries and associated employment within the city. This has led to many redundant and underutilised industrial

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

sites. Consequently, over the last decade, a significant proportion of Commonwealth and industrial land has been redeveloped for residential and mixed use developments. Not all industry in the municipality will transition to residential and mixed use, with new and changing employment uses also revitalising industrial land.

Built Environment and Heritage

The changing pattern of land use and the extent of new development over the past 10 years has changed the appearance and form of the city significantly. The dominance of the industrial character and image has receded and the city's 'renewal' is bringing about a greater residential character and reputation.

The context for development varies from established residential neighbourhoods and commercial centres to large scale new estates. New development needs to be responsive to its context. The extent of new development provides opportunities to build on the qualities of the city's heritage and neighbourhood character and streetscapes whilst also introducing new forms of development that can enhance the city's role, design, image and liveability.

The City of Maribyrnong has a rich and diverse heritage. Places of Aboriginal cultural heritage, early European settlement and sites that reflect the various phases of the city's industrial, commercial and residential development can be found within the city.

Housing

Compared to the metropolitan area, the city has a culturally diverse population and has a lower proportion of younger and older age groups and a larger proportion of family age groups. The city has a higher proportion of lone person households and an increasing proportion of family households. Compared to the metropolitan area there is a relatively high proportion of public housing stock (6%) which is predominantly located in Braybrook, Maidstone and parts of Footscray.

Economic Development

Historically, Maribyrnong's industrial areas have provided a strong employment base for the city. Early industry was closely associated with shipping and primary industries. Later, the municipality's comparatively sparse settlement, large lots and established workforce proved highly suitable for the development of large manufacturing and defence industries.

Over the last few decades, the character of employment in Maribyrnong has been transitioning from a 'production focussed' economy to one more focused on services. This transition has seen many traditional 'production style' jobs disappear in the face of removal of tariffs, competition from lower cost producers from overseas and technological advances. At the same time, the proportion of service sector jobs has been steadily increasing, representing demand for a wide array of services.

Ongoing structural economic changes are likely to produce continued changes in manufacturing in Maribyrnong. A number of manufacturing sub-sectors located within the municipality will continue into the future, making a significant contribution to the City's economy. These sectors include food and beverage, publishing and other niche manufacturing sectors.

Many former industrial sites have recently been redeveloped for mixed-use and residential development. This land use trend has left a number of core employment areas: Yarraville Port; Tottenham; West Footscray; Braybrook-Ashley Street; Braybrook Ballarat Road; Yarraville Cawley ~~and~~ Maidstone Hampstead Road ~~and~~ Gordon and Mephan Street.

These areas are key industrial and commercial areas with an employment role that will need to be protected and enhanced to ensure Maribyrnong's economic future.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

The Yarraville Port core employment area provides an important buffer between the inner west residential areas and the Port of Melbourne.

Transport

The City's proximity to the Melbourne CBD allows for convenient access to employment, education, retail and business services. The transport network is dominated by the major east-west arterial roads and key passenger and freight rail lines that run through the municipality and provide essential links interstate. Currently north-south road connections are limited and need upgrading to improve links between the major east-west arterial roads.

The City is generally well served by public transport, although suburbs to the north and west are not well served by rail services and are more dependent upon bus services. Areas of Northern Maribyrnong and Highpoint are connected by tram routes to Moonee Ponds and Footscray. The impact of freight truck traffic on local residential areas and activity centres is an issue.

Community and Development Infrastructure

Council and other organisations provide a range of facilities catering for the needs of the existing and future population. Major redevelopment within the city will affect community needs and the type and location of facilities. At the same time as planning for the needs of new communities, council also needs to renew existing ageing community infrastructure and adapt to changing service delivery models.

The City has additional needs due to its social disadvantage, low incomes and as a location for new arrivals. Footscray has an established role as a regional centre for many health, employment, and training providers. The Western Hospital is a major health care facility within the city.

While much of the city's open space is located along the Maribyrnong River there is a network of spaces including large recreational areas such as Braybrook Park, McIvor Reserve, Footscray Park, Yarraville Gardens and many smaller local parks. However, there are large parts of the city lacking quality open space, parklands and playgrounds.

Key facilities include Maribyrnong Aquatic Centre, West Footscray Community Recreation Centre (YMCA), RecWest, McIvor Reserve, Medway Golf Course and Whitten Oval as well as various local club based facilities and settings for more informal activities.

In established areas local physical infrastructure (drainage, roads and paths) is ageing and requires renewal but can generally support infill development. Sites for major redevelopment will require significant new infrastructure as well as upgrading the capacity of existing infrastructure. New development must also meet more sustainable infrastructure design and operational requirements.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.03 COUNCIL VISION

10/11/2016
C108
[Proposed C143](#)

Council Plan

The Council Plan is the overarching strategic document for the city. The plan sets out Council's vision and objectives for the city, and details the strategies, actions and commitments that will achieve these. A primary objective of the Council Plan is to protect and promote the wellbeing of the community. This objective informs all Council policy, strategy and actions.

The vision for the city of Maribyrnong as stated in the Council Plan 2009-13 is:

A diverse, vibrant, and proud city focused on people-based places, environmentally sustainable practices, and opportunities to enhance community health and wellbeing through education, responsive services and participation in community life.

The six key commitment areas of the Council Plan are:

1. Building community spirit, engagement and places
2. Prosperity
3. Moving around the city
4. Amenity
5. Environmental sustainability
6. Organisational performance

Many aspects of the Council Plan's vision and objectives will be realised through the city's land use planning and development approval. The Maribyrnong Planning Scheme implements the land use and development components of the Council Plan by setting policies and objectives that support Council's overall vision and the wellbeing of the community.

Land Use Vision

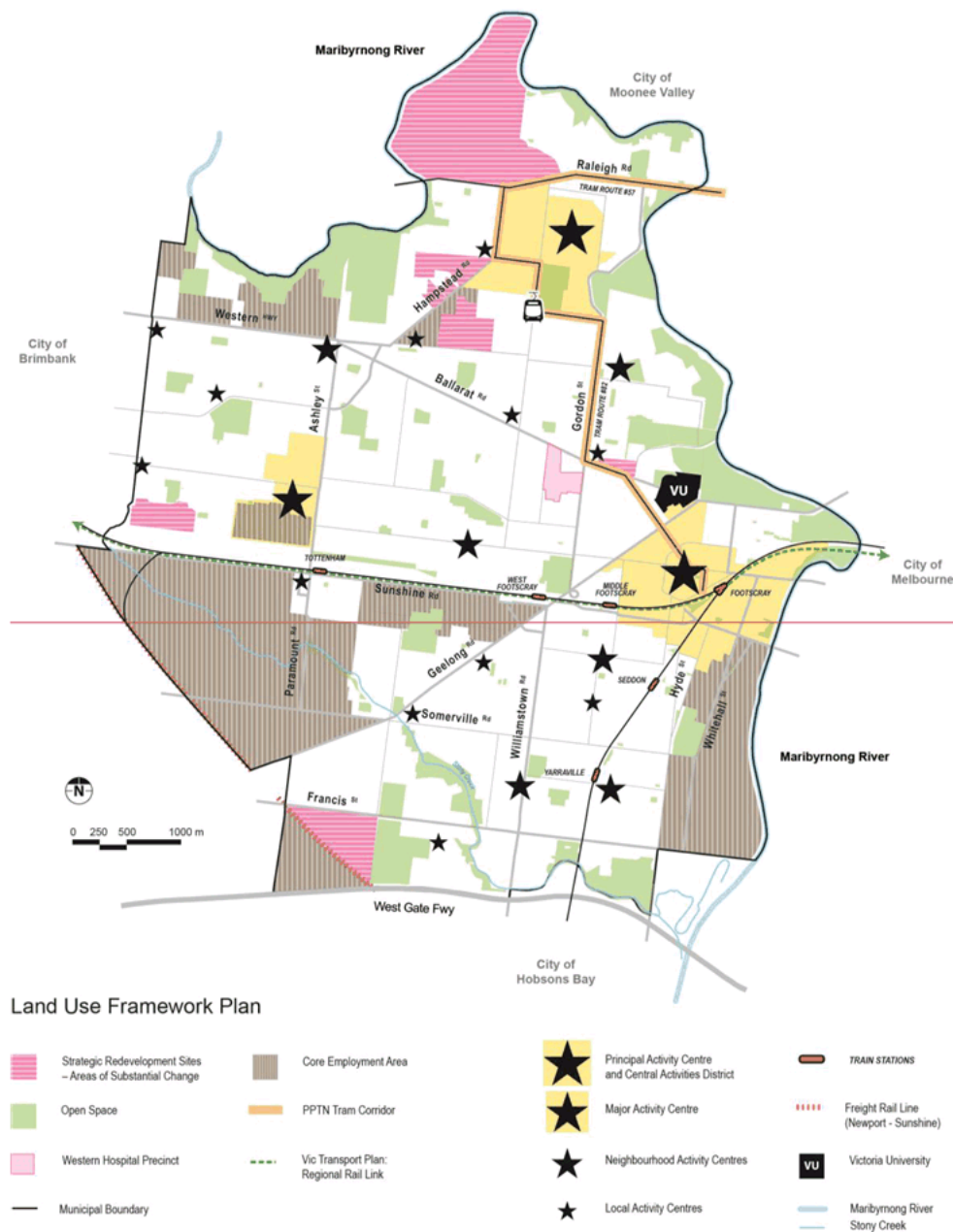
By 2030 the city of Maribyrnong will be a popular inner city municipality with a vibrant and diverse community, a strong identity and a prosperous modern economy. The city's adaptation to climate change will make it more environmentally sustainable and more resilient to future changes. Significant redevelopment will transform the city and give it a greater residential character. The city's valued heritage and neighbourhood character will be complemented by new development on key redevelopment sites and within activity centres. More people will be living and working in the city attracted by its choice of housing, accessibility and employment opportunities. A broad economic base will strengthen local employment through a strong retail sector, new offices and business services, a growing arts base and the renewal of the city's industrial areas. New facilities and infrastructure will meet the needs of the community. The network of open spaces and trails will be enhanced and offer an improved range of recreational facilities and activities for the community, while the Maribyrnong River will be more accessible and offer a range of recreational, cultural and tourism experiences.

MARIBYRNONG PLANNING SCHEME



Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME



Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.04

12/10/2017

C146

Proposed C143

21.04-1

15/09/2012

C82(Part 1)

SETTLEMENT

Activity Centre Planning

The overall retailing pattern in the City of Maribyrnong is consistent with the objectives of the State Planning Policy Framework as most retailing in the municipality is undertaken in activity centres. Retail activity outside the activity centres is generally marginal and in many cases declining.

The City of Maribyrnong's activity centre network comprises:

Activity Centres

Centre Type	Location
Central Activities District (CAD)	Footscray
Principal Activity Centre (PAC)	Highpoint
Major Activity Centre (MAC)	Central West
Specialised Activity Centre (SAC)	Victoria University
Existing Neighbourhood Activity Centres (NAC)	Barkley Village West Footscray, Braybrook Shopping Centre, Edgewater, Seddon, Yarraville, and Yarraville Square.
Proposed Neighbourhood Activity Centres	Maribyrnong Defence Site and at the Bradmill precinct in Yarraville. These centres, created as part of the overall planning for the redevelopment of the sites, will cater for local retail, services and business needs of those new communities.
Local Centres	Ballarat and Duke, Ballarat and Summerhill, Ballarat and Gordon, Braybrook Village, Gamon Street, Mitchell and Hampstead, Waterford Gardens, and Wembley Avenue. The centres listed below are expected to decline as local convenience-oriented centres for their local neighbourhoods because of their location on very busy roads or their proximity to other centres providing a better range of goods and services: Geelong Road and Wales Street, Kingsville – Somerville and Geelong Road, South Road and Duke Street, and Tottenham.
Small Destination Centres	Western Gateway (Cnr Williamstown Road and Thomas St), Williamstown Road at Francis Street, Somerville Road from Wales to Coronation Streets, Somerville Road at Williamstown Road, and Somerville Road at Gamon Street.

The activity centre network excludes various retail clusters of businesses and shops, mostly around major intersections, because they do not provide local convenience retailing and are not preferred locations for expansion of retailing.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Generally the city's activity centre network has limited transit orientation. Footscray and Yarraville are the only two centres with a train station in the heart of the centre. Buses serve most centres and are the main form of public transport. The majority of centres are on or immediately adjacent to busy roads and concentrate on exposure to passing car traffic rather than interaction with pedestrians. Planning for centres must focus on the role of activity centres as places that can encourage sustainable transport practices such as increased walking, cycling and use of public transport.

The preferred development and improvement of activity centres is being guided by the *Review of Retail Development and Activity Centre Policy 2009*, structure plans and urban design frameworks.

There are a number of local centres that provide convenience retailing and commercial services for local communities. The local centres with the most potential for growth and diversification are in the redeveloping and growing northern part of the municipality.

Objective 1

To create an activity centre network with a variety of easily accessible, pleasant and safe places where people can gather, socialise, shop, work, live, be entertained and make use of many kinds of community and leisure services without having to travel far.

Strategies

Encourage development that implements the relevant Urban Design Framework or Structure Plan.

Promote the complementary nature of Footscray and Highpoint activity centres.

Facilitate the development of new neighbourhood centres at the Bradmill Precinct site, Yarraville and Maribyrnong Defence Site, to cater for local retail, services and business needs of those new communities.

Ensure that development at the new neighbourhood centre at the Maribyrnong Defence Site is complementary to the nearby Highpoint Principal Activity Centre.

Maintain and enhance the viability of the network of centres by ensuring any expansion of retailing floorspace is appropriate for the centre's place in the hierarchy.

Protect areas adjacent to activity centres from negative impacts.

Limit the expansion of small destination centres with poor connections to public transport and a declining role to reduce their influence on the activity centre network.

Objective 2

To transform the Footscray CAD, Highpoint PAC and Central West MAC into mixed use retail, commercial, residential and community services centres with a sense of place.

Strategies

Increase housing intensification within and adjacent to the Footscray CAD, Highpoint PAC and Central West MAC in accordance with centre structure plans.

Develop the city's larger activity centres as regional arts, recreation and leisure nodes.

Objective 3

To develop centres in accordance with their place in the activity centre hierarchy.

Strategies

Encourage new buildings in activity centres to provide for a mix of uses.

Encourage residential uses above and to the rear of business uses.

Ensure new developments in activity centres respect the character, form and height of buildings within any adjoining Residential 1 zoned land on or within 10 metres of the site boundaries.

Discourage uses or new developments in activity centres which will be incompatible with a continued residential presence whether through scale, image or off-site environmental or amenity impacts.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Objective 4

To enhance the community focus of local activity centres.

Strategies

Encourage a wider business and land-use mix in local activity centres geared to servicing a wider range of local resident needs.

Increase employment opportunities in local activity centres.

Increase opportunities for social interaction in local activity centres.

Policy Guidelines

Support the implementation of the Activity Centre Zone in Footscray CAD and Highpoint PAC.

21.04-2

13/12/2012
C111

Housing Growth

The city's population is growing and is forecast to reach 104,000 by 2031, an increase of 30,800 from 2011. It is anticipated that about 14,000 - 16,000 new dwellings will be needed to support this increase. With an increasing proportion of Melbourne's growth expected to occur within established suburbs and at higher densities, this forecast may increase in the future.

The population structure of the municipality will change depending upon the form of development, the increase in population and through ageing.

Council has developed a Housing Growth Area Framework (included at Clause 21.07) that indicates the opportunities for residential development to cater for the forecast population and housing increase over the next 20 years.

Objective 5

To accommodate between 14,000 and 16,000 additional households by 2031.

Strategies

Direct most of the residential development to identified substantial change areas, and substantial change activity centres.

Support incremental change across residential areas.

Limit change in established residential areas with heritage significance or an identified residential character, and areas with an identified constraint, such as inundation, that necessitate protection through a specific overlay.

21.04-3

15/09/2012
C82(Part 1)

Social Impact

Despite increasing gentrification the municipality is one of the most disadvantaged in Victoria. The city continues to have high levels of unemployment, combined with higher levels of refugees and new arrivals, a highly mobile population and greater burden of preventable disease associated with poor socio-economic populations. The level of disadvantage is even higher in some locations, especially around public housing areas.

Objective 6

To minimise adverse social impacts from development and land uses.

Strategies

Require a social impact assessment for significant rezoning proposals, residential developments greater than 300 dwellings and major commercial developments.

Use social impact assessments to determine what new facilities are needed and the contributions required from developers.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.04-4 Open Space network

12/10/2017
C146

The city has a network of just over 150 open spaces covering more than 307 hectares of land. A notable feature of the open space network is its diversity. This includes large historical gardens, major sporting reserves, open space corridors along the Maribyrnong River and Stony Creek, and the highly valued smaller neighbourhood and local parks and spaces. However, large parts of the city are without quality open space including areas where existing parks need improvement and additional facilities, while in other parts of the city there is no open space within safe and easy walking access of the community. Access to open space can be limited due to barriers, such as main road and rail lines, distance and the lack of appropriate facilities. While much of the open space is located along the Maribyrnong River with regional open space and biodiversity values, it is distant from the populated areas and is subject to flooding, which limits the extent of possible improvement and use.

The open space and recreational needs of the community are changing due to the city's significant redevelopment, the changing population structure, recreational trends and increasing expectations. Many recreational facilities are ageing and require significant renewal. Additional and improved open space and new or upgraded recreational facilities will be needed to broaden the range of recreational settings and opportunities available to the community.

The open space and recreational needs of the community will be influenced by higher density living and the forecast population growth. Significant medium and high density redevelopment will increase demands on public open space and facilities. An increasing proportion of single person households creates the need for more diverse recreational options that provide opportunities for social interaction.

In the central and southern parts of the city, a combination of seeking opportunities to provide new open space and improve the diversity, quality and accessibility of existing open space will create a better connected network of open spaces, activity centres and facilities. The northern part of the city includes significant redevelopment sites with opportunities for providing new open space to meet the sport and recreation needs of new communities. In particular, redevelopment of the former Maribyrnong Defence Site offers the opportunity to provide additional sporting facilities and passive open space, along with extending the linear open space system along the Maribyrnong River improving both the biodiversity and recreational values of this corridor.

Objective 7

To expand and improve the network of open space throughout the municipality.

Strategies

Provide new open space in areas identified as underserved.

Improve access to open space and recreational facilities for the increasing residential and worker population.

Upgrade existing public open space to meet changing community needs including the condition, accessibility, facilities and character/aesthetics.

Develop shared path linkages between existing and new open space, community recreation facilities and activity centres.

Promote shared path linkages along existing railway, transport linkages and waterways.

Ensure that new development contributes to the planned open space network.

Objective 8

To provide a continuous linear open space network along the Maribyrnong River and Stony Creek.

Strategies

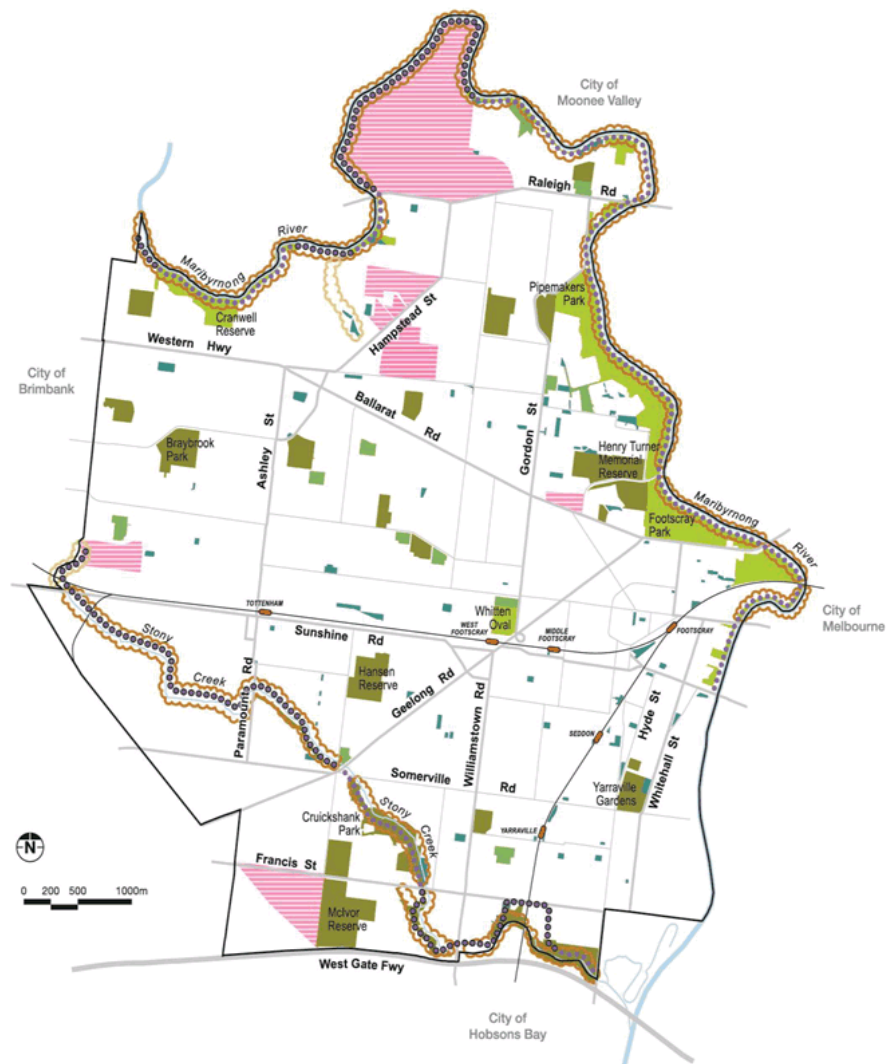
Complete the gaps in the linear open space and trail network along the Maribyrnong River with connections to the adjoining urban areas, regional trail system, adjacent open space, community facilities and activity centres.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Develop a linear open space corridor and shared trail along Stony Creek with connections to surrounding urban areas.

Improve the biodiversity values along the Maribyrnong River and Stony Creek.



Open Space Framework Plan



Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.04-5 Strategic Employment Investigation Areas

10/11/2016
C108
[Proposed C143](#)

Three areas have been identified for investigation due to having significant limitations or issues. Further investigation is required to determine if these uncertainties can be addressed in order for these areas to retain or increase their employment role. Strategic Employment Investigation Areas are considered to be employment areas until such time as further investigation clearly demonstrated that this is not a viable option. The areas are:

- Braybrook Ashley Street
- ~~Gordon & Mephan Street~~
- Yarraville Mobil Terminal

In addition to these three areas, the redevelopment of the Maribyrnong Defence Site provides an opportunity to potentially extend the tram route and further improve public transport access to this area.

Braybrook Ashley Street

The area is located west of Ashley Street, Braybrook, extending north from South Road to Hampden Street. The area also has direct residential street abuttal along Crothers, Joy and Melon Streets. The area is located north of the Central West Shopping Centre and 4.1 Ashley Street Braybrook Core Employment Area. The closure of the carpet manufacturing activities from the area has left a large portion of land with large purpose-built industrial buildings, which are not readily adaptable for other industrial uses.

~~Gordon & Mephan Street~~

~~The area is located east of Gordon Street and predominantly south of Mephan Street, but also includes one large parcel north of Mephan Street, between Mephan and Birdwood Streets. The close proximity of new residential development to existing industrial uses potentially gives rise to amenity issues at the interface, including heavy vehicle usage of partially residential streets, industry noise and visual impact.~~

Yarraville Mobil Terminal

The area is a small industrial pocket located in the south east corner of the municipality, straddling the intersection of Hyde and Francis Streets, and directly opposite the Mobil Yarraville Terminal, a recognized major hazard facility situated in the neighbouring City of Hobsons Bay. Existing residential use in the precinct is problematic given the close proximity to the Mobil Yarraville Terminal, while future land use is also influenced by Port Environs controls.

Tram routes

The city's two tram routes (57 and 82), link the Footscray CAD with the Highpoint PAC and provide access from northern Maribyrnong to Moonee Ponds and the Melbourne CBD. The tram routes have the potential to become more important transport and development corridors linking key development nodes with activity centres and transport interchanges. This is occurring between Footscray CAD and Highpoint PAC, with sites such as Victoria University, Kinnears, the Edgewater neighbourhood activity centre, and the Maribyrnong Defence Site. With service improvements, and appropriate land use planning and design, these routes can improve the access residents have to key activity centres and employment based in the Melbourne CBD, as well as increasing and further encouraging the use of sustainable public transport.

Potential residential development along the tram corridors needs to be further explored, however it is likely that it will take the form of 'development nodes' rather than continuous linear development. This type of link is envisaged by the *Western Region Employment and Industrial Development Strategy*.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Objective 9

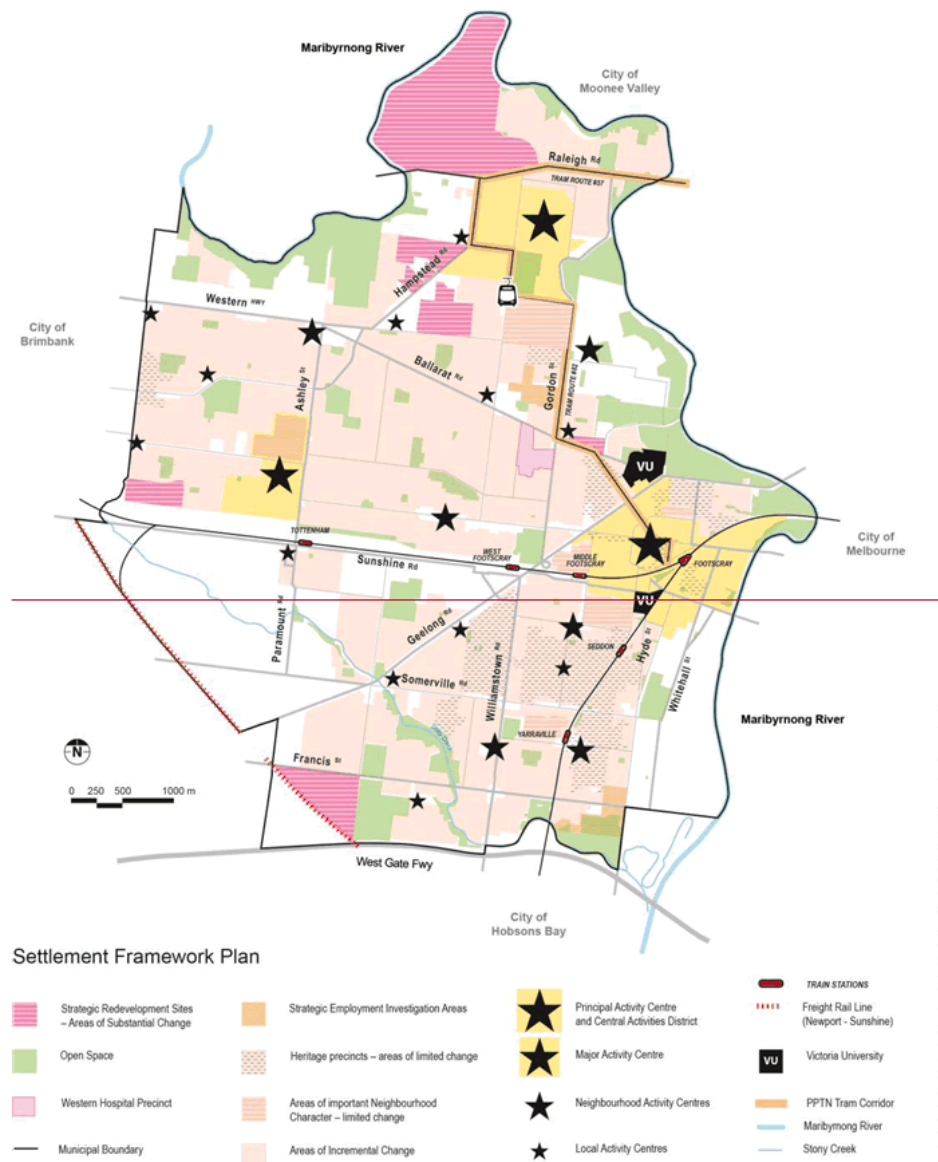
To manage the redevelopment of Strategic Employment Investigation Areas and land along tram corridors in an integrated manner.

Strategy

Ensure the Strategic Employment Investigation Areas and land along tram corridors are appropriately planned and developed.

Agenda Item 9.1 - Attachment 2

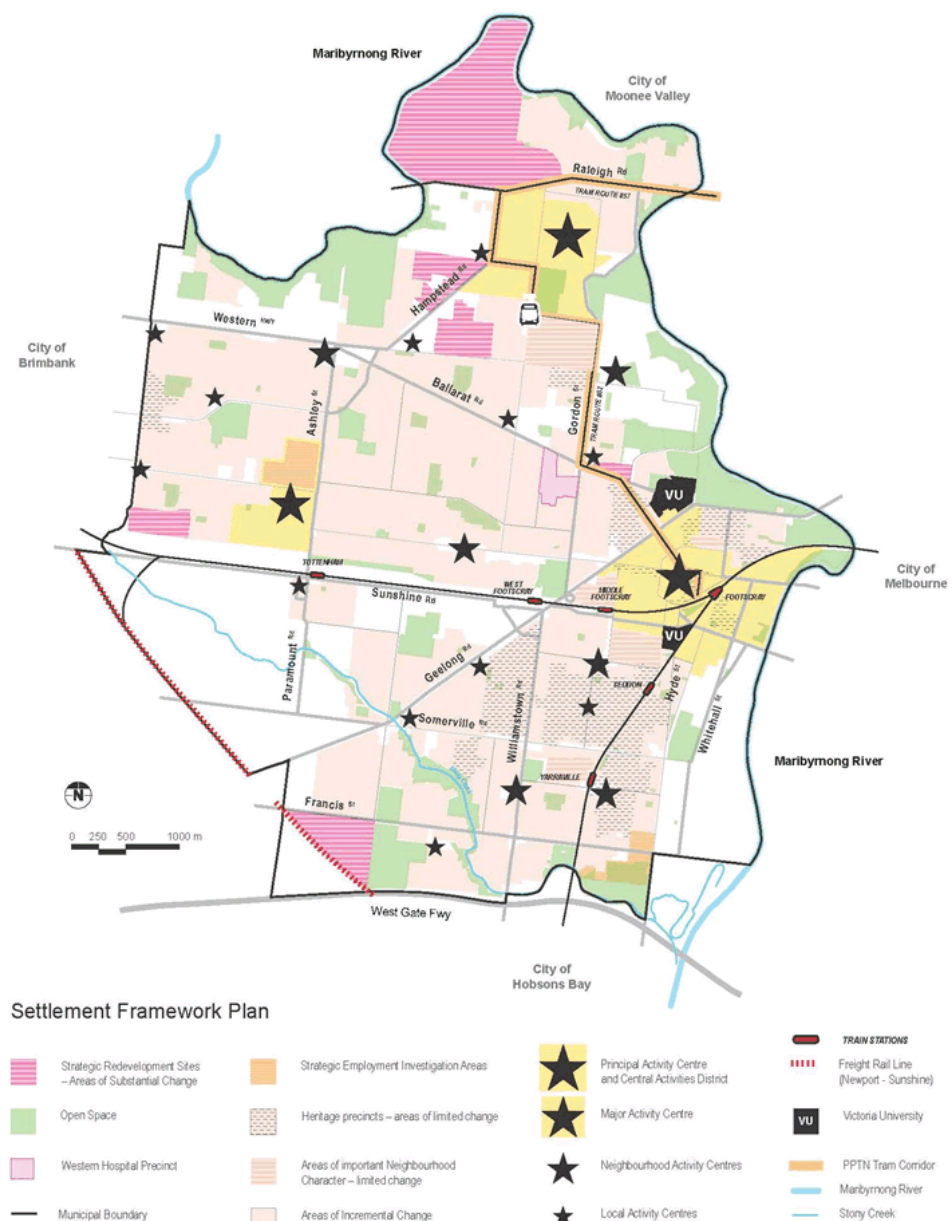
MARIBYRNONG PLANNING SCHEME



Note: This map shows strategic information only. Please refer to planning scheme maps, detailed policies or other reference documents for further details.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME



Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.05 ENVIRONMENT AND LANDSCAPE VALUES

10/11/2016
C408
Proposed C143

21.05-1 Landscape values

15/09/2011
C82(Part 1)

The Maribyrnong River is a highly valued metropolitan waterway and its valley forms an important regional open space corridor. The river valley and escarpment are dominant landforms that provide an attractive setting. The character of the river varies within the city. The *Maribyrnong River Valley Design Guidelines (2010)* has identified six main character lengths along the river:

- Steele Creek – secluded river,
- Maribyrnong – a suburban river,
- Racecourse – river flats,
- Footscray – an urban river,
- Footscray Wharf – an urban river, and
- Port – a working river.

There are opportunities to enhance the landscape character along the river, in particular the steeply sided valley and escarpments in Braybrook and Maribyrnong. Development of the Maribyrnong Defence Site will open up the river front for public access, add open spaces and enable completion of the shared river trail.

There is significant potential to expand and enhance the open space corridor along Stony Creek and improve links as opportunities arise. However, the potential to extend the shared trail west of Paramount Road is limited due to private land ownership and physical barriers. Access to this section of the creek will be from local roads that will form key nodes along the creek.

Objective 1

To enhance the landscape character along the Maribyrnong River and Stony Creek.

Strategies

Create a diverse mix of environments within the Maribyrnong River valley from a natural indigenous vegetation corridor in the upper reaches to more hard-edged urban environments in the lower reaches.

Enhance the interpretation of the cultural heritage of the Maribyrnong River and Stony Creek environs.

Encourage development that enhances the environmental qualities of the Maribyrnong River Valley.

Encourage development that complements existing activities along the river.

Policy Guidelines

Assess development adjacent to Stony Creek against the following criteria:

- Development west of Roberts Street should protect and improve the Stony Creek open space corridor.
- Development should be setback from Stony Creek.
- Development should be designed to address the creek frontage.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.05-2 Climate Change

10/11/2016
C108
Proposed C143

The City will need to adapt to the impacts of climate change and to meet targets for reducing greenhouse gas emissions. Council is committed to creating an environmentally sustainable city and has set a target for the city to become carbon neutral by 2020. A more sustainable city will strengthen the city's economy and its social well being.

The Maribyrnong City Council *Carbon Neutral Action Plan 2008* adopts a best practice carbon reduction hierarchy with regard to:

- Avoiding waste energy,
- Efficient use of energy,
- Purchase of green power, and
- Offset any remaining carbon emissions.

The city's inherent strengths, including its convenience, compact form, good public transport, range and network of activity centres, local employment and opportunities for new development provides resilience to potential climate change impacts and can form a foundation for improving the city's future sustainability. Encouraging more intensive development within key activity centres and close to public transport, reducing car dependency and encouraging uses that will provide local employment will produce a more sustainable city.

Local energy production using solar power and wind turbines could be provided in strategic redevelopment sites to help reduce greenhouse gas emissions. There is potential for a large wind turbine adjacent to the Westgate Freeway.

Objective 2

To ensure that the city adapts to the impacts of climate change.

Strategies

Plan and design according to the latest findings regarding the impacts of climate change such as rising sea levels, and weather events.

Encourage risk management strategies to address identified climate change probabilities.

Encourage development that reduces car dependency especially for short journeys and work trips.

Encourage uses that will provide local employment.

Promote landscaping that provides habitat, open spaces, food resilience and climate control.

Ensure planning scheme amendments and development applications consider and respond to the changing effects of climate change.

Objective 3

To ensure that the city is carbon neutral by 2020.

Strategies

Encourage developments that reduce energy usage and greenhouse gas emissions.

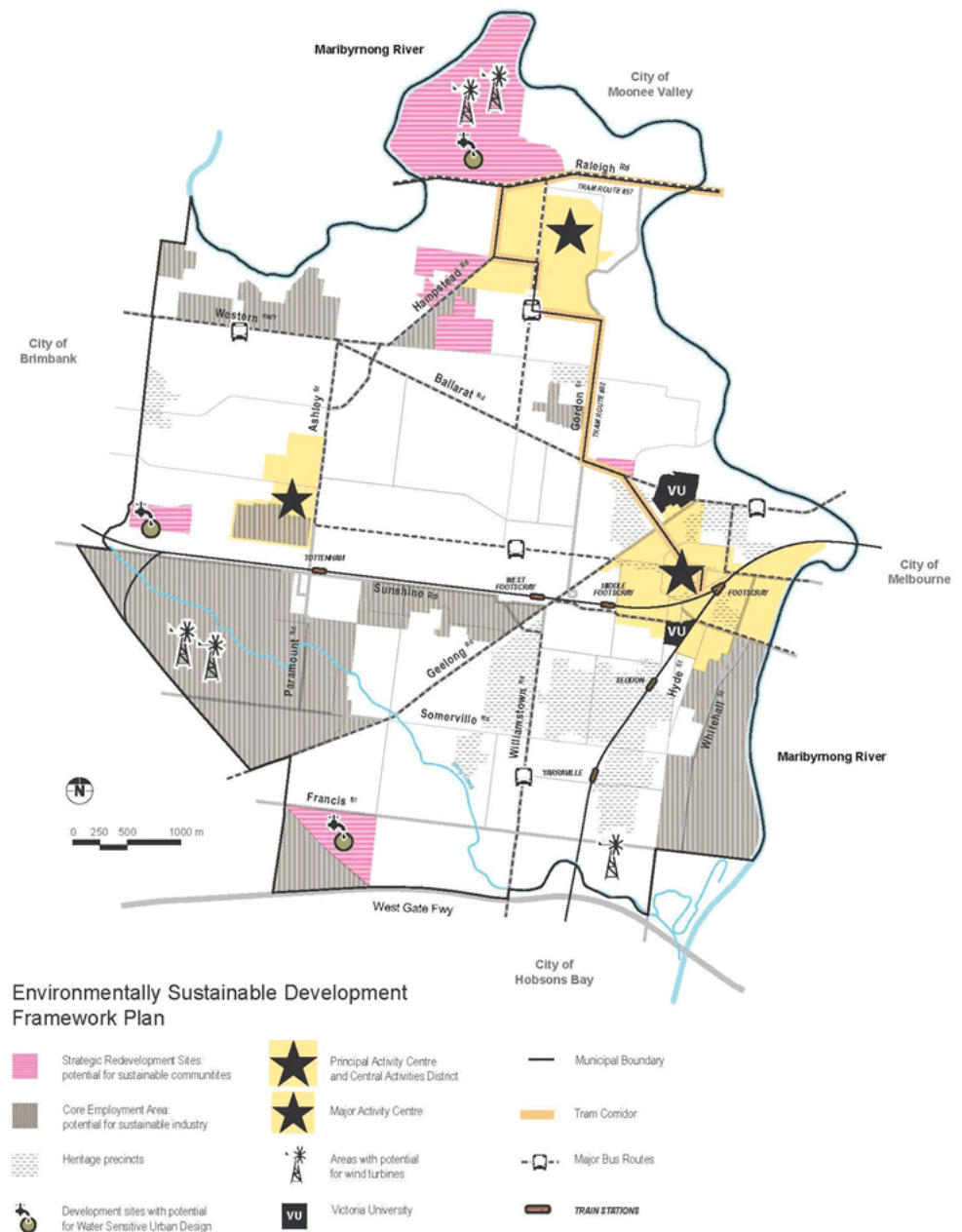
Encourage industry to develop on-site renewable energy and new emerging low carbon technologies.

Encourage renewable energy at household level and at strategic redevelopment sites.

Promote waste management that reduces waste and improves management of emissions from landfill.

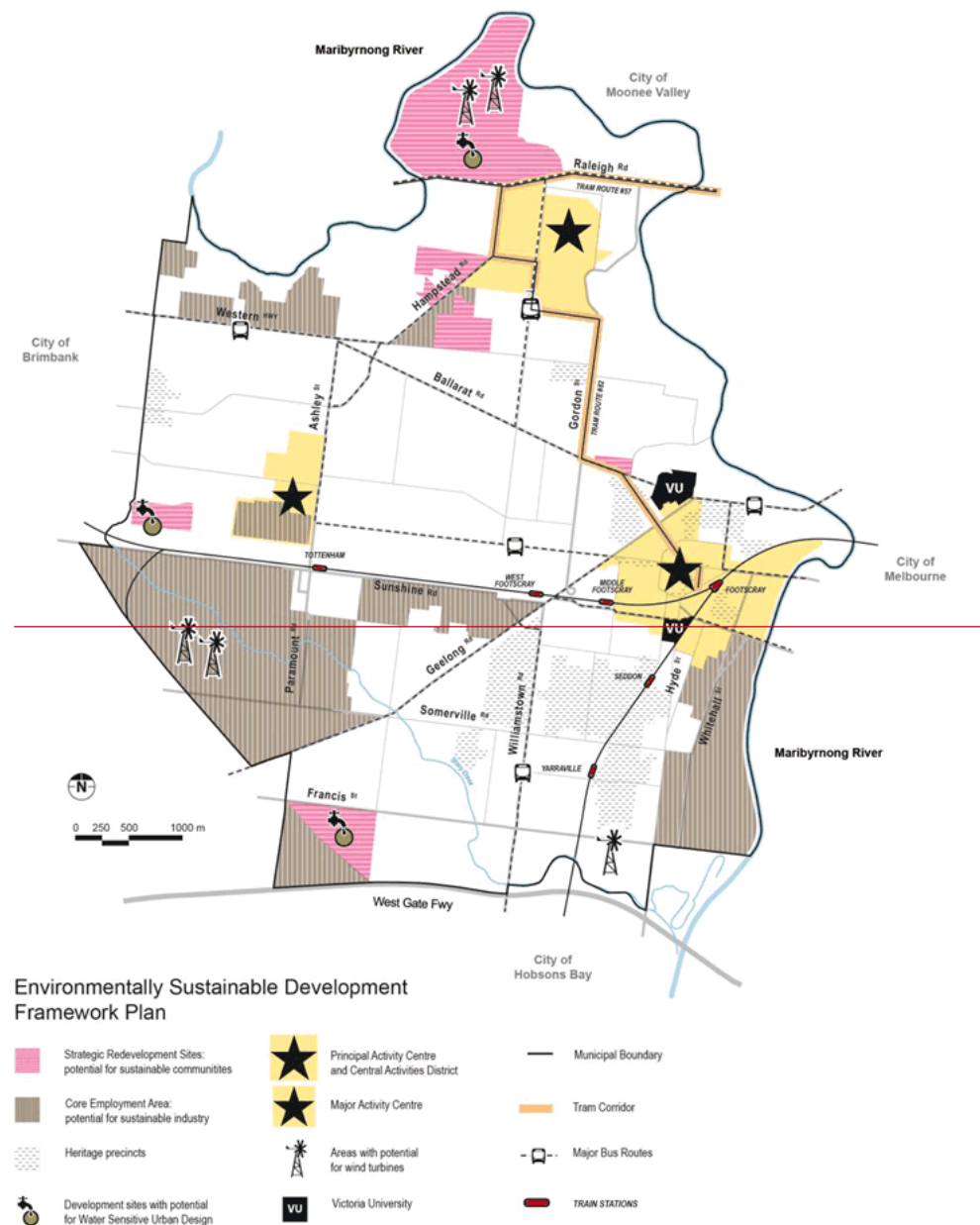
Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME



Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME



21.05-3

15/09/2011
C82(Part 1)

Flood Prone Areas

There are flood prone areas in the city in the vicinity of the Maribyrnong River and Stony Creek. Residential development in flood prone areas, particularly along the Maribyrnong River and Stony Creek, needs to have regard to limitations caused by flooding and the requirements of Melbourne Water.

Objective 4

To protect flood prone areas from inappropriate development.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Strategy

Ensure appropriate development occurs in flood prone areas.

21.05-4

15/09/2011
C82(Part 1)

Potentially Contaminated Land

The potential contamination of a number of sites is a legacy of the municipality's long industrial history, and is an important matter to consider when proposing a use or development of a site, whether it is an existing building or vacant land.

Objective 5

To manage contaminated land to protect human health and the environment and optimise the future use of the land.

Strategies

Ensure that potentially contaminated land is identified, appropriately tested and remediated and managed to a standard suitable for the intended use or development.

Encourage best practice solutions to remediation and management of contaminated land.

Policy Guidelines

Apply the Potentially Contaminated Land Policy at Clause 22.03.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.07 HOUSING

10/11/2016
C108
[Proposed C143](#)

21.07-1 Residential capacity and location

10/11/2016
C108

The City has opportunities for significant residential redevelopment for the next 20 years that will cater for the forecast population and housing increase.

Substantial, Incremental and Limited change areas are identified on the Framework Plan that forms part of this Clause.

Housing growth area framework

Substantial change areas	Significant redevelopments are proposed for the Maribyrnong Defence Site (MDS), Kinnears site in Footscray, the former Defence site in Beachley Street, Braybrook, the Bradmill Precinct in Yarraville and the Maidstone Hampstead Road East Strategic Redevelopment Sites. Other smaller sites across the municipality will also contribute to the supply of new housing.
Substantial change activity centres	In the future the Highpoint PAC and Footscray CAD will assume a stronger role and greater capacity for substantial medium and higher density housing developments.
Incremental change areas	All other residential areas without heritage significance or an identified residential character that warrants planning protection through specific overlays.
Incremental change activity centres	The mixed use and residential developments occurring in activity centres will continue and increase.
Limited change areas	Existing residential areas with heritage significance or an identified residential character that warrants planning protection through specific overlays, and areas with an identified constraint, such as inundation, that necessitate protection through an overlay. The majority of these areas have been identified in Council's Heritage Study (2001) and neighbourhood character studies.

The mixed use and residential developments occurring in key activity centres will continue and increase. This will extend housing choice, improve access to infrastructure, services and transport for residents and will help support and broaden the function of centres.

Core employment areas, key passenger and freight transport corridors and major hazard facilities need protection from residential encroachment to maintain their viability and prevent adverse risk and amenity impacts.

Objective 1

To provide significant opportunities for new residential development in substantial change areas and substantial change activity centres.

Strategies

Determine the form, amount and mix of housing of substantial change areas through site planning.

Ensure the site planning of larger sites facilitates the development of diverse, high amenity precincts which have an identifiable sense of place.

Encourage residential development in substantial change areas to predominantly comprise medium and higher density housing in the form of townhouses; units; apartments; and shop-top dwellings.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Encourage a range of dwelling types and sizes, including affordable housing, to be provided in larger developments.

Ensure new development integrates with existing areas and communities.

Ensure new larger scale developments establish a preferred urban design and architectural character that complements existing areas and creates safe and liveable communities.

Encourage new higher density development to provide space for planting, communal spaces and rooftop gardens to improve amenity and liveability of dwellings.

Ensure developments with sensitive interfaces have a scale and massing that respects the character and scale of their context.

Support developments located away from sensitive interfaces that create a new, higher density urban character.

Ensure development of sites greater than 60 dwellings are well served by public transport, the bike/shared path network, and cater for potential changes to the public transport network.

Encourage higher density residential and mixed use developments within activity centres that are well served by public transport.

Require larger scale residential land redevelopment to contribute to high quality, accessible open space for a range of activities.

Require provision of land for a formal sports reserve and parkland for unstructured recreational activities on the former Maribyrnong Defence Site.

When applying overlays or other planning tools to larger substantial change sites ensure the requirements include:

- provision of a diversity of dwelling types, sizes and tenures
- appropriate provision of community infrastructure and open space
- consideration of public realm improvements and amenity protection at residential interfaces
- preparation of an adverse amenity report
- incorporation of environmentally sustainable design principles.

Objective 2

To provide incremental opportunities for new residential development in incremental change areas and incremental change activity centres.

Strategies

Ensure development has regard to and clearly responds to preferred character statements and design guidelines for specific neighbourhood character precincts.

Ensure the siting and design of infill development respects the scale, form and siting of surrounding development.

Encourage residential development within incremental change areas to predominantly comprise of low and medium density housing in the form of separate and semi detached houses and in appropriate locations units, shop top dwellings and low scale apartments.

Support low scale apartment developments at locations within key Neighbourhood Activity Centres; they must reflect existing local character in terms of height, mass setbacks and building materials; and provide a sensitive and appropriate interface to adjoining streetscapes, buildings and residential areas.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Support gradual medium density 'infill' development, in the form of townhouses, units and shop-top dwellings, located close to transport, activity centres and community infrastructure.

Support smaller scale infill residential development in keeping with the streetscape and character of the centres and their adjacent residential in incremental change activity centres.

Encourage the retention of existing housing that positively contributes to preferred neighbourhood character.

Ensure development in activity centres follows relevant structure plans and urban design frameworks.

Protect areas that contribute to the range of housing choice especially for families and lifestyle choices.

Objective 3

In Limited change areas, limit development in residential areas with heritage significance; an identified residential character protected through a specific overlay; and identified constraints, such as inundation, that necessitate protection through an overlay.

Strategies

Maintain and enhance these areas and ensure that new development respects the existing heritage values and preferred neighbourhood character.

Ensure the scale, form and appearance of new housing is in keeping with the surrounding development and the heritage and preferred neighbourhood character values of the area.

Support the renovation and redevelopment of single houses as a means of ensuring diversity across the municipality, and providing accommodation for larger household types.

Support a diversity of dwelling types and sizes, including affordable housing, where appropriate.

Objective 4

To protect core employment areas, key passenger and freight transport corridors and major hazard facilities from residential encroachment.

Strategies

Ensure appropriate buffers are provided between new residential areas and core employment areas, key transport corridors and major hazard facilities.

Incorporate appropriate noise attenuation measures in residential developments adjacent to noise generating sources.

Protect and maintain existing buffers to the core employment areas.

Policy Guidelines

Apply the Preferred Neighbourhood Character Statements policy at Clause 22.05.

Request applications for residential development provide an assessment against the preferred character statements included in the local policy Preferred Neighbourhood Character Statements at Clause 22.05.

Request applications for key strategic redevelopment sites and for developments with more than 300 dwellings provide a social impact assessment.

Support the rezoning of strategic redevelopment sites to provide for higher density residential and mixed use development.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Support the Neighbourhood Character Overlay in appropriate areas.

21.07-2 Housing Diversity and Affordability

13/12/2012
C111

The city has a range of housing comprising detached housing (67%), semi detached (13%), and apartment (20%); this varies across its suburbs. Recent significant developments indicate densities are increasing with more medium density housing forms and some high-rise developments, particularly within the Footscray CAD. In the future there will be an increasing proportion of medium and higher density housing in the municipality. However, detached housing will remain the predominant form of housing across the municipality.

The existing stock of detached 'family' housing (lots greater than 500 sqm) contributes to the diversity and choice of housing available within the municipality, as they can cater for family households and people preferring these forms of housing as part of their lifestyle. It is expected that this stock of housing will reduce as a proportion of overall housing.

The city has been an affordable area offering housing opportunities for a wide range of households and incomes. The increasing popularity of the area and rising housing prices is reducing affordability and housing opportunities for some lower and middle income households. Increasing the supply and diversity of housing opportunities can assist in meeting affordability objectives.

Objective 5

To encourage a mix of housing.

Strategies

Support increased housing choice by providing a diversity of dwelling types, sizes and tenures.

Ensure new residential developments provide a mix of housing that caters for a range of households, lifestyles, age, incomes and life stages appropriate to the scale and nature of the project.

Encourage larger developments to provide a range of dwelling types and sizes, including affordable housing.

Encourage forms of housing suitable for the needs of an ageing population.

Encourage forms of housing suitable for home based businesses.

Protect areas that contribute to the range of housing choice especially for families and lifestyle choices.

Support the renovation and redevelopment of single houses as a means of providing accommodation for larger household types.

Objective 6

To encourage housing affordability.

Strategies

Support the provision of social housing, in particular development that improves the distribution of social housing across the municipality.

Encourage public, social and affordable housing in activity centres, close to public transport and as part of developments on strategic redevelopment sites.

Encourage the use of dwellings above shops in activity centres for affordable housing.

Encourage new residential development to provide opportunities for public, social and community based affordable housing.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Increase the overall stock of housing within the municipality, particularly medium and higher density development to ensure greater diversity to meet changing household needs.

Implement social and affordable housing targets at the Bradmill Precinct, Maribyrnong Defence Site and Beachley Street, Braybrook redevelopment sites.

Policy Guidelines

Request applications for ten or more dwellings provide an assessment of their housing mix, projected household mix, affordability, and options for including public, social and community affordable housing.

21.07-3

15/09/2012
C82(Part 1)

Student Housing

Housing is needed for students, and to support the role of Victoria University. Increasingly housing is provided privately as well as directly by the university. The possible closure of the university's student village in Maidstone will result in the relocation of housing to other areas, such as Footscray CAD.

Many residential developments located within the Footscray CAD provide specialised student housing. However, not all of these developments provide a suitable design, or are speculative and don't respond to an identified need. Some have been converted to other forms of housing.

The most suitable locations for student housing are within the Footscray CAD and close to the university campuses where students have good access to transport, facilities and services and can contribute to the life of the activity centre.

Objective 7

To encourage a sustainable supply of student housing.

Strategies

Encourage appropriate student housing in Footscray CAD and close to the university campuses.

Integrate student housing and services into the role, function and life of the Footscray CAD.

Identify and monitor the long term demand and supply of student housing.

21.07-4

10/11/2016
C108
[Proposed C143](#)

Caretaker's Houses

Industrial areas need to be protected from the intrusion of residential development in the form of inappropriate Caretaker's Houses.

Objective 8

To discourage Caretaker's houses in the Industrial 1, Industrial 3 and Business 3 zones.

Strategies

Discourage Caretaker's houses, unless it is demonstrated they are a necessary ancillary use to an existing or proposed building, operation or place.

Discourage subdivision of Caretaker's houses from the use or development to which they are ancillary.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

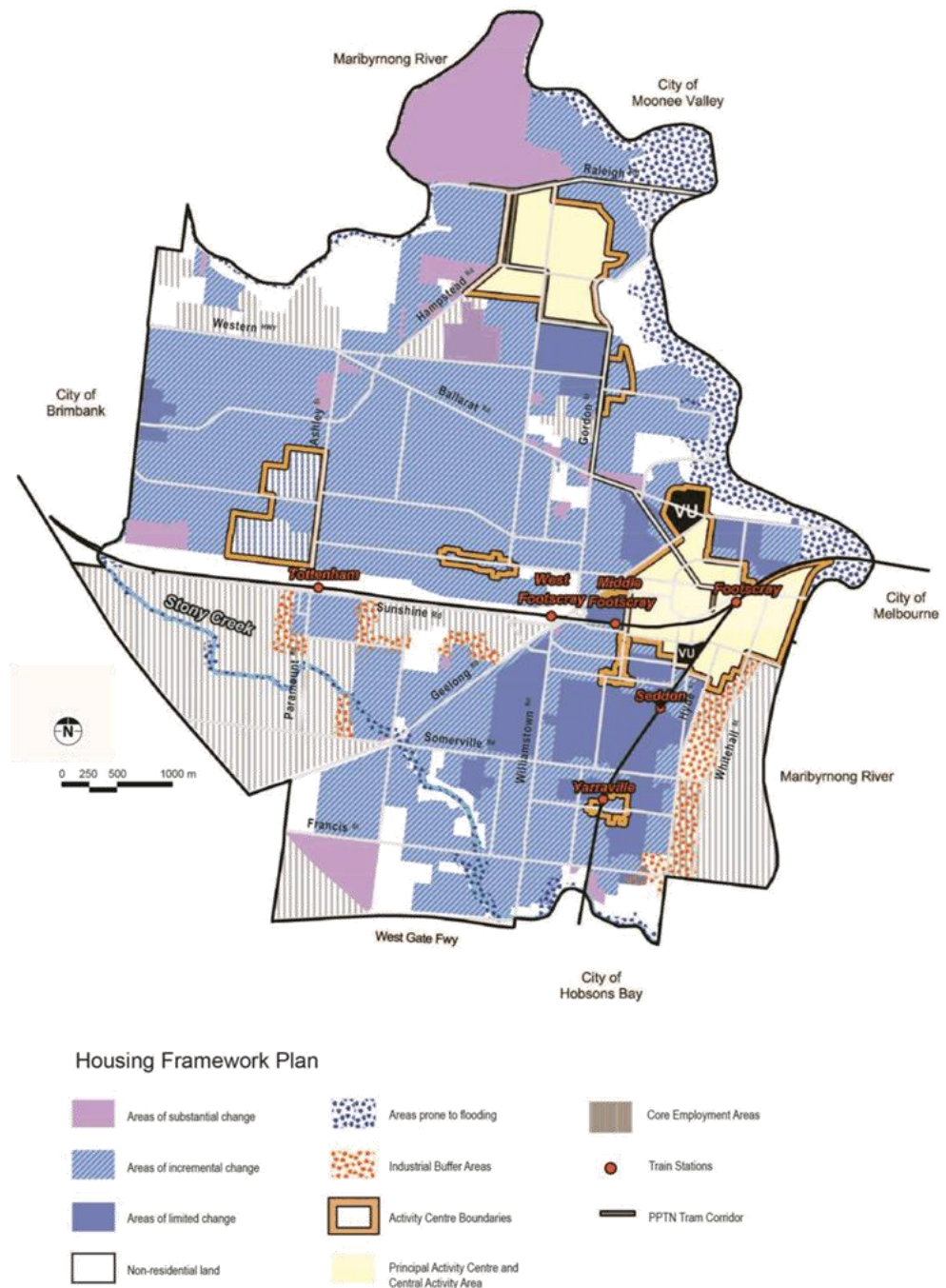
Policy Guidelines

Assess proposals for Caretaker's houses against the following criteria:

- The design of Caretaker's houses should minimise potential amenity conflicts.
- Caretaker's houses should not exceed 30% of the total gross floor area of the industrial or commercial building, or 100 sqm, whichever is the lesser.
- Parking at the rate specified in Clause 52.06 should be provided unless it can be demonstrated by a qualified professional that a variation is justified.

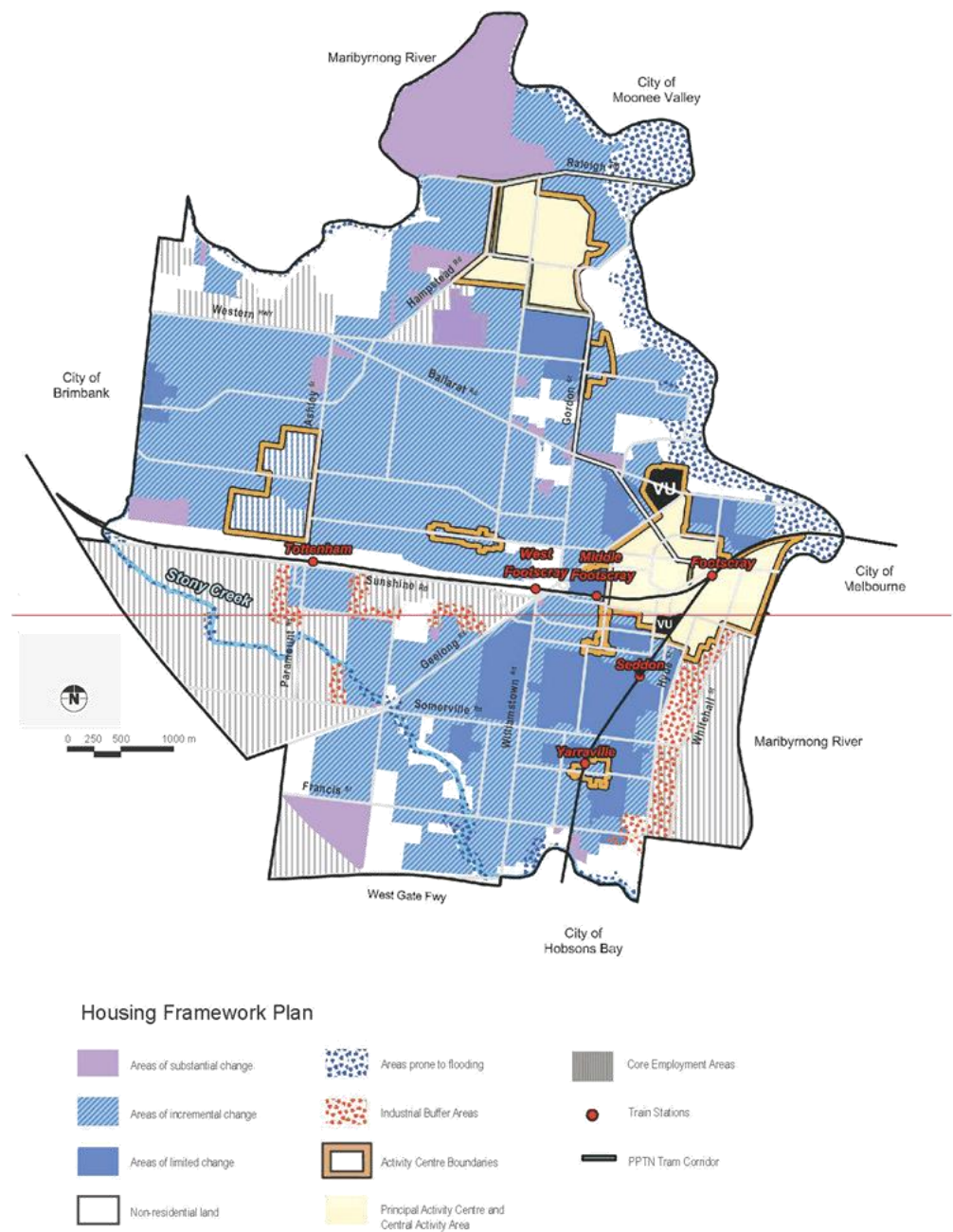
Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME



Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME



Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.08 ECONOMIC DEVELOPMENT

26/04/2018
C141
Proposed C143

21.08-1 Retail

26/04/2018
C141

Retailing in the city is dominated by Highpoint PAC and Footscray CAD. The Highpoint PAC has capacity for expanded retail floorspace and will continue to operate as a regional comparison shopping centre and as the key focus in Maribyrnong for bulky goods (restricted retail) retailing. Footscray CAD is very important in providing a range of cosmopolitan shops, a variety of health and community services, excellent access to public transport and proximity to both Victoria University campuses.

Some of the neighbourhood and local centres are showing strengths in lifestyle retailing, ethnic retailing and entertainment/leisure niches in response to demographic changes. The supermarket offer is improving in neighbourhood and local centres and will be augmented by additional supermarkets in the planned neighbourhood activity centres at the Bradmills Precinct and Maribyrnong Defence Site.

Several former main road showroom and bulky goods areas have declined leaving Highpoint PAC as the key focus and preferred location in the City for bulky goods (restricted retail) retailing.

Objective 1

To ensure that retail premises are developed in appropriate locations.

Strategies

Discourage retail development outside of identified Activity Centres.

Support the Highpoint PAC as a regional comparison shopping centre and as the key focus in the City for bulky goods (restricted retail) retailing.

Provide for street-front retail and businesses within activity nodes along the Footscray to Northern Maribyrnong transport corridor.

Objective 2

To ensure restricted retail premises are developed in appropriate locations.

Strategies

Focus the municipality's restricted retail premises retailing at the Highpoint PAC.

Discourage new significant retailing proposals in marginal and declining bulky goods (Business 4 Zone) areas including:

- Geelong Road – north side between Somerville Road and Cromwell Parade;
- Ballarat Road – south side west of Melon Street; and
- Barkly Street – north side west of Geelong Road to Gordon Street.

Ensure restricted retail premises do not develop as stand alone centres, remote from activity centres.

Ensure restricted retail premises developments are designed to provide street frontage activation, pedestrian networks and appropriate car parking.

Policy Guidelines

Request development proposals that significantly increase retail floorspace, analyse the impact of the development on in-centre trade/turnover taking into account current and future consumer expenditure capacity.

21.08-2 Office

10/11/2016
C108

The demand for offices is expected to increase as population growth and continued gentrification stimulate growth in the commercial services sector. Footscray CAD,

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Highpoint PAC and Central West MAC have capacity for new office development, but the preferred location is within the Footscray CAD which has excellent public transport links for office based workers.

The network of activity centres provides a good range of products from a retailing base but is poor in its range of commercial services. This sector will grow as an increase in resident population creates a demand for offices servicing the needs of those local residents.

Objective 3

To ensure that offices are developed in appropriate locations.

Strategies

Discourage offices outside of identified Activity Centres.

Encourage offices in the Footscray CAD, Highpoint PAC and Central West MAC in accordance with the centre structure plans, with the preferred location being Footscray CAD.

Encourage offices in areas with good access to public transport.

Encourage office-warehouse development in Core Employment Areas.

21.08-3 Industrial Related Employment Land

10/11/2016
C108
[Proposed C143](#)

The identification of Industrial Related Employment Land (IREL) to be retained for current and future use will ensure enough land is available for economic development. The City must embrace a mixed-use and urbanisation perspective which supports and revitalises the City's existing employment and economic activity strengths and ensures Maribyrnong does not transition to become a predominantly residential city. Achieving this balance between residential and employment outcomes contributes to the creation of a sustainable community and economy.

The City now and in the future will require similar amounts of IREL. Whilst demand for IREL in the medium term (5 to 10 years) may decline, projections indicate there will be an increase in demand in the longer term, requiring IREL to be protected now.

The Port of Melbourne has major facilities located at Swanson Dock (container storage and handling) and Coode Island (chemical storage), while Holden Docks and the Yarraville Wharves are actively used by industries located in the Yarraville port industrial precinct. The port's container trade is forecast to grow significantly by 2030. To cater for this the port will develop and integrate with the Dynon rail centre, which is intended to become an international freight centre. Significant road and rail freight routes traverse the city and are important to the effective operation of the port.

IREL precincts have been categorised as either a Core Employment Area (CEA) or a Strategic Employment Investigation Area (SEIA).

Core Employment Area (CEA)	<p>Areas which are highly suitable for employment that are functioning relatively efficiently and where the employment role is to be protected and enhanced.</p> <p>CEAs are identified from the stock of Industrial Related Employment Land (IREL) at the precinct level, or are identified in a framework/structure planning process following interim designation as a SEIA.</p> <p>Underutilised industrial premises in CEA's should not be considered obsolete, but be regarded as needing adaption or modification in any initial consideration.</p>
Strategic Redevelopment Sites (SRS)	<p>Sites or areas determined after investigation not to have a future in which employment is the primary purpose.</p> <p>SRSs are identified from the stock of Industrial Related Employment Land (IREL) at the precinct level by means of a framework/structure planning process.</p>

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Strategic Employment Investigation Area (SEIA)	<p>Areas which are considered to be suitable for employment until such time as further investigation clearly demonstrates that this is not a viable option.</p> <p>SEIAs are identified from the stock of Industrial Related Employment Land (IREL) determined to require investigation through a framework/structure planning process, because there are significant limitations or issues relating to their continued employment role.</p> <p>Areas in which these limitations are able to be addressed and the employment role retained or increased, are likely to be designated CEA.</p> <p>Areas determined to be inherently/intrinsically unsuitable for an employment role, are likely to be designated SRS.</p>
---	--

There are ~~7~~⁸ Core Employment Areas:

- Precinct 1 Yarraville Port;
- Precinct 2 Tottenham;
- Precinct 3 West Footscray;
- Precinct 4.1 Braybrook Ashley Street;
- Precinct 5 Braybrook Ballarat Road;
- Precinct 6 Maidstone Hampstead Road; ~~and~~
- ~~Precinct 7 Yarraville Cawley; and-~~
- ~~Precinct 9 Gordon and Mephan Street.~~

There are ~~3~~² Strategic Employment Investigation Areas:

- Precinct 4.2 Braybrook Ashley Street; ~~and~~
- Precinct 8 Yarraville Mobil Terminal; ~~and~~
- ~~Precinct 9 Gordon and Mephan Street~~

The preferred development and improvement of the stock of IREL is being guided by the *Maribyrnong Economic and Industrial Development Strategy, 2011*, framework plans or structure plans prepared for each precinct. For instance, the whole of what was Precinct 6 – Maidstone Hampstead Road while initially identified as a SEIA, has, through the framework planning process, been designated to be part CEA and part SRS.

Objective 4

To protect and improve Core Employment Areas.

Strategies

Protect the Core Employment Areas from residential encroachment.

Maintain a stable supply of Industrial Related Employment Land to deliver jobs and economic prosperity.

Maintain the employment/ economic development role of Core Employment Areas by supporting a greater range of employment generating uses.

Ensure that the design and layout of new sites provides cost effective and attractive sites for employment generating uses and activities.

Maintain land buffers around and within the Core Employment Areas.

Objective 5

To ensure high quality industrial and commercial development in Core Employment Areas.

Strategies

Encourage industrial and office buildings to make a positive contribution to the amenity of adjoining streets and residential areas, enhance street activity and enhance the visual appeal of the area.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Avoid new interface and transition impacts through appropriate land use planning at a precinct level; and siting, building design, landscaping or other mitigation measures at individual site level.

Minimise the impact of car parking and loading areas on the streetscape through the appropriate orientation, siting of buildings, landscape design and shared services between sites.

Encourage the provision of wayfinding and directional signage to aid legibility and navigation to bus stops and other key destinations, and improve the overall cohesiveness of the area.

Encourage services, storage areas, plant and roof-top equipment to be located to minimise impacts on the public realm and be designed as an integral part of the building.

Provide adequate on-site provision of all off-street parking, turning circles, vehicular access and loading bays.

Reduce dust through improved building and site maintenance, landscaping and sealing of car parking, hard stand and outdoor storage areas.

Encourage the incorporation of Water Sensitive Urban Design for the treatment of stormwater.

Support the rezoning of Strategic Redevelopment Sites (SRS) that are identified through a framework/structure planning process of Core Employment Areas and/or Strategic Employment Investigation Areas shown in the Industrial Related Employment Land Framework Plan.

Policy Guidelines

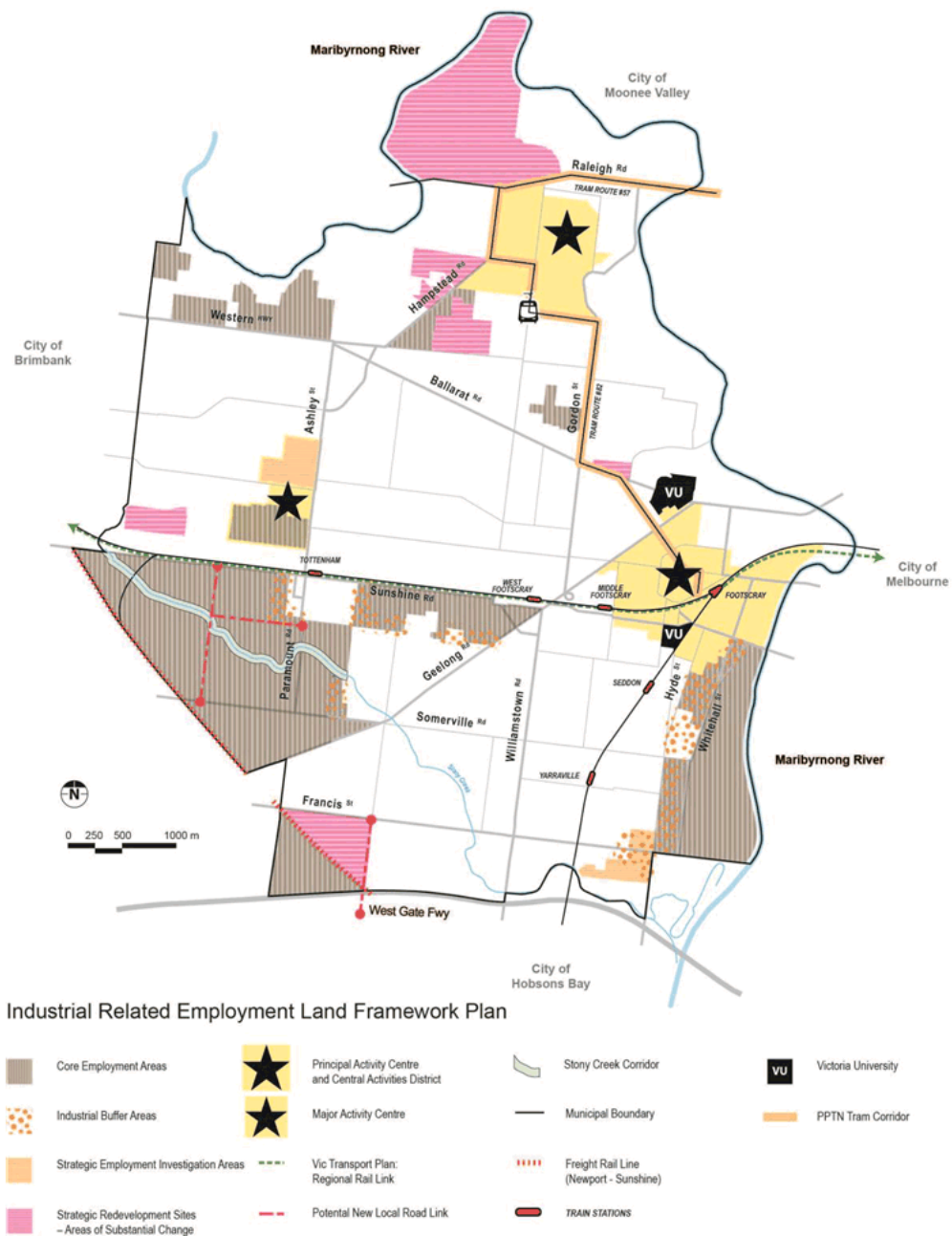
Use and/or development in Core Employment Areas should be consistent with any relevant adopted framework plan or structure plan prepared for the precinct, including any associated urban design and development guidance.

Generally the supply of employment land contained in Core Employment Areas should not be diminished. In exceptional cases, it may be appropriate to consider redevelopment and if necessary a change in zoning if:

- A framework plan or a structure plan has been prepared for the precinct or sub-precinct in accordance with the framework planning principles of the Maribyrnong Industrial Land Strategy and the framework plan or the structure plan recommends the change in land use and the rezoning; and
- The new land uses will not adversely impact or restrict existing business/employment uses or near the precinct (particularly existing business in the Core Employment Area to be retained).

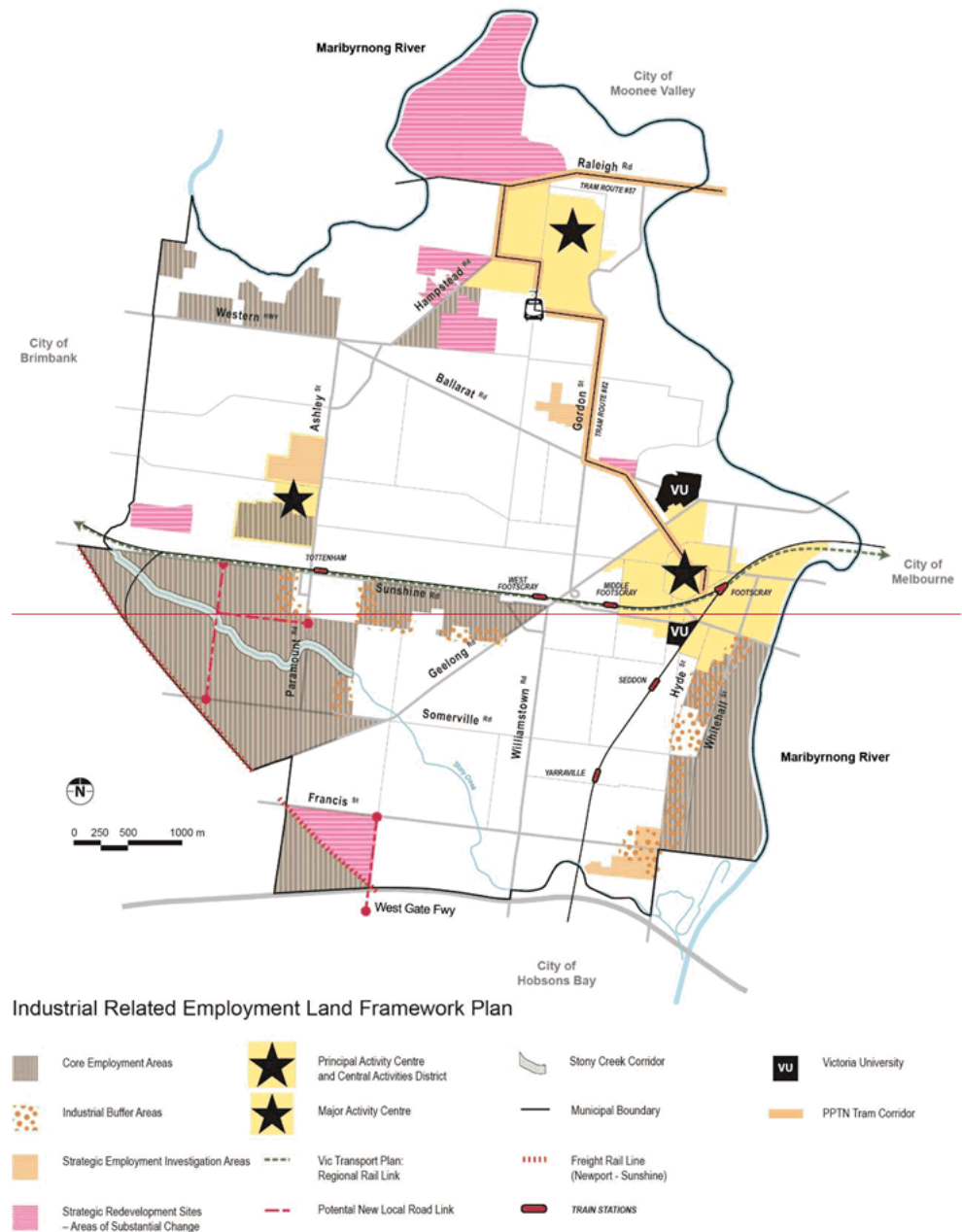
Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME



Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME



21.08-4 Tourism Facilities

15/09/2011
CB2(Part 1)

There is limited potential for tourism, cultural and water based recreational facilities and activities along the river corridor.

Identified opportunities for new facilities include the redevelopment of Footscray Wharf as a commercial marina, new tea house/café and moorings south of Dynon Road and a café at the former Dales Stables (Chifley Drive) in Maribyrnong. It is expected that the redevelopment of the Maribyrnong Defence Site will also present further opportunities for community, and limited commercial, facilities.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Objective 6

To support appropriate tourism development.

Strategy

Develop the recreation and tourism potential of the Maribyrnong River.

21.08-5

26/04/2018
C141

Gaming

The city has one of the highest expenditure levels on gaming in Victoria and particularly high concentrations of gaming machines per head of population. The density of gaming machines and high levels of gaming expenditure have significant social and economic impacts on the community, which in turn places increasing pressure on community services and facilities. Council wants to reduce the impacts of gaming on the community.

Objective 7

To minimise adverse social impacts from electronic gaming machines.

Strategies

Ensure the establishment of new or additional gaming machines does not occur proximate to relatively disadvantaged or vulnerable communities.

Require a social impact assessment for electronic gaming machine applications. .

Reduce the number of gaming machines within the city and per head gaming expenditure to no greater than the Victorian average.

Implementation

Apply Clause 22.06 Gaming Policy in considering an application to install or use a gaming machine or use of land for gaming.

21.08-6

26/04/2018
C141

Licensed Premises

The City of Maribyrnong has over 250 licensed premises which contribute to the vitality of an area, consumer choice, and the economic strength of the municipality.

Council's desire is for new licensed premises and changes to existing licensed premises to result in positive amenity impacts while minimising negative amenity impacts.

Positive amenity impacts include the enhanced vitality of an area, streetscape activation, passive surveillance, and the creation of a local 'identity' as an entertainment and tourism destination. Negative amenity impacts relate to violence, street disturbance, noise, anti-social behaviour, litter, and vandalism.

There are a range of factors which can influence the likelihood of amenity impacts relating to licensed premises. These include:

- Venue type
- Internal and external venue design
- Noise
- Operating hours
- Patron numbers
- Location and access
- Clustering

The relationship between these factors will determine the likelihood and extent of positive and negative amenity impacts on the local community.

Objective 8

- To ensure that activity centres are the primary focus for the establishment of licensed premises

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

- To encourage new licensed premises and changes to existing licensed premises to result in positive amenity impacts and minimal negative amenity impacts.

Strategies

- Ensure the location, design and operation of licensed premises maximises the opportunity for streetscape activation, passive surveillance, and enhanced vitality of an area.
- Ensure the location, design and operation of licensed premises minimises the potential for negative amenity impacts on the surrounding area.
- Ensure the licensed premises will not result in an adverse cumulative impact on the surrounding area.

Implementation

Apply Clause 22.08 Licensed Premises Policy in considering an application for licensed premises.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.11

10/11/2016

C108

Proposed C143

21.11-1

19/03/2015

C125

LOCAL AREAS

Footscray Metropolitan Activity Centre

The Footscray Metropolitan Activity Centre (FMAC) is the most regionally significant activity centre of Melbourne's west. It is a culturally diverse hub for retail, commercial, civic, health, educational and residential activities and a major interchange for metropolitan and regional transport services.

The Framework Plan set out in this clause illustrates the boundary of the Footscray MAC and the precincts which make up the centre:

- Precinct 1: Central
- Precinct 2: Station
- Precinct 3: Victoria University
- Precinct 4: Riverside
- Precinct 5: Joseph Road
- Precinct 6: Peripheral Activity (North and South)
- Precinct 7: Neighbourhood (North, West, South and East)
- Precinct 8: Civic

Footscray is a prime location for a mixed use, transit-oriented activity centre that will serve as a focus for substantial future employment growth, commercial development, housing and public investment for the local community and broader region. Located just 5 kilometres from Melbourne's CBD, it has the potential to become a western extension of Melbourne's core.

Footscray continues to experience major urban renewal through public and private ventures. While investment is welcome, significant change needs to be managed to ensure that Footscray's unique sense of place continues and new development reflects the history, culture and diversity of Footscray.

The vision for the Footscray MAC is a vibrant mixed use centre that offers diverse residential, employment and recreation options and is accessible via varied transport methods.

Objective 1

To accommodate an increased residential population in Footscray MAC and a more diverse dwelling mix.

Strategies

Support increased residential densities in keeping with the level of change identified for precincts across the FMAC and increase opportunities to live close to transport and services.

Provide for a diversity of dwelling types, sizes and tenures across the FMAC, including higher density dwellings, shop top housing, affordable housing and student accommodation.

Ensure new housing is adequately serviced by physical and community infrastructure.

Ensure new housing is well designed, addresses amenity impacts and has a high level of environmental performance.

Objective 2

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

To support/generate local opportunities for employment and business through new development.

Strategies

Focus retail activity and growth within the core of the centre. Attract uses offering a mix of employment opportunities, including increasing the supply of office space and encouraging creative industries.

Encourage greater integration of university and other education related activities within the centre.

Encourage new services to locate in appropriate areas of Footscray, including health related services and childcare.

Encourage extended hours of activity and further opportunities for entertainment and recreation within the centre.

Objective 3

To ensure new development is of high quality design, environmentally sustainable and has regard for the existing built form context.

Strategies

Direct site responsive and sensitively designed higher density development and taller built form to transformational significant change precincts.

Ensure new buildings cater for adequate daylight and sunlight access for occupants and protect streets and public spaces from overshadowing and wind impacts.

Integrate best practice environmentally sustainable design into new development, including building energy management, water sensitive urban design, minimising construction impacts, and green roofs.

Ensure new buildings contribute to the natural surveillance of adjacent streets and public space.

Objective 4

To maintain and strengthen the sense of place by recognising, conserving and enhancing places of Aboriginal and post-settlement heritage significance.

Strategies

Protect identified elements of cultural and heritage value.

Ensure new development appropriately considers and references elements of cultural heritage significance, maintains the prominence of heritage places and has regard to the height, scale, rhythm and proportions of heritage buildings.

Objective 5

To facilitate a sustainable, safe and efficient movement network that promotes sustainable modes of travel.

Strategies

Improve pedestrian safety, mobility and access to create a truly walkable centre.

Improve connectivity of walking and cycling routes to and through the FMAC and to regional routes and destinations.

Facilitate better access to public transport and movement of public transport vehicles.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Decrease the intrusion of heavy traffic in the centre and provide an appropriate level of car parking.

Favour public transport, cycling and walking over motorised vehicles in the design of new development and the public realm.

Provide for the particular parking requirements of Footscray by ensuring an appropriate supply of car parking that addresses the needs of key users.

Provide for greater connectivity within and between precincts of the centre, including major attractions such as the Maribyrnong River, Victoria University, Footscray Railway Station and the Footscray Market.

Objective 6

To ensure the centre is well served by accessible high quality public open space and community infrastructure to meet community needs.

Strategies

Provide for new community facilities, including within large new developments.

Ensure developers contribute towards the provision of community infrastructure.

Ensure new development enhances the open space network.

Protect open spaces from overshadowing from new development.

Encourage greater access to public open space, in particular open space along the Maribyrnong River.

Provide for informal social interaction in public spaces associated with new development.

Provide for diverse sporting facilities.

Objective 7

To further Footscray MAC's identity as a centre for arts and cultural activities.

Strategies

Encourage new cultural and arts facilities to locate in the centre.

Encourage development to incorporate art in public areas

Objective 8

Protect and reflect the features of Footscray's natural environment within the MAC.

Strategies

Protect and enhance natural features within and surrounding the MAC, in particular the Maribyrnong River.

Provide for attractive landscaped spaces through the centre.

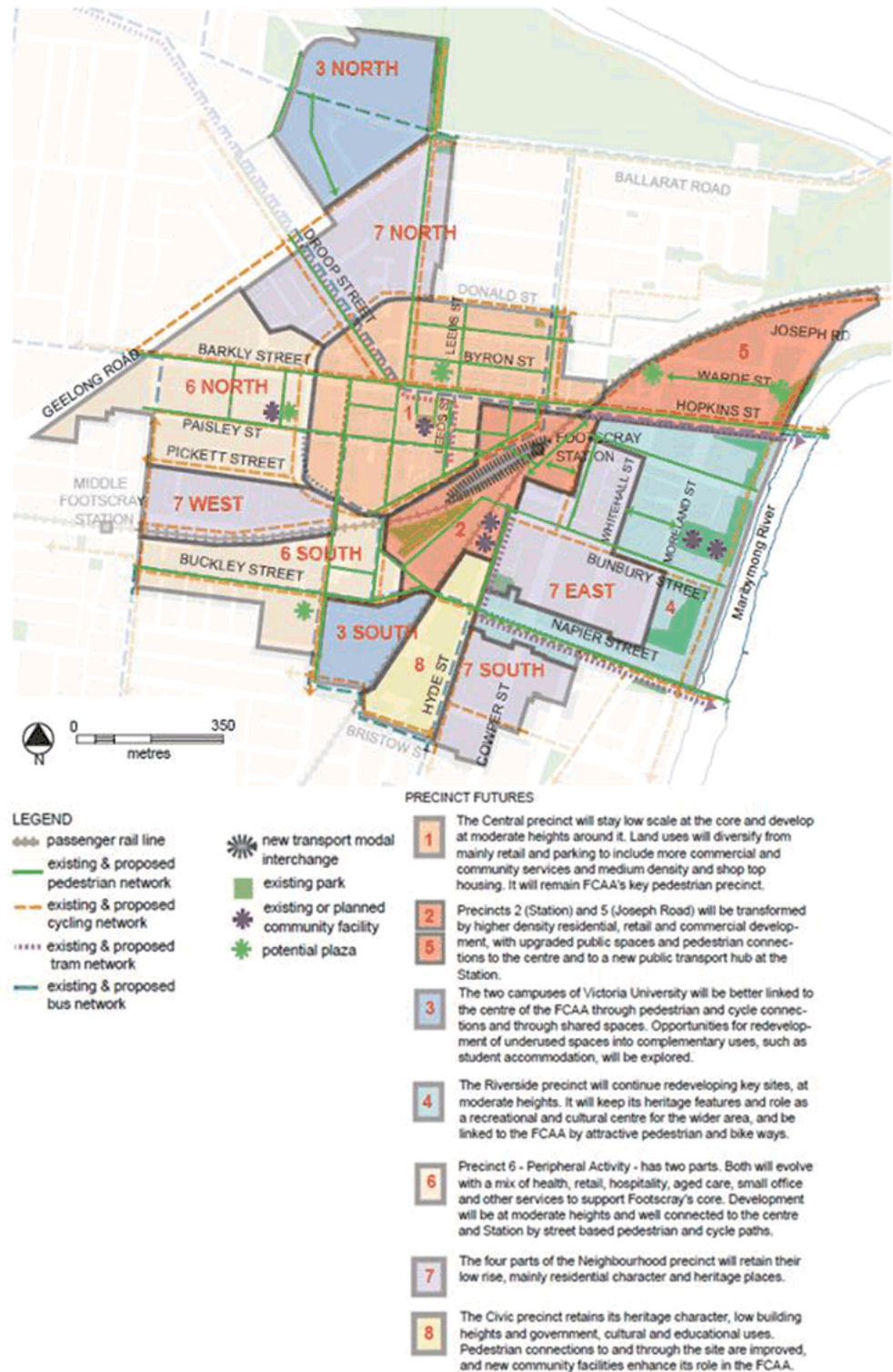
Mitigate off-site amenity impacts of activities in the centre.

Ensure known potentially contaminated land is covered by an Environmental Audit Overlay (EAO).

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Footscray Metropolitan Activity Centre Framework Plan



Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.11-2 Highpoint Activity Centre

15/09/2011
C82(Part 1)

The Highpoint Activity Centre encompasses the Highpoint Shopping Centre, a regional centre for higher order retail, entertainment and services. The area is envisaged over the next two decades to transform to a vibrant mixed use activity centre with the addition of substantial residential development, new enterprises and public realm improvements.

The Highpoint Structure Plan (2008) and the Highpoint Planning and Urban Design Framework (September 2015) vision is for the Highpoint Activity Centre to be an exciting place to live, work and visit, featuring

- A wide range of enterprises, services and residential and employment opportunities around an accessible public transport hub and new town centre in Rosamond Road
- Sustainable transport options, including a well-connected network of pedestrian and cycle paths and a more useable and accessible public transport network, to decrease the current reliance on car access
- Quality buildings that respect the area's residential surroundings and its connection to the Maribyrnong River and offer high amenity for occupants
- A safe, welcoming and legible network of green open spaces and streets that fosters healthy lifestyles and improved environmental performance

While the area will retain and upgrade its role as a regional destination shopping centre and bulky goods centre, the light industrial areas of the centre will gradually be replaced with more intensive land uses including residential, professional services and offices, as well as enhanced retail, entertainment, community and recreational premises.

This Clause sets out the overall objectives and strategies for the Centre and specific strategies that apply in each precinct. The Framework Plan for the Highpoint Activity Centre illustrated in this Clause shows the seven precincts within the Centre.

Objective 1 - Land Uses and Activities

To facilitate more intensive use of underused land in the activity centre and to create a lively mixed use centre with an appropriate range of day and night-time activities.

To create an identifiable town centre.

To provide a range of housing to cater for population growth, including demand for diversity in housing types and affordable housing.

To provide for local enterprises, facilities and employment and to support business expansion.

Strategies

Support land uses in accordance with the Framework Plan.

Support a wide range of activities that meets occupants' and visitors' needs.

Support Rosamond Road as a main street at the heart of the activity centre that provides a commercial and retail focus around a central plaza and a new public transport hub.

Provide for residents' and workers' daily needs to be met locally through a mix of uses, thereby reducing their travel needs.

Provide a defined area for bulky goods retailing and ensure its integration with other uses in accordance with the Framework Plan.

Facilitate sharing of parking between complementary uses on land in associated ownership and locate parking to minimise its impact on streets and public spaces.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Objective 2 - Built Form

To use the opportunities provided by new buildings in Highpoint to create a safe and attractive public realm, a high level of amenity for building occupants, and good practice in environmental performance in new buildings.

To encourage development that is of high architectural and urban design quality, offers attractive internal and external spaces and provides good amenity.

Strategies

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.

Use built form to reinforce Rosamond Road's role as a main street at the heart of the centre and Williamson Road's function as a lively local mixed use centre.

Use built form to help define the key arrival and orientation points in the centre, such as main street corners, with higher and/or more prominent buildings.

Encourage new building and landscaping design to complement the topography and enhance views into and out of the centre.

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.

Reduce the visual impact and heat island effects of parking areas.

Support wrapping of parking structures with other active uses on street frontages, where practicable.

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.

Support building forms that maximise opportunities for achieving water, waste and energy efficiency.

Objective 3 - Access and Movement

To create a well-connected, safe and attractive road, pedestrian and cycle network that promotes a mode shift to sustainable transport modes and is part of a high quality public realm.

To facilitate a transport mode shift towards walking, cycling and public transport and away from private vehicle travel.

To reduce the need to travel by attracting a range of complementary land uses to the activity centre.

To create vehicle, walking and cycling connections from the precinct through to surrounding areas.

To encourage parking and vehicle access to retail and commercial uses that is safe and visually unobtrusive, where possible.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

To locate goods storage and loading bays away from the public realm and sensitive uses, where possible.

To minimise impacts of parking access on safety and comfort of pedestrians and cyclists.

To reconfigure Rosamond Road to establish its role as a main street at the heart of the centre and to reinforce Williamson Road's role as a local retail and business street.

Strategies

Create a safe and legible network of east-west and north-south pedestrian/cycle routes around the centre and into surrounding areas in conjunction with new development and open space upgrades.

Improve pedestrian and cycle connections to nearby parklands including Pipemakers Park and the Maribyrnong River.

Extend existing streets and link them to new streets to serve more intensive commercial development and a new residential population.

Provide for a range of needs within the street reserve of new and extended streets, including providing for verges and tree planting on both sides of the street (except on service roads), and reflect the width of existing street reserves in the centre.

Provide a connected and permeable vehicle and pedestrian network, with typical intervals between street junctions of approximately 200 metres and between pedestrian network junctions of approximately 100 metres, as appropriate.

Provide access lanes, with footpaths, as necessary to provide access to parking and access for utilities and servicing of buildings, to reduce impacts of new development on streets.

Facilitate access to and use of public transport including by provision of a new transport interchange in the vicinity of the Rosamond Road town centre.

Encourage commercial and service vehicle routes and access ways to parking to be located away from pedestrian priority areas such as Rosamond Road.

Provide for safe pedestrian access around and between car parking areas, and to and from external pathways and shopping centre access points.

Use streets, pedestrian links, trails and new parks to connect the open space network.

Provide appropriate way-finding information for pedestrians and cyclists.

Minimise traffic congestion through measures including traffic calming, intersection upgrades and public transport priority treatments.

Provide adequate parking and maximise opportunities for sharing of parking between complementary uses on land in associated ownerships.

Minimise visibility of on-site parking when viewed from the public realm.

Facilitate undergrounding of power lines, especially on key pedestrian routes such as Rosamond Road, where feasible.

Objective 4 - Open Space and Community Infrastructure

To create a high quality public realm and open spaces comprising attractive, safe and walkable open spaces and streets that caters for the recreational and community infrastructure needs of a range of age and ability groups and for residents, workers and visitors.

To use the streetscape as a key element in linking open spaces.

To use small open spaces to enhance the urban experience in areas with high pedestrian volumes.

To encourage public art in open spaces.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Strategies

Provide buildings, streets and open spaces that are designed to provide safe and attractive environments for passive and active recreation, and can accommodate canopy trees.

Facilitate additional public open space in higher density residential environments.

Design open spaces to offer appropriate activities for the intended range of users.

Provide for an open space area within a walkable distance of every dwelling. Where possible, ensure public open spaces are accessible through the day.

Use financial, land or in kind contributions required under Clause 52.01 or the *Subdivision Act 1988* to improve the open space network and include public art in open spaces.

Orient new parks to maximise solar access for the benefit of people and vegetation, including placing parks on the south side of streets where possible.

Objective 5 – Precinct specific objectives

To ensure that the seven precincts within the Highpoint Activity Centre are designed and managed to contribute to its evolution as a vibrant mixed use centre enjoying access to sustainable transport options, high quality streets, open spaces and community infrastructure, and excellent environmental performance.

To ensure that adequate infrastructure as outlined in the *Highpoint Planning and Urban Design Framework (September 2015)* is provided.

Precinct 1- Wests Link

Provide predominately residential uses and local retailing and business along Williamson Road, supported by enhanced pedestrian, vehicle and cycle connections.

Precinct 2 – Valley View

Provide a mix of uses with buildings that complement views into and out of the precinct and promote opportunities for a variety of workspaces and dwelling types.

Precinct 3 – Rosamond Hub

Provide a mixed use precinct that allows for bulky goods retailing.

Precinct 4 – Sloane Street

Provide a mix of residential, commercial and small business opportunities.

Precinct 5 – South Neighbourhood

Provide for predominately residential uses with a mix of housing typologies, and for retail along Williamson Road.

Precinct 6 – Highpoint Hub

Support residential, retail and entertainment uses and provide complementary hospitality, community, health and office uses.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Precinct 7 – Recreation and Education

Facilitate expansion and diversification of the recreational facilities alongside enhancement of existing public open space

Highpoint Activity Centre Framework Plan



21.11-3
01/09/2016
C135

Central West Major Activity Centre, Braybrook

The Central West MAC has three distinct but interconnected precincts being the Retail Plaza, the Braybrook Industrial Precinct and the Business Park. Consequently, Central West operates primarily as a business and employment based activity centre and currently does not incorporate residential development.

The Central West Plaza is a recently developed retail complex with retail/peripheral sales strips on three sides of a large square providing day-to-day retail services. Central West Business Park is a grouping of storage, logistics and distribution businesses within a landscaped and managed setting which was formerly part of a Royal Australian Air Force base. It is the only business park in the municipality. The Braybrook Industrial Area

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

incorporates a mixture of large scale manufacturing, smaller light industrial uses and a small amount of office and commercial uses fronting South Road and Ashley Street.

The Central West Activity Centre covers a large area with potential for intensification of development to generate more retail and industrial/commercial jobs. There are significant opportunities for development of vacant land, and redevelopment of existing buildings in the Braybrook Industrial Area, and opportunities for more occupancy of floorspace and intensification of development in Central West Business Park. The Retail Plaza also has potential for intensification of retail activity and improved community focus and amenity to attract a greater proportion of the area's spending growth.

The connection between the three distinct precincts needs to be strengthened so the precincts operate more as one mixed use centre. A key step in achieving this would be improved pedestrian access between the precincts and also with surrounding residential areas. In particular pedestrian links between both the Retail Plaza and residential areas to the west, and the Retail Plaza and Business Park. The connection to the Tottenham Railway Station and bus network should be improved to support the public transport based access to the centre.

Objective 1

To ensure that the three precincts together fulfil the role of Central West as a Major Activity Centre.

Strategies

Develop better access linkages between the Retail Plaza, the Business Park and Industrial area.

In the long term investigate options to extend the pedestrian network from the Retail Plaza into the Business Park.

In the long term investigate the potential to create pedestrian access from the dedicated park along Airforce Avenue to the Retail Plaza.

Consolidate service vehicle access points.

Improve the access from the Activity Centre to key destinations such as Tottenham Railway Station and Braybrook Park and Community hub.

Improve the coordination of public transport modes (bus and train) with each other and with other modes of transport.

Integrate commercial services and office space to broaden the range of employment opportunities.

Enhance the boundaries of the centre facing main roads with improved landscape treatments and buildings addressing the street.

Objective 2

To develop the Central West Plaza as the main retail area.

Strategies

Intensify retail activity at Central West Plaza and realise its potential to capture a greater proportion of its Main Trade Area spending growth.

Diversify the nature of uses within the Retail Plaza, encouraging uses such as office and commercial and community services.

Encourage additional community services and facilities to meet the needs of the local community.

Decrease the visual dominance of car parking within the Retail Plaza.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Encourage an active frontage along Ashley Street, typically incorporating building entrances, windows and continuous awnings for shelter.

Encourage a high quality urban design outcome for the north-east corner site.

Objective 3

To develop the Braybrook Industrial Precinct as a viable employment precinct which integrates with its surrounds.

Strategies

Require new development to visually integrate with the character of Ashley Street, South Road and surrounding residential areas.

Encourage high quality built form to all corner sites.

Improve pedestrian and cycle movement through the precinct to encourage safe and direct access.

Provide a long term future direction for key sites to ensure a cohesive approach to redevelopment within the industrial precinct.

Discourage retail uses locating in the Industrial Precinct.

Objective 4

To optimise the commercial and light industrial business mix and land use within the Central West Business Park.

Strategies

Support intensification of land use and development of the Business Park.

Encourage an employment/commercial office focus along Ashley Street.

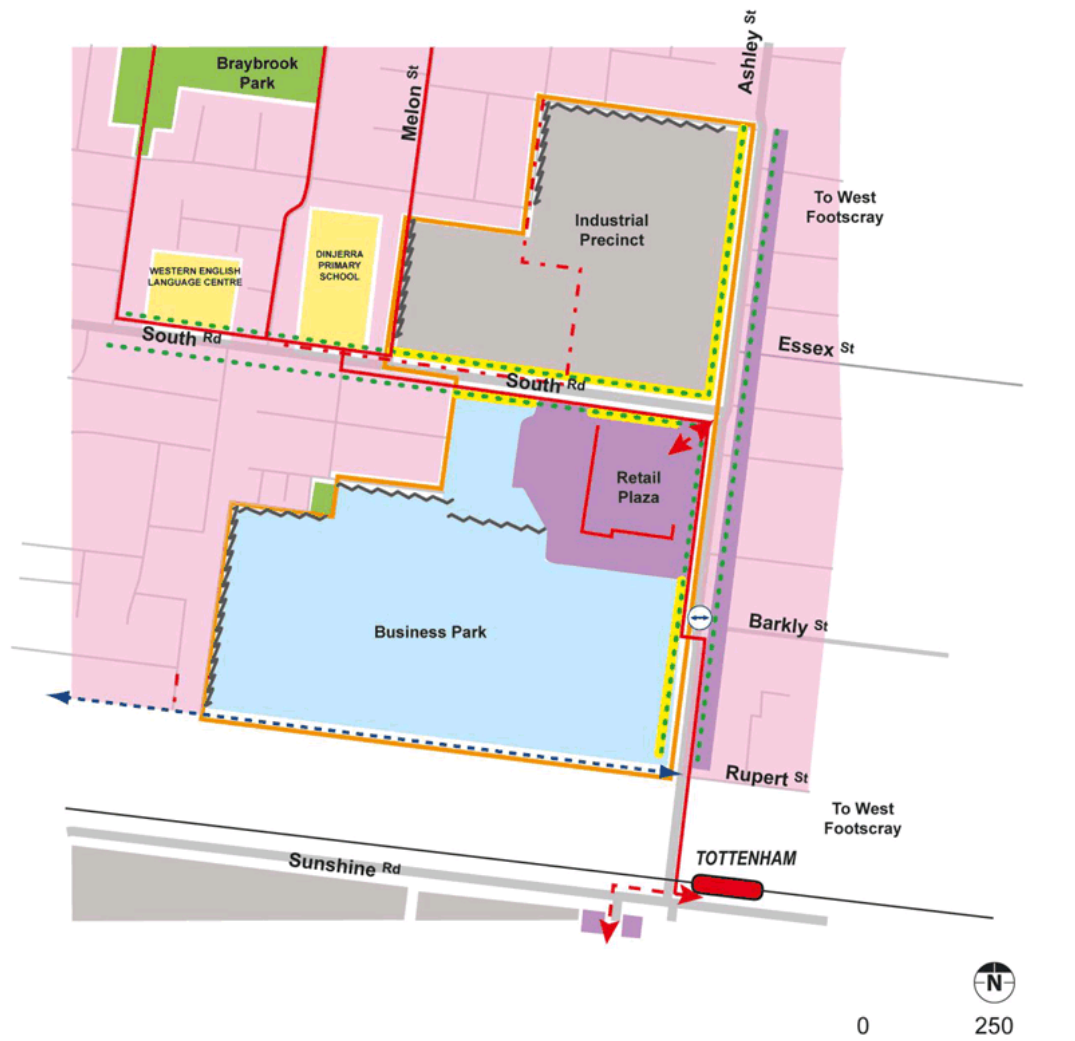
Discourage retail uses locating in the Business Park.

Minimise the impact of the Business Park interface with residential areas.

Facilitate improved access to the Business Park for large vehicles.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME



Central West Major Activity Centre Framework Plan



21.11-4 Yarraville Neighbourhood Activity Centre

01/09/2016
C135

Yarraville Village is a neighbourhood activity centre providing local convenience retailing plus specialty shops, cafes, restaurants and entertainment. The activity centre has a niche role as a historic village with a healthy mix of commercial, retail and entertainment activity over extended opening hours attracting people from a wide catchment. The Sun Theatre

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

cinema is a regional entertainment attraction and a local landmark building around which an entertainment precinct has formed.

The Yarraville activity centre is well served by public transport facilities located at the bus/train interchange. Vehicle access to the activity centre is constrained by the railway line and by narrow road widths within the centre, though these factors have led to a stronger pedestrian orientation. Parking is located at the periphery of the centre which discourages vehicles from travelling through the core.

The consistent strip of Victorian and Edwardian-era one and two storey shopfronts and station buildings creates a distinctive character in the centre. The compact nature of the centre limits opportunities for redevelopment so only incremental intensification is expected. Higher density residential development has tended to occur outside the centre in re-used larger buildings such as theatres and hotels.

There is very limited opportunity to increase car parking to support future intensification of the activity within the centre, and edge-of-centre development is constrained by the interface with existing residential areas abutting the boundary.

Yarraville Village has an eclectic, idiosyncratic, intimate and distinct character as a vibrant 'non-mainstream' centre in the west. Local residents and the broader community wish to ensure that the growth of the centre does not compromise its unique character.

Objective 1

To consolidate and intensify mixed uses within the centre.

Strategies

Strengthen street activity on Anderson Street west of the railway line.

Convert disused railway buildings to retail uses.

Objective 2

To reinforce the existing character and sense of place.

Strategies

Protect historic facades and the sense of enclosure of the street as key elements of the village streetscape.

Ensure the scale, mass and height of buildings reflects those prevailing in the area and the existing urban grain.

Create strong entry experiences to increase legibility and image.

Ensure that development does not intrude into the urban landscape and impact on view lines.

Encourage new development to be consistent with existing facades along Anderson and Ballarat Streets.

Objective 3

To limit vehicular traffic in the centre.

Strategies

Encourage parking on the edge of the village.

Strengthen pedestrian and cycling links within the centre and to out of centre destinations.

Retain and improve the link from the east end of Anderson Street to Fels Reserve via Lois Lane.

Strengthen the northern link via the Goods Yard to Seddon Village.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Objective 4

To build up the cultural and social role of the centre.

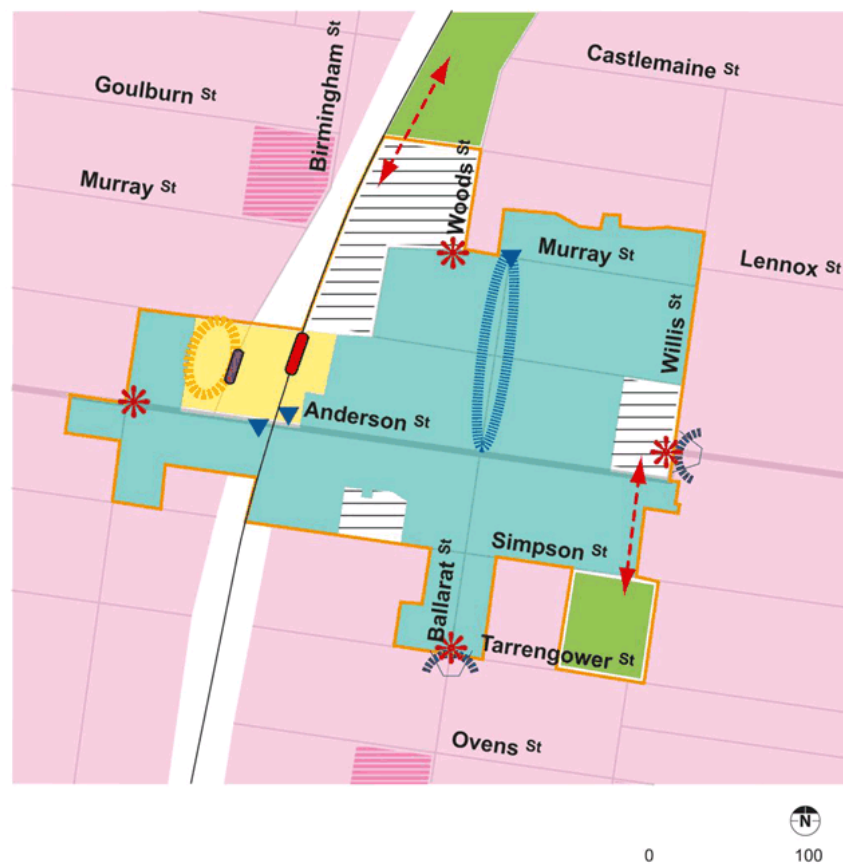
Strategies

Provide appropriate spaces and facilities for community activities within the activity centre.

Improve the amenity of public space in the centre, including streetscapes and parks.

Develop the bus station area into a village square to create a focus west of the railway.

Ensure the cumulative effects of the increased number of licensed premises in the centre does not threaten its local convenience role or the amenity of residential areas surrounding the centre.



Yarraville Neighbourhood Activity Centre Framework Plan



Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.11-5 Seddon Neighbourhood Activity Centre

01/09/2016
C135

Seddon Village is a neighbourhood activity centre meeting local retail and service needs and attracting visitors from the adjacent suburbs to the specialist facilities offered. The layout of the centre consists of a compact strip on Charles Street and an elongated strip along Victoria Street with an entry point at Buckley Street. The width of both Victoria and Charles Streets reflects that they were once part of the tram route from Footscray to Kingsville.

The shopfront character of two storey pre-1930's buildings with verandas over footpaths marks the activity centre. Residential development at upper levels above commercial ground level is occurring and there is opportunity for further redevelopment of sites in the centre, particularly at the eastern end of Charles Street.

Objective 1

To consolidate and enhance the role of Seddon Village as a neighbourhood centre.

Strategies

Increase intensity of activity and diversity within the centre.

Encourage a vertical mix of uses along Charles and Victoria Streets.

Redevelop the low density residential and light industrial properties to create new retail, commercial or mixed use floorspace.

Capitalise on redevelopment opportunities for sites with a rear frontage to Rennie and Vigo Streets to strengthen street level activity in those streets.

Objective 2

To unify and strengthen the built form of the village.

Strategies

Strengthen key intersection areas within the core village precinct by taller built form at the thresholds.

Reinforce the street edge within the village by building to the site boundary a minimum of 2 storeys with consistent veranda awnings to width of footpath.

Create a more consistent and active street frontage for the mixed use/service area with site edge definition, window displays and dining and continuous footpath canopy.

Encourage development that reinforces the entrance to the centre at the intersection of Buckley and Victoria Streets.

Enhance the pedestrian connections to the Seddon and Middle Footscray train stations.

Objective 3

To enhance the public realm in Seddon Village.

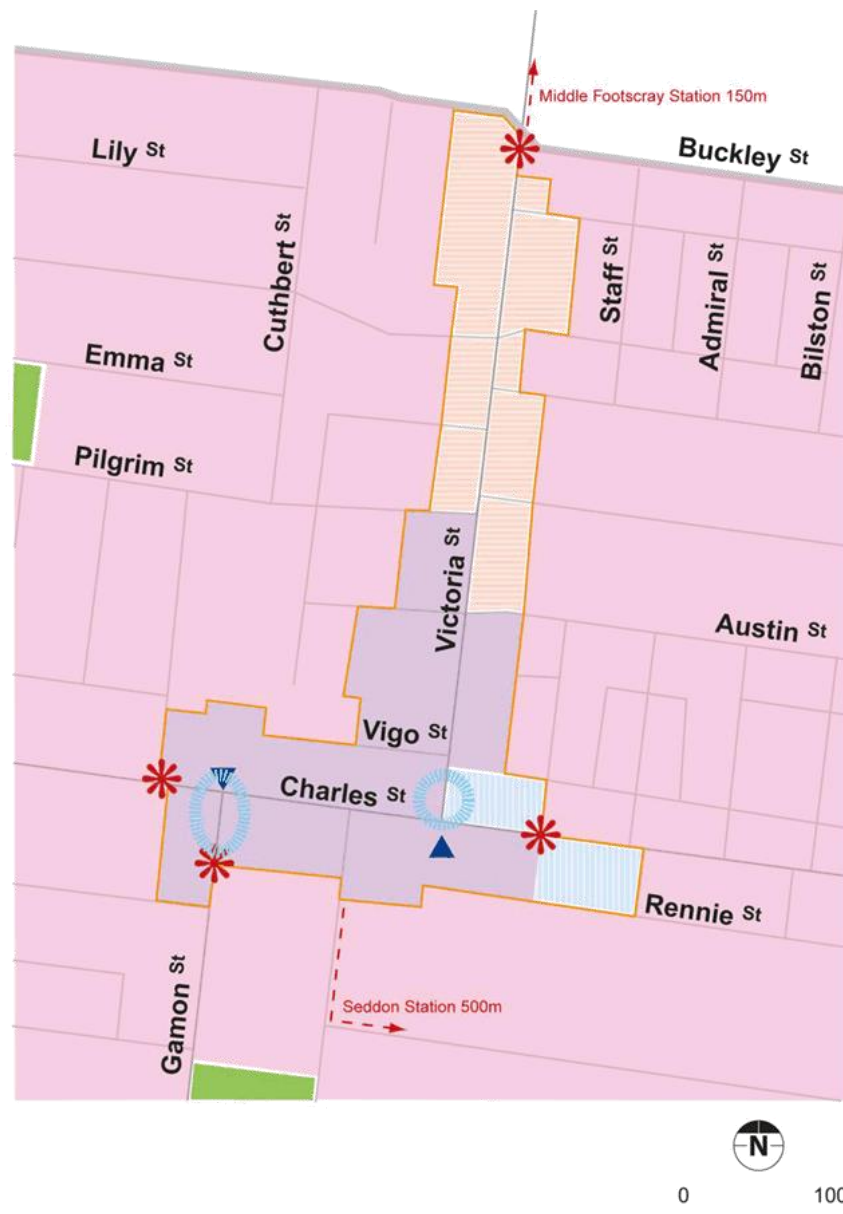
Strategies

Enhance the vista terminations at Charles Street from Gamon and Victoria Streets.

Provide gathering and socialising space within the public realm.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME



Seddon Neighbourhood Activity Centre Framework Plan



Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.11-6

01/09/2016
C135

West Footscray Neighbourhood Activity Centre

The West Footscray Activity Centre, also known as Barkly Village, is recognised as the heart of the West Footscray community. The activity centre has good access to public transport, includes community facilities and has links to nearby open space and recreation facilities. Commercial uses within the activity centre meet the neighbourhood needs for convenience shopping and also provide specialised food retail, restaurants and services of regional interest.

The activity centre has an extended linear form, with sections of residential use creating a gap between the supermarket and Barkly Village. Further development of the activity centre should bridge the gaps in street activity along Barkly Street to consolidate the retail area and extend the shopfront character to the eastern end of the centre.

Objective 1

To consolidate and enhance the role of the centre.

Strategies

Strengthen street level activity along Barkly Street particularly where residential buildings currently form sections of passive site frontages.

Encourage a mix of businesses within the Village, so as to create an active streetscape both night and day.

Accommodate additional housing on the upper levels of new mixed use developments along Barkly Street.

Objective 2

To encourage a built form that is consistent with the preferred character of the centre.

Strategies

Encourage a preferred character for development along Barkly Street that is a consistent streetscape of two to three storeys with no front or side setbacks.

Encourage a fine grained building width at a scale that respects the adjacent residential character.

Ensure development along Barkly Street utilises a vertical mix of uses prioritising retail/office at ground level with residential above.

Objective 3

To enhance the public realm.

Strategies

Promote the development of new residential buildings that contribute to the natural surveillance of the street through large windows, balconies, low fences and appropriate setbacks.

Upgrade the urban pedestrian area by creating a high quality pavement treatment, kerb outstands where possible, safe and DDA compliant intersections, safe pedestrian crossing points and good lighting.

Encourage existing and new retail buildings to provide canopies that extend the width of the footpath to provide shade and shelter along the activity centre paths.

Support the upgrade of the appearance of commercial buildings along Barkly Street to add to the viability and vitality of the retail street.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME



West Footscray Neighbourhood Activity Centre Framework Plan



21.11-7 Edgewater Neighbourhood Activity Centre

01/09/2016
C135

The Edgewater Activity Centre is a new centre providing neighbourhood convenience retailing to the Edgewater Estate. It encompasses retail and commercial uses along Gordon

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Street and Edgewater Boulevard with Edgewater Boulevard as the retail spine between Gordon Street and Skyline Drive. It has direct access to both bus and tram transport.

The Edgewater centre has small scale retailing and a strong niche in grocery and fresh and takeaway food, complemented by small scale offices, commercial services and light industry.

The contemporary style and high amenity of the centre sets it apart from older centres in the municipality. Its character is defined by the boulevard-style main street, remnant heritage industrial buildings and low scale development in a spacious landscaped setting.

Objective 1

Facilitate the development of Edgewater as a neighbourhood centre.

Strategies

Encourage further diversification of the centre's convenience retailing role.

Encourage the establishment of a local medical services role.

Strengthen the café and outdoor eating culture to create places to meet and socialise in the centre.

Discourage large commercial, industrial and other land use and development which is incompatible with adjoining activity and the surrounding residential area.

Encourage future use of the existing industrial buildings to have ground floor retailing or uses which strengthen street activity.

New buildings in the centre should be of a low scale with limited height and density of built form which integrate with the surrounding urban fabric.

Objective 2

To enhance the public realm.

Strategies

Enhance and protect the centre's distinctive style, spacious, spread out character with areas of open space interspersed amongst and on the edge of the retail and commercial facilities.

Ensure new and refurbished buildings are attractive in appearance when viewed from any direction and are set in attractively landscaped surrounds, if possible.

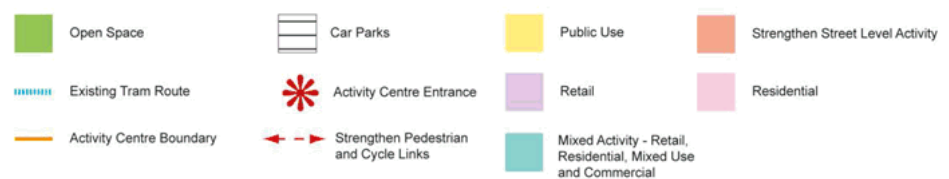
Facilitate a north/south pedestrian spine along La Scala Avenue to encourage pedestrian movement between the northern parts of the centre and the focal point at Edgewater Boulevard.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME



Edgewater Neighbourhood Activity Centre Framework Plan



21.11-8
10/11/2016
C108

Maidstone Hampstead Road East Precinct

The Hampstead Road East precinct is a large established industrial and commercial precinct surrounded predominantly by residential land to the east, south and west. The precinct's location near the Highpoint Activity Centre and access to Hampstead Road has created opportunities to transform the precinct into a modern employment and residential community whilst retaining vital industrial land for employment uses.

The precinct contains a range of small, medium and large industrial sites suited to a range of business types including manufacturing, service industrial, office, wholesale/retail and storage.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Decline in the manufacturing, transport and logistics industries have led to low employment and a number of vacancies within large industrial lots, some sites are vacant or with businesses likely to relocate in the near future. The precinct is poorly located to take advantage of main transport networks and the Port of Melbourne. Heavy vehicle access is restricted by shared use with residential areas and difficulties manoeuvring within the precinct. Heavy traffic accessing industrial units causes interface issues with adjacent residential areas. The precinct is well served by public transport including numerous bus services running along Emu and Hampstead Roads, and three tram stops located within an 800m radius (located on Williamson and Rosamond Roads). There is a lack of provision for cycling within the area.

The process of introducing a mix of land uses within the precinct needs to be carefully managed so that the jobs are maintained or even increased with the prospective departure of larger enterprises. Industrial land located to the west and north of the precinct is to be retained, with future opportunities for rezoning of key sites to mixed use and residential to allow for the introduction of medium density residential uses and a greater range of employment uses such as office. This presents opportunities for new, high quality architecture to improve the appearance of the area by 'filling in the gaps', acting as local landmarks and setting a new standard for architectural excellence. The future focus for employment uses will be on the delivery of land for small and medium sized enterprise (high quality service industrial and office). Vehicular and pedestrian permeability should be enhanced through the development of a number of new north-south and east-west roads.

Objective 1

To revitalise and strengthen the economic role of the precinct as a Core Employment Area.

Strategies

Encourage the intensification of land use and development for employment generating uses, supporting the development of sites for small to medium sized businesses that would suit small professional offices, wholesale and secondary construction and trades.

Ensure new development provides a sensitive and appropriate interface to adjoining streetscapes, buildings and residential areas through appropriate siting, building design, landscaping or other mitigation measures.

Ensure development provides a strong consistent active street edge and particularly focuses along Hampstead Road, Mitchell Street and Emu Road.

Support rezoning of key sites within the Strategic Redevelopment Area to allow a range of residential, commercial, and other employment generating uses, ensuring they complement the mixed use function of the locality whilst maintaining a predominantly residential land use.

Encourage the redevelopment of the site located on the corner of Hampstead Road and Mitchell Street to mixed use, including retail, ensuring a well designed building with a strong frontage to both streets to provide a visual landmark for the precinct.

Objective 2

To provide safe, convenient and efficient access for all transport modes.

Strategies

Encourage heavy vehicle movement and access along Mitchell Street and Hampstead Road (via Richards and Keith Street).

Ensure new uses and development provide adequate on site parking and access for large vehicles, with consideration to directing freight away from local roads.

Ensure new development contributes to improved permeability and accessibility of the precinct through the provision of three new north south vehicular connections between Emu Road and Mitchell Street and Emu Road to Wattle Road as appropriate.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Ensure the design of new streets creates a walkable neighbourhood that provides safe and accessible ease of movement through the precinct.

Ensure new development contributes to improvements to pedestrian and cycling access in the Strategic Redevelopment Area, including north south connections between Mitchell Street, Emu Road and Wattle Rd to Scovell Reserve and Highpoint and east west connections in Marsh and Verdun Streets.

Objective 3

To improve the overall amenity of the precinct.

Strategies

Ensure new use and development provides high quality, efficient and sustainable buildings that enhance the contemporary and professional image and identity of the precinct.

Encourage the provision of boulevard tree planting along key routes and screening planting where necessary (along sensitive interfaces).

Ensure development delivers high amenity outcomes through variable built form and high quality building facades that provide a strong, consistent street edge.

Encourage the provision of a small area of public open space within the industrial area to provide a low maintenance, shady area with substantial tree planting and seating for local workers.

Ensure building entries can be easily identified and are oriented to the street rather than to internal parking areas to provide visual connection to the street.

Ensure development responds to the local characteristics of the site and its current and proposed context within the precinct.

Ensure the rezoning of key sites within the Strategic Redevelopment Area supports the development of a medium sized public open space to provide opportunities for passive and active recreation.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME



21.11-9 Gordon and Mephan Street Precinct

DD/MM/YYYY
Proposed C143

The Gordon and Mephan Street Core Employment Area is an industrial precinct located within a largely residential neighbourhood.

The precinct functions well and supports a range of employment uses. A variety of lot sizes, good accessibility to customers and a projected increase in the municipality's population offer opportunities for further employment growth and intensification.

The precinct has good access to several transport modes, including regular bus and tram services and good connection to the road and cycle network.

As a Core Employment Area, any change in land use or development should result in increased job density, or otherwise support the precinct's employment growth, attract new businesses or adapt the precinct to changing employment trends. Retail and sensitive uses within the precinct will generally not be appropriate.

In addition to supporting employment intensification, development should make a positive contribution to the amenity of the precinct. Building design, orientation and signage should contribute to the public realm and overall precinct character, and not adversely impact adjoining residential development or the Footscray North Primary School.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Objective 1

To protect and strengthen the economic role of the precinct as a Core Employment Area.

Strategies

Support the upgrade and expansion of existing businesses.

Support use and development that increases employment densities.

Encourage small scale urban manufacturing, office/warehouse, small office, distribution and a range of service uses.

Encourage the design and layout of new development to be innovative and adaptable to a variety of future uses.

Discourage retail use and sensitive uses.

Objective 2

To provide and maintain safe, convenient and efficient access to and within the precinct.

Strategies

Retain existing pedestrian links, road crossings and cycle facilities.

Discourage vehicle access to Maddock Street, Steet Street and Birdwood Street.

Minimise the impact of freight and delivery movements on surrounding residential and education uses.

Objective 3

To improve the overall amenity of the precinct.

Strategies

Ensure development contributes positively to the streetscape through high quality urban design and appropriate landscaping.

Encourage development to improve passive surveillance.

Avoid blank, inactive building facades.

Ensure lighting is designed and located to minimise light spill onto surrounding residential areas.

Ensure the amenity of sensitive interfaces is protected through appropriate building setbacks, articulation, landscaping and any other appropriate treatments.

Avoid the removal of street trees as a consequence of development.

Objective 4

To support the redevelopment of Key Sites to provide sustainable, integrated and adaptable development.

Strategies

Encourage the retention and provision of lots of a suitable size and shape that could achieve positive design outcomes and provide long term flexibility for a variety of employment land uses.

Require the design and layout of key sites to:

- Provide vehicle access from Mephan Street.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

- Ensure loading and servicing is undertaken internally to each site, is separated from visitor/staff car parking and is screened from the street.
- Incorporate best practice environmental sustainability principles into the design of new buildings.

Require drainage infrastructure to be upgraded if development places demand on drainage infrastructure beyond existing capacity.

Encourage development to provide appropriate outdoor amenity areas for staff. Areas should be located away from noise and odours and incorporate seating, tables, water supply, rubbish disposal, shade and weather protection.

Encourage Key Sites 2 and 3 to provide north-south through-site connections for pedestrians and cyclists from Maddock and Steet Streets through to Mephan Street.









Consolidate signage to only one freestanding sign providing identification of all tenants on a single site.

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Gordon and Mephan Core Employment Area Framework Plan



-  **Important streetscape interface**
Buildings should have positive interface with the street, encourage passive surveillance and avoid inactive frontages
-  **Sensitive interface**
Redevelopment should include setbacks, landscaping or other measures to protect amenity
-  **Key sites**
Achieve greater employment densities by attracting uses such as office, office/warehouse, distribution and small-scale urban manufacturing
-  **On-road cycle lanes**
-  **Street trees to be maintained**
-  **Tram route and stop**
-  **Indicative pedestrian/cycle through connections to consider if sites are redeveloped**
-  **Vehicular connections discouraged**
Access from these sites should be to Mephan Street only

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

21.12 REFERENCE DOCUMENTS

26/04/2018
C141
[Proposed C143](#)

Settlement

Review of *Retail Development and Activity Centre Policy 2009* Peter McNabb and Associates for Maribyrnong City Council

Environment and Landscape Values

Carbon Neutral Action Plan (2008)
Greenhouse Reduction Strategy (2006)
Maribyrnong Landscape Guidelines (2005)
Maribyrnong River Valley Vision and Design Guidelines (2010)
Natural Heritage Study (2001)
Peak Oil Policy and Action Plan (2008)
Stony Creek Linear Park Feasibility Study (2003)
Stony Creek Project Directions Plan (1999)
Sustainable Water Management Plan (2006)

Built Environment and Heritage

Australia ICOMOS Inc, The Burra Charter, (The Australia ICOMOS Charter for Places of Cultural Significance) (1999)
Biosis Research, *Aboriginal Heritage Study*, Maribyrnong City Council (2001)
Ecology Australia Pty Ltd & Environmental Geosurveys Pty Ltd, *Natural Heritage Study*, (2001)
Graeme Butler and Associates, Footscray Conservation Study (1989)
Heritage Victoria, The Heritage Overlay: Guidelines for Assessing Planning Permit Application, (draft 2007)
HLA-Envirosciences Pty Ltd, Archaeological Management Plan: Early Post Contact Sites, (2001)
Jill Barnard, Graeme Butler, Francine Gilfedder & Gary Vines, *Maribyrnong Heritage Review, Volumes 1 –7 (2001)*
The Heritage Plan, (2001)
Trevor Westmore for Footscray City Council, Yarraville Village Enhancement Study (1990)
Heritage Alliance and Graeme Butler and Associates, Footscray *CAA Heritage Citations*, Maribyrnong City Council, 2013

Housing

Maribyrnong Neighbourhood Character Guidelines
Maribyrnong Neighbourhood Character Review (February 2010)
Maribyrnong Housing Strategy (December 2011)

Economic Development

Central West Major Activity Centre Structure Plan (2008)
Footscray CAA Structure Plan (2013)
Footscray Skyline Study (2012)
Freight Futures, Victorian Freight Network Strategy (2009)

Agenda Item 9.1 - Attachment 2

MARIBYRNONG PLANNING SCHEME

Gordon and Mephan Precinct Framework Plan (February 2015)

Highpoint Activity Centre Structure Plan (2008)
Highpoint Planning and Urban Design Framework (September 2015)
Maidstone Hampstead Road East Framework Plan (2012 – updated Nov 2015)
Maribyrnong City Council Electronic Gaming Machines Reference Document (August 2012)
Maribyrnong City Council Managing the Impacts of Licensed Premises (2015)
Maribyrnong Economic and Industrial Development Strategy Part 1 – Economic Development Strategy (2011)
Maribyrnong Economic and Industrial Development Strategy Part 2 – Industrial Land Strategy (2011) Port Development Strategy 2035 Vision (2009)
Seddon Urban Design Framework (2004)
West Footscray Urban Design Framework (2008)
Western Region Employment & Industrial Development Strategy, August 2007 Ratio Consultants Pty Ltd in association with National Institute of Economic & Industry Research, C.B. Richard Ellis, CSIRO Transport Futures
Yarraville Port Environs Local Planning Policy (2010)
Yarraville Village Urban Design and Traffic Management Strategy (2006)

Transport

Guidelines for the Development of Green Travel Plans and Transport Access Guides (2003)
Maribyrnong Integrated Transport Strategy (2001)
Maribyrnong Strategic Bicycle Plan (2004)
Maribyrnong Way-Finding Strategy
Footscray CAA Car Parking Study, GTA (2013)

Community and Development Infrastructure

City of Maribyrnong Open Space Strategy, Thompson Berrill Landscape Design Pty Ltd in association with Environment & Land Management Pty Ltd, 2014
City of Maribyrnong Open Space Strategy, Public Open Space Contributions Program Report, prepared by Environment & Land Management Pty Ltd in association with Thompson Berrill Landscape Design Pty Ltd, 2015
Playground Strategy, 2008-2013 (2008)
Recreation Strategy (2009)
Sports Development Strategy (2005)
Ageing Well Policy and Action Plan 2004-2016
Arts and Cultural Development Strategy 2007-2012
Disability Policy and Action Plan 2007-2012
Drug Strategy 2006
Gambling Policy and Action Plan 2003
Our City Our children, City of Maribyrnong, 2007
Asset Management Policy and Strategy (2003)
Drainage Management Strategy (2000)
Footpath Policy (2000)
Laneway Strategy (2007)
Public Lighting Policy (2008)

Agenda Item 9.1 - Attachment 2

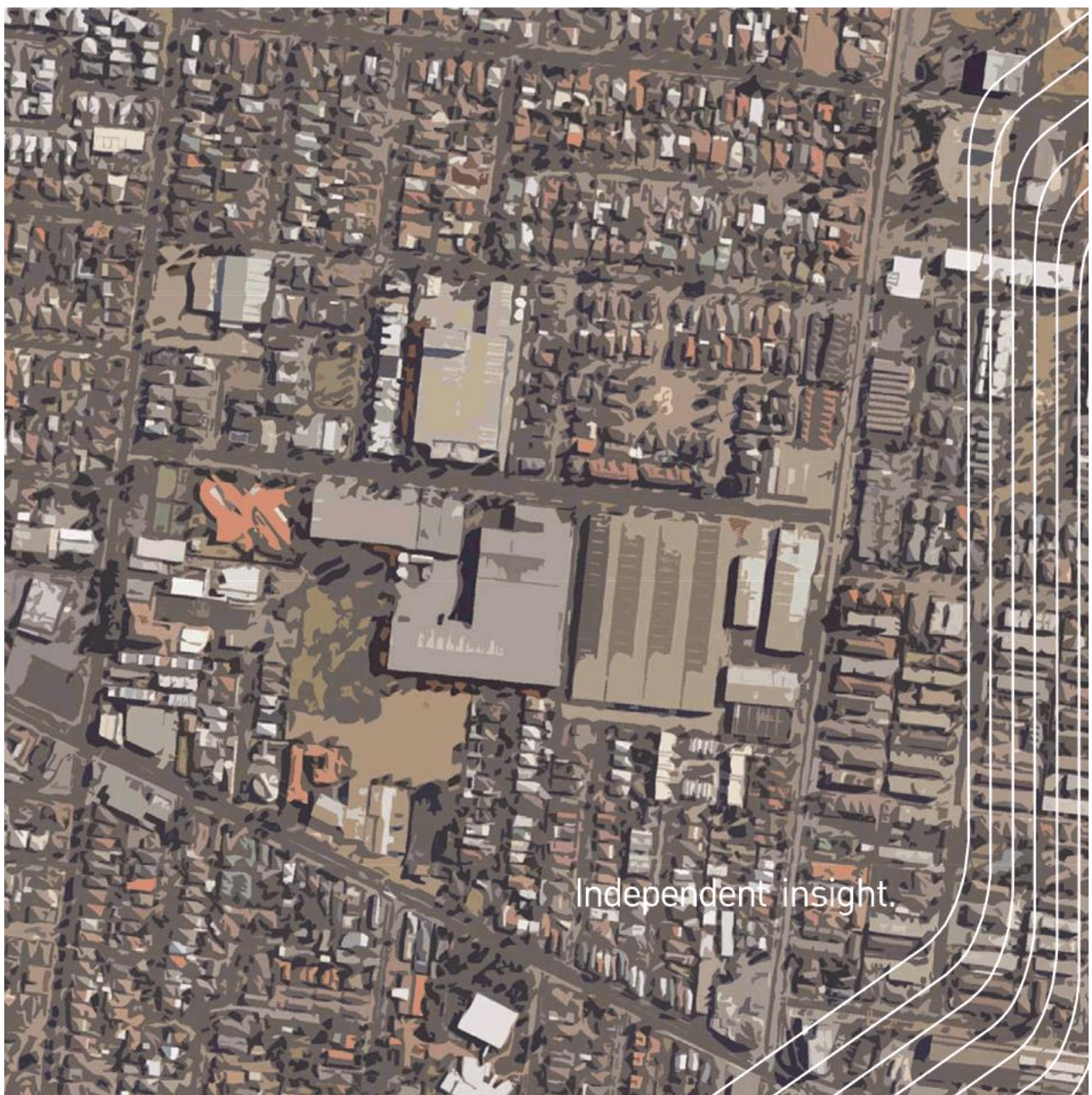
MARIBYRNONG PLANNING SCHEME

Road and Footpath Asset Management Plan (2004)
Urban Stormwater Best Practice Environmental Management Guidelines (Melbourne
Water) (1999)
Waste Minimisation Strategy 2004-2009 (2004)

Gordon and Mephan Precinct Framework Plan



City of Maribyrnong
February 2015



Agenda Item 9.1 - Attachment 3



**PARSONS
BRINCKERHOFF**

This report has been prepared for the City of Maribyrnong. SGS Economics and Planning has taken all due care in the preparation of this report. However, SGS and its associated consultants are not liable to any person or entity for any damage or loss that has occurred, or may occur, in relation to that person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to herein.

SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au
Offices in Canberra, Hobart, Melbourne and Sydney

Agenda Item 9.1 - Attachment 3

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Purpose of this Framework Plan	1
1.2	Process	1
1.3	Outline of this document	1
2	CONTEXT	2
2.1	State planning policy	2
2.2	Local planning context	2
2.3	Maribyrnong Economic and Industrial Development Strategy	3
2.4	Traffic and transport policy	5
2.5	Economic Trends	6
2.6	Implications	9
3	ANALYSIS	10
3.1	Employment	10
3.2	Existing zoning and planning overlays	14
3.3	Physical analysis	16
3.4	Existing uses	19
3.5	Civil infrastructure	20
3.6	Traffic and transport	21
3.7	Stakeholder consultation	23
3.8	Implications	24
3.9	Planning strategy for the Gordon and Mephan Precinct	25
4	FRAMEWORK PLAN	27
4.1	Introduction	27
4.2	Key directions	27
4.3	Vision	27
4.4	Land use and economic development	28
4.5	Movement and accessibility	29
4.6	Character and identity	30
4.7	Specific guidance for key sites	31
4.8	Framework plan diagram	33
5	IMPLEMENTATION	34
5.1	Draft Local Planning Policy Framework changes	34
5.2	Zones	34
5.3	Overlays	34

1 INTRODUCTION

1.1 Purpose of this Framework Plan

The purpose of this framework plan is to guide the future use and development in the Gordon and Mephan Street Precinct.

1.2 Process

Gordon and Mephan Street Precinct was designated as a Strategic Employment Investigation Area (SEIA) in the Maribyrnong Economic and Industrial Development Strategy (MEIDS). As a result of this designation, further investigations are required to guide its future planning and development.

To complete these investigations, SGS Economics and Planning (SGSEP) has used a multi-layered approach to the analysis which includes:

- Examination of local and regional policy frameworks so that the relevance and contributions made by existing (and possible alternative uses) in the precinct can be viewed in light of existing policies.
- Analysis of local and regional employment data so that the economic conditions and drivers impacting on the subject site's use were considered. Importantly, how employment patterns in relevant industries and geographies have changed over time and how they are expected to evolve is discussed.
- A survey of businesses in the precinct to ascertain the value and sustainability of their operations to the local and regional economy. In conjunction with landowner surveys, there is also consideration of site operating issues, preferences and future business outlook.
- A workshop process with Council staff from Strategic Planning, Economic Development, Urban Planning, Transport, Infrastructure and Community Wellbeing.
- The framework plans draws on the findings of these various analyses, consultations and discussions.

1.3 Outline of this document

The structure of this document is as follows:

Section 2 provides an overview and analysis of the local and regional policy framework, and of relevant economics trends.

Section 3 contains an overview of the findings of the various local analysis and consultation tasks.

Section 4 is the Framework Plan itself.

Section 5 provides recommendations for how the Framework Plan might be implemented through local policy.

2 CONTEXT

This section initially provides an overview of existing planning and economic policy at the state and local level that is of relevance to the development of a Framework Plan for the Gordon and Mephan Street SEIA. The implications of the existing policy framework on future strategy for the site is also be assessed.

The section then provides some economic data and analysis on the key forces and trends impacting the broader region and municipality.

2.1 State planning policy

The *State Planning Policy Framework* (SPPF) outlines the key planning strategies that guide the planning and development of the greater metropolitan Melbourne region.

Housing

The SPPF identifies a need for an adequate supply of affordable and diverse housing at appropriate locations in metropolitan Melbourne. It asserts that new housing should have access to services and supporting infrastructure, including activity centres, public transport, schools and open spaces, and that an increase in housing supply needs to occur in existing urban areas on under-utilised land to alleviate the pressure for development in fringe areas. A key strategy to meet these objectives is to locate new housing in or within close proximity to activity centres and employment corridors that offer suitable access to services and transport.

Economic development

The need to promote the economic well-being of communities and the State is also identified in the SPPF. To achieve this the SPPF encourages commercial facilities to be located in existing or planned activity centres, and the promotion of development that suitably meets the needs of communities.

Industrial activity is also recognised as playing a significant role in the State's economy, and as such, the continued availability of land for industrial uses must be ensured. To this end, the need to both protect existing industrial areas and support further industrial development in identified areas are both highlighted. The encroachment of unplanned commercial, residential and other sensitive uses onto industrial land needs to be avoided in order to ensure the continued viability of industry in these areas. The document also asserts the importance of providing adequate buffers between sensitive land uses and offensive or dangerous industries, in order to ensure the protection of residents' safety and amenity.

2.2 Local planning context

The City of Maribyrnong's *Local Planning Policy Framework* (LPPF) and *Municipal Strategic Statement* (MSS) provide strategic planning direction at the local level.

Housing growth

The City of Maribyrnong's LPPF's housing policy directions are underpinned by dwelling forecasts. The forecasts show significant population growth is expected in the municipality over the next 20 years, with the City needing to accommodate between 14,000 and 16,000 additional households by 2031. There is an aspiration that this growth will be primarily directed towards substantial change areas, with incremental change areas also having some role to play in ensuring adequate dwelling supply. The LPPF

Agenda Item 9.1 - Attachment 3

suggests an increase in the proportion of medium and higher density housing will be encouraged in the municipality, particularly in areas in close proximity to Activity Centres (ACs) and the Principal Public Transport Network (PPTN). In particular, significant densification is expected in around the key centres of Footscray and Highpoint.

Developing a diverse mix of housing types to suit varying community needs is recognised as vital. Where larger sites are to be developed, the provision of high amenity precincts with an identifiable sense of place will also be an important consideration.

Economic development and industry

Highpoint and Footscray are also identified as the principal centres for retailing within the municipality, with Highpoint also being an important location for bulky goods retailing. Retail development outside of identified Activity Centres is to be discouraged, with the development of restricted retail premises in particular to be confined to appropriate identified locations.

With the forecasted growth in population, as well as continued gentrification, the significance of the professional sector and the demand for offices in the municipality is also expected to increase. With its high-quality public transport links for office workers, new office development is to be directed to the Footscray Activity Centre.

High quality industrial development is also recognised as being vital. The City has three key core industrial precincts: Yarraville Port Industrial Precinct, Tottenham Precinct and West Footscray Sunshine Road Precinct. These locations are earmarked to accommodate the majority of ongoing industrial development, and to be a major source of local employment opportunities.

2.3 Maribyrnong Economic and Industrial Development Strategy

The *Maribyrnong Economic and Industrial Development Strategy* (MEIDS) aims to guide sustainable economic development, and outlines the role and land uses of the municipality's key industrial and commercial precincts. Its economic vision foresees the City of Maribyrnong as:

...a leader in urban economic transition and renewal, embracing its traditional industrial past whilst delivering vibrant and successful urban places and meaningful employment.

MEIDS consists of two parts: an Economics Development Strategy and an Industrial Land Strategy. MEIDS is being implemented via an amendment to the Maribyrnong Planning Scheme that will be made later this year. The following provides an overview of the key findings of this document.

MEIDS Part 1: Economic Development Strategy (EDS)

Part 1 of MEIDS was adopted by Council on 18 October 2011. It identifies several economic drivers shaping the City of Maribyrnong's economic opportunities and competitive advantages. These include:

- Population growth as a result of natural increase and migration. This is expected to increase labour supply, demand for housing, and retail expenditure.
- Population ageing that is likely to reduce workforce participation and increase the burden on fiscal budgets.
- Industry changes as a result of wider trends in the demand for goods and services, in particular transitions from manufacturing to greater levels of service, higher value-adding products and increased levels of knowledge and innovation. An expected increase in imports is also likely to increase demand for transport and logistics services.
- Redevelopment and renewal supported by federal, state and local government investment that will assist in the provision of denser, more liveable areas and accommodate for the City's forecast

Agenda Item 9.1 - Attachment 3

population growth. Footscray Central in particular is expected to become a major economic driver for growth in the City.

- Retail trade, manufacturing, transport and logistics, education and wholesale trade are expected to be key economic sectors for the City in the future. Maribyrnong's industrial businesses are significant local employers.

Industry

Industrial land makes up 23% of total land supply in the City of Maribyrnong. While this is a relatively modest proportion when compared to some other industry-significant municipalities in Melbourne, industry still plays a key role in the economy of Maribyrnong.

In the years from 2004 and 2008, the municipality had a negative industrial land consumption with an average loss of 3.5 hectares per annum. Two key limiting factors in investment and growth in industry in Maribyrnong are the existing conditions of industrial areas, and a lack of greenfield land. In order to maintain the industrial and employment activities that are core components of the City's economy, the EDS proposes that Maribyrnong's industrial areas undergo appropriate planning and development. This will include the identification of those areas which are to remain industrial areas, so that these can be revitalised to accommodate future employment. To further promote revitalisation, it is also suggested that some industrial areas may need to be rezoned to allow for retail or other commercial use. While in some cases rezoning processes can also be used to meet forecasted housing needs, it is recommended that the planning of industrial areas retains a focus on supporting and generating jobs.

Conflicting land use, where development has occurred with insufficient separation between industrial and sensitive residential uses, is also a key concern. Future planning strategies will need to consider implementing buffer zones not only in existing sites, but also in the future allocation of industrial areas and residential development. In a similar vein, the EDS also advocates for a broader balance between population and industry, with sustainable levels of residential and industrial development.

Core economic development activities

Core activities for the promotion of economic development are also identified in the EDS. Key land-use strategies arising from these include: regulating development and assisting and retaining existing businesses. This will include taking a proactive and strategic role in the delivery of policy and planning, as well as ensuring the adequate provision of employment land, and engaging with the local employment sector to support the expansion and retention of existing businesses. Placemaking goals in Activity Centres and industrial areas are also to be achieved.

MEIDS Part 2: Industrial Land Strategy (ILS)

Part 2 of MEIDS was adopted by Council on 24 June 2014.

As an established municipality with few vacant sites, new development in Maribyrnong will predominantly involve the revitalisation or redevelopment of brownfield land, and in some cases, shifts from an established use to another use. The ILS seeks to balance the need for the retention of employment areas with the increasing need to redevelop land to accommodate alternative uses such as housing.

It has been estimated that the demand for Industry Related Employment Land (IREL) will reach approximately 391.5 hectares by 2030, which is a 5.2 hectare reduction of the land that was available in 2010. While it is thus likely that the City will require similar amounts of IREL for traditional uses in the medium-term, it is forecasted that the need for IREL will increase in the longer term. While the 2010 excess of IREL supply in terms of demand was at 16%, this has not been deemed excessive, and can serve as an attractor for new industries. The ILS therefore recommends that it is significant to the long-term economy of the City that the existing supply of IREL is, to a large extent, preserved into the future.

Agenda Item 9.1 - Attachment 3

MEIDS (Part 2: ILS) classifies existing industrial land in the City into five categories of varying use and employment intensity for the purpose of guiding the future strategy for individual areas. These five categories are:

Category	Definition
Industry Related Employment Land (IREL)	Industrial precincts as identified in the study.
Core Employment Area (CEA)	Areas which are highly suitable for employment are functioning relatively efficiently and where the employment role is to be protected and enhanced.
Strategic Employment Investigation Area (SEIA)	Areas which have more significant limitations or issues which require investigation to determine if they can be addressed in order for them to retain or increase their employment role. If these limitations cannot be addressed these areas are determined to be inherently/intrinsically unsuitable for an employment role. SEIAs are considered to be employment areas until such time as further investigation clearly demonstrates that this is not a viable option.
Employment Intensification Area (EIA)	SEIAs that have limitations and issues that need to be addressed through an EIA framework plan for them to retain or increase their employment role.
Strategic Redevelopment Areas (SRA).	SEIAs that have limitations or issues that cannot be addressed to retain or increase their employment role and are more suited to mixed use or an alternative role, e.g. entirely residential.

Gordon and Mephan Street Precinct

The Gordon and Mephan Street Precinct is identified in the ILS as an SEIA, a classification which is given to areas that require further investigations to guide their future planning and development. The area largely comprises warehousing, but also some service industry on the lots that have a frontage to Gordon Street.

The ILS recognises that as an industrial area the sub-precinct is constrained by its close proximity to surrounding sensitive uses. Its parcels are quite large, making it attractive for redevelopment, and does not contain any vacant land. A truck ban on Mephan Street limits through-traffic but does not prevent trucks servicing sites in the precinct. The sub-precinct is served by a tram route on Gordon Street providing access to public transport and connections to both the Footscray and Highpoint Activity Centres.

Of particular significance is the policy guideline that if this precinct (as an SEIA) is not found to possess significant limitations or issues which cannot be addressed in order for it to retain or increase its employment role it should continue to play an employment role.

2.4 Traffic and transport policy

Transport Integration Act

The Transport Integration Act is Victoria's principal transport statute and came into effect on 1 July 2010. According to the Act, any decisions affecting the transport system must be made within the same integrated decision-making framework and support the same objectives.

The purpose of the Act is largely to guide the provision of an integrated and sustainable transport system in Victoria, but does include a clause on land use planning.

It states that the transport system should provide for the effective integration of transport and land use to improve accessibility and transport efficiency, such that access to residences, employment, markets, services and recreation is maximised.

Agenda Item 9.1 - Attachment 3

It also stipulates that the transport system and land use should be aligned, complementary and supportive. Transport decisions are to be made with consideration for the current and future impact on land use, and land use decisions are to be made with consideration for the current and future development and operation of the transport system.

Maribyrnong Integrated Transport Strategy

The Maribyrnong Integrated Transport Strategy (MITS) was adopted by the City of Maribyrnong in April 2012 to help guide the development of their transport system over the next decade. The strategy provides a range of recommended actions across all transport modes to help deliver the vision for the MITS. Any development project that may influence the transport system within Maribyrnong should consider the MITS with respect to achieving alignment with its recommended actions and overall vision.

PTV Bus and Tram Network Plans

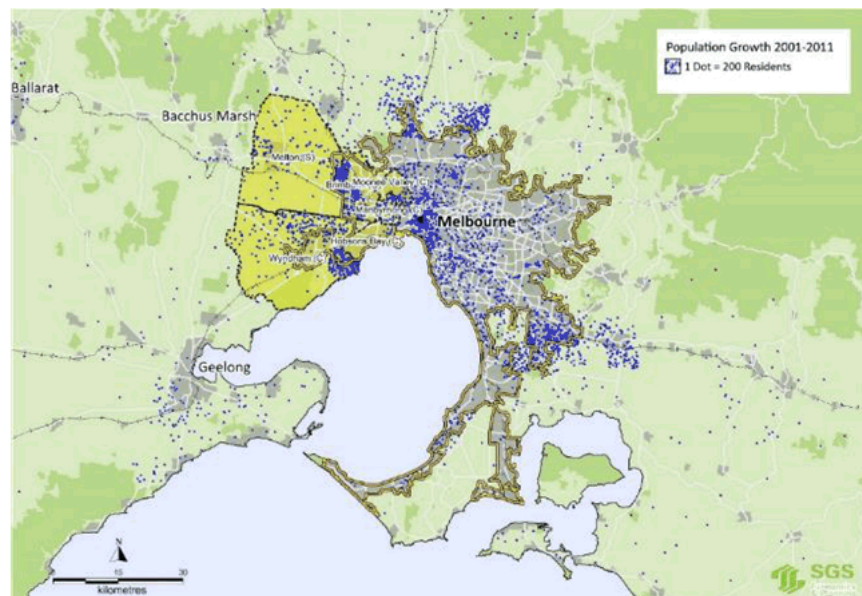
Public Transport Victoria (PTV) is also currently developing bus and tram network development plans to provide a guide to future tram and bus network and service improvements. Discussions with PTV in May 2014 revealed that the network development plans would not be released in time to inform the development of this framework plan.

2.5 Economic Trends

Western Melbourne

Melbourne's West is a region of opportunity for Victoria and Australia. Over the past decade all the communities of the West, whether they be suburbs established in the 19th century, middle ring districts or growth areas, have experienced strong growth. At the same time, environmental constraints and increasing distances from the CBD are slowing Melbourne's historic spread to the east (Figure 1).

FIGURE 1. POPULATION GROWTH – METROPOLITAN MELBOURNE 2001-2011



Source: SGS analysis, ABS data

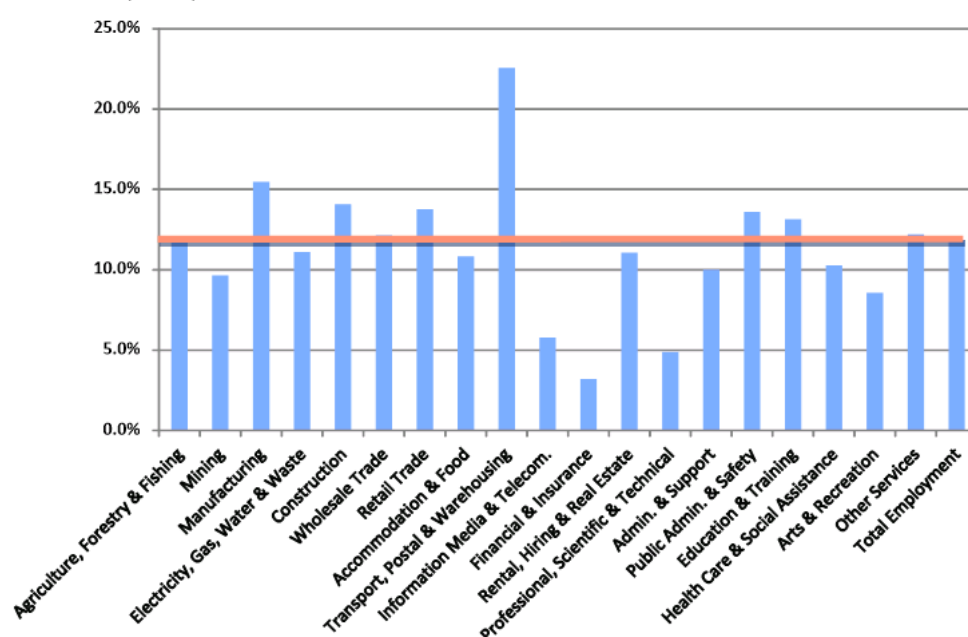
The recent strong growth in employment in Melbourne's West is projected to continue and even accelerate in the medium term.

Agenda Item 9.1 - Attachment 3

The West will account for nearly 12 per cent of employment growth in the metropolitan area from 2006 to 2026, while it started this period with around 11 per cent of all of Melbourne's jobs. In the years to 2046, this outsize share of growth will have picked up further still, with the West attracting over 13 per cent of Melbourne's new jobs. In other words, the West is set to command a disproportionate share of greater Melbourne's economic expansion over the next 3 decades.

The West is widely known for its concentration of heavy industries and, more recently, its leading role in the transport and distribution of products and materials across the metropolitan area, the State and the nation generally. The dominance of these functions is borne out in the aggregate numbers for employment share by industry (Figure 2).

FIGURE 2. WESTERN REGION SHARE OF MELBOURNE'S EMPLOYMENT BY INDUSTRY (2011)



It also clear that the modern economy of the West is not just about 'traditional' industries, notwithstanding the vital continuing importance of these sectors. For example, net export sales from Education and Training at \$289 million per year, are very similar in magnitude as those of the petrochemicals industry (being the combination of Petroleum and Coal Product Manufacturing and Basic Chemical Manufacturing) at \$300 million.

Variations in the composition of local economies is also evident. Manufacturing and transport/logistics related business clearly represent anchor activities for Brimbank, Hobsons Bay, Melton and Wyndham. But Moonee Valley and, to a lesser extent, Maribyrnong, reveal a different profile of net export earners, with an increasing orientation towards high value added services, for example, telecommunications medical services, engineers and other consults, software engineers, lawyers, accountants and so on.

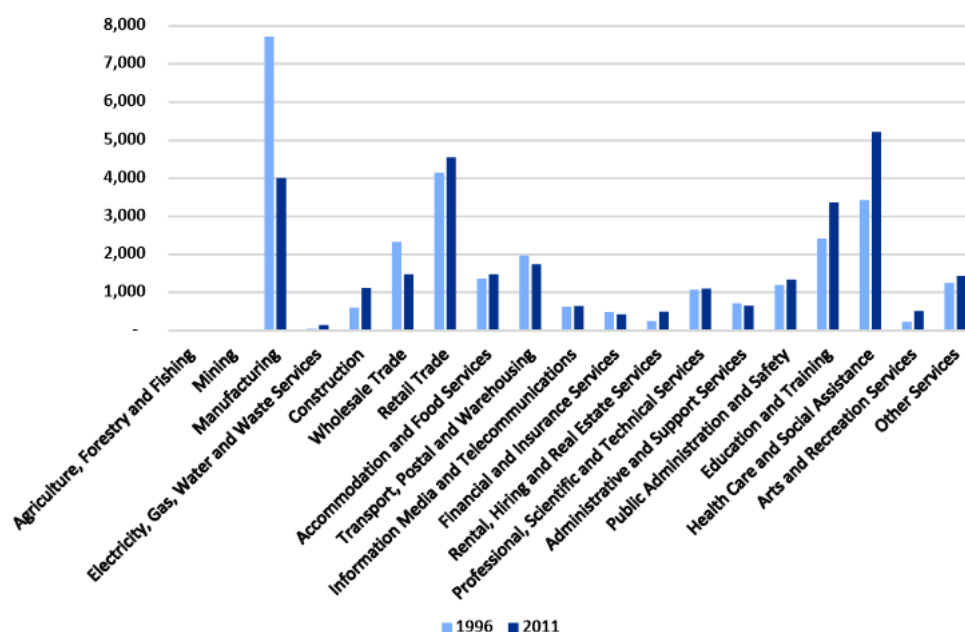
Agenda Item 9.1 - Attachment 3

Maribyrnong

The City of Maribyrnong is located directly west of the City of Melbourne and has a population of around 70,000 residents. Between 1996 and 2001, Maribyrnong experienced only a slight increase in population, however, between 2001 and 2006, the population increased by 5.3% to 63,137 residents. This growth can largely be attributed a demographic shift and to higher density housing developments. This trend is expected to continue with Maribyrnong forecast to accommodate a total population of around 103,000 residents by 2031.

Over the past 15 years there have been significant employment changes in selected industry sectors across the City of Maribyrnong. Manufacturing employment has almost halved between 1996 and 2011, whilst there has been growth in the number of jobs in both Education & Training and Health Care & Social Assistance (see Figure 3). Employment levels in wholesale trade have also fallen in the municipality. Overall employment levels have remained largely unchanged: there were 29,958 jobs in 1996 and 29,823 jobs in 2011.

FIGURE 3. CITY OF MARIBYRNONG EMPLOYMENT BY INDUSTRY 1996 – 2011



Residents of Maribyrnong predominantly work in the City of Melbourne (28.0%) and in Maribyrnong (18.5%), while workers in Maribyrnong generally come from Maribyrnong (17.5%), Brimbank (17.4%) or the surrounding western suburbs.

The employment offer in Maribyrnong is diverse within its activity centres and industrial areas. Within activity centres, most employment is limited to retail and local professional services. Industrial areas include light industry and larger manufacturing firms. Whilst industrial activity will remain a vital component of the economy, it is not expected to dominate employment share and there will likely be a transition to cleaner, greener technologies through a mixture of industrial/office business parks. It is also expected that some land designated exclusively to industry will decline and will include office/industrial parks.

The municipality also contains several regionally significant facilities, notably Victoria University, Western Hospital, Highpoint Shopping Centre, Footscray Community Arts Centre and Whitten Oval.

Agenda Item 9.1 - Attachment 3

2.6 Implications

The need to provide infill residential development for a growing population while maintaining land for industry, employment and economic growth is a key theme in planning policy at both the state and local level policy.

Industry plays a significant role in the economic well-being of the City of Maribyrnong, and is expected to continue to do so into the future. While the provision of adequate and appropriate housing is a key policy objective, strategies to revitalise existing industrial land and limit the encroachment of other uses into such areas are fundamental to the City's economic development goals. The need for uses on industrial land to directly benefit the community, and moreover, not have negative implications for surrounding residents is also recognised.

The Gordon and Mephan Street precinct is identified in the *Maribyrnong Economic and Industrial Development Strategy (Part 2: ILS)* as an area needing further investigation to determine its employment potential and continued significance to Maribyrnong's economic development. While currently zoned industrial, the area is largely surrounded by residential or other sensitive uses, and is outside of the city's three key industrial precincts. With regard to relevant state and local planning policy, the area's contributions as an employment precinct must be assessed, along with the desirability and viability of alternative land uses (and commensurate zoning) for the precinct.

This chapter presents the regional and local economic context surrounding the activities on Gordon and Mephan Street. It draws from other relevant work and presents relevant data that forecasts the likely trends for the area's future.

3 ANALYSIS

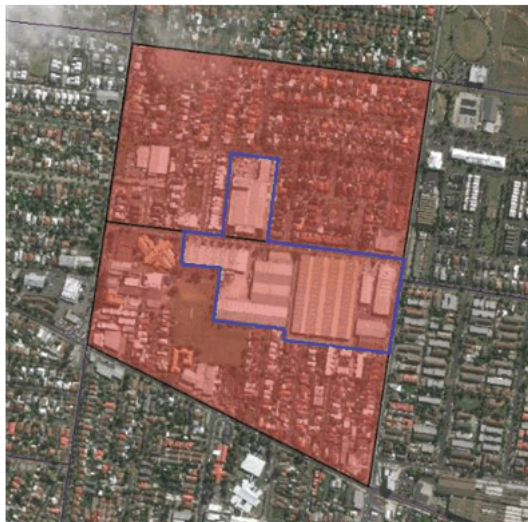
This section provides a summary of research and analysis that was focused at the precinct level for the Gordon and Mephan Street SEIA. It includes datasets, site analysis, planning policy governing the precinct, as well as summary material of the consultation process and results.

3.1 Employment

The Gordon and Mephan Street SEIA Precinct is located at the heart of the City of Maribyrnong, within close proximity to the Footscray Activity Area and Highpoint Shopping Centre. A relevant statistical area has been identified to assist with the analysis of employment data. This area is shaded red in Figure 4 below, and the precinct boundary is highlighted by the blue line.

Note that the statistical area contains more than just the businesses of the study area precinct. There is also a school as well as many residential dwellings surrounding the employment activities in the area.

FIGURE 4. PRECINCT STUDY AREA (BLUE) AND PRECINCT STATISTICAL AREA (RED)



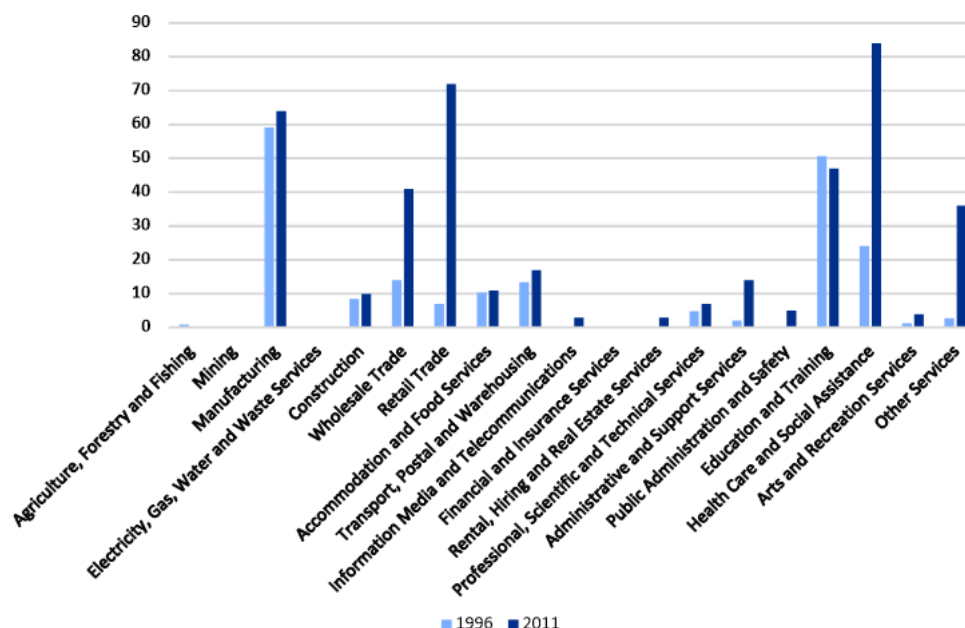
Although total employment across Maribyrnong remained somewhat unchanged between 1996 and 2011, the number of jobs in this precinct has increased substantially from 199 in 1996 to 418 by 2011. Figure 5 shows that most of this increase in employment can be attributed to increases in the industries of Wholesale Trade, Retail Trade and Health Care/Social Assistance.

No industry has recorded a decline in economic activity. Manufacturing employment in the precinct recorded a slight increase. The presence of 65 manufacturing jobs recorded in the 2011 ABS Census were largely confirmed through the consultation process which is discussed in further detail in Section 4.

The constant Education and Training employment in these figures can largely be attributed to the presence of the local school in the statistical area.

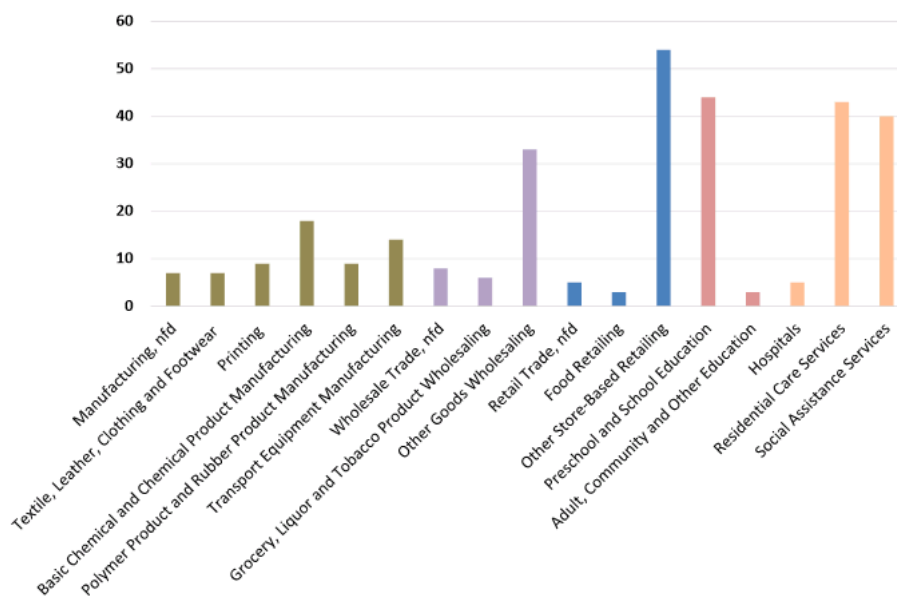
Agenda Item 9.1 - Attachment 3

FIGURE 5. PRECINCT EMPLOYMENT BY INDUSTRY 1996 – 2011



The employment figures at ANZSIC 2-digit categories for the five broad industries in the precinct are shown in Figure 6. (Note that there are other industry sub-categories at ANZSIC 2-digit level which are not shown as there were no persons employed in those sub-categories in the statistical area.) The data shows that there is a diverse range of manufacturing activity in this precinct, whilst wholesaling and retailing activity is largely unclassified. The analysis of the survey results in Chapter 4 provides for more detail on the nature of these jobs.

FIGURE 6. PRECINCT EMPLOYMENT LEVELS BY ANZSIC 2 DIGIT CATEGORIES 2011



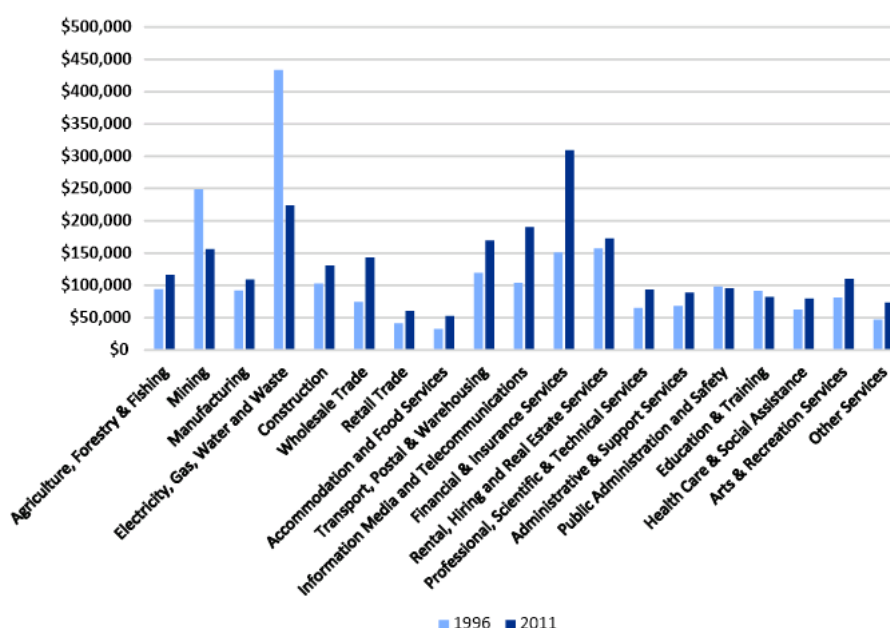
Agenda Item 9.1 - Attachment 3

Maribyrnong Gross Value Add (GVA)

The economic value of these jobs to the local and regional economy can be expressed in terms of Gross Value Added (GVA). GVA is a measure of 'net output' and is akin to the 'profits and wages' of a company. It can also be considered as the net output (benefits minus costs; outputs minus inputs) that the stimulus has on the regional economy. When GVA per job is measured, it becomes an indicator of productivity.

Figure 7 shows the level of GVA generated per job for every industry in Maribyrnong in 2011, and how this has evolved since 1996. The data shows that GVA per job has improved significantly in Wholesale Trade and Retail Trade, with some minor improvements also visible for Manufacturing activity in the municipality. This data is expressed in 2011 dollars.

FIGURE 7. GROSS VALUE ADDED BY INDUSTRY PER JOB – CITY OF MARIBYRNONG 1996 - 2011



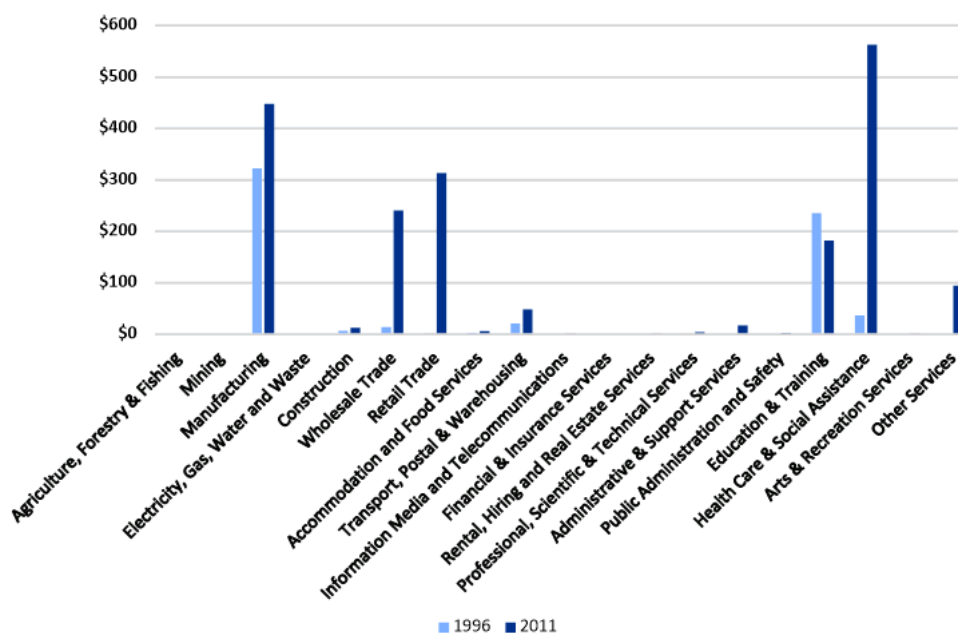
Agenda Item 9.1 - Attachment 3

Precinct Gross Value Add

The GVA per job figures have been applied to activity in the Gordon and Mephan Street precinct. Figure 8 effectively measures the growth in economic value of employment activities in the precinct from 1996 to 2011. The data shows that there have been significant gains in GVA for many industries in this precinct – even for manufacturing activity.

Crucially, the total economic value of employment generating activities in this precinct has risen from \$16.6 million in 1996 to \$39.2 million in 2011. Note that this is a broad figure for the precinct based on ABS data – a more fine grain and accurate economic value for the businesses in this precinct is derived from the survey data in Sections 4 and 5 of this report.

FIGURE 8. PRECINCT GVA BY INDUSTRY (MILLIONS OF DOLLARS)



Agenda Item 9.1 - Attachment 3

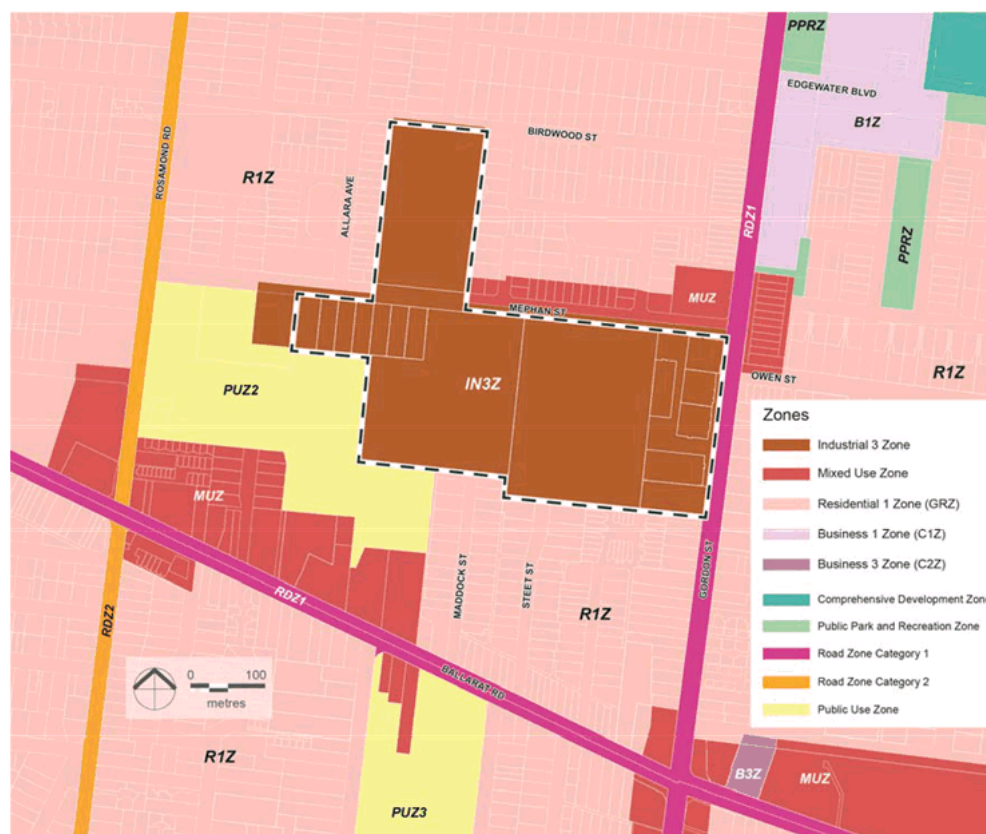
3.2 Existing zoning and planning overlays

Zoning

The study area is zoned Industrial 3 (IN3Z) and is adjoined by areas that are zoned Mixed Use, Public Use and Residential 1. It is understood that the Residential 1 zoned areas are proposed to be zoned General Residential (GRZ) under the new residential zones.

The key purposes of the Industrial 3 zone are to provide for industrial use in specific areas and ensure uses are suitable in terms of site surrounds. It allows limited retail opportunities, such as convenience shops and small scale supermarkets. Office use is also permitted, and no maximum leasable floor area is currently specified in the schedule to this zone.

FIGURE 9. CURRENT ZONING



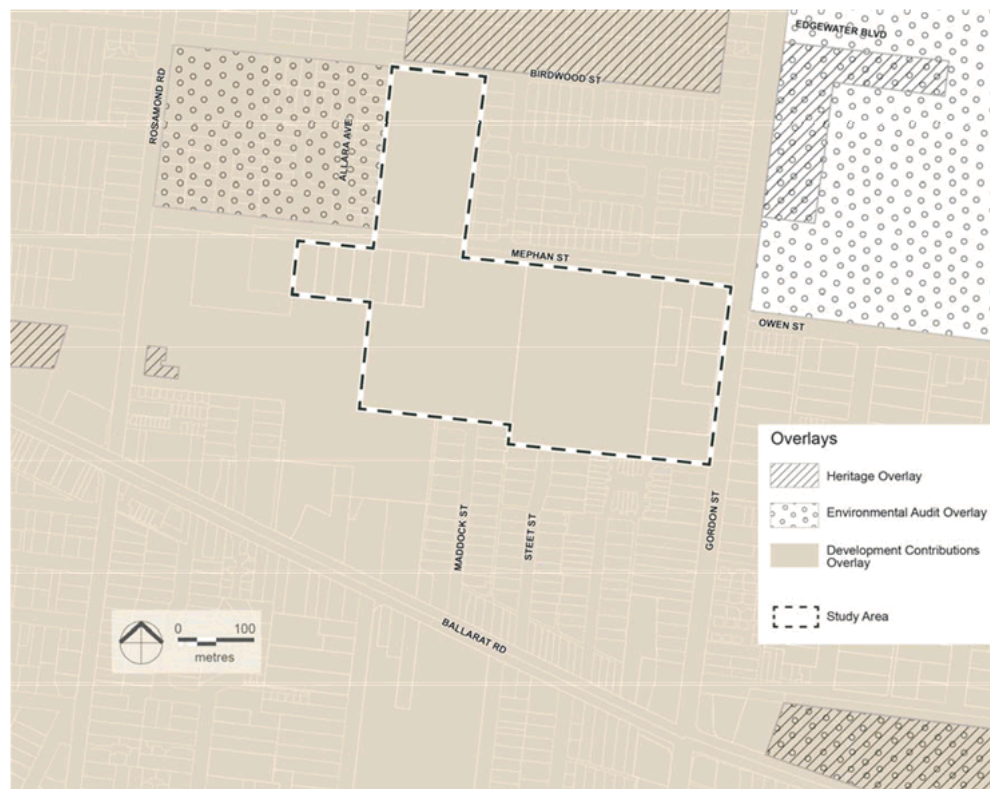
Agenda Item 9.1 - Attachment 3

Overlays

No overlays directly impact on the study area however some adjoining areas are subject to both Heritage and Environmental Audit overlays.

The Environmental Audit Overlay ensures that potentially contaminated land undergoes environmental assessment processes to ensure that any contamination from former uses does not adversely affect future sensitive uses. The Heritage Overlay that applies to the Mitchell Street site, adjoining the study area to the north, refers to the War Service Homes Heritage Area policy, which identifies the site as a historically significant example of a Residential War Service Estate, and ensures its preservation.

FIGURE 10. EXISTING OVERLAYS



Agenda Item 9.1 - Attachment 3

3.3 Physical analysis

Lot size

Lots within the Gordon and Mephan Streets Precinct are generally mid to large lots. There are a number of sites in the order of 1,000 square metres – slightly larger or smaller – towards the western end of Mephan Street and fronting Gordon Street. In the middle of the precinct the sites are larger, in the order of 2 hectares or greater. Total land area of the precinct is approximately eight hectares.

Lots around the precinct are generally smaller – between 250 and 750 square metres – reflecting predominance of residential uses in adjoining areas.

FIGURE 11. EXISTING LOT SIZE



Existing uses and built form

Built form generally consists of warehouse type buildings, typically up to two storeys or around 8 metres in height. Most buildings feature both a large open warehousing space for storage and/or production and a component of office space, the latter which is usually adjacent to the street. Many premises feature large, flat areas for parking and loading at the front of the building.

The building at the corner of Gordon and Mephan Street – the Western General Body Works – provides a good precedent for a contemporary industrial building that makes a positive contribution to the streetscape. The building entry on Mephan Street is clearly identifiable with a small awning and signage.

Agenda Item 9.1 - Attachment 3

The use of integrated signage and simple landscaping treatments soften the appearance of what might otherwise be relatively large and uninterrupted building facades on both streets.

Other buildings in the precinct, on both Gordon and Mephan Streets, generally make a positive contribution to the street by combining various elements such as clear building entries, windows (which provide opportunities for passive surveillance), soft landscaping and appropriate signage.

FIGURE 12. EXISTING BUILT FORM IN THE PRECINCT



Adjoining development

Land uses adjoining the precinct are generally residential, with typically older housing stock to the south of the precinct, older apartments to the east, and newer, small-lot detached and medium density development located on the northern side of Mephan Street, on land converted from former employment uses. The North Footscray Primary School is located to the immediate west of the precinct.

FIGURE 13. EXAMPLES OF RESIDENTIAL DEVELOPMENT ADJOINING THE PRECINCT



Agenda Item 9.1 - Attachment 3

Public domain

The public domain quality of the precinct is reasonable, with continuous footpaths on both sides of the street facilitating easy pedestrian movement. New street trees have recently been planted on both sides of Mephan Street (part of Council's Tree Planting Strategy) which will improve the streetscape amenity over time. Although the buildings are older, their condition and the quality of interfaces with the public domain are reasonably good for an industrial area. The public domain looks run-down in some areas although generally serves its required functions.

FIGURE 14. PUBLIC DOMAIN ON GORDON (LEFT) AND MEPHAN STREETS (RIGHT)



Interface issues

Although the precinct is adjacent to residential development, the current land uses and built form appear to present no obvious issues with regard to land use conflicts at the interfaces of the industrial and residential zoned land. The typical interface treatments are relatively modest scale, blank walls, setback from property boundaries and, as such – with the exception of aesthetic considerations – these configurations do not present any issues to the residential development and school immediately adjacent the precinct.

FIGURE 15. EXAMPLES OF INTERFACES WITH ADJOINING AREAS



Agenda Item 9.1 - Attachment 3

3.4 Existing uses

Business activity

Broadly speaking, three types of business activities operate in this precinct:

- Manufacturing (four businesses)
- Wholesale, Warehousing and Distribution (four businesses), and
- Services (five businesses).

The manufacturing and wholesale/distribution activities in this precinct are solely located along Mephan Street. Service based activities in this precinct are predominantly located along Gordon Street, where businesses identified the exposure and passing traffic as a significant advantage for their trading operations.

FIGURE 16. LAND USE SUB-PRECINCTS



Need for buffers

Most land uses identified in the land audit do not appear to trigger a buffer under Clause 52.10 of the Maribyrnong Planning Scheme. One exception would be motor vehicle services along Gordon Street, with panel beaters expected to have a 100 metre buffer distance from any residentially zoned land. This buffer requirement should not affect existing land uses (existing dwellings and existing businesses).

Contaminated land

The City of Maribyrnong's Municipal Strategic Statement (MSS) recognises the need to deal with Potentially Contaminated Land. Clause 22.03 of the City of Maribyrnong's Local Planning Policy Framework (LPPF) provides policy guidelines for dealing with land that is likely to be contaminated.

The business owner consultation process did not identify any sites that are known to have potentially contaminated land.

Agenda Item 9.1 - Attachment 3

3.5 Civil infrastructure

In terms of existing infrastructure in and around the precinct, there is an established network of underground services including sewer, water, electricity, gas and telecommunications. To obtain further detail and clarify the extents of underground drainage, sewer and water assets, an existing services request was lodged with Dial Before You Dig to determine the coverage of these services adjacent to and within the site, and consultation has been initiated with Maribyrnong City Council's Infrastructure department as well as City West Water.

Drainage

Existing underground drainage data provided by Maribyrnong City Council's Infrastructure department indicates an extensive network in the area with drainage pipes of up to 750mm diameter running along Mephan Street. As the majority of the study area is impervious (rooftops/car parks/concrete hardstand areas), any changes in land use in this area would not likely have a significant impact on the existing drainage network. However, for any change in land use or proposed redevelopment, a drainage analysis would need to be undertaken to determine whether any upgrade or extension to existing assets is required.

It should also be noted that through our investigation a Melbourne Water drainage pipeline has been identified which runs from the intersection of Ballarat Road and Rosamond Road, to the south along Summerhill Road. For any changes in land use or development, we suggest liaison between Melbourne Water and Maribyrnong City Council to ensure that any changes to drainage strategy comply with Melbourne Water's current policies.

Sewer and water

City West Water is the responsible authority for the provision of water supply and sewer reticulation to the area. The site is well serviced in terms of existing sewer and water infrastructure. Changes to land use, for example a transition to residential or mixed use, would put a greater demand on the existing network and hence may require an upgrade. The number of additional dwellings will influence any required upgrades to sewer and water mains in terms of the size of the mains, whilst the layout of the dwellings will influence any extensions to mains that may be required to service a development. When a development plan has been progressed to preparation of a plan of subdivision, a Development Works Application can be submitted to City West Water, where liaison on a specific layout can be undertaken and City West Water will outline conditions on upgrade or extension works required to facilitate the new development.

Electricity, gas and telecommunications

The other significant infrastructure in the area consists of electricity, gas and telecommunications. Based on existing asset data, all three services appear to have good coverage across the greater area. Jemena is the responsible authority for provision of electricity to new development within this area, and SP Ausnet is the responsible authority for the provision of gas. In order to obtain further advice on future servicing strategies, electricity and gas providers typically require a formal application for supply to be made, which usually includes provision of a plan of subdivision, construction drawing cover sheets, general arrangement plans, etc. SP Ausnet, for example, offers a number of supply options, including full design and construction by SP Ausnet or preparation of design only by SP Ausnet (developer to construct).

Telstra is the responsible authority for the provision of telecommunication facilities in this area. Telstra states that, regardless of the conditions of the development, they are obliged under legislation to provide basic communication services. The developer is normally required to provide all civil works associated with Telstra cabling works. Telstra cables are able to be placed within the same trenches as electrical utilities which can significantly reduce costs of installation.

Agenda Item 9.1 - Attachment 3

3.6 Traffic and transport

A high level discussion about the existing traffic and transport in the vicinity of the study area has been undertaken, with a focus on walking/cycling, public transport and roads. VicRoads and Public Transport Victoria were consulted with regard to any issues/opportunities in relation to the arterial road network and public transport in the vicinity of the study area.

Roads

Gordon Street is a 4 lane road with two travel lanes in each direction. The inside lanes are shared with a set of tram tracks, while the outside lanes allow on-street car parking. As an arterial road, Gordon Street is managed by VicRoads and has a 60 kilometre per hour speed limit.

Mephan Street is a Council owned road and is a 2 lane road with one travel lane in each direction. Each side of the road has marked kerbside car parking and a marked cycle lane. Mephan Street has a 40 kilometre per hour speed limit, as North Footscray Primary School backs onto Mephan Street.

VicRoads were contacted in relation to this project, however a response was not provided. In the absence of input from VicRoads, the following key issues relating to the existing operation of the arterial road network were noted from the surveys of the businesses operating in this area:

- Traffic congestion on Gordon Street, particularly on weekends with people travelling to/from Highpoint Shopping Centre
- Access issues turning out of Mephan Street onto Gordon Street, as there are no traffic signals at this intersection, and
- Car parking issues, including the lack of car parking in the area and also vehicles parking across driveways.

Further consultation is required with VicRoads in relation to site redevelopment that would increase traffic on the arterial road network, including the intersection of Gordon Street and Mephan Street. This consultation will also need to identify if VicRoads have any future plans for Gordon Street.

Walking and cycling

Gordon Street has no marked cycle lanes, however there is adequate road width between the travel lanes and the parked vehicles for cyclist use without riding in the travel lane. Mephan Street has line marked cycle lanes on both sides of the road. In May 2014 these line marking were updated with a view to making cycling safer on this route and also as a traffic calming measure (see Figure 17). Footpaths are provided on both sides of Mephan Street and Gordon Street.

The Maribyrnong Integrated Transport Strategy provides a range of walking and cycling actions for implementation over the next 10 years, however these recommendations are high level and therefore not specific to the Gordon Street and Mephan Street study area.

A review of the VicRoads Principal Bicycle Network map shows Gordon Street and Rosamond Road listed as north-south cycle routes.

Agenda Item 9.1 - Attachment 3

FIGURE 17 RECENTLY UPDATED CYCLE LANE MARKING ON MEPHAN STREET



Public transport

The following public transport services operate in close proximity to the study area:

- Route 82 tram (Footscray Station to Moonee Ponds, via Gordon Street)
- Route 406 bus service (Keilor East to Footscray, via Gordon Street)
- Route 409 bus service (Yarraville to Highpoint Shopping Centre, via Edgewater Boulevard and Gordon Street), and
- Route 223 bus service (Yarraville to Highpoint Shopping Centre, via Ballarat Road and Rosamond Road).

See Figure 18 below.

These services provide bus-rail transfer opportunities at Footscray and Yarraville rail stations and also connect with key activity centres, including Highpoint Shopping Centre, Victoria University, Western Hospital, Moonee Ponds and Sunshine.

Discussions were held with PTV, the statutory authority responsible for managing Victoria's train, tram and bus services, which highlighted that there are no existing issues with any of the tram or bus services operating in the vicinity of the study area.

PTV were unable to provide specific information about what was going to be included in the bus and tram network plans that are currently being developed, however they did say that they are reviewing all services with a view to improving frequencies.

In summary, the study area is expected to have adequate coverage and improved service frequency in the future through the existing bus and tram routes. Further detail relating to the existing bus and tram routes operating near the study area will be provided in the bus and tram network plans.

Agenda Item 9.1 - Attachment 3

FIGURE 18 PUBLIC TRANSPORT ROUTES



3.7 Stakeholder consultation

During the preparation of this framework plan, a survey of the precinct's business owners and land owners was undertaken. Collectively, the surveys identify the key employment trends and land use issues facing the area. These factors form the basis of an analysis that: (a) articulates the value of the precinct's businesses to the local economy; and, (b) provide the basis for assessing future land use options.

The survey of local businesses determined that major advantages of the precinct included the size of sites available for business operations and accessibility to customers/consumers, particularly for businesses on Gordon Street. Businesses highlighted that some issues affecting the precinct were crime, theft and vandalism, and inadequate car parking, an issue which might impact on the expansion plans of businesses.

The survey also highlighted that the precinct had been successful in attracting some new businesses over the past five years. Otherwise, businesses had been in operation within the precinct for an average of 8 years. All business owners within the precinct expected to grow their business or remain the same size. No businesses were considering contraction or relocation.

Agenda Item 9.1 - Attachment 3

The landowners survey identified a major advantages of the precinct as being the size of sites, and accessibility to customers and the city. Most landowners indicated that they had no intention of changing the existing use of their site.

3.8 Implications

- Significant growth and development is occurring right across the Western Region of Melbourne. The City of Maribyrnong is no exception, as the municipality's proximity to the Melbourne CBD has increasingly become a significant source of demand for residential development and densification. Demand is increasing for a range of economic industries to service this population growth, namely health care, education and retail services.
- Employment patterns in the Gordon and Mephan Street precinct has reflected these trends. There has been significant growth in jobs for Wholesale Trade, Retail Trade and Health Care/Social Assistance. Intriguingly these new activities do not appear to have compromised the precinct's traditional role for manufacturing activities. The result is an area that has seen its overall employment numbers more than double between 1996 and 2011.
- Residential developments have also occurred in the area; there do not appear to be any significant interface issues or land use conflicts associated with the co-location of factories and dwellings in this area.
- The amenity of the area is also of a reasonable standard given its light industrial status. Recent initiatives by Council (street tree planting and marking of the cycle lanes on Mephan Street) have already improved the quality of the streetscape and encourage cycling through the precinct.
- Preliminary infrastructure analysis undertaken has identified a number of issues which would require further investigation including drainage, water and telecommunications as development intensifies within the precinct.
- Stakeholder consultation indicated that economic activity in this precinct is diverse for a small area, generally resilient, and sustains a reasonable level of employment. The business operations in this precinct are adjudged to be stable. There is no evidence to suggest that the precinct is an unviable employment area, and, in line with the guidance on Strategic Employment Investigation Areas in the MEIDS (Part 2: ILS), the precinct should be retained for employment uses

Agenda Item 9.1 - Attachment 3

3.9 Planning strategy for the Gordon and Mephan Precinct

Options assessment process

To confirm the directions for the precinct three future land use options were described and presented at a workshop with key Council staff. The workshop included staff from Strategic Planning, Economic Development, Urban Planning, Transport, Infrastructure and Community Wellbeing. The three options presented were:

1. Protection and enhancement of the precinct's employment role
2. Facilitate the conversion of the precinct to residential uses
3. Facilitate the conversion of the precinct to a mix of residential and employment uses.

As a result of the analysis of current economic activity in the precinct and the workshop process, a decision was reached to protect and enhance the precinct's employment role (Option 1). The main reasons for this decision were:

- Significant employment numbers which appeared to only be increasing despite difficult macroeconomic conditions
- A number of promising start-up businesses had established in the precinct. The owners of the businesses had expressed the desire to remain in the precinct and expand their operations over time
- The fact that Maribyrnong is not presently under pressure to find additional housing capacity as strategic work identifies the long term supply of housing sites within Activity Areas and key sites as listed in Clause 21.07 of Council's MSS
- The precinct is currently under serviced by community infrastructure and so is not considered a priority area for new housing.

Employment

The City of Maribyrnong's LPPF and MSS, and the recently completed MEIDS, all identify the need to protect local employment. The Gordon and Mephan Street precinct had been categorised as a Strategic Employment Investigation Area (SEIA), the future of which was to be determined through further investigation.

The analysis summarised in this report¹ finds that presently the precinct supports a healthy and diverse economy. Most sites in the precinct are productively utilised by manufacturing, warehousing or service oriented businesses. Collectively, the businesses in the precinct employ approximately 180 staff. This amounts to a direct economic contribution (in terms of value add) of \$22.6 million to the Victorian economy.

Analysis also found that whilst Mephan Street is a reasonable location for manufacturing and warehousing activities, there is no reason to believe it is superior to other core industrial precincts in other parts of the municipality. The service industries on Gordon Street benefit from exposure and passing traffic, but are not significant generators of economic activity or jobs for the local community.

Housing needs

State and local planning policy identify the need for housing development in appropriate locations to accommodate population growth. The Gordon and Mephan Street precinct is close to Footscray, Highpoint, schools and services and therefore might be considered for potential residential development. Conversion of industrial land to housing has been a significant trend in the surrounding area.

¹ Full analysis is to be found in the Issues and Options Paper.

Agenda Item 9.1 - Attachment 3

There are however significant opportunities for new housing in many other locations in Maribyrnong. These include the Footscray and Highpoint Activity Centres, and key redevelopment sites, such as the Maribyrnong Defence site in Maribyrnong, the Bradmills site in Yarraville, and the Kinnears site in Footscray. Council would prefer to see additional housing realised in these locations in the short to medium term and therefore identification of additional opportunities for future housing along Gordon and Mephan Street is not required. Given the health of the precinct for employment uses a change of use to residential does not seem appropriate.

Clause 21.07 (Housing) of the City of Maribyrnong's Municipal Strategic Statement (MSS) clearly defines a 'Housing growth area framework':

Designation	Description
Substantial change Areas:	Significant redevelopments are proposed for the Maribyrnong Defence Site (MDS), Kinnears site in Footscray, the former Defence site in Beachley Street, Braybrook and the Bradmill Precinct in Yarraville. Other smaller sites across the municipality will also contribute to the supply of new housing.
Substantial change Activity Centres:	In the future the Highpoint and Footscray will assume a stronger role and greater capacity for substantial medium and higher density housing developments.
Incremental change Areas:	All other residential areas without heritage significance or an identified residential character that warrants planning protection through specific overlays.
Incremental change activity centres:	The mixed use and residential developments occurring in activity centres will continue and increase.
Limited change areas:	Existing residential areas with heritage significance or an identified residential character that warrants planning protection through specific overlays, and areas with an identified constraint, such as inundation, that necessitate protection through an overlay. The majority of these areas have been identified in Council's Heritage Study (2001) and neighbourhood character studies.

Source: Maribyrnong Planning Scheme

Transport/Traffic

The site has adequate public transport coverage through the existing tram and bus routes, which are likely to be enhanced as part of the PTV's tram and bus network plans. Gordon Street currently experiences traffic congestion during peak periods, due to it being a key north-south arterial road that provides access to Highpoint Shopping Centre and also a connection between Ballarat Road, Geelong Road and Maribyrnong Road. Intensification of development in the precinct is likely to contribute further to peak period congestion.

Retaining the existing zoning and land use mix will likely avoid exacerbating road congestion, and is therefore the preferred strategy from a Transport/Traffic perspective.

Recommendation

On the basis of the findings outlined above this framework plan recommends the retention of the Gordon and Mephan Street precinct for employment uses, as current employment activities are both viable and desirable in this location, and therefore this employment role should be protected and enhanced. The precinct should be classified as a Core Employment Area.

A strategy of retaining the existing type and mix of employment uses – with the potential for intensification of employment in the future – is proposed. This approach achieves policy objectives to retain and encourage the growth of local employment in Maribyrnong. It also maintains the potential for a wide range of future uses, including more intensive and/or alternative land use, should the precinct be required to support such uses in the longer term.

4 FRAMEWORK PLAN

4.1 Introduction

The Precinct Framework Plan (PFP) for the Gordon and Mephan Street Core Employment Area (CEA) provides the long term strategic framework for future use and development in the precinct.

The PFP builds on the overarching vision and strategic directions of the Maribyrnong Economic and Industrial Development Strategy (MEIDS, Part 1). The preparation of a framework plan for this precinct is a key implementation outcome of the Industrial Land Strategy (MEIDS, Part 2).

MEIDS identified the Gordon and Mephan Street precinct as a Strategic Employment Investigation Area (SEIA), meaning it is to remain an employment area until a further investigation clearly demonstrates that employment uses are not a viable land use option. The analysis and consultation undertaken in the preparation of this framework plan concluded that the employment uses in this precinct are viable and should continue and be protected and enhanced through elevation to the status of a Core Employment Area.

This chapter sets out the key directions and the vision for the precinct, and a series of principles, objectives, guidelines and strategies under three themes: land use and economic development, character and urban structure, and movement and accessibility. An illustrated framework plan document highlights these key elements to the extent that they can be represented diagrammatically.

4.2 Key directions

The following are the key planning directions for the Gordon and Mephan Precinct:

- To protect and enhance the role of the precinct as a Core Employment Area (CEA)
- Improve the amenity within the precinct through streetscape improvements and positive relationships between buildings, the public domain and sensitive interfaces
- Ensure new development does not adversely impact on adjoining residential development or Footscray North Primary School
- Allow for subdivisions of larger lots should new or existing businesses require alternative lot configurations

4.3 Vision

The draft vision for the Gordon and Mephan Street Core Employment Area is as follows:

The Gordon and Mephan Street Precinct will continue to develop as a significant local Core Employment Area. The precinct's employment activities will incrementally intensify and approach an employment density of 50 jobs per hectare.

The precinct will continue to offer a range of lot sizes to accommodate new business investments. New business start-ups will be attracted to the precinct's smaller lots, whilst the larger sites provide significant opportunities for a range of potential employment generating activities.

Agenda Item 9.1 - Attachment 3

The impact of freight movements on the nearby community will be minimised, whilst the parking requirements of businesses, residents and the local school will be carefully managed.

Land uses with potential amenity impacts will be directed away from boundaries with sensitive uses. In such cases redevelopment sites will be directed to accommodate setbacks for buildings.

Significant out-of-centre retailing is not encouraged as indicated by the retention of the precinct's industrial zoning.

4.4 Land use and economic development

Objectives

- Strengthen the economic role of the precinct as a local employment area
- Support the long term operations and upgrade of existing businesses
- Attract new businesses to the precinct
- Facilitate redevelopment opportunities that would increase employment densities in the precinct
- Capitalise on the advantages offered by exposure to Gordon Street
- Capitalise on the variety of lot sizes.

Guidelines and strategies

Category	Guideline/strategy	Area applicable	Responsibility
Business activities and uses	Encourage greater employment densities through attracting higher density uses such as office/warehouse and small office	Entire Precinct	Council
Business activities and uses	Consider potential contamination and impacts on new uses in accordance with Council's Potentially Contaminated Land Policy (Clause 22.03)	Entire Precinct	Council
Business activities and uses	Direct uses with potential adverse amenity impacts away from boundaries with sensitive uses	Mephan Street	Council
Business activities and uses	Carefully consider the individual merits of applications proposing community uses including child care, community facilities, and recreational facilities. These may be sensitive to existing industrial operations within the precinct	Entire Precinct	Council
Business activities and uses	Limit the extent of out-of-centre retailing and other activity centre related uses from developing in this precinct	Entire Precinct	Council
Subdivision and lot design	Redevelopment of sites that have an interface with residential areas should include suitable setbacks, landscaping or other measures to protect the amenity to established residential areas	Mephan Street	Council & Proponent
Business activities and uses	A wide range of employment uses should be supported in the precinct including office/warehousing/distribution, small-scale urban manufacturing, and a wide range of services that are appropriate to this out-of-centre location, while avoiding adverse amenity impacts to adjoining residential development and Footscray North Primary School	Entire Precinct	Council
Land Use	Protect the employment role of the precinct by prohibiting residential rezonings	Entire Precinct	Council

Agenda Item 9.1 - Attachment 3

4.5 Movement and accessibility

Objectives

- Promote walking, cycling, and public transport as suitable transport options
- Provide safe and accessible pedestrian paths (including road crossings)
- Increase accessibility to, and capacity of, public transport to key destinations
- Provide acceptable levels of service for vehicles accessing the road network
- Balance the car parking requirements of businesses and residences within the precinct
- Minimise the exposure and impact of the nearby community to freight movements, and
- Consider any complaints from the community regarding freight movements in a consistent and expedient manner.

Guidelines and strategies

Sub-category	Guideline/strategy	Area applicable	Responsibility
Cycling and pedestrian movement	Maintain and improve pedestrian and cycle facilities as appropriate and direct cyclists to designated cycleways as safely and efficiently as possible	Gordon Street	VicRoads & Council
Cycling and pedestrian movement	Encourage the provision of end of trip facilities for cyclists in new developments, to help make cycling an attractive and viable mode of transport for journey to work, and reduce the need for on-site parking for employees and customers	Entire Precinct	Council
Parking	Monitor and analyse car parking demand, utilisation, turnover and complaints within the precinct to determine adequacy of existing parking controls and to identify improvements	Entire Precinct	Council
Vehicle access	Assess the impact of proposed redevelopment on the performance of the Gordon Street/Mephan Street intersection	Entire Precinct	VicRoads
Vehicle access	No vehicular connections from sites to Maddock, Steet or Birdwood Streets	Entire Precinct	Council
Road safety	Analyse road safety crash statistics within the precinct to identify any negative road safety trends that may be resulting from the activities within the precinct and explore options to address any issues	Entire Precinct	Council
Public transport	Maintain adequate public transport (bus and tram) service to the precinct and enhance service frequency to improve attractiveness	Entire Precinct	Public Transport Victoria
Infrastructure – Drainage	Maintain existing drainage system (such as kerb and channel, drainage pits and underground pipe network)	Entire Precinct	Council
Infrastructure – Sewer/Water	Assess the demand that any potential redevelopment or increase of employment densities places on sewer and water networks, and upgrade as required	Entire Precinct	Proponent in consultation with City West Water

Agenda Item 9.1 - Attachment 3

4.6 Character and identity

Objectives

- Ensure buildings have a positive interface with the street
- Improve amenity through public domain interventions
- Encourage passive surveillance and avoid inactive building facades
- Manage interfaces between employment uses, residential areas and Footscray North Primary School.

Guidelines and strategies

Sub-category	Guideline/Strategy	Area Applicable	Responsibility
Future built form outcomes	New buildings should provide a positive address to the street, encourage passive surveillance and avoid large areas of blank building facades	Entire Precinct	Council and Proponent
Streetscape and amenity	New buildings and modifications to existing buildings, should make a positive contribution to the street through design elements such as clearly located building entries, window glass (which provides opportunities for passive surveillance), appropriate architectural elements and building materials, soft landscaping and appropriate signage	Entire Precinct	Council & Proponent
Streetscape and amenity	New buildings and modifications to existing buildings should avoid blank facades and provide variation in building materials or otherwise achieve facade articulation	Entire Precinct	Council & Proponent
Streetscape and amenity	Maintain street trees in Mephan Street to ensure they make a positive contribution to the streetscape over time.	Mephan Street	Council
Landscaping and vegetation	New development should provide appropriate landscaping and vegetation that provides a positive interface with the public domain. Consideration should be given to the types and species of plants so as to ensure they do not screen buildings from the street, and thereby prevent opportunities for passive surveillance. Low-water use and low maintenance species are better suited to this context	Entire Precinct	Council & Proponent
Signage	Where possible business signage should be integrated into the design of buildings to minimise visual clutter, and to acknowledge that the precinct is adjacent to residential uses	Entire Precinct	Council & Proponent
Interfaces	Redevelopment of sites that have a 'sensitive interface' should employ suitable setbacks, landscaping or other measures to ensure new development does not adversely impact on the amenity of adjoining residential areas and Footscray North Primary School	Mephan Street	Council & Proponent

Agenda Item 9.1 - Attachment 3

4.7 Specific guidance for key sites

Guidance provided in the following section applies to three key sites in the precinct which are identified with the numbers 1, 2 and 3 in the Framework Plan diagram at 4.8 below.

The aim of this sections to provide further guidance for the redevelopment of these larger sites to ensure the precinct can accommodate a range of employment uses, support higher employment densities and adapt to changing employment trends over time. Future uses on these sites might include offices, smaller-scale warehousing/distribution and small-scale urban manufacturing.

Improving the precinct and surrounding area's structure, character and amenity should be a priority in any future redevelopment of these sites.

Objectives

- Ensure the design and layout of subdivisions on key sites provides cost effective and attractive sites for employment generating uses and activities
- Demonstrate that development, landscaping and signage contribute to and enhance the amenity and character of the area
- Minimise impacts of new development on the adjoining residential areas and Footscray North Primary School
- Provide the potential for through site links (pedestrian/cycle connections or streets) that might be desirable to improve permeability and amenity for adjoining residential areas.

Agenda Item 9.1 - Attachment 3

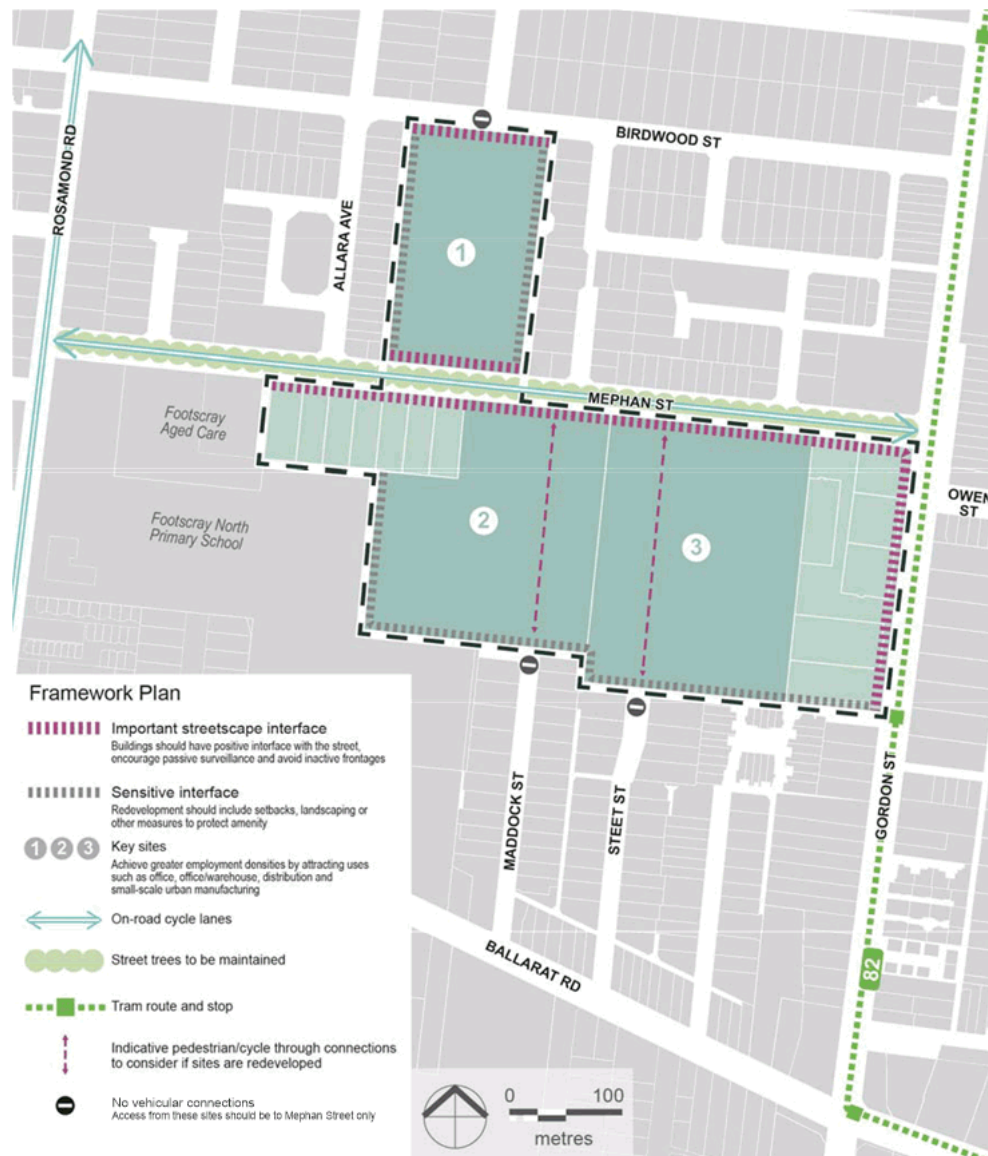
Guidelines and strategies

Sub-category	Guideline/strategy	Area applicable	Responsibility
Subdivision and lot design	<p>Sub-division of larger lots should be permitted to allow intensification of employment activities in the precinct. The design of such sub-division, and the resulting configuration of lots, must take into consideration the following:</p> <ul style="list-style-type: none"> - Lots should be regular in shape to provide for efficient use of land and enable a range of industrial and business uses to be accommodated on the lot - The orientation of new lots with regard to adjoining residential development and Footscray North Primary School - Loading and servicing should be undertaken internally to each site and be separated from visitor/staff car parking. Loading and servicing should be screened from the street - The need for new public streets to facilitate access. - Proposals for small-lot subdivisions (e.g. lots less than 1,000 sqm) should be discouraged. 	All key sites	Proponent and Council
Cycling and pedestrian movement	<p>Subdivision of larger sites should provide opportunities for future north-south through-site connections for pedestrians and cyclists from Maddock and/or Steet Streets through the Mephan Street.</p> <p><i>Note: The guideline does not conflict with the specific prohibitions on vehicular connections as outlined previously.</i></p>	All key sites	Proponent and Council
Future built form outcomes	<p>Development should provide end of trip facilities for cyclists.</p> <p>Services, storage areas, plant and roof-top equipment should be located to minimise its impact on the public domain and be designed as an integral part of the building.</p> <p>Lighting should be designed to minimise light spill onto surrounding residential areas.</p> <p>Where possible, sites should include outdoor amenity areas for workers that incorporate seating, tables, water supply and rubbish disposal and which are suitably located to provide shade and weather protection and a reasonable level of amenity (e.g. located away from noisy or unpleasant activities).</p>	All key sites	Proponent and Council
Interface treatments	<p>Redevelopment of key sites with identified sensitive interfaces must take into consideration the following:</p> <ul style="list-style-type: none"> - Buildings with long facades should be broken up with variation in wall articulation, building materials, colours and windows - Landscaping treatments should be used to screen the rear and side of industrial and business sites adjacent to Footscray North Primary School. 	All key sites	Proponent and Council
Signage	<p>The location and design of signage must not result in visual clutter.</p> <p>Freestanding signs may include multiple panels with one panel per occupancy. Multiple freestanding signs for a single property will be discouraged.</p> <p>All signage should complement the streetscape and contribute to the creation of an identifiable character and consistent theme for the Precinct.</p>	All key sites	Proponent and Council

Agenda Item 9.1 - Attachment 3

4.8 Framework plan diagram

FIGURE 19. GORDON AND MEPHAN PRECINCT FRAMEWORK PLAN



5 IMPLEMENTATION

5.1 Draft Local Planning Policy Framework changes

This Framework Plan should be implemented via a Planning Scheme Amendment that:

- Introduces this Framework Plan for the Gordon and Mephan Core Employment Area as a reference document to the Maribyrnong Planning Scheme
- Changes the designation of the precinct from a SEIA to a CEA on the Industrial Related Employment Land Framework Plan in the MSS, and
- Introduces a Local Area Policy at Clause 21.11, based on the key elements of the Framework Plan.

5.2 Zones

The recent introduction of new industrial zones, which have in general made the IN3 more flexible are in keeping with the current land use mix found in the precinct.

The realisation of the vision, strategies and objectives describe in this framework plan should not require any changes to the Industrial 3 Zone for those sites which are currently occupied by businesses and for vacant sites. However, Council may consider rezoning Industrial 3 zoned land outside the precinct boundary which is currently occupied by an aged care facility.

5.3 Overlays

As the Issues and Options Paper did not (a) find any major impediments to the precinct's existing operations or its potential to develop a stronger mix of employment uses or (b) recommend any significant changes to land use in the precinct, it is assessed that there is no significant need to apply any overlays to the land within the precinct.

Agenda Item 9.1 - Attachment 3

Contact us

CANBERRA

Level 1, 55 Woolley Street
Dickson ACT 2602
+61 2 6262 7603
sgsact@sgsep.com.au

HOBART

Unit 2, 5 King Street
Bellerive TAS 7018
+61 (0)439 941 934
sgstas@sgsep.com.au

MELBOURNE

Level 5, 171 La Trobe Street
Melbourne VIC 3000
+61 3 8616 0331
sgsvic@sgsep.com.au

SYDNEY

209/50 Holt Street
Surry Hills NSW 2010
+61 2 8307 0121
sgsnsw@sgsep.com.au



STOP DANGEROUS INDUSTRIAL ACTIVITY ON MEPHAN STREET, MARIBYRNONG

Please support our Petition and attend the Council meeting.

Every day the lives of our children and elderly are at risk due to the presence of industrial factories and warehouses on Mephan Street.

The Mephan Street precinct is an island of industrial factories and warehouses surrounded by residential housing, a child early learning centre, primary school and aged care facility.

Every day loud and polluting factories operate within Mephan Street, and heavy trucks pass while children risk crossing the street to school and early learning centre.

Maribyrnong City Council wants to keep the industrial zoning and encourage dirty, noisy industrial development by introducing a new Planning Scheme Amendment C143.

Local residents opposed the proposed Planning Scheme Amendment C143 in March and April 2018. Maribyrnong City Council and Planning Panels Victoria disregarded the local residents and have recommended the Amendment.

It is up to you, your family, friends and all of us as a local community to stop this Amendment C143 that will encourage unsuitable development on Mephan Street and put the lives of our children and elderly at risk.

We want to see the zoning changed to encourage residential housing development. Not multi-unit and apartment development.

We have one last chance to oppose the Amendment, when Councillors meet to vote on the Amendment. Please support the Petition, attend the Council meeting and oppose the amendment.

Join us and add your name to the Petition online at:

<https://www.change.org/p/maribyrnong-city-council-stop-dangerous-industrial-activity-on-mephan-street-maribyrnong>

Join us and attend the Council meeting held at:

Date: Tuesday 26 June 2018
Time: 6.30pm
Address: Council chamber (Level 1)
Maribyrnong City Council
Corner Hyde and Napier Streets, Footscray

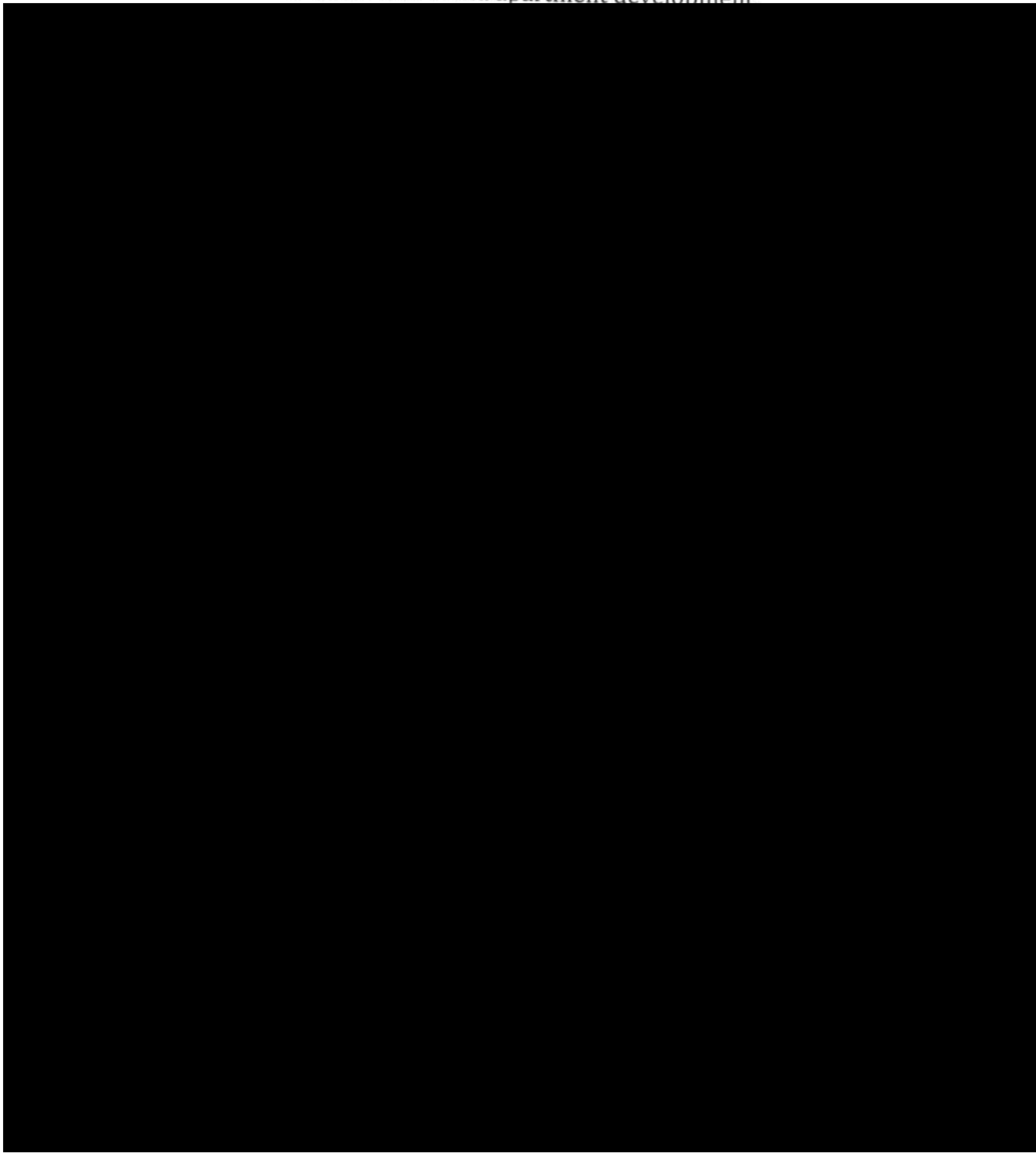
FRIENDS AND FELLOW RESIDENTS, WE NEED YOUR SUPPORT

Agenda Item 9.1 - Attachment 4

**PETITION TO STOP INDUSTRIAL ACTIVITY
ON MEPHAN STREET, MARIBYRNONG**

**We are opposed to Maribyrnong Council Amendment C143 and
Industrial Development on Mephan Street, Maribyrnong.**

We want to see the zoning changed to encourage residential housing development.
Not multi-unit and apartment development.

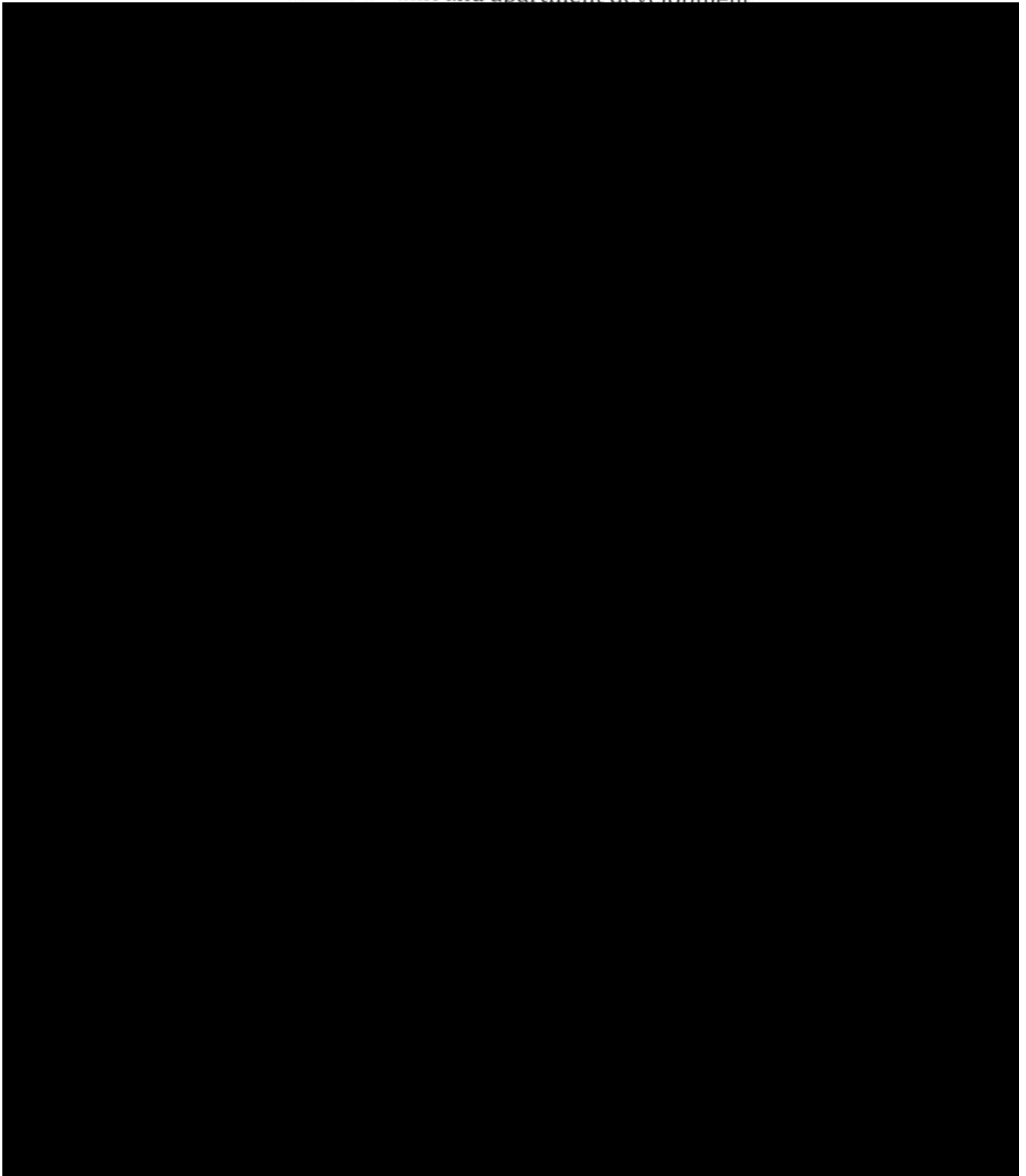


Agenda Item 9.1 - Attachment 4

**PETITION TO STOP INDUSTRIAL ACTIVITY
ON MEPHAN STREET, MARIBYRNONG**

**We are opposed to Maribyrnong Council Amendment C143 and
Industrial Development on Mephan Street, Maribyrnong.**

We want to see the zoning changed to encourage residential housing development.
Not multi-unit and apartment development.



Agenda Item 9.1 - Attachment 4

**PETITION TO STOP INDUSTRIAL ACTIVITY
ON MEPHAN STREET, MARIBYRNONG**

**We are opposed to Maribyrnong Council Amendment C143 and
Industrial Development on Mephan Street, Maribyrnong.**

We want to see the zoning changed to encourage residential housing development.
Not multi-unit and apartment development.

change.org

Residents of Maribyrnong City

Recipient: Maribyrnong City Council

Letter: Greetings,

STOP DANGEROUS INDUSTRIAL ACTIVITY ON MEPHAN STREET,
MARIBYRNONG

Signatures

Name	Location	Date

Agenda Item 9.1 - Attachment 4

Name	Location	Date

Agenda Item 9.1 - Attachment 4

Name	Location	Date

Agenda Item 9.1 - Attachment 4

Name	Location	Date

Agenda Item 9.1 - Attachment 5



Maribyrnong City Council
PO Box 58
FOOTSCRAY VIC 3011
Attention: Stan Lai

Dear Sir/Madam

PLANNING APPLICATION No.: **AMENDMENT C143**
VICROADS REFERENCE NO: **23658/17**
PROPERTY ADDRESS: **GORDAN AND MEPHAN STREET, PRECINCT**

Thank you for your letter referring details of the above amendment to the Roads Corporation (VicRoads) pursuant to Section 21 of the Planning and Environment Act 1987.

VicRoads notes while the proposed development is not without some merit, there are a number of deficiencies as follows:

The proposal will not result in a change of use, but will increase the intensity of the land use and, consequently the pressure placed on the surrounding road network.

In 2011 VicRoads supported the adoption of the Maribyrnong Integrated Transport Strategy as a long-term plan to guide the development of Maribyrnong's transport system. Action 2.1 of this policy stated that the Council was to:

"Work with State agencies and developers to prepare and implement Development Contribution Plans and Section 173 Agreements (where appropriate) to provide public transport, walking and bike infrastructure. Undertake a study to determine those areas within the municipality that would benefit most from the implementation of these planning tools".

Contributions will allow for costs associated with the commercial gains resulting from growth to be allocated to development of the infrastructure which supports it.

It is recommended that prior to the adoption of Amendment C143 it is amended to include reference to the need for contributions associated with the development to be allocated to ensuring that the surrounding transport infrastructure is sustained.

If Council regards the proposed development favourably, VicRoads would require that the following amendment be amended to included:

Reference to the need for suitable contributions associated with the development to be paid and appropriately allocated to ensuring the sustainability of the surrounding transport network infrastructure.

Once Council makes its decision, please forward a copy of the decision to VicRoads as required under Section 66 of the Planning and Environment Act 1987.

Should you have any enquiries regarding this matter, please contact Deanne Sheppard on 03 9313 1166 or Deanne.Sheppard@roads.vic.gov.au

Yours sincerely

Agenda Item 9.1 - Attachment 5



Deanne Sheppard

DEANNE SHEPPARD
TRAFFIC AND PLANNING
3/01/2018

Agenda Item 9.2**MARIBYRNONG ACTIVE TRANSPORT ADVISORY COMMITTEE**

Director: Nigel Higgins
Director Planning Services

Author: Matt Slavin
Manager City Design

PURPOSE

To seek Council endorsement of community representative nominations to the Maribyrnong Active Transport Advisory Committee.

ISSUES SUMMARY

- The City Development Special Committee on 29 May 2018 endorsed a Terms of Reference for the Maribyrnong Active Transport Advisory Committee and a public nomination process.
- The Terms of Reference requires six community representatives, one Councillor (chair) and a representative from Victoria University and Bicycle Networks Victoria. (Attachment 1)
- A public nomination process was undertaken from May to June 2018 attracting 19 nominees.
- A Councillor must be appointed to the role of Chair and a second Councillor appointed as a proxy.
- The nominees to the Committee are presented for Council endorsement.

ATTACHMENTS

1. Terms of Reference

OFFICER RECOMMENDATION

That Council appoints:

1. Larissa MacFarlane, and Andrew Coonan from Yarraville Ward; Elena Pereyra, and Damon Berghan-Carrick from Stony Creek Ward; and Glen Mason, Leyla Asadi from River Ward as community representatives to the Maribyrnong Active Transport Advisory Committee.
 2. Cr _____ as Chair and Cr _____ as a substitute representative (Proxy) to the Maribyrnong Active Transport Advisory Committee.
-

Agenda Item 9.2**BACKGROUND**

The City Development Special Committee on 29 May 2018 endorsed the nomination process for the Maribyrnong Active Transport Advisory Committee and noted that a further report be presented for the appointment of community representatives.

The role of the MATAC is to assist Council on active transport issues, raise awareness of active transport projects and programs and importantly strengthen linkages between the community and Council.

The membership of the Committee consists of:

- A Councillor (Chair appointed by Council)
- Six community representatives (two per Ward)
- Representative from Victoria University
- Representative from Bicycle Networks Victoria.

Membership was open to people who lived, worked or studied in Maribyrnong.

Following the close of nominations 19 submissions were received.

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

Nominations were assessed against the following Terms of Reference criteria:

- Ability to represent the broad interests of all pedestrians and cyclists in Maribyrnong e.g. past experience, demonstrated commitment to community involvement.
- A willingness to share ideas and expertise and support active transport in its various forms.
- Understanding of the local community and its urban environment, and issues related to improving active transport facilities in Maribyrnong.
- Links with relevant groups, clubs, or schools.

Following a review of the nominations and the requirement of two members per Ward the following community representatives are recommended;

Yarraville Ward

Larissa MacFarlane *"... is a dedicated commuter cyclist for over 20 years with an interest in mobility for people with a disability and those that don't use motor vehicles. Larissa considers safety to be the biggest deterrent to cycling in the City. She is a long term member of MazzaBug and has previously sat on the Maribyrnong Disability Advisory committee 2005-2012".*

Andrew Coonan *"... is a civil engineer with experience in infrastructure projects both in Australia and in Europe. Andrew is a commuter and recreational cyclist and believes much can be done to truly turn Maribyrnong into a benchmark to which others must follow."*

Agenda Item 9.2**Stony Creek Ward**

Elena Pereyra "... is an architect who recently participated in Council's Community Leadership Program. Elena is active in Cycle Maribyrnong and Bike West. Elena has extensive knowledge in urban systems and regenerative development through ongoing research."

Damon Berghan-Carrick "...is an architect with a masters in urban design. Damon chooses to move under human power and is a self-confessed lover of the city. Damon is an active contributor through consultation on Council cycling projects."

River Ward

Glen Mason "...is the founder of Cycle Saloon which operates out of Pipemakers Park. Glen is an experienced cyclist who recognises the challenges faced by cyclists and can identify which solutions are effective in mitigating them."

Leyla Asadi "...works in the active transport discipline and is keen on the investment in behaviour change programs and initiatives. Leyla is passionate about local communities and often volunteers."

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

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

- Council will proactively lead our changing City using strategic foresight, innovation, transparent decision making and well-planned, effective collaboration.
- Council will plan and advocate for a safe, sustainable and effective transport network and smart, innovative city.

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

A nomination process was undertaken from 30 May to 27 June 2018, involving broad promotion and the use of an on line nomination form on Your City Your Voice. 19 nominees were received.

4. Resources

There are no financial implications from this report.

Agenda Item 9.2

5. Environment

There are no environmental impacts associated with this report.

CONCLUSION

The six community representatives have demonstrated an interest in active transport, are frequent commuter or recreational cyclists and a number have worked on active transport projects. This cross section of experience will assist Council in delivering active transport initiatives across the City.

Agenda Item 9.2 - Attachment 1



**Maribyrnong Active Transport Advisory Committee
Terms of Reference
April 2018**

1. Purpose

The Maribyrnong Active Transport Advisory Committee is being established to provide Council with ongoing community input into Council and State Government provisions for active transport, infrastructure projects, advocacy and partnership opportunities.

2. Objective

The Maribyrnong Active Transport Advisory Committee is a formal advisory body to Maribyrnong City Council. Its purpose is to provide strategic advice to Council on Active Transport (cycling and walking) issues affecting the community, and inform Council on decision making in relation to policy, program, and service delivery.

The Committee objectives are to:

- Provide advice on delivery of cycling and walking strategies and other relevant Council programs or policy.
- Inform Council of issues relating to improving conditions and safety for cycling and walking and promoting active transport in the municipality.
- Provide advice to inform the development of projects and programs that encourage a culture of active transport in Maribyrnong, so that people make more of trips by foot or bicycle.
- Provide advice on the development of a high quality network of routes accessing popular destinations both within Maribyrnong and the larger Metropolitan network that are suitable for use by those of all abilities, ages and backgrounds.
- Support Council in advocating to key partners and relevant bodies to prioritise funding of active transport projects and programs.
- To strengthen linkages between interest groups, the community and Council

The Committee is advisory in nature and has no decision making authority.

3. Membership, Eligibility and Attendance

3.1 Structure

The Committee will consist of up to 10 members:

- Councillor (chair)
- Six community representative (two from each Ward)
- Representative from Bicycle Victoria
- Representative from Victoria University.

The Councillor will be appointed at an Ordinary Council Meeting in July of each year. A second

Agenda Item 9.2 - Attachment 1

Councillor will be appointed as a proxy to attend meetings if the appointed Councillor cannot attend.

Council officers and special guests will be invited to attend meetings as required.

Chairperson

Meetings will be chaired by the Councillor, or in their absence the appointed proxy.

The responsibilities of the Chair include:

- Guiding the meeting according to the agenda and time available.
- Facilitating discussions, with care not to enter into operational matters and ensuring members understand these are outside the scope of the committee.
- Assisting members to abide by the Code of Conduct (see below), including taking action in case of breaches.
- Where appropriate, updating Council on the progress and discussions of Maribyrnong Active Transport Advisory Committee, e.g. through reports at Council meetings.
- Perform a representative and leadership role on behalf of the Committee at events and Council activities as agreed with the Mayor.

3.2 Tenure

Appointments to the Committee will be for a period of two years. Three months prior to the end of the term, the administering officer will review appointments and subsequently seek nominations through another public process. Members will have the option to reapply for a further two years (once only). If at the end of a 12 month term any Maribyrnong Active Transport Advisory Committee member that has attended less than half of the meetings in that period will be retired.

Applications will be considered by a selection panel. The following criteria will be considered by the selection panel:

- Ability to represent the interests of pedestrians and cyclists in Maribyrnong e.g. past experience, demonstrated commitment to community involvement.
- A willingness to share ideas and expertise and support active transport in its various forms.
- Understanding of the local community and its urban environment, and issues related to improving active transport facilities in Maribyrnong.
- Links with relevant groups or organisations e.g. community groups, bicycle user groups, clubs, or schools.

3.3 Eligibility

Membership is open to people who live, work or study in Maribyrnong. The committee should reflect as far as possible the diversity of the Maribyrnong community.

Members will be recruited through a public nomination process with applicants asked to respond to relevant selection criteria.

3.4 Meeting Details

Meetings will be held at the Maribyrnong City Council Offices. The Committee meets quarterly for two hours (business hours). Additional meetings may be held as required.

4. Advice to Council

The role of the Maribyrnong Active Transport Advisory Committee is to provide advice to Council. It does not have any authority or decision-making powers.

Agenda Item 9.2 - Attachment 1

It is up to the Council officer to follow up on the Committee's actions, including deciding on the most appropriate means to report back on it to Council or internal departments.

The Committee does not have an operational role and may not direct Council staff in the performance of their duties.

5. Conduct of Committee members

Members will:

- Act honestly and treat others with respect.
- Exercise reasonable care and diligence.
- Not make improper use of their position or make improper use of information acquired because of their position.
- Come prepared to meetings, which may involve reading relevant documents, understanding the issues as much as possible and bring views of community when requested.
- Listen to ideas and views of others during meetings without interrupting.
- Represent Maribyrnong community.

Where there is a requirement for confidentiality, this is to be noted in the minutes, if the matter arises during a meeting, or made clear to members if arising in communication outside of a meeting (e.g. provision of a draft policy ahead of a meeting, for discussion and feedback at the meeting), and addressed accordingly.

It is the responsibility of committee members to disclose any pecuniary interest. Any member who has disclosed a conflict of interest must leave the meeting during the discussion. Any conflict of interest must be recorded in the minutes.

Members of Maribyrnong Active Transport Advisory Committee are not authorised to speak to the media or make public statements on behalf of the Committee or Council, unless the member is a Councillor and has express permission from the Mayor. In that case, any engagement with the media will be in accordance with Council's standard media and communications policy.

Members are authorised to disclose general information such as objectives of the Committee, membership procedures, list of activities and information in regard to any issues that have already been previously dealt with and approved in the Committee's discussions.

6. Reporting and Review

The Chairperson will arrange a delegates report at a subsequent Ordinary Council Meeting after each Maribyrnong Active Transport Advisory Committee meeting.

The Terms of Reference and its operations will be evaluated to ensure it is achieving its objectives every two years and any changes will require the endorsement of Council.

Agenda Item 9.3**ENTERPRISE MARIBYRNONG SPECIAL COMMITTEE MEMBERSHIP**

Director: Nigel Higgins
Director Planning Services

Author: Katy McMahon
Manager City Business

PURPOSE

To seek Council appointment of two new Enterprise Maribyrnong Special Committee members.

ISSUES SUMMARY

- The Enterprise Maribyrnong Special Committee (EMSC) was established in 2015 to provide guidance on economic development across the city and to allocate business grants.
- Committee membership comprises an Independent Chair and representation from key business sectors including: Local retail (two representatives); Manufacturing/Transport and Logistics/Creative Industries/Finance (three representatives); Regional Retail (single sector representative); Education/Footscray University Town (single sector representative); and Councillor representation.
- Two committee members have had career changes and have vacated their committee roles. Vacancies now exist in the Regional Retail (single sector representative) and one from the Manufacturing, Transport and Logistics, Creative Industries or Finance sectors.
- An Expression of Interest (EOI) was undertaken seeking nominations from the Manufacturing, Transport and Logistics, Creative Industries or Finance sectors in June 2018. A nomination was received from Ms Ying Zhang Creative Director of FAB9 maker space based in Footscray.
- GPT (Highpoint) represents the regional retail sector and have nominated a new representative Ben Needham, GPT Development Manager.

ATTACHMENTS

Not applicable

Agenda Item 9.3

OFFICER RECOMMENDATION

That Council:

- 1. Thank the outgoing Enterprise Maribyrnong Special Committee members Gary Cooper and Melinda West for their input, time and commitment to delivering positive economic development outcomes for the City of Maribyrnong.**
 - 2. Appoints Ms Ying Zhang as a member of the Enterprise Maribyrnong Special Committee representing the Creative Industries sector.**
 - 3. Notes GPT's nomination of Ben Needham, Development Manager as the Regional Retail sector representative.**
-

Agenda Item 9.3**BACKGROUND**

Council established the Enterprise Maribyrnong Special Committee (EMSC) in May 2015 for the purpose of promoting economic development within the city and allocating business grants.

The objective of the committee is to assist Council to achieve its vision of Maribyrnong as a leader in urban economic transition and renewal, and to create vibrant and successful urban places with excellent business opportunities and meaningful employment.

Committee membership includes an Independent Chair and representation from key business sectors including:

- Local retail (two representatives)
- Manufacturing/Transport and Logistics/ Creative Industries/Finance (three representatives)
- Regional Retail (single sector representative)
- Education/Footscray University Town (single sector representative)
- Councillor representation.

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

Career changes for two committee members has resulted in two vacancies on the committee:

- Regional Retail, a single sector representative from GPT (Highpoint), has been represented by Gary Cooper Senior Development Manager at GPT who has recently left GPT.
- One of three representatives from the Manufacturing/Transport and Logistics/ Creative Industries/Finance sector - Melinda West Bank of Melbourne has recently moved locations and vacated her committee membership.

GPT have nominated Ben Needham, Development Manager as their representative.

An Expression of Interest (EOI) process was undertaken from 4-18 June 2018 seeking a representative from the Manufacturing, Transport and Logistics, Creative Industries or Finance sectors.

A nomination was received from Ying Zhang Creative Director of FAB9. FAB9, a maker space within the Dream Factory, is located at 90 Maribyrnong Street Footscray. Ms Zhang brings more than 15 years creative industry experience ranging from architecture and interior design to publishing and branding to her current role as a creative director of a technology startup FAB9.

Agenda Item 9.3**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:

- Strategic Objective:
 - Growth and prosperity - support diverse, well-planned neighbourhoods and a strong local economy.
 - 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

The EOI process calling for nominations from the Manufacturing/Transport and Logistics/ Creative Industries/Finance sectors was undertaken from 4-18 June 2018. The EOI was advertised on Council's website and local paper.

4. Resources

Resource requirements are in accordance with existing budgetary allocations.

5. Environment

Not applicable.

CONCLUSION

The objective of the EMSC is to assist Council to achieve its vision of Maribyrnong as a leader in urban economic transition and renewal, and to create vibrant and successful urban places with excellent business opportunities and meaningful employment. Nominations to replace two committee members have been received from business leaders who demonstrate expertise and leadership. Appointment of the nominees will enable the committee to continue promoting economic development across the city and allocating business grants.

Agenda Item 9.4

2018/19 FESTIVAL CITY GRANTS PROGRAM

Director: Nigel Higgins
Director Planning Services

Author: Katy McMahon
Manager City Business

PURPOSE

To seek Council endorsement of the Festival City Grants Program 2018/19.

ISSUES SUMMARY

- The Festival City Grants Program 2018/19 was open from May to June 2018 and received 24 applications.
- Three festivals have previously been confirmed funding via Council resolution: East Meets West Lunar New Year and Quang Minh Tet (16 August 2016) and Due West Festival (20 March 2018).
- The Festival Advisory Panel (The Panel) (appointed by Council May 2016) recommend 16 applications receive funding with support for associated risk and waste management services.
- The Panel noted that the current Festival City program has matured in terms of quality, cultural diversity and offering.
- The Panel recommendations facilitate Maribyrnong's long-term commitment to supporting economically robust, socially inclusive and culturally rich festivals that will contribute to the growth and vibrancy of the City.

ATTACHMENTS

1. Festival City Grants Program 2018 19 Panel Recommendations

Agenda Item 9.4**OFFICER RECOMMENDATION****That Council:****1. Endorse the recommendations of Maribyrnong City Council's Festival Advisory Panel for the 2018/19 Festival City Grants Program as follows:**

1.	Albanian Festival	\$2,000
2.	Bathukamma Festival of Flowers	\$5,500
3.	Blacksmiths Festival (biannual)	\$20,000
4.	Carols in the Gardens	\$17,545
5.	Emerge in the West	\$12,500
6.	Ethiopian New Year Festival	\$8,000
7.	Footscray Diwali	\$15,000
8.	HRAFF Goes West	\$8,000
9.	Macedonian Food Festival	\$10,000
10.	Melbourne International Jazz Festival	\$8,000
11.	Seddon Festival	\$22,000
12.	Setting Sun Film Festival	\$9,000
13.	West Footscray Festival	\$15,000
14.	West Projections Festival	\$8,000
15.	Wominjeka Festival	\$15,000
16.	Yarraville Festival	\$30,000

2. Note the recommendations of Maribyrnong City Council's Festival Advisory Panel for the 2018/19 Risk and Waste Management Support:

Risk and Waste Services	\$37,480
-------------------------	----------

3. Note that all applicants will be advised in writing of the outcome of their application on 24 July 2018.**4. Note that current recommendations be 'set' for two years (2018/2019 and 2019/2020) for all annual festivals subject to Council's 2019/20 Budget.****5. Note that the next community festival grant program round will be open again in 2020/2021.**

Agenda Item 9.4**BACKGROUND**

The Festival City Grants Program is guided by Council's Festival City Policy (the Policy) which sets out a framework to attract, host and support a festival program for the benefit of residents, businesses and visitors.

The Policy has three festival streams:

1. **Signature:** supported through invitation only triennial funding
2. **Community:** supported through an open and competitive annual funding round
3. **Partner/Producer:** enabling Council to partner and/or produce festival activities to build relationships between communities in the City of Maribyrnong, commercial operators and festivals that are delivered in Melbourne or Australia wide.

Council appointed an independent Festival Advisory Panel (the Panel) at its meeting of May 2016. The Panel provides independent and leading industry advice and recommendations to Council. In particular the Panel advises Council on the overall Festival City Program direction and the grants program. The Panel is in year three of their four year tenure.

Council's New Year's Eve celebration compliments the Festival City program and is supported through a separate budget endorsed through Council's annual budget process.

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

The Festival City Grants Program 2018/19 was open for applications from 1 May to 1 June 2018. It was promoted via Council's website, local newspaper advertisements, Arts Hub website, and targeted emails.

Twenty-four applications were made through the Smartygrants online grant management system. Sixteen applications are recommended for funding and eight applications are not recommended for funding.

Funds available

The Festival City Grants Program 2018/19 has a total budget of \$363,545.

(1) Signature Festivals

Council has previously awarded funding of \$158,000 per annum to the below festivals:

- East Meets West Lunar New Year (2017, 2018, 2019) awarded \$60,000 per annum by Council on 16 August 2016.
- Quang Minh Tet (2017, 2018, 2019) awarded \$13,000 per annum by Council on 16 August 2016.
- Due West (2018-2022) awarded \$85,000 per financial year by Council on 20 March 2018.

Agenda Item 9.4**(2) Community Festivals**

Festivals supported through an open and competitive annual community funding round are funded through the remaining grant funds of \$205,545 for 2018/19.

Assessment Process

All community applications were reviewed against the necessary funding criteria in the Festival City Policy:

- demonstration of meeting priorities of the Council Plan 2017 – 2021, the objectives of the Festival City Policy and the Tourism Visitation Strategy
- ability for professional and safe delivery
- demonstration of local need and/or support for the festival
- engagement with local community and business
- clear vision and relevant and engaging program content
- strong marketing and promotional plans
- inclusivity and accessibility
- strategies to reduce environmental impact
- strategies to deliver a balloon free festival
- realistic budget
- good governance.

After completing individual assessments in Smartygrants, the Panel met on 20 June 2018 to discuss the assessments and to prepare a consolidated recommendation.

Recommendations

The Panel recommends 16 applications for funding by Festival City Grants Program as listed below (refer Attachment 1 for detailed summary):

1. Albanian Festival
2. Bathukamma Festival of Flowers
3. Blacksmiths Festival
4. Carols in the Gardens
5. Emerge in the West
6. Ethiopian New Year Festival
7. Footscray Diwali
8. HRAFF Goes West
9. Macedonian Food Festival
10. Melbourne International Jazz Festival
11. Seddon Festival
12. Setting Sun Film Festival
13. West Footscray Festival
14. West Projections Festival
15. Wominjeka Festival
16. Yarraville Festival

Applications not recommended for Festival City Grants Program funding by the Panel include:

1. Inflatable West
2. Tilde: Melbourne Trans and Gender Diverse Film Festival
3. Stony Creek Music Festival
4. Melbourne International Comedy Festival
5. Footscray Electronic Music Festival

Agenda Item 9.4

6. Cirocentric
7. Festival of Lights West Footscray
8. Lantern Festival

All applicants will be provided constructive feedback on their application. The Festival of Lights West Footscray and the Lantern Festival, will be directed to alternative support including the Business Improvement District Grant Program. There is opportunity for other festivals to be directed towards future Due West Arts Festival and other programs.

(3) Partner/Producer Festival Stream

The Festival City Policy Partner/Producer stream enables Council *‘to build relationships between communities in the City of Maribyrnong, commercial festival operators and festivals that are delivered in Melbourne or Australia wide’*. These high profile festivals provide opportunities for Maribyrnong to partner and deliver a world-class Festival City program.

Currently Council successfully produces and delivers a suite of ‘Westside’ programs through this stream with Melbourne Fringe Festival, Melbourne Food and Wine Festival and Midsumma Festival with our western region Council neighbours. The Panel recommends that the Comedy Festival sit within this program moving forward.

Additional Festival City matters

Additional support is provided to festivals through a variety of mechanisms. These include items such as risk management and waste services. These additional costs to Council are documented in Attachment 1 and total \$37,480.

The panel has recommended that the Due West Festival (2018-2022) sit in a separate budget as per the NYE event. As the \$85,000 Due West festival allocation is set until the 2021/22 financial year this would alleviate any confusion with the Festival City grants budget.

The panel acknowledges the invaluable role FCAC plays in the cultural and artistic landscape across the City and more broadly. For this reason the panel encourages Council to consider its’ total support for FCAC in the City including support for the Wominjeka Festival.

Ongoing Resources for Festival City

The Panel noted that the Festival City Grant Program budget has not increased for a number of years. It was noted that the 2017/18 grant round received 23 applications requesting a total amount of \$413,307. This year’s grant round received 24 applications requesting an increased total of \$525,109.

For new festivals to be given opportunities the Panel suggests a need for an increase in the grant budget and resources to deliver the Festival City Program. In particular there is no capacity with the current funding to support new medium to large festivals in the \$15K - \$50K range.

Agenda Item 9.4

After three years as panel members building a strong knowledge of the program the panel suggests that the current calendar of festivals is mature and at its peak in terms of quality, cultural diversity, strength and offering for the community. For this reason and noting the budget and resource constraints and the repeat festival applications and recommendations the Panel proposes that the current annual recommendations could be 'set' for a period of two years (except Due West which has a four year Council commitment) in line with the remaining Council term. This would enable the festivals to progress and grow their offering while alleviating the funding administrative burden. The panel are keen to see the festivals set up for success.

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

The Festival City Grants Program aligns with the:

- Council Plan 2017-2021
- Festival City Policy
- Tourism Visitation Strategy

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

The Festival City Grants Program was promoted via Council's website, local newspaper advertisements, Arts Hub website, and targeted email.

4. Resources

Resource requirements are in accordance with the Council approved 2018/19 Festival City Grants Program budget.

5. Environment

The Festival City Grants Program strongly encourages all applicants to ensure each festival minimises its impact on the environment, and promotes sustainable practices. This includes providing strategies on how the festival plans will be delivered balloon free.

The grant agreements will require an Environmental Management Plan be prepared by festival organisers detailing strategies for banning balloons and single use plastics.

Agenda Item 9.4**CONCLUSION**

The 16 festivals recommended for funding would deliver a broad range of celebrations and cultural activities are presented across the City through partnerships between Maribyrnong City Council and the Community.

The Panel recommendations will ensure a cohesive and integrated festivals calendar will be presented in 2018/19. Council values the panel for their advice and generosity of time in guiding the Festival City grant process. The recommendations facilitate Maribyrnong's long-term commitment to supporting economically robust, socially inclusive and culturally rich festivals that will contribute to the growth and vibrancy of the City.

Agenda Item 9.4 - Attachment 1

ATTACHMENT 1: FESTIVAL ADVISORY PANEL RECOMMENDATIONS FESTIVAL CITY GRANTS PROGRAM 2018 / 19							
Community Festival Applicants - Recommended by Festival Advisory Panel							
Festival Title	Proposed festival date/s	Proposed time/s of festival	Location/s	Festival Description	2018 / 19 Festival City Grant Recommended	Additional Costs to Council - (Risk and Waste Management)	Total cash and additional costs
West Projections Festival	03/08/2018 - 26/08/2018	06:00pm - 11:00pm	Footscray	Projection festival in Footscray CBD.	\$8,000	\$220	\$8,220
Ethiopian New Year's Festival 2018	08/09/2018	12.00pm - 07.00pm	Nicolson St Mall, Footscray	Ethiopian cultural festival celebrating significant date	\$8,000	\$280	\$8,280
Bathukamma Festival of Flowers 2018 (Melbourne Floral Festival)	06/10/2018	02.00pm - 08.00pm	Recwest, Braybrook	Indian cultural festival celebrating significant date	\$5,500	\$280	\$5,780
Macedonian Food Festival	28/10/2018	10:00am - 06:00pm	Footscray Park	Macedonian cultural food festival celebrating traditions and music of Macedonia	\$10,000	\$510	\$10,510
Footscray Diwali	11/11/2018	12:00pm - 09:00pm	Footscray Park	Indian cultural festival celebrating significant date	\$15,000	\$690	\$15,690
Albanian Festival	09/12/2018	11:00am - 05:00pm	Yarraville Gardens	Albanian cultural festival celebrating community	\$2,000	\$330	\$2,330
Carols in the Gardens	15/12/2018	07:00pm - 10.30pm	Yarraville Gardens	Major non-profit annual Carols celebrating Christmas	\$17,545	\$750	\$18,295
Yarraville Festival	17/02/2019	09:00am - 07:00pm	Yarraville Village	Trader based festival focusing on local business and community.	\$30,000	\$6,920	\$36,920
Seddon Festival	02/03/2019	10am - 5pm	Seddon Village	Trader based festival focusing on local business and community.	\$22,000	\$6,850	\$28,850
West Footscray Festival	24/03/2019	11:00am - 5:00pm	Barkly St, West Footscray	Trader based festival focusing on local business and community.	\$15,000	\$6,640	\$21,640
Wominjeka Festival	04/04/2019 - 07/04/2019	11:00am - 10:00pm (Sat & Sun)	FCAC, Footscray	Festival celebrating Indigenous and Torres Strait Island culture	\$15,000	\$400	\$15,400
Blacksmiths Festival	25/04/2019 - 28/04/2019	Sat 10am-11pm, Sun 10am-4pm	Waterside Metal, Maribyrnong St Footscray	Festival celebrating the trade of blacksmithing. Demonstrations and stalls.	\$20,000	\$750	\$20,750
Setting Sun Film Festival	02/05/2019 - 06/05/2019	Various times	Kindred Studios and Sun Theatre Yarraville	Film festival showcasing local, national and international film makers.	\$9,000	\$0	\$9,000
Emerge in the West	04/05/2019 - 11/05/2019	01:00pm - 07:00pm TBC	Nicholson St, Footscray	African cultural Street Based trader festival	\$12,500	\$4,465	\$16,965
HRAFF Goes West	10/05/2018 - 12/05/2019	12:00pm - 08.30pm	FCAC, Footscray	Film festival themed to show films featuring Human Rights issues	\$8,000	\$0	\$8,000
Melbourne International Jazz Festival - Jazz Out West	31/04/2019 - 09/05/2019	Various times	Various venues, Footscray	Jazz Music Festival	\$8,000	\$0	\$8,000
					\$205,545	\$29,085	\$234,630

Agenda Item 9.4 - Attachment 1

Festival City Grants Program - Fund allocated through Council Resolution							
Festival Title	Proposed start date festival	Proposed time/s of festival	Location/s	Festival Description	2018 / 19 funds allocated	Additional Costs to Council - (Risk and Waste Management)	Total cash and additional costs
East Meets West Lunar New Year Festival (Triennial Festival)	13/01/19	10:00am - 10:00pm	Hopkins St, Footscray	This inclusive festival held in footscray for over 25 years celebrates the importance of Lunar New year to the Chinese, Thai, Cambodian, Lao and other Australian Asian communities.	\$60,000	\$7,315	\$67,315
Quang Minh Tet Festival (Triennial Festival)	16/02/19 - TBC	6:00pm - 01:00am	Quang Minh Temple, Braybrook	Quang Minh Tet Festival is an annual festival held on the site of the Quang Buddhist Temple which celebrates the coming of the Lunar New Year.	\$13,000	\$1,080	\$14,080
Due West Arts Festival	1/11/2019 - 10/11/2019	Various	Across the City of Maribyrnong	Due West Arts Festival is Councils key arts festival celebrating and showcasing work from local artists, organisations and venues across multi-disciplinary art forms.	\$85,000	\$0	\$85,000
					\$158,000	\$8,395	\$166,395
TOTAL Community Festivals + Funds allocated through Cr Resolutions					\$363,545	\$37,480	\$401,025

Agenda Item 9.5**INTERCULTURAL CITIES AGREEMENT**

Director: Clem Gillings
Director Community Services

Author: Bridget Monro-Hobbs
Manager Community Development, Positive Ageing and
Inclusion

PURPOSE

To approve the signing of the Statement of Intent between the Council of Europe and Maribyrnong City Council in regard to joining the Intercultural Cities Programme.

ISSUES SUMMARY

- The Council Plan 2017 - 2021 states the intention to facilitate the development of Maribyrnong as an 'Intercultural City' that promotes inclusivity and diversity.
- In February 2018, Council participated in a benchmarking exercise which compares the City of Maribyrnong with 93 cities that are already part of the programme.
- The benchmarking results provide recommended strategies to enhance intercultural outcomes in Maribyrnong.
- The next step to join the Intercultural Cities Programme is to sign a Statement of Intent between the Council of Europe and the City of Maribyrnong.
- The Statement of Intent encourages Council to identify a set of objectives, indicators and a plan of action which will inform Maribyrnong City Councils Intercultural Strategy.

ATTACHMENTS

1. Draft Intercultural Cities Statement of Intent between the Council of Europe and the City of Maribyrnong in relation to the Intercultural Cities programme

OFFICER RECOMMENDATION

That Council approve the Mayor and CEO to sign a statement of intent between Maribyrnong City Council and the Council of Europe to become a member of the Intercultural Cities Programme

Agenda Item 9.5**BACKGROUND**

The Council Plan 2017 - 2021 states the intention to facilitate the development of Maribyrnong as an 'Intercultural City' that promotes inclusivity and diversity. With the adoption of the Council Plan, this action is in implementation.

This new strategic direction will build on the successful implementation of the Maribyrnong Multicultural Policy 2012 – 2017. The policy and the associated annual multicultural action plans guided Council in supporting and celebrating the City of Maribyrnong as a multicultural community, harnessed the social, cultural and economic benefits of our multicultural advantage and helped us to reduce racial and religious discrimination.

The Intercultural Cities programme is a Council of Europe initiative that supports cities internationally to review their policies through an intercultural lens and develop comprehensive intercultural strategies to enable them to manage diversity positively and realise their diversity advantage.

The Australian Intercultural Index and Benchmarking Tool has been derived from the Intercultural Cities Index developed by Council of Europe and includes 76 questions that emerged from the initial assessment of city practice across Europe and has been validated by the 11 cities involved in the pilot program run by Council of Europe and the European Commission.

In 2017, the City of Ballarat became the first city in Australia to join the Intercultural Cities programme. Since then three other Australian cities are in the process of exploring membership and developing Intercultural Strategies including the City of Melton, Salisbury City Council (SA), and Logan City Council (QLD).

DISCUSSION/KEY ISSUES**1. Key Issues****Why Maribyrnong Council needs to promote inclusivity and diversity?**

The Intercultural Cities Program defines a successful intercultural city as a city where political leaders and most citizens regard diversity positively. This is a city that actively combats discrimination and adapts its governance, institutions and services to the needs of a diverse population. The city has a strategy and tools to deal with diversity and cultural conflict. It encourages greater mixing and interaction between diverse groups in public spaces.

Why Maribyrnong Council should choose to join the Intercultural Cities Program?

- The Intercultural Cities Program was launched in 2008 and has since then gathered a large database of evidence, case studies, tools and studies that can support Maribyrnong in building its own strategies. In contrast Welcoming Cities Australia was launched in 2016 and is establishing itself now.

Agenda Item 9.5

- The Intercultural Cities Program offers a broad perspective focusing on inclusive migrant integration and diversity advantage beyond welcoming of newly arrived migrants.
- This Intercultural Cities Program is Government funded and run by Council of Europe international organisation with 46 member states whose aim is to uphold human rights, democracy and the rule of law in Europe.

Statement of Intent between Council of Europe and the City of Maribyrnong

The next step in joining the Intercultural Cities Program is to sign the *‘Statement of Intent between the Council of Europe and the City of Maribyrnong in relation to the intercultural cities programme’*.

This Statement of Intent is to be signed by the Mayor and CEO of the City of Maribyrnong and countersigned by the Director of Democratic Governance of the Council of Europe.

In signing this statement the City of Maribyrnong becomes a member of the Intercultural Cities network and a participant in the Intercultural Cities programme. The objective of the programme is to support cities in developing or revising intercultural strategies for the management of diversity and social inclusion of migrants.

Commitment to develop an Intercultural Strategy

In joining the Intercultural Cities Programme, Council demonstrates intent to:

- Allocate the necessary staff time, political support and resources for the participative development of the city’s intercultural strategy and action plan.
- Complete reporting to the Council of Europe on progress made with the development of the strategy, its action plan and its implementation;
- Support and facilitate the local implementation of the Intercultural Cities’ programme and of any supplementary activity agreed bilaterally with the Council of Europe in the course of the programme;
- Contribute financially, as the case may be, to the implementation of the Intercultural Cities’ programme. This contribution will take the form of a specific agreement between the City of Maribyrnong and the Council of Europe, and takes effect in the second year of the membership
- Engage the representatives of the local community, both elected officials and civil society members, in the development of the Maribyrnong’s intercultural strategy and its implementation.

2. Council Policy/Legislation**Council Plan 2017-2021/Municipal Public Health and Wellbeing Plan**

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.

Agenda Item 9.5

- Wellbeing Priority:
 - Cultural vibrancy - A city that respects, celebrates and protects the history and diversity of our heritage, cultural precincts, the arts and community spaces.

Legislation

The Council Plan 2017 – 2021 plans to facilitate the development of Maribyrnong as an 'Intercultural City' that promotes inclusivity and diversity. This plan will recognise and reconcile the first people within an 'Intercultural City' that has multiple nationalities, languages and beliefs with tools to manage diversity, cultural conflict, and greater mixing and interaction between groups in public spaces.

The Maribyrnong Council Multicultural Policy expired in 2017. This policy and the associated annual action plans have defined Council's commitment to its multicultural community. The Policy provided long term guidance and priorities for Council, and the Action Plan directed Council to actively fulfil its commitments each year.

The 2017 Victorian Government's Multicultural Policy Statement "*Victorian. And proud of it*"¹ asserts that Victoria is renowned for its multiculturalism. It argues that social cohesion cannot be taken for granted and all Victorians must continue efforts to ensure that every Victorian can contribute and belong. The basic approach of this policy is to "*enable every Victorian to participate fully in society, remain connected to their culture, and ensure we all have equal rights, protections and opportunities*".

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

Council Officers consulted with the Australian Intercultural Cities expert and staff from the Cities of Ballarat, Salisbury, Logan and Melton.

In September 2017, Council hosted an Intercultural Cities Think Tank and consulted with 40 external and internal stakeholders. In November 2017, Council hosted an online consultation with eight responses received from the community.

4. Resources

Within existing budget allocations. Future resource requirements to be considered during budget processes.

¹ Victorian Government's Multicultural Policy Statement "*Victorian. And proud of it*", Victorian Government 2017 <https://proud.vic.gov.au/multicultural-policy-statement/>

Agenda Item 9.5

5. Environment

Not applicable.

CONCLUSION

The City of Maribyrnong is one of the most culturally and linguistically diverse municipalities in Australia. The Council Plan 2017 - 2021 aims to build on this diversity advantage and achieve healthy and inclusive communities through facilitating the development of Maribyrnong as an 'Intercultural City' that promotes inclusivity and diversity.

Agenda Item 9.5 - Attachment 1

**STATEMENT OF INTENT BETWEEN THE COUNCIL OF EUROPE
AND THE CITY OF MARIBYRNONG
IN RELATION TO THE INTERCULTURAL CITIES PROGRAMME**

The City of Maribyrnong becomes member of the Intercultural Cities network and participant in the Intercultural Cities programme.

The objective of the programme is to support cities in developing or revising intercultural strategies for the management of diversity and social inclusion of migrants.

As a member of the programme, the city will review, with the participation of international experts, officials, citizens and peers from other cities, its policies and governance from an intercultural perspective, learn from successful practice in other cities, and identify a set of objectives, indicators and a plan of action which will form its (revised) intercultural strategy.

An assessment of the implementation of the strategy will take place regularly.

In order to fulfil the above the Parties agree:

POLITICAL COMMITMENT AND PUBLIC PARTICIPATION

The City authorities undertake to

- ensure the commitment of the local Council (or equivalent) to the principles and objectives of the Intercultural Cities' programme and its endorsement of the participation of the city in the entire duration of the programme;
- announce publicly the city's commitment with the Intercultural Cities' programme and commit to work towards a local intercultural strategy and action plan;
- engage the representatives of the local community, both elected officials on a cross-party basis and civil society members, in the development of the city's intercultural strategy and its implementation;
- encourage and facilitate the participation of local media and civil society organisations in the process of preparation of the local intercultural strategy and its subsequent implementation.

Agenda Item 9.5 - Attachment 1

The Council of Europe undertakes to

- provide advice and support for the city's participation in the Intercultural Cities' programme;
- enable the linking between the Intercultural Cities' programme and other related programmes at local, national and international levels;
- ensure adequate communication and networking between participating cities;
- carry out the INDEX review based on the city's replies to the INDEX questionnaire; organise the expert visits and prepare the Intercultural profile of the city; advise on the review of the city policies from an intercultural perspective and the development of the city's intercultural strategy;
- organise thematic events and study visits according to the Intercultural Cities' workplan agreed with member cities.

RESOURCES

The City authorities undertake to

- allocate the necessary staff time, political support and resources for the participative development of the city's intercultural strategy and action plan;
- ensure the allocation of the necessary resources for the city's participation in the Intercultural Cities' programme and report to the Council of Europe regularly on progress made with the development of the strategy, its action plan and its implementation;
- support and facilitate the local implementation of the Intercultural Cities' programme and of any supplementary activity agreed bilaterally with the Council of Europe in the course of the programme;
- support and participate actively in the baseline assessment (at the beginning of the membership) and in the evaluation of the Intercultural Cities' programme's impact and results;
- contribute financially, as the case may be, to the implementation of the Intercultural Cities' programme. This contribution will take the form of a specific agreement between the City of Maribyrnong and the Council of Europe.

Agenda Item 9.5 - Attachment 1

The Council of Europe undertakes to

- provide human and financial resources, within the limit of its appropriations, for the implementation of the Intercultural Cities' programme, in particular as concerns expert support, international co-ordination, expert's visits and international events;
- ensure the contribution of experts and partner organisations in the implementation of the Intercultural Cities' programme;
- ensure overall co-ordination and administration of the Intercultural Cities' programme.

VISIBILITY

The City authorities undertakes to

- mention the Intercultural Cities' programme and partner organisations, using an agreed formulation (cfr. the Intercultural Cities visibility guidance), whenever opportunities arise and circumstances justify (in public documents and publications, hand-outs, press releases, public relations material, speeches, meetings, interviews etc.);
- support the preparation of an annual Intercultural Cities Australasian forum;
- support and facilitate the preparation of any other documentary and media material agreed in the course of the Intercultural Cities' programme;
- agree to the publication of its good practice examples and of any non-confidential material resulting from the local implementation of the Intercultural Cities' programme, by any means and in any format deemed necessary for the adequate visibility of the programme and dissemination of its results.

The Council of Europe undertakes to

- mention the cities participating in the Intercultural Cities' programme, whenever opportunities arise and circumstances justify it (in public documents and publications, hand-outs, press releases, public relations material, speeches, meetings, interviews etc.);
- provide visibility for the city's efforts and achievements via the Intercultural Cities' web site, social media, newsletter, events, and/or other means;
- support and facilitate the preparation of any other documentary and media material agreed in the course of the Intercultural Cities' programme;
- seek to involve city representatives in good practice exchange and international events whenever this is deemed to be beneficial and practical.

Agenda Item 9.5 - Attachment 1

The Parties accept to periodically review and evaluate the progress in implementing the present statement of intent and may provide modifications to it by common consent.

Focal points for the implementation of this statement of intent should be selected respectively by the City of Maribyrnong and the Council of Europe and communicated to the Party in due time.

Signed in two originals in the English language.

For the City of Maribyrnong	
Name	
Position	
Place	
Date	
Signature	

For the City of Maribyrnong	
Name	
Position	
Place	
Date	
Signature	

For the Council of Europe	
Name	
Position	
Place	
Date	
Signature	

Agenda Item 9.6**ASSEMBLY OF COUNCILLORS - JUNE 2018**

Director: Celia Haddock
Director Corporate Services

Author: Lisa King
Manager Governance and Commercial Services

PURPOSE

To receive and note the record of Assemblies of Councillors for June 2018.

ISSUES SUMMARY

Section 80A of the *Local Government Act 1989* requires that the written record of an assembly of Councillors is, as soon as practicable, reported at an ordinary meeting of the Council and incorporated in the minutes of that Council meeting.

An assembly of Councillors is:

- A meeting of an advisory committee of the Council if at least 1 Councillor is present; or
- A planned/scheduled meeting of at least half of the Councillors and 1 member of staff which considers matters that are intended/likely to be the subject of a decision of the Council or subject to the exercise of a function, duty or power of the Council that has been delegated to a person/committee.

An assembly of Councillors does not include:

- A meeting of the Council
- A special committee of the Council
- An audit committee
- A club, association, peak body, political party or other organisation.

The attached record of Assemblies of Councillors is reported to Council in accordance with this requirement.

ATTACHMENTS

1. Assembly of Councillors - June 2018

OFFICER RECOMMENDATION

That Council notes the record of Assemblies of Councillors for June 2018.

Agenda Item 9.6 - Attachment 1

June 2018				
Meeting and Date	Councillor Attendees	Council Staff Attendees	Matters Considered	Conflict of Interest Disclosures
Councillor Strategic Briefing 5 June 2018	Cr Simon Crawford Cr Catherine Cumming Cr Gina Huynh Cr Cuc Lam Cr Mia McGregor Cr Martin Zakharov Cr Sarah Carter	Stephen Wall (Chief Executive Officer) Celia Haddock (Director Corporate Services) Clem Gillings (Director Community Services) Nigel Higgins (Director Planning Services) Paul McKeon (Manager Regulatory Services) Tara Frichitthavong (Manager Community Services and Social Infrastructure) Deidre Anderson (Manager Public Affairs)	<ul style="list-style-type: none"> Long term Financial Strategy 2018/19 to 2027/28 2018-19 Annual Council Plan Actions Powell Hotel Gaming Application Church Street Children's Centre Awarding of Contract Councillor Support and Expenses February 2018 to April 2018 Delegates Report – May 2018 Assembly of Councillors – May 2018 Confirmation of the Minutes of the Previous Council Meeting – 22 May 2018 Noting of the Confirmed Audit and Risk Committee Minutes Noting of the Confirmed Minutes of Special Committees 	Nil
Councillor Strategic Briefing 12 June 2018	Cr Cuc Lam Cr Catherine Cumming Cr Gina Huynh Cr Mia McGregor Cr Martin Zakharov Cr Sarah Carter	Stephen Wall (Chief Executive Officer) Celia Haddock (Director Corporate Services) Clem Gillings (Director Community Services) Nigel Higgins (Director Planning Services) Barbara Mitrevski (Acting Director Infrastructure Services) Deidre Anderson (Manager Public Affairs) Adrian Havryluk (Manager City Strategy) Mark Connor (Manager Finance) Mario Patti (Manager Revenue and Valuations) Yusuf Hussein (IT Support Services)	<ul style="list-style-type: none"> Airport Rail Link Update Consideration of Budget Submissions General Revaluation 2018 Vietnamese Cultural Centre in Footscray Expression of Interest for a Retired Tram Intercultural Cities Agreement Refugee Week Actions Town Hall Renewal Business Case Defence Site Maribyrnong Update Maribyrnong Draft Housing Strategy (Amendment C152) Framework for Development Contributions Plans Gordon and Mephan Precinct – Amendment C143 Smart City Action Plan Draft Urban Forest Strategy Arts and Culture Strategy 2018-2023 Confirmation of the Minutes of the Previous City Development Special Committee Meeting – 29 May 	Nil

Agenda Item 9.6 - Attachment 1

June 2018				
Meeting and Date	Councillor Attendees	Council Staff Attendees	Matters Considered	Conflict of Interest Disclosures
			2018	
Disability Advisory Committee and Older Persons Reference Group Joint Meeting 13 June 2018	Cr Catherine Cumming Cr Cuc Lam Cr Mia McGregor	Catherine Hedley (Coordinator Inclusion and Diversity) Sam Le Page (Community Liaison and Transition Officer) Jacqui Ratcliffe (Festivals Officer) Jo Hatcher (Gender Equity Officer)	<ul style="list-style-type: none"> • Minutes of last meeting – DAC • Minutes of last meeting – OPRG • CHSP Update • NDIS Update • Bandmates Victoria Update • Disability Parking Update 	Nil
Heritage Advisory Committee 26 June 2018	Cr Martin Zakharov	Adrian Havryluk (Manager City Design) Janelle McCallum (Senior Strategic Planner) Kerryn O'Keefe (Strategic Planner)	<ul style="list-style-type: none"> • Matters Arising • Incorporated Heritage plan – Amendment C147 • Updates – Sunshine District Historical Society, Footscray historical Society, Inner West branch of the National Trust, Living Museum of the West • Council Project Update – Town Hall Portico restoration, Pipemakers Park bluestone building underpinning, Significant Tree Register 	Nil

Agenda Item 9.7

DELEGATES REPORT - JUNE 2018

Director: Celia Haddock
Director Corporate Services

Author: Lisa King
Manager Governance and Commercial Services

PURPOSE

To present the Councillor delegates' reports for the period June 2018.

ISSUES SUMMARY

- With the exception of appointments made to the Mayor, ex-officio, Council reviewed its membership to its Committees and advisory Committees, which are reflected in Attachment 1.
- Details of Councillor Delegates Reports are presented to an Ordinary Council Meeting on a monthly basis, and made available on Council's website.

ATTACHMENTS

1. Delegates Repoort June 2018

OFFICER RECOMMENDATION

That Council notes the Councillor delegates' reports June 2018 which will be made available on Council's website for the term of the current Council.

Agenda Item 9.7**BACKGROUND**

Councillor participation in peak associations, local and regional forums and specific issues committees is an important part of effective governance and representation.

As part of their governance and representation obligations, individual Councillors represent Council on a range of committees. The committees operate outside of the section 86 (of the *Local Government Act 1989*) Committees established by Council.

The Councillor's role as a delegate on these committees is to represent the position of Council, and involves reporting back to Ordinary Council Meetings on the issues, or progress of the committees.

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

Council is a member of various committees and peak bodies with local and regional issues based bodies and coordinative groups. Council annually nominates representatives to attend meetings of these committees and advisory groups.

Attached are the Councillor delegates' reports for the period June 2018.

2. Council Policy/Legislation**Council Plan 2013-2017**

This report contributes to Council's strategic objectives contained in the Council Plan 2013-2017 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.

Agenda Item 9.7

4. Resources

Not applicable.

5. Environment

Not applicable.

CONCLUSION

The Councillor delegates' reports demonstrate Council's commitment to open and transparent governance.

Agenda Item 9.7 - Attachment 1

Delegates Reports June 2018

Delegate	Committee	Meeting Date	Items Discussed
Cr Cuc Lam Cr Gina Huyn	MAV Multicultural Committee	1 June 2018	<ul style="list-style-type: none"> • MAV Update • Department of Premier and Cabinet (DPC) Update • Department of Home Affairs Update • Showcase – City of Whittlesea • Member Discussion: New MAV Cultural Diversity Statement • General Business
Cr Martin Zakharov Cr Sarah Carter	Metropolitan Transport Forum	6 June 2018	<ul style="list-style-type: none"> • Minutes of Previous Meeting 2 May 2018 • Presentation Merion Terrill, Transport Program Director, Grattan Institute, speaking on traffic congestion • MTF Strategic Public Transport Advocacy <ul style="list-style-type: none"> ➢ Pre election town hall meetings ➢ 'Billions for Bus' advocacy • Other advocacy • Council Information Sharing • Regular Reports <ul style="list-style-type: none"> ➢ Executive Meeting May report back ➢ Treasurer's Report ➢ Administration ➢ Correspondence and contact • General Business
Cr Catherine Cumming Cr Cuc Lam Cr Mia McGregor	Disability Advisory Committee and Older Persons Reference Group	13 June 2018	<ul style="list-style-type: none"> • Minutes of last meetings – DAC and OPRG • Correspondence • CHSP Update • NDIS Update • Bandmates Victoria Update • TBD • Disability Parking Update
Cr Simon Crawford	LeadWest	13 June 2018	<ul style="list-style-type: none"> • Presentation: Avalon Airport • Confirmation of Previous Meeting Minutes • Action List • Regional Effect of Federal and State Budgets • LeadWest's Governance Report • LeadWest's Activity Report • Item for Agenda of Future Meetings • Group Reports • Environment, Planning and Sustainability Group

Agenda Item 9.7 - Attachment 1

Delegate	Committee	Meeting Date	Items Discussed
			<ul style="list-style-type: none"> • Health & Wellbeing Group • Transport Group • Education & Economic Development Group • Other Business
Cr Mia McGregor	Roadsafe Westgate Monthly Meeting	20 June 2018	<ul style="list-style-type: none"> • VicRoads Community Safety Grants Program <ul style="list-style-type: none"> ➢ Outcomes from the Strategic Planning Session conducted on 6 June 2018 ➢ Variations Letter from VicRoads on funds re-allocation ➢ VicRoads Community Road Safety Grants allocation for 2018-19 • Minutes of the last meeting conducted on 16 May 2018 • Matters arising • Treasurer's Report • Secretary's Report • Program Development/Information • Reports/Updates • Program reports <ul style="list-style-type: none"> ➢ Older drivers, Young Drivers, LAOM, Speeding, Cycle Safety, Road Safety Messages • Police Reports • Advocacy • General Business <ul style="list-style-type: none"> ➢ Continue discussion on meeting commencement time and future meeting locations
Cr Martin Zakharov	Heritage Advisory Committee	26 June 2018	<ul style="list-style-type: none"> • Matters Arising • Incorporated Heritage plan – Amendment C147 • Updates – Sunshine District Historical Society, Footscray historical Society, Inner West branch of the National Trust, Living Museum of the West • Council Project Update – Town Hall Portico restoration, Pipemakers Park bluestone building underpinning, Significant Tree Register
Cr Cuc Lam Cr Sarah Carter Cr Mia McGregor	Audit and Risk Committee	26 June 2018	<ul style="list-style-type: none"> • Business Arising from Previous Meeting – Periodic Report • Internal Audit Report – IAR No. 33 Capital Planning and Budgeting • Internal Audit Report – IAR No. 34 Data Analysis Review • Internal Audit Program Status Report and Update of New Contract • Update Rate Debtors • Update Sundry Debtors and Over 90 Days Outstanding Debtors • Risk Management Update • Information Technology Strategy – 2018/2023 • Business Continuity Planning Update • Councillor Support and Expenses February 2018 to April 2018 • Local Government Bill 2018 • Actions Arising from Previous Audits • Adoption of the 2018/2019 Annual Budget, Strategic Resource Plan and Striking of the Rate

Agenda Item 9.7 - Attachment 1

Delegate	Committee	Meeting Date	Items Discussed
			<ul style="list-style-type: none">Emerging Industry Issues

Agenda Item 10.1**NOTICE OF MOTION: PFAS AT MELBOURNE AIRPORT****Notice of Motion No: 2018/07****Councillor: Cr Simon Crawford**

BACKGROUND

Per- and poly-fluoroalkyl substances ("PFAS") are a group of manufactured chemicals that have been used since the 1950s in a range of common household products and specialty applications including, for example, in the manufacture of non-stick cookware, stain protection applications, and in some types of fire-fighting foam. At airports, PFASs have been used in firefighting foam for petroleum fuel fires or spills.

The Environment Protection Authority (EPA) Victoria states that there is worldwide concern about the use of PFASs as they are persistent in the environment and are resistant to normal environmental breakdown. Because of this, they can build up and move through the environment and food chain, and accumulate at levels of concern to human and environmental health. At the moment there is no conclusive evidence that PFASs cause any specific illnesses, including cancer, in humans.

At Melbourne Airport, it has been used in responding to and training for firefighting emergencies. Melbourne Airport has stated that environmental monitoring has identified the presence of PFAS contamination at the airport and is conducting environmental investigations to better understand the extent of that contamination.

As Melbourne Airport discharges into five waterways – the Maribyrnong River, Steele Creek, Steele Creek North, Arundel Creek and the Moonee Ponds Creek, there has been concern raised what affect PFASs stemming from the Airport have had on the wider environment. The motion seeks to gain a better understanding of the actions undertaken by national and state environmental protection agencies in regards to the issue.

ATTACHMENTS

Not applicable

MOTION

That Council formally seek advice from both the National Environment Protection Council (NEPC) and the Victorian Environment Protection Authority (EPA) on:

- a) How long has the NEPC/EPA known about PFAS at Melbourne Airport?**
 - b) Who is taking responsibility for the clean-up of PFAS at Melbourne Airport?**
 - c) Over what timeframe is the clean-up of PFAS at Melbourne Airport to occur?**
 - d) Has contaminated soil at Melbourne Airport already been removed? If so,**
-

Agenda Item 10.1

where has the contaminate soil been relocated? Has any contaminated soil been relocated within the airport boundaries?

- e) What is being done to keep local residents and waterway groups informed of the PFAS contamination issue?**
 - f) What steps have been taken by NEPC/EPA to protect waterways in Melbourne's West from PFAS and other contamination?**
-

Agenda Item 12

CONFIDENTIAL BUSINESS

Closure of meeting to public

Recommendation

That Council resolve to close the meeting to the public pursuant to Section 89(2) of the Local Government Act 1989 to discuss the following matter(s):

Confidential Agenda Item 12.1, Future Options for HACC Program for Younger People (HACC-PYP) and the National Disability Insurance Scheme (NDIS)

Confidential Agenda Item 12.1 is considered confidential under section 89(2) of the Local Government Act 1989 as it contains information relating to:

- (d) contractual matters.