

CITY DEVELOPMENT SPECIAL COMMITTEE

Tuesday 18 September, 2018

6.30pm

Council Chamber

Level 1

Maribyrnong Council Offices

Corner Hyde and Napier Streets, Footscray

AGENDA

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1.	Commencement of Special Committee Meeting and Welcome	
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Agenda Item 5

**CONFIRMATION OF THE MINUTES OF THE PREVIOUS CITY DEVELOPMENT
SPECIAL COMMITTEE 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 City Development Special Committee 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 City Development Special Committee Meeting held on Tuesday 26 June 2018 [↓](#)

OFFICER RECOMMENDATION

**That the Special Committee confirms the minutes of the City Development
Special Committee Meeting held on 26 June 2018.**

Agenda Item 5**BACKGROUND**

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

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

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

2. Council Policy/Legislation

Council Plan 2017-2021

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

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

Legislation

Local Government Act 1989

Conflicts of Interest

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

Human Rights Consideration

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

3. Engagement

Not applicable.

4. Resources

Not applicable.

5. Environment

Not applicable.

CONCLUSION

The unconfirmed minutes of the City Development Special Committee Meeting held on 26 June 2018 are presented for confirmation.

Agenda Item 5 - Attachment 1



Maribyrnong City Council

CITY DEVELOPMENT SPECIAL COMMITTEE MINUTES

**Tuesday 26 June, 2018
8pm**

**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 31 July, 2018

Agenda Item 5

1. COMMENCEMENT OF SPECIAL MEETING AND WELCOME

The meeting commenced at 8.25pm.

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 Gina Huynh
Mayor Councillor Cuc Lam
Councillor Martin Zakharov

IN ATTENDANCE

Chief Executive Officer, Stephen Wall
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
Acting Manager Urban Planning, Martine Rolley
Governance Support Officer, Adele Woolcock

2. APOLOGIES

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

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil.

4. PUBLIC QUESTION TIME

Nil.

Agenda Item 5**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 29 May 2018.

Committee Resolution

That the Special Committee confirms the minutes of the City Development Special Committee Meeting held on 29 May 2018.

Moved: Cr Sarah Carter
Seconded: Cr Gina Huynh

CARRIED**6. OFFICER REPORTS****6.1. 108-120 Cowper Street and 10 Parker Street Footscray Development Application**

The purpose of this report was to present for consideration a planning application for construction of a four storey building at 108-120 Cowper Street and 10 Parker Street Footscray (TP553/2017) which has an estimated cost of works of \$14.9 million and which has received 27 objections.

Committee Resolution

That the City Development Special Committee resolve to support the proposal in accordance with the permit conditions contained in Attachment 1 and the Mediated Plans contained in Attachment 4.

Moved: Cr Martin Zakharov
Seconded: Cr Sarah Carter

CARRIED**6.2. Draft Urban Forest Strategy**

The purpose of this report was to present the Draft Urban Forest Strategy for Council consideration and community consultation.

Committee Resolution

That the City Development Special Committee endorse the Draft Urban Forest Strategy for consultation.

Moved: Cr Martin Zakharov
Seconded: Cr Gina Huynh

CARRIED

Agenda Item 5**6.3. Maribyrnong's Draft Housing Strategy (Amendment C152)**

The purpose of this report was to seek endorsement of the draft Maribyrnong Housing Strategy for public consultation and update the Maribyrnong Planning Scheme (Amendment C152).

Chris Dorgan addressed the Committee in relation to the item.

Committee Resolution

That the City Development Special Committee:

- 1. Endorses the draft Maribyrnong Housing Strategy (Attachment 1 and 2) for the purpose of public consultation and to form the basis of Amendment C152 (Attachment 4).*
- 2. Requests the Minister for Planning to authorise Maribyrnong City Council to prepare and exhibit Amendment C152 to the Maribyrnong Planning Scheme, generally as detailed in attachments to this report.*
- 3. Delegate to the Chief Executive Officer the power to make any necessary changes to the draft Housing Strategy (Attachment 1 and 2) and relevant Amendment documentation (Attachment 4), in preparation to request the Minister for Planning to authorise the Maribyrnong City Council to prepare and exhibit Amendment C152 to the Maribyrnong Planning Scheme.*
- 4. Subject to authorisation being granted by the Minister for Planning, resolves to place Amendment C152 to the Maribyrnong Planning Scheme on exhibition, as prescribed under Section 19 of the Planning and Environment Act 1987.*
- 5. Notes the delegation of the Chief Executive Officer to consider any submissions received in relation to Amendment C152, in accordance with Section 22 of the Planning and Environment Act 1987, and in accordance with Section 23 of the Planning and Environment Act 1987, refer any submissions received that cannot be resolved, along with other submissions, to an independent panel appointed by the Minister for Planning.*

Moved: Cr Sarah Carter
Seconded: Cr Cuc Lam

CARRIED

7. URGENT BUSINESS

Nil.

Agenda Item 5**8. CONFIDENTIAL BUSINESS****Committee Resolution**

That Council, in accordance with section 89(2) (h) of the Local Government Act 1989, close the meeting to members of the public at 8.47pm to consider Confidential agenda item 8.1, Framework for Development Contributions Plans, as it contains information in relation to any matter which Council considers prejudicial to Council or any person.

Moved: Cr Gina Huynh
Seconded: Cr Sarah Carter

CARRIED**CLOSURE OF PUBLIC MEETING**

The Chair, Cr Catherine Cumming, declared the meeting closed to members of the public at 8.47pm for consideration of confidential agenda item 8.1.

REOPENING OF PUBLIC MEETING

The meeting was reopened to the public at 8.49pm.

The Chair, Cr Catherine Cumming, advised that in accordance with the resolution of confidential agenda item 8.1, Framework for Development Contributions Plans, the following resolution is considered to be released to the public:

8.1 Framework for Development Contributions Plans

That Council:

- a) Support the preparation of a contributions policy position statement and Development Contributions comprising a tiered approach.*
- b) Note that a draft budget allocation has been made in 2018/19 to enable preparation of an initial development contributions plan for the city.*

9. SPECIAL MEETING CLOSURE

The Chair, Cr Catherine Cumming, declared the meeting closed at 8.50pm.

To be confirmed at the City Development Special Committee Meeting
to be held on 18 September, 2018.
Chair, Cr Catherine Cumming

Agenda Item 6.1**PETITION: CROSS STREET, WEST FOOTSCRAY**

Director: Celia Haddock
Director Corporate Services

Author: Lisa King
Manager Governance and Commercial Services

PURPOSE

To table a petition received in relation to ceasing through traffic to and from Cross Street, West Footscray.

ISSUES SUMMARY

- A petition has been submitted to Council containing 81 signatures
- The petition presented to Council included the following text:

Requesting that Maribyrnong Council give due consideration to the proposal by residents to cease through traffic to and from Cross Street West Footscray into Footscray proper and creating a no through road, once redevelopment of the Whitten Oval takes.

ATTACHMENTS

1. Petition - Cross Street West Footscray [↓](#)
2. Map of Houses - Cross Street, West Footscray [↓](#)

OFFICER RECOMMENDATION

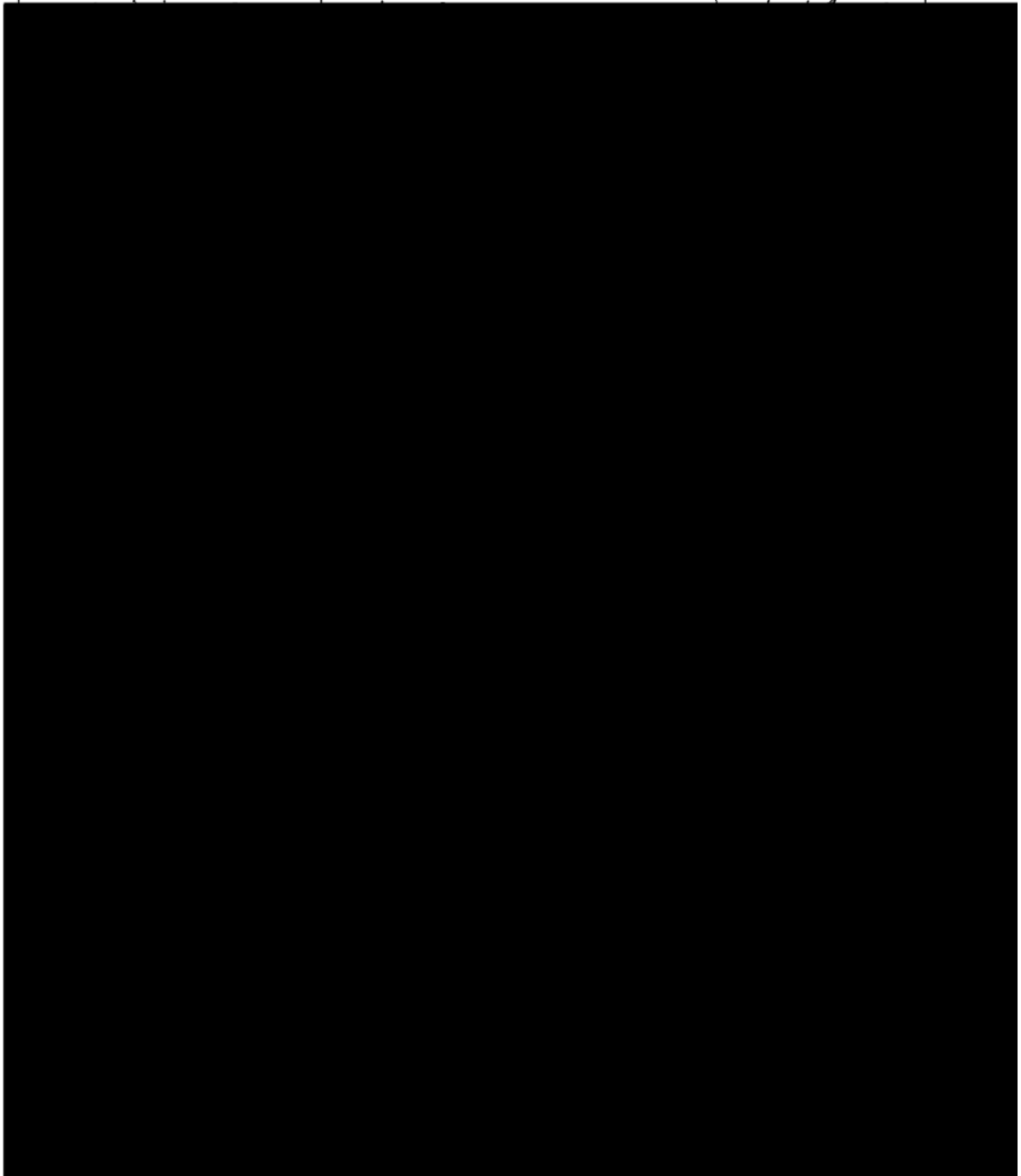
That the City Development Special Committee:

1. **Receives and notes the petition titled “Petition Cross Street, West Footscray”.**
 2. **Requests the Chief Executive Officer consider the petition and determine an appropriate response.**
-

Agenda Item 6.1 - Attachment 1

I have signed the form below, requesting that Maribyrnong Council give due consideration to the proposal by residents to cease through traffic to and from Cross Street West Footscray into Footscray proper and creating a no through road, once redevelopment of the Whitten oval takes place.

PRINT NAME	ADDRESS	SIGNATURE
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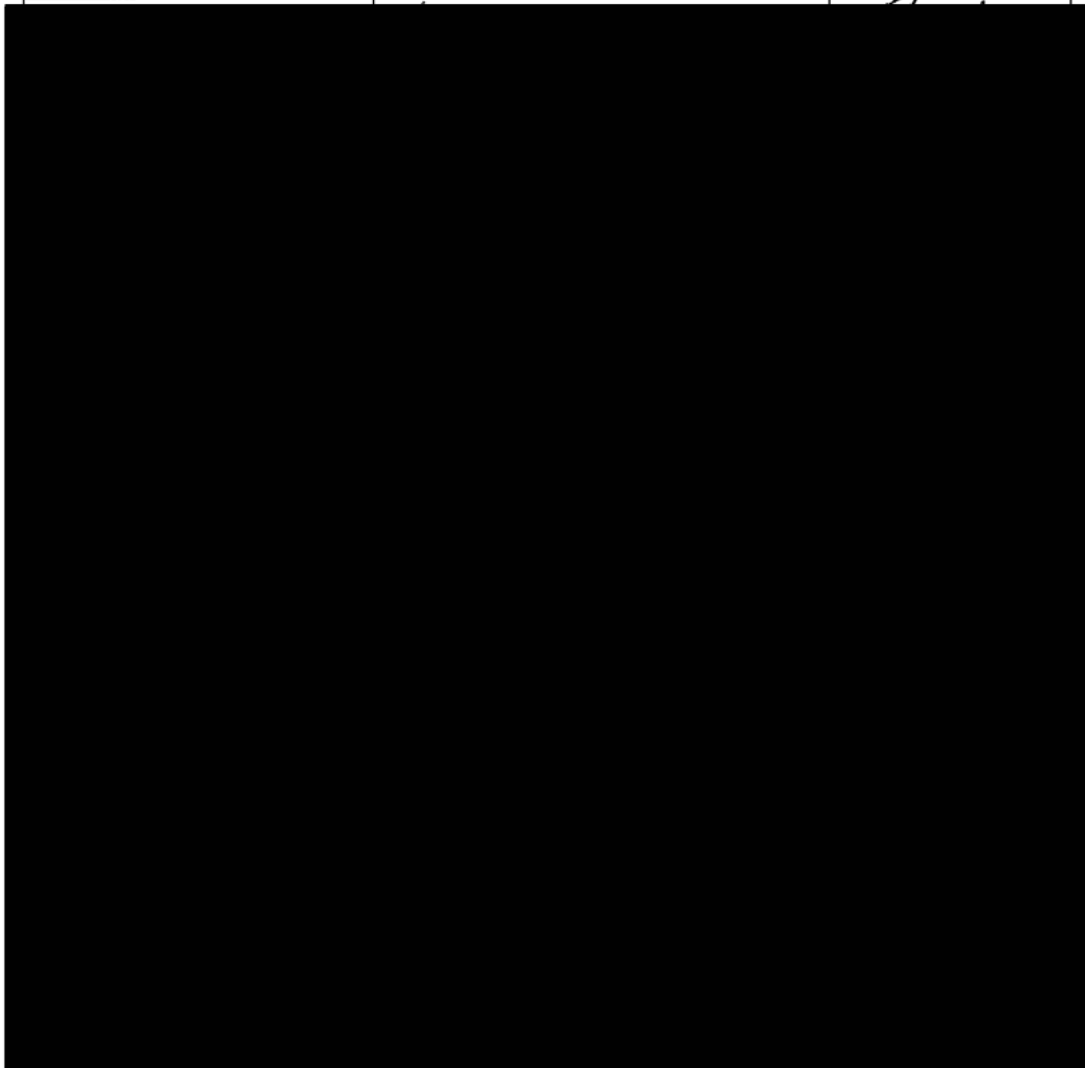


Agenda Item 6.1 - Attachment 1

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PRINT NAME	ADDRESS	SIGNATURE
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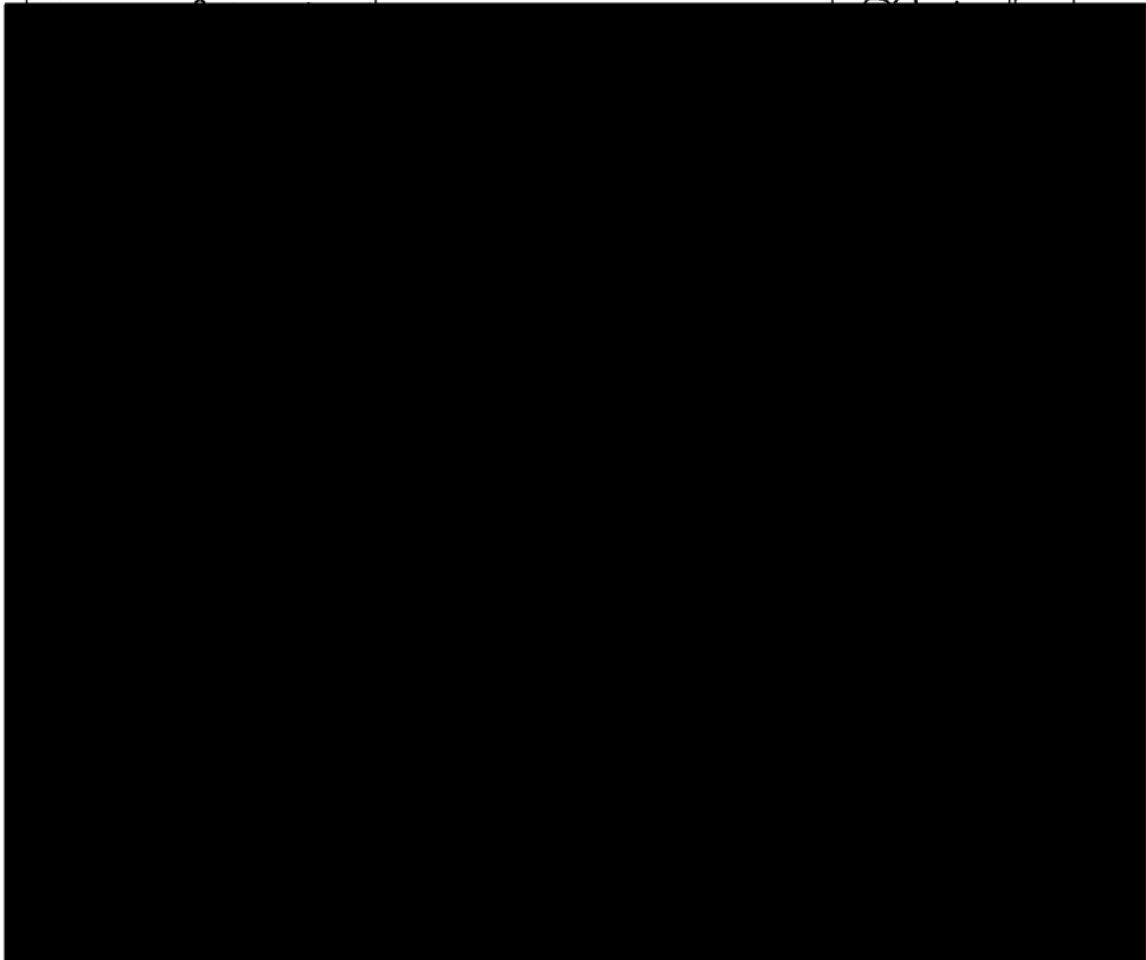


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Agenda Item 6.1 - Attachment 1

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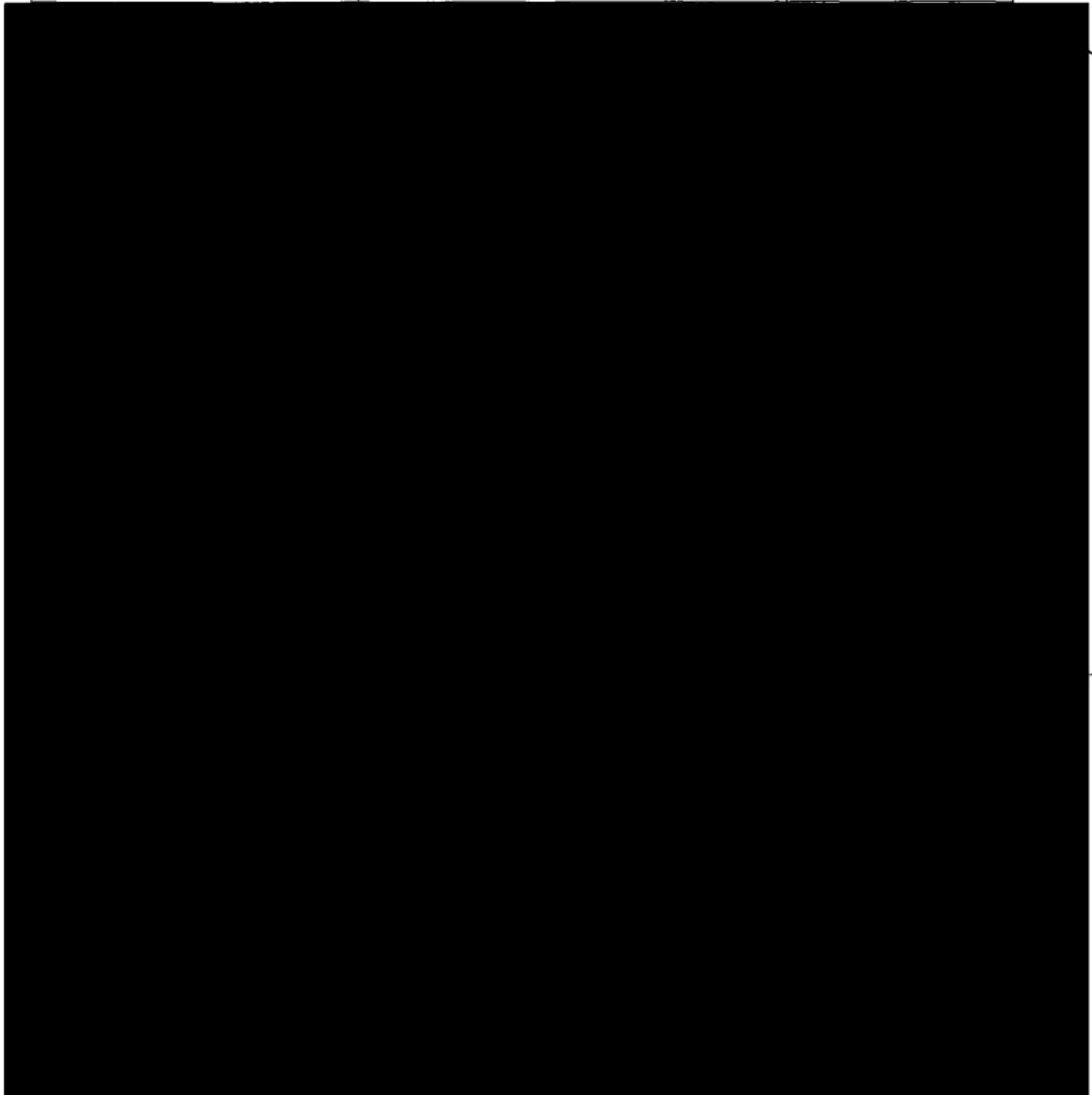




Agenda Item 6.1 - Attachment 1

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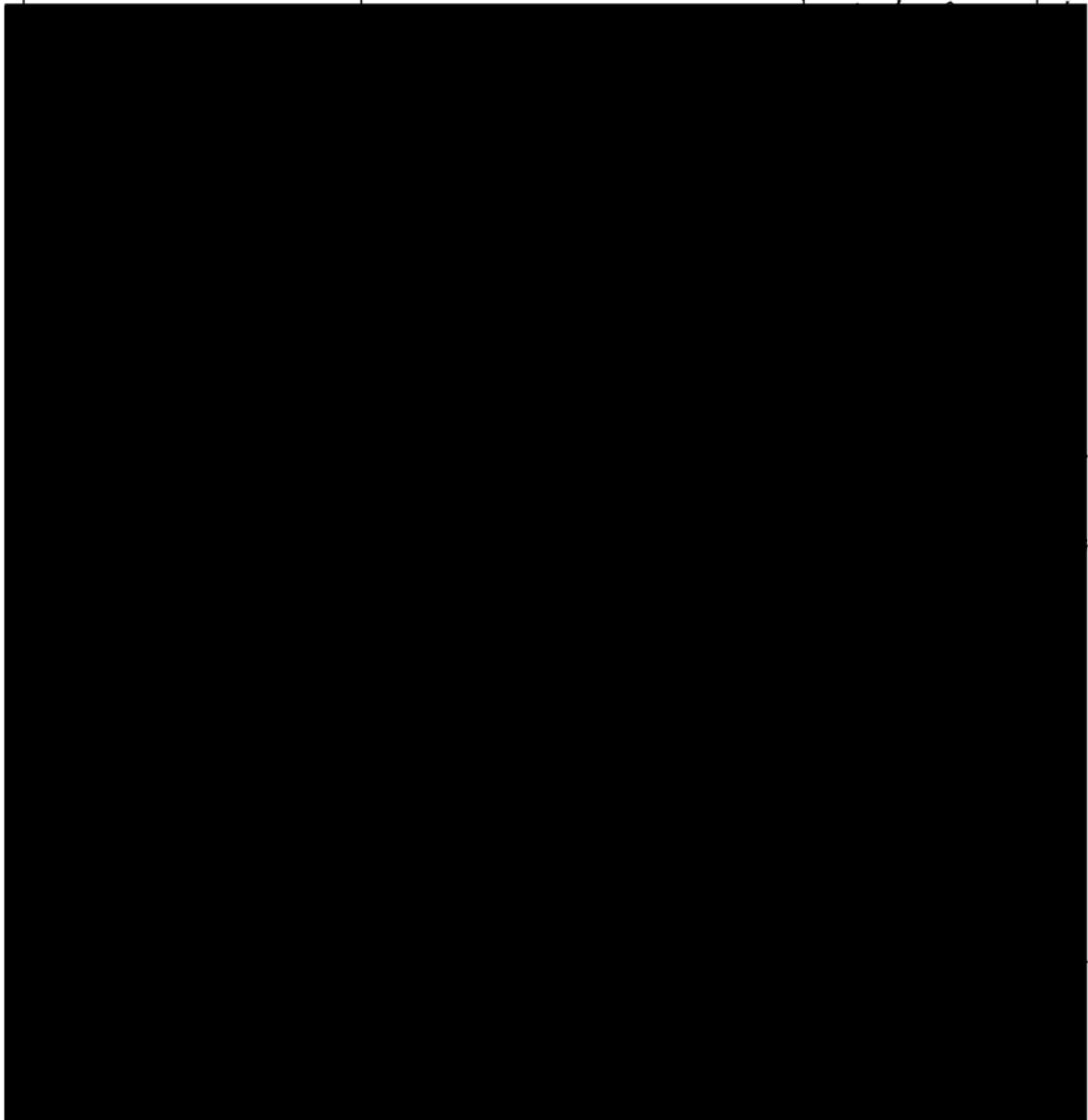


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Agenda Item 6.1 - Attachment 1

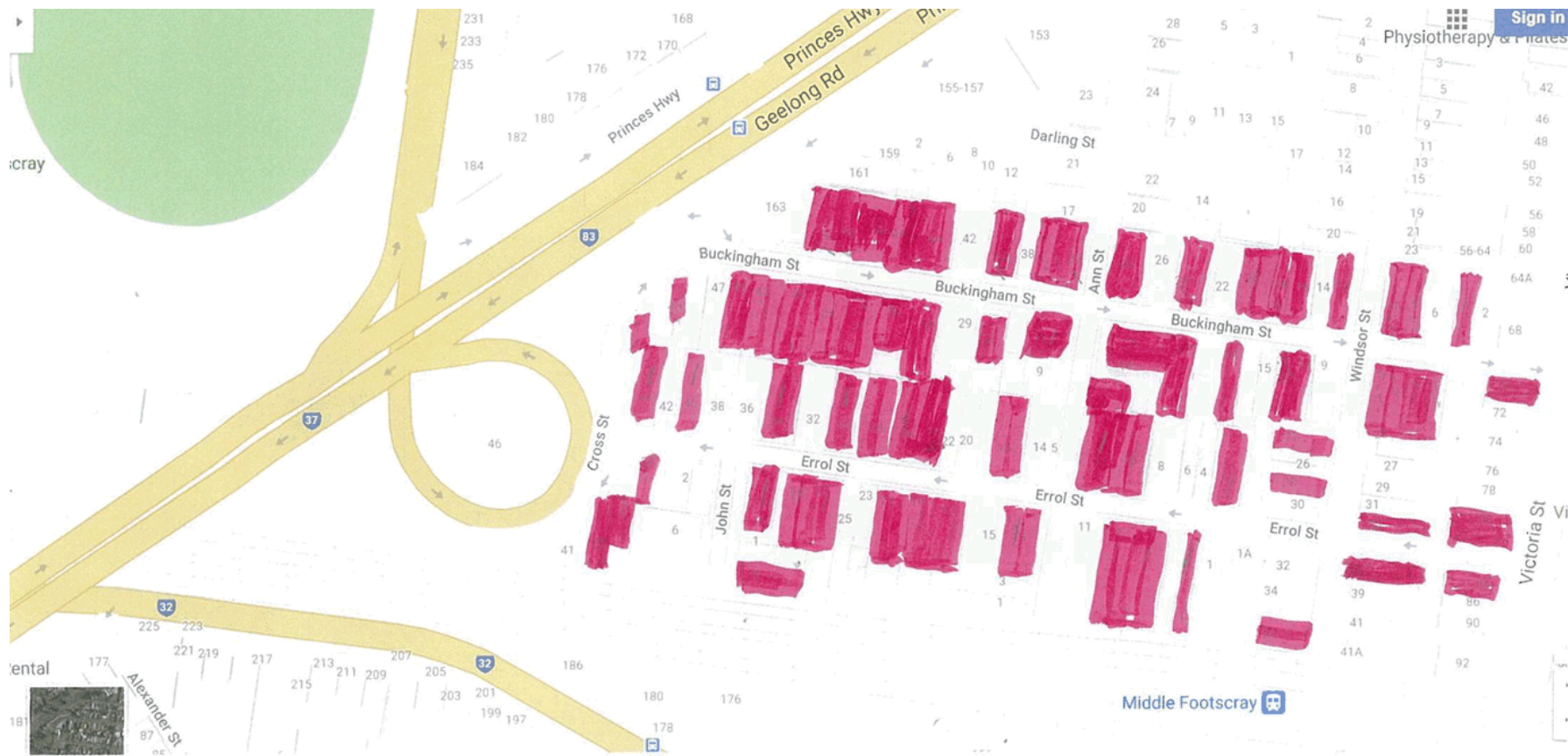
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PRINT NAME	ADDRESS	SIGNATURE
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Agenda Item 6.1 - Attachment 2



Local Streets for Local People

Proposal to close the connection of Cross Street to both Errol and Buckingham Street Footscray and reclaim unutilised open space to community a play space.

Agenda Item 6.2**BASSET RESERVE LANDSCAPE PLAN**

Director: Nigel Higgins
Director Planning Services

Author: Joanna Bush
Acting Manager City Design

PURPOSE

To brief Council on a draft Landscape Plan for Basset Reserve, West Footscray.

ISSUES SUMMARY

- Basset Reserve (corner of Geelong Road and Robert Street West Footscray) is a city gateway park with busy major roads at its edges.
- The Maribyrnong Open Space Strategy recommends improving the park's visual amenity and providing for additional informal use.
- A draft Landscape Plan has been prepared (Attachment 1) with a range of amenities including paths, seating, new garden bed, and tree planting.
- Basset Reserve is also an ideal site to relocate the EPA air monitoring station (currently at Hansen Reserve).
- It is proposed to consult broadly on this plan and report back to Council on the outcomes and an updated plan.

ATTACHMENTS

1. Basset Reserve Draft Landscape Plan [↓](#)

OFFICER RECOMMENDATION

That the City Development Special Committee:

1. Endorse the draft Basset Reserve Landscape Plan for consultation
 2. Receive a further report on the consultation outcomes for the plan
-

Agenda Item 6.2**BACKGROUND**

Basset Reserve is located at the corner of Geelong Road and Robert Street West Footscray and contains open lawn and trees. Basset Reserve's prominent location makes the corner a visible gateway landscape, however the park has limited other open space activity due to the busy major roads at its edges.

The Maribyrnong Open Space Strategy recommends undertaking an upgrade of Basset Reserve 'with a focus on improving its visual amenity and function as providing for informal use.

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

The Landscape Plan (Attachment 1) provides for increased informal use of Basset Reserve with a new path and seating. The plan improves the landscape character of the park with more varied and ornamental tree planting and feature garden beds.

Basset Reserve is also a suitable site to potentially relocate the EPA air monitoring station currently located at Hansen Reserve. The Hansen Reserve Masterplan (endorsed by Council November 2017) recommends relocation of the station outside of Hansen Reserve as it dominates a central and prominent location earmarked for the expanded play space and park amenities.

The air monitoring station has been in Hansen Reserve since 2006 and the lease is no longer current. EPA have been made aware of the need to relocate from Hansen Reserve.

EPA have gathered valuable air quality data for the western suburbs from Hansen Reserve over the past 12 years. For continuity of data they are seeking a nearby location for a new station. The open area to the rear of Bassett Reserve would meet their siting requirements and would have minimal impact on open space users.

It is proposed to consult with nearby residents and owners on the Basset Reserve Landscape Plan and to brief Council on the consultation outcomes.

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 the Strategic Objectives:

- Quality places and spaces
- Clean and green.

The Basset Reserve Landscape Plan is in keeping with the recommendations of the Maribyrnong Open Space Strategy 2014.

The three year lease for the EPA air monitoring station at Hansen Reserve was started in 2006 and has been in over holding since 2009. If the final Basset Reserve

Agenda Item 6.2

Landscape Plan includes the EPA air monitoring station a new long term lease would be negotiated with EPA permitting their use at Basset Reserve.

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

It is proposed to consult with nearby residents and owners on the Basset Reserve Landscape Plan. Consultation will include a letterbox drop to surrounding streets, signs on-site and information on Council's website.

4. Resources

Implementation of the Landscape Plan is estimated to cost approximately \$87,000 to be funded from the open space capital works program in 2018/19 and 2019/20.

The cost of relocating the air monitoring station would be borne entirely by the EPA.

5. Environment

The Basset Reserve Landscape Plan improves the environmental condition of the park by dramatically increasing the tree canopy cover and increasing the diversity of species in the park.

CONCLUSION

The Bassett Reserve Landscape Plan improves the visual amenity and enhances informal use of the open space in keeping with the recommendations of the Open Space Strategy.

The inclusion of the EPA air monitoring station in Basset Reserve delivers on an action of the Hansen Reserve Masterplan and provides continuity of data for this important environmental measurement.

The plan is now ready for community consultation with the outcomes to be reported to Council for further consideration.



Design intent

Improve the gateway landscape setting and visual amenity.

Create an urban arboretum.

Improve access through the reserve.

Provide seating and informal recreation.

KEY

-  Existing trees to be retained
-  New native tree planting.
-  New exotic tree planting.
-  Feature tree planting.
-  Feature garden bed planting
-  Connecting path
-  New park seats
-  Buffer garden bed planting
-  Kickabout space/open lawn
-  Bus stop
-  Potential location for EPA air monitoring station



Agenda Item 6.2 - Attachment 1

Indicative palette of feature trees



Auracaria bidwillii
(Bunya Pine)



Brachychiton acerifolius
(Illawarra Flame Tree)



Ficus macrophylla
(Moreton Bay Fig)



Ginkgo biloba
(Maidenhair Tree)

Indicative palette of exotic trees



Platanus orientalis
(Oriental Plane Tree)



Fraxinus pennsylvanica
(Green Ash)



Quercus palustris
(Pin Oak)

Indicative palette of native trees



Corymbia citriodora
(Lemon Scented Gum)



Corymbia maculata
(Spotted Gum)



Eucalyptus forrestiana
(Fuschia gum)



Exemplars of possible screening options
around EPA Air monitoring station.



Artist impression of Geelong Road-Roberts Street corner with feature garden bed planting.



Agenda Item 6.3**URBAN PLANNING ACTIVITY REPORT 2018**

Director: Nigel Higgins
Director Planning Services

Author: Steven Lionakis
Manager Urban Planning

PURPOSE

To provide an update on planning permit activity within the City of Maribyrnong during the financial year of 2017/18 (17/18 FY).

ISSUES SUMMARY

- Council received 867 (including VicSmart) applications in 17/18 FY.
- 781 decisions were determined with a median processing time of 112 days with 62 percent of decisions made within 60 days (State Government target).
- 57 VicSmart applications were received and determined and 83 percent of decisions were made within 10 days.
- Only 4 percent of decisions were appealed to Victorian Civil and Administrative Tribunal (VCAT).
- During this financial year, VCAT supported 81 per cent percent of all decisions.

ATTACHMENTS

1. Urban Planning Activity 17/18 Graphs [↓](#)

OFFICER RECOMMENDATION

That the City Development Special Committee note the Urban Planning Activity Report for the 2017/18 financial year.

Agenda Item 6.3**BACKGROUND**

The content of this report is to provide an update on planning activity within the City of Maribyrnong and the operation of the Urban Planning department during the 17/18 FY.

DISCUSSION**1. Planning Permit Activity**

During 2017/18, 867 applications were lodged compared to 894 applications lodged in the previous financial year (a slight decrease of 3 per cent).

Of the 867 applications, 781 decisions were made as follows:

- 710 (91%) approvals
- 14 (2%) refusals
- 57 (7%) applications withdrawn, lapsed and no permit required.

The median days to determine an application was 112 with 62 percent of decisions (non VicSmart) decided within 60 days. The applications decided within 60 days is lower than the previous year (69 percent). The Melbourne metropolitan average is 60 percent of decisions made within 60 days and median processing days of 95.

The decreased in decisions within 60 days is mainly contributed to the introduction of Planning Scheme Amendment VC110 (minimum garden areas and maximum building heights to residential zones). This resulted in applicants unwilling to amend existing planning permit applications.

57 VicSmart applications were lodged with 83 percent of decisions decided within the 10 day statutory timeframe. The number of decisions within 10 days increased by 15 percent compared to the previous year (69 per cent).

881 dwellings were approved and 1,300 new lots created. The number of lots approved meets the target of 1,237 dwellings per annum to sustain anticipated population growth in Maribyrnong.

VCAT Activity

35 appeals were lodged with 39 decided at VCAT (success rate of 81 per cent). Council's recommendations (City Development Special Committee) to refuse the planning applications at 47-49 Stafford Street and La Scala Avenue were not supported by VCAT.

Planning Enforcement

Approximately 500 enforcement requests were investigated. Investigations generally relate to compliance with permit conditions or compliance against the Maribyrnong Planning Scheme. Council has been successful in a number of prosecutions at the Magistrates Court where they have upheld our infringements notices.

Agenda Item 6.3**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:
 - Growth and prosperity - support diverse, well-planned neighbourhoods and a strong local economy.
- Wellbeing Priority:
 - Growth and prosperity – Housing.

Legislation

- *Planning and Environment Act 1987*
- *Subdivisions Act 1988*
- Maribyrnong Planning Scheme

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

Extensive community engagement is undertaken for most planning application in accordance with the *Planning and Environment Act 1987*.

4. Resources

Overall development in the City this financial year exceeded \$348 million in value.

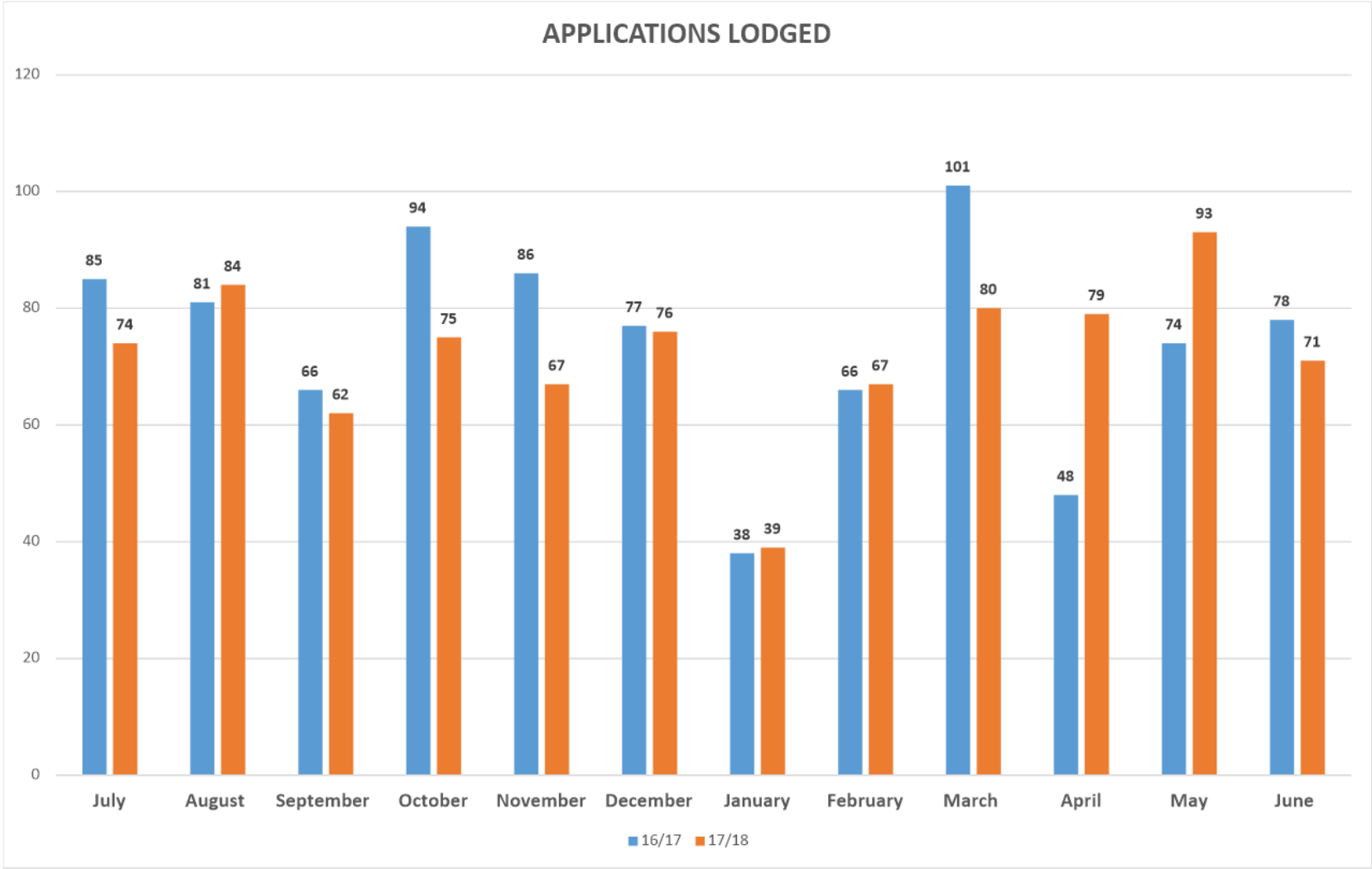
5. Environment

Environment consideration is given to each applications as required by the *Planning and Environment Act 1987* and the Maribyrnong Planning Scheme.

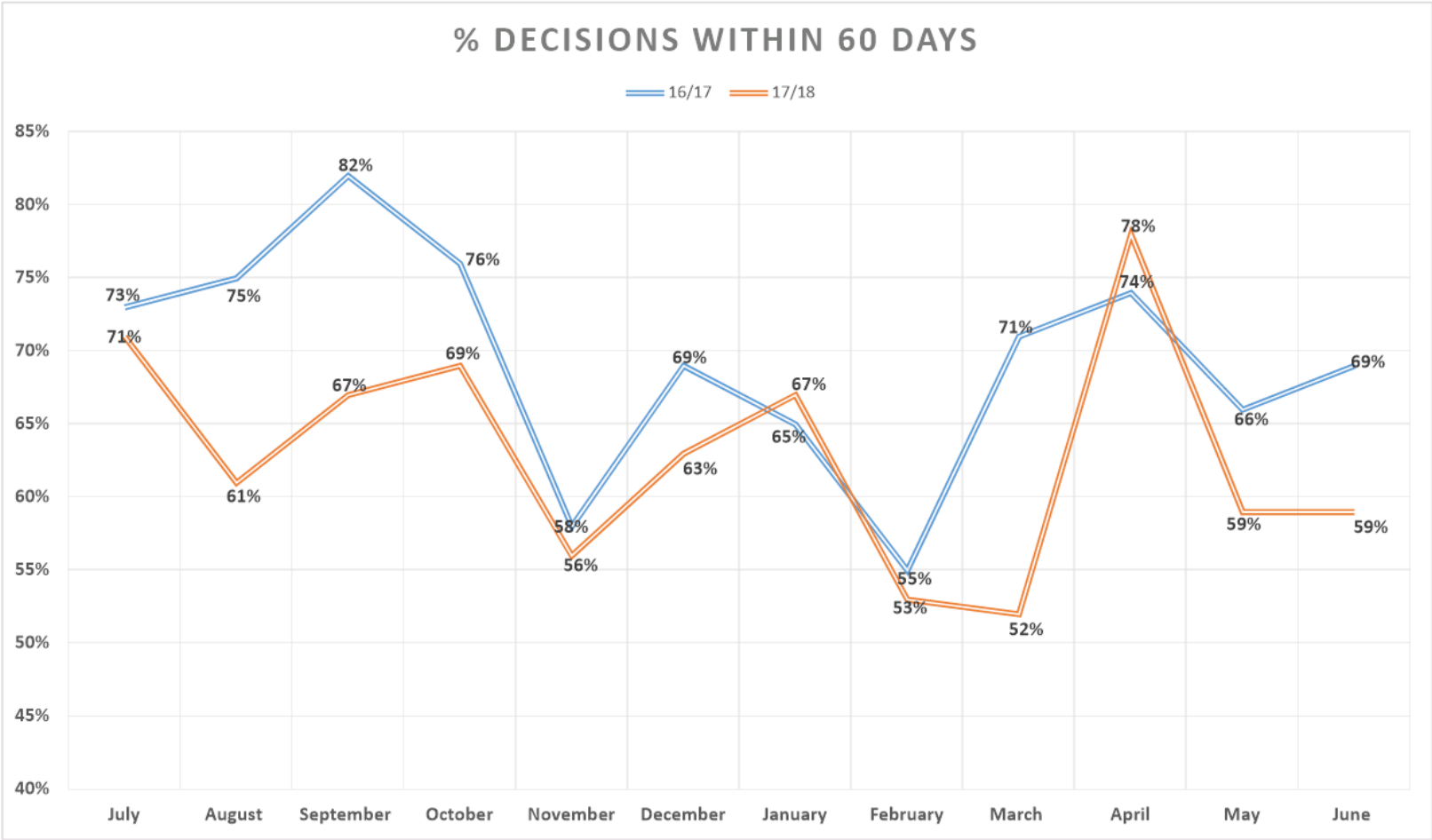
CONCLUSION

In the 17/18 FY planning permit activity remain steady which saw a total of 867 applications and 838 decisions made. Decisions made within 60 days has dropped by 7 per cent (62 per cent) however this still exceeds the metropolitan average.

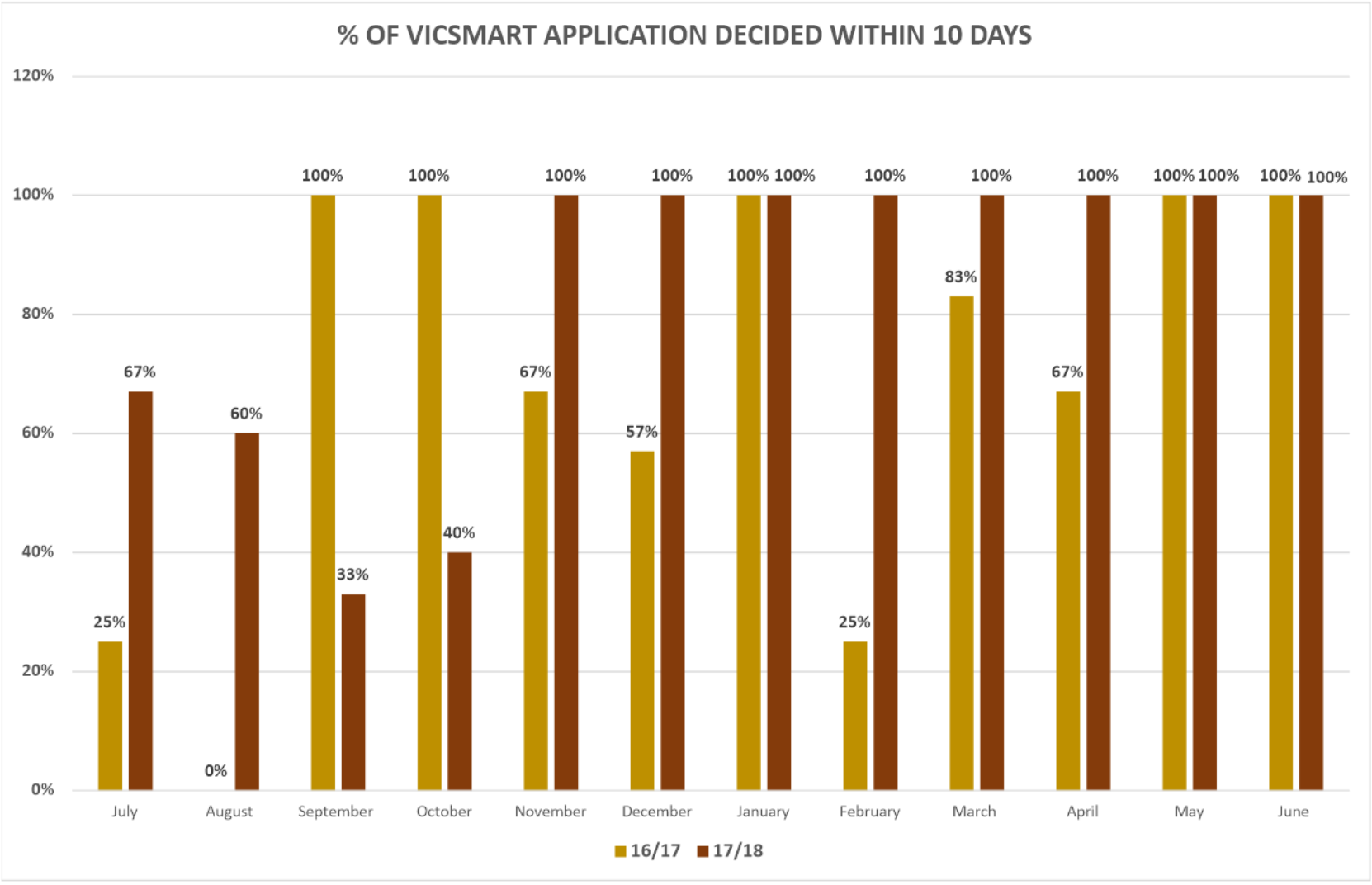
Agenda Item 6.3 - Attachment 1



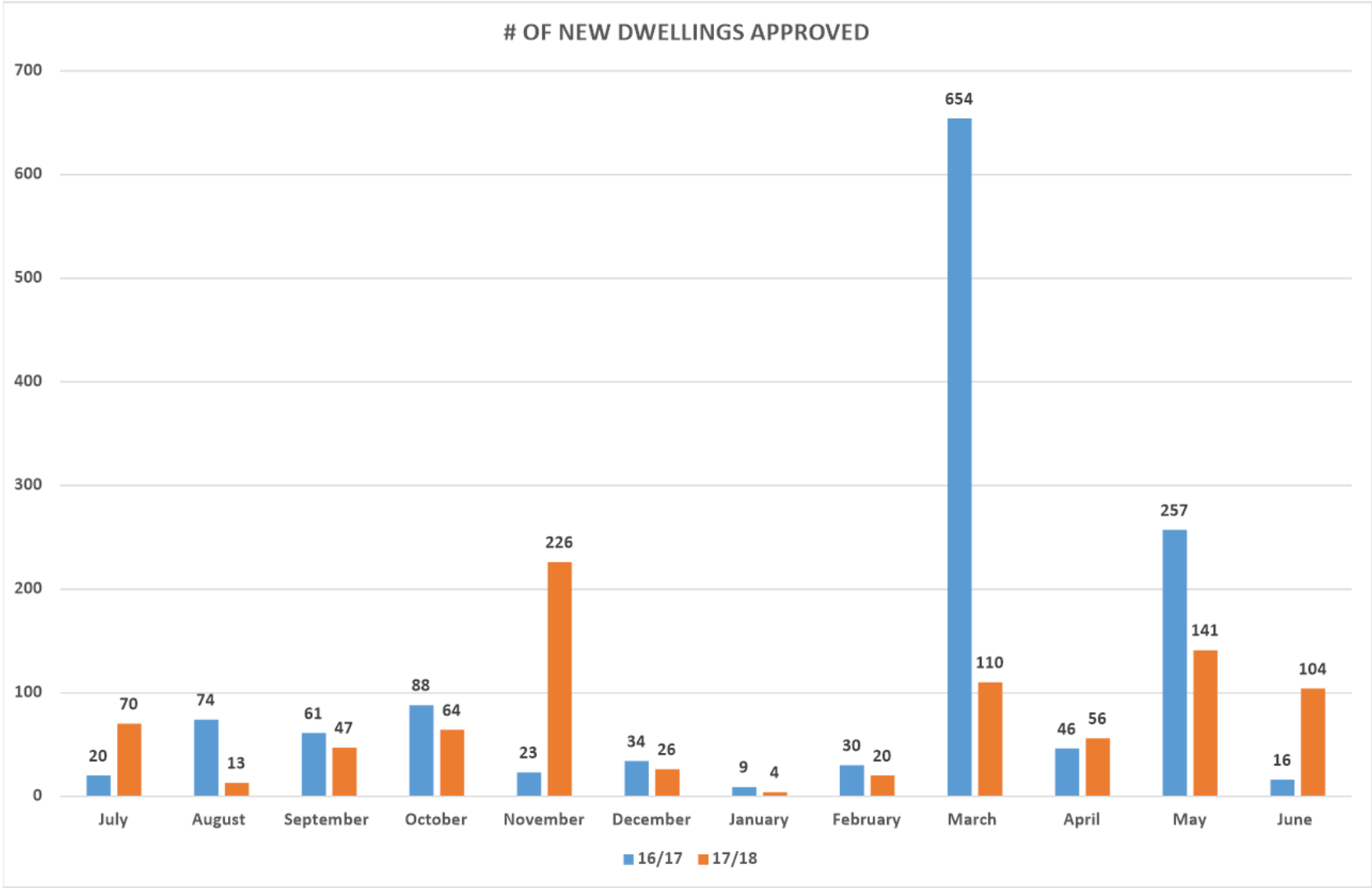
Agenda Item 6.3 - Attachment 1



Agenda Item 6.3 - Attachment 1



Agenda Item 6.3 - Attachment 1



Agenda Item 6.3 - Attachment 1

