

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



**Maribyrnong City Council**

## **CITY DEVELOPMENT SPECIAL COMMITTEE MINUTES**

**Tuesday 19 September, 2017  
6.30pm**

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

### **MEMBERSHIP**

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

To be confirmed at the City Development Special Committee Meeting  
to be held on 24 October, 2017

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

## COMMENCEMENT OF SPECIAL MEETING AND WELCOME

The meeting commenced at 6.31pm.

The Chair, Cr Martin Zakharov 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 Sarah Carter  
Mayor Councillor Catherine Cumming  
Councillor Martin Zakharov (Chair)  
Councillor Gina Huynh  
Councillor Cuc Lam  
Councillor Mia McGregor

## IN ATTENDANCE

Chief Executive Officer, Stephen Wall  
Director Planning Services, Nigel Higgins  
Director Corporate Services, Celia Haddock  
Manager Public Affairs and Community Relations, Deidre Anderson  
Manager Governance and Commercial Service, Lisa King  
Manager Urban Planning, Steven Lionakis  
Coordinator Governance, Danny Bilaver

### 1. APOLOGIES

An apology for the meeting was received from Councillor Simon Crawford.

### 2. DISCLOSURES OF CONFLICTS OF INTEREST

Nil.

### 3. PUBLIC QUESTION TIME

Nil.

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

## 1. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

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*.

### Committee Resolution

*That Council confirms the minutes of the City Development Special Committee held on 22 August 2017.*

Moved: Cr Catherine Cumming  
Seconded: Cr Mia McGregor

**CARRIED**

## 2. OFFICER REPORTS

### 5.1. 192 Francis Street Yarraville

The purpose of this report was to present for consideration a planning application for 192 Francis Street Yarraville (TP69/2017) which has received 11 objections.

Robert Trajkovski addressed the committee in relation to the item.

### Committee Resolution

*The City Development Special Committee issue a Notice of Decision to Grant a Permit for the construction of six dwellings on a lot and alteration to a Road Zone (Category 1) at 192 Francis Street Yarraville, subject to the conditions contained within Attachment 1.*

Moved: Cr Mia McGregor  
Seconded: Cr Sarah Carter

**CARRIED**

### 5.2. 73 Raleigh Road, Maribyrnong

The purpose of this report was to present for consideration a planning application for 73 Raleigh Road, Maribyrnong (TP65/2016), which has received 18 objections.

Mitchell Belden addressed the committee in relation to the item.

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## Committee Resolution

*That the City Development Special Committee issue a Notice of Decision to Grant a Permit to construct two new dwellings to the rear of the existing dwelling on the land at 73 Raleigh Road, Maribyrnong, subject to conditions contained in Attachment 1.*

Moved: Cr Gina Huynh  
Seconded: Cr Sarah Carter

**CARRIED**

## 5.3. 744 Barkly St West Footscray

The purpose of this report was to present for consideration a planning application for 744 Barkly Street West Footscray (TP19/2017) which has received 15 objections.

Tim Calic addressed the committee in relation to the item.  
Ben Wood 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 for the construction of six dwellings and a reduction of the carparking requirement at 744 Barkly Street West Footscray, subject to conditions contained within Attachment 1.*

Moved: Cr Cuc Lam  
Seconded: Cr Catherine Cumming

**CARRIED**

## 5.4. 7 Creswick Street, Footscray

The purpose of this report was to present for consideration a planning application for 7 Creswick Street Footscray (TP215/2016) which has received 17 objections.

Justine Kerr addressed the committee in relation to the item.  
Amanda Millar addressed the committee in relation to the item.  
Scott Ryan addressed the committee in relation to the item.  
Greg Buhagiar addressed the committee in relation to the item.  
Sergio Petricca addressed the committee in relation to the item.  
Meda Royall addressed the committee in relation to the item.  
Giao Tran addressed the committee in relation to the item.

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## Committee Resolution

*That the City Development Special Committee issue a Notice of Decision to Grant a Permit for the construction of nine dwellings on a lot at 7 Creswick Street Footscray, subject to conditions contained within Attachment 1.*

Moved: Cr Catherine Cumming  
Seconded: Cr Mia McGregor

**CARRIED ON THE CASTING VOTE OF THE CHAIR**

## ADJOURNMENT OF MEETING

### Resolution

That Special Committee adjourn the City Development Special Committee meeting.

Moved: Cr Catherine Cumming  
Seconded: Cr Sarah Carter

**CARRIED**

The Chair, Cr Martin Zakharov declared the meeting adjourned at 8.26pm.

## RECOMMENCEMENT OF MEETING

### Resolution

That Council recommenced the City Development Special Committee meeting.

Moved: Cr Catherine Cumming  
Seconded: Cr Sarah Carter

**CARRIED**

The Chair, Cr Martin Zakharov declared the meeting as having recommenced at 8.28pm.

## 5.5. 25 Indwe Street West Footscray

The purpose of this report was to present for consideration a planning application for the use and development of a mixed use development at 25 Indwe Street West Footscray (TP114/2017).

Vernon Terrill addressed the committee in relation to the item.  
Lawrence Spataro addressed the committee in relation to the item.  
Julian Davis addressed the committee in relation to the item.  
Andrew Rodda addressed the committee in relation to the item.  
Michael Fox addressed the committee in relation to the item.

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## Committee Resolution

*That Council with respect to an Application for Review against Council's failure to decide the application within the prescribed time, resolves to advise VCAT and other parties to the application, that if Council were in a position to decide on the application, the decision would have been to issue a Notice of Refusal to Grant a Permit in relation to Planning Permit Application Number TP114/2017 for the use and development of the land for industry, warehouse, child care centre, food and drink premises, office, restricted retail premises, display of signage, waiver in loading and unloading requirements for the food and drink premises, reduction in car parking and bicycle parking requirements, and construction of a fence in a Land Subject to Inundation Overlay at 25 Indwe Street, West Footscray on the following grounds:*

- 1. The speculative nature of the proposal is not supported as it fails to meet the policy objectives of Clause 21.08-3 (Industrial Related Employment Land) as it does not provide any certainty on the economic and employment benefits of the proposal.*
- 2. A detailed assessment of the use of the site for industry/warehouse and impacts on the surrounding area has not been undertaken due to the lack of specific information as required by Clauses 33.01 and 33.03 of the Maribyrnong Planning Scheme.*
- 3. The intensity of the built form fails to protect and enhance the surrounding residential area and does not positively contribute to safety, failing to satisfy the urban design objectives of Clause 15 and Objective 5 of Clause 21.08-3 of the Maribyrnong Planning Scheme.*
- 4. The proposed methods of truck access to and from the site and the associated traffic generation would unduly impact on the surrounding residential amenity, failing to satisfy Objective 4 of Clause 21.09 (Transport) and Clause 52.06 of the Maribyrnong Planning Scheme.*
- 5. The reduction in car parking would unduly impact on the surrounding residential amenity, failing to satisfy Clause 52.06 of the Maribyrnong Planning Scheme.*
- 6. The proposed childcare use would pose a significant risk to human health and safety in respect to the potential to land contamination and does not adequately respond to Clauses 13 and 22.03 of the Maribyrnong Planning Scheme.*

Moved: Cr Catherine Cumming  
Seconded: Cr Cuc Lam

**CARRIED**

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## 5.6. Quarry Park MasterPlan Update

The purpose of this report was to update Council on the implementation of the Quarry Park Master Plan and to seek Council endorsement to commence consultation on the Draft Concept for the Korean War Memorial.

### Committee Resolution

*That the City Development Special Committee:*

1. *Endorse the Draft Korean War Memorial Concept for community consultation.*
2. *Receive a further report on the consultation outcomes and a final Concept for the Korean War Memorial.*

Moved: Cr Sarah Carter  
Seconded: Cr Catherine Cumming

**CARRIED**

## 3. URGENT BUSINESS

Nil.

## 4. CONFIDENTIAL BUSINESS

### Committee Resolution

*That Council, in accordance with section 89(2) (d) of the Local Government Act 1989, close the meeting to members of the public to consider Confidential agenda item 7.1, Joseph Road Open Space, as it contains information in relation to contractual matters.*

Moved: Cr Sarah Carter  
Seconded: Cr Mia McGregor

**CARRIED**

## CLOSURE OF PUBLIC MEETING

The Chair, Cr Martin Zakharov, declared the meeting closed to members of the public at 8.34pm for consideration of confidential agenda item 7.1.

## REOPENING OF PUBLIC MEETING

The meeting was reopened to the public at 8.39pm.

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## RELEASE OF CONFIDENTIAL RESOLUTION

The Chair, Cr Martin Zakharov, advised that in accordance with the resolution of confidential agenda item 7.1, Joseph Road Open Space, the following resolution is considered to be released to the public:

That the City Development Special Committee:

- a) Endorse the Draft Landscape Plan for the Warde and Whitehall Street site for community consultation.
- b) Delegate authority to the Chief Executive Officer to purchase the partial parcels at Lot A\PS728031 and Lot A\PS728030 from VicTrack at a negotiated value.

## 5. SPECIAL MEETING CLOSURE

The Chair, Cr Martin Zakharov, declared the meeting closed at 8.40pm.

To be confirmed at the City Development Special Committee Meeting  
to be held on 17 October, 2017.

Chair, Cr Martin Zakharov