



Maribyrnong City Council

CITY DEVELOPMENT DELEGATED COMMITTEE MINUTES

**Tuesday 13 December, 2022
6.30pm**

**Community Hall
Braybrook Community Hub
107–139 Churchill Avenue
Braybrook**

MEMBERSHIP

Councillor Michael Clarke (Chair)
Councillor Sarah Carter
Councillor Simon Crawford
Councillor Cuc Lam
Councillor Jorge Jorquera
Councillor Bernadette Thomas
Councillor Anthony Tran

To be confirmed at the City Development Delegated Committee Meeting
to be held on 28 February, 2023

1. COMMENCEMENT OF DELEGATED MEETING AND WELCOME

The meeting commenced at 6.35pm.

The Chair, Cr Clarke made the following acknowledgement statement:

"We acknowledge that we are on the 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 Michael Clarke (Chair)
Councillor Sarah Carter
Councillor Simon Crawford
Councillor Cuc Lam
Councillor Jorge Jorquera
Councillor Bernadette Thomas
Councillor Anthony Tran

IN ATTENDANCE

Chief Executive Officer, Celia Haddock
Director Community Services, Lucas Gosling
Director Infrastructure Services, Patrick Jess
Director Corporate Services, Lisa King
Director Planning and Environment, Laura Jo Mellan
Manager Governance and Commercial Services, Phil McQue
Coordinator City Planning, Jo Harrison
Governance Officer, Jessica Baguley

2. APOLOGIES

Nil.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil.

4. PUBLIC QUESTION TIME

Nil.

5. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The purpose of this report was to present for confirmation the minutes of the City Development Delegated Committee Meeting held on 23 August 2022.

Committee Resolution

That the Committee confirms the minutes of the City Development Delegated Committee Meeting held on 23 August 2022.

Moved: Cr Sarah Carter
Seconded: Cr Bernadette Thomas

CARRIED

6. OFFICER REPORTS

6.1. Planning Application TP155/2022(1) - Bradmill Stage 1

The purpose of this report was to present for consideration a planning application for 341-351 Francis Street Yarraville TP155/2022(1), being Stage 1 of the Bradmill Development.

Committee Resolution

That the City Development Delegated Committee:

- 1. Issue a Planning Permit for subdivision and the construction of multiple dwellings at 341-353 & 355-359 Francis Street, Yarraville subject to conditions contained in Attachment 1.*
- 2. Delegate to the Manager City Places the authority to settle any matter before the Victorian Civil and Administrative Tribunal which may arise as a result of the issuing of this planning permit.*

Moved: Cr Simon Crawford
Seconded: Cr Anthony Tran

CARRIED

6.2. Planning Application - 104 Gordon Street, Footscray

The purpose of this report was to present for consideration a planning permit application for 104 Gordon Street Footscray, which received 20 objections and was deferred from the City Development Delegated Committee on 24 May 2022.

Two requests to address the Committee were received and heard by the Committee:

- Su Va
- Steven Lionakis

Committee Resolution

That the City Development Delegated Committee issue a Notice of Decision to Grant a Permit for the construction of multiple dwellings, a reduction in the car parking requirements, and alteration to a Transport Zone 2 at 104 Gordon Street Footscray, subject to conditions contained in Attachment 1.

Moved: Cr Anthony Tran
Seconded: Cr Sarah Carter

CARRIED

6.3. 1-3/315-321 Somerville Road Yarraville

The purpose of this report was to present for consideration a planning application for 1-3/315-321 Somerville Road Yarraville which has received three objections.

Two requests to address the Committee were received and heard by the Committee:

- Dusan Milenkovic
- Luke Mooney

Committee Resolution

That the City Development Delegated Committee decide to issue a Notice of Refusal to Grant a Permit in relation to Planning Permit Application Number TP184/2021(1) for the construction of a multi storey building comprising dwellings on land affected by a Land Subject to Inundation Overlay at 315-321 Somerville Road, Yarraville on the following grounds:

- 1. The overall 6 storey building height is excessive and does not appropriately respond to the adjoining open space and the built form character of the surrounding area.*
- 2. The provision of landscaping on the site is minimal, creating a poor response to the garden character of the neighbourhood.*
- 3. There is lack of balcony screening which will impact on the privacy of residents within and adjoining the proposed development.*

Moved: Cr Simon Crawford
Seconded: Cr Sarah Carter

CARRIED

6.4. Consideration of Council's submission for the proposed Maidstone Tram Maintenance Facility Project

The purpose of this report was to seek endorsement of a submission to the Department of Transport regarding a proposed Planning Scheme Amendment that seeks to facilitate the use and development of land for a Tram Maintenance and Stabling Facility (among other things) at 61-71 Hampstead Road Maidstone.

SUBMITTED TO COUNCIL	22 September 2020
APPLICATION NUMBER	SC17539
APPLICANT	Department of Transport, Victorian Government
SITE ADDRESS	61-71 Hampstead Road, Maidstone.
PROPOSAL	To amend the Planning Scheme to introduce the <i>'Maidstone Tram Maintenance Facility Project, Incorporated Document, July 2022'</i> and apply the Special Controls Overlay (SCO5) to the project area to facilitate the use and development of the land for a Tram Maintenance and Stabling Facility
ZONE	<ul style="list-style-type: none"> • Part, General Residential Zone – Schedule 1 (GRZ1) • Part, Special Use Zone – Schedule 1 (SUZ1)
OVERLAYS	<ul style="list-style-type: none"> • Design and Development Overlay – Schedule 1 (DDO1) • Development Plan Overlay – Schedule 8 (DPO8) • Heritage Overlay (HO135) • Environmental Audit Overlay (EAO)
INTERNAL REFERRALS	<ul style="list-style-type: none"> • Governance and Commercial Services (Property Management) • Infrastructure Services (Engineering and Transport). • Infrastructure Services (Operations and Maintenance). • Infrastructure Services (Assets and Capital). • Infrastructure Services (Recreation and Open Space) • Major Projects and Strategic Relationships. • City Futures
COST OF DEVELOPMENT	\$1.85 billion (2022 State Budget)
WARD	River Ward
PUBLIC CONSULTATION	5 to 30 September 2022 (undertaken by DoT)

Committee Resolution

That the City Development Delegated Committee endorse the submission on the proposed Amendment to the Maribyrnong Planning Scheme (C178mari) that relates to the Maidstone Tram Maintenance Facility Project, as outlined in Attachment 1.

Moved: Cr Anthony Tran
Seconded: Cr Bernadette Thomas

CARRIED

7. COUNCILLOR QUESTION TIME

There was one question raised by Councillor Anthony Tran.

Question

When is the next Council Meeting scheduled?

Response

The Director Corporate Services advised that the next Council meeting will be held on 21 February 2023 and the next City Development Delegated Committee will be held on 28 February 2023.

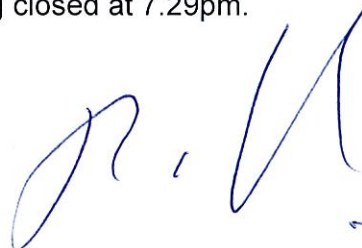
The Chair declared Councillor Question Time closed at 7.27pm

8. URGENT BUSINESS

Nil.

9. DELEGATED MEETING CLOSURE

The Chair, Cr Michael Clarke, declared the meeting closed at 7.29pm.



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Chair, Cr Michael Clarke