



Maribyrnong City Council

CITY DEVELOPMENT DELEGATED COMMITTEE MINUTES

**Tuesday 28 November, 2023
6.30pm**

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

MEMBERSHIP

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

To be confirmed at the City Development Delegated Committee Meeting
to be held on 13 December, 2023

TABLE OF CONTENTS

1. Commencement of Delegated Meeting and Welcome	3
2. Apologies	3
3. Disclosures of Conflicts of Interest.....	3
4. Public Question Time	3
5. Confirmation of Minutes of Previous Meeting.....	6
5.1. Confirmation of the Minutes of the Previous City Development Delegated Committee Meeting - 24 October 2023	6
6. Officer Reports.....	6
6.1. 2 & 40-44 Graingers Road West Footscray - Planning Permit Application	6
6.2. 5-11 Geelong Road, Footscray - Referral of Planning Permit Application.....	8
7. Councillor Question Time	9
8. Urgent Business	10
9. Delegated Meeting Closure.....	10

1. COMMENCEMENT OF DELEGATED MEETING AND WELCOME

The meeting commenced at 6:31pm

The Chair, Cr Cuc Lam 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 Cuc Lam (Chair)
Councillor Michael Clarke
Councillor Simon Crawford
Councillor Jorge Jorquera
Councillor Bernadette Thomas

IN ATTENDANCE

Chief Executive Officer, Celia Haddock
Director Planning and Environment, Laura Jo Mellan
Director Corporate Services, Lisa King
Manager Governance and Commercial Services, Phil McQue
Manager City Development, Ashley Minniti
Governance Officer, Michelle McCulloch

2. APOLOGIES

Apologies were received from Councillor Anthony Tran and Councillor Carter.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil.

4. PUBLIC QUESTION TIME

Public Question Time commenced at 6:33pm and 1 question was received.

Jesse McNelis asked the following question:

1. The 'YourCity YourVoice' website is currently running a survey to inform the Annual Budget 2024/25.

People are asked to select their top five priorities of the services Council delivers to shape how and where money should be spent next year.

From the previous survey for the 2023/2024 budget, the top five priorities chosen were:

- Open space
- Sustainability and the environment
- Cycling and pedestrian infrastructure
- City amenity and safety
- Community centres and libraries

Could the Council tell me how much (\$dollar amount) and what percentage of the total budget was allocated to each of these individual priorities in the 2023/2024 budget?

Response: *Council is currently seeking feedback from the community via the Your City Your Voice to help inform the development of the Proposed Budget 2024/25 which will be shared back with the community for further feedback in April.*

Two primary tools are being used on the on-line portal - the 'fund-it' tool and a formal feedback form.

The fund-it tool is not a survey. It is an opportunity for the community to identify five services areas that are most important to them.

Along with putting forward a budget/proposal idea, the formal feedback form allows community members to provide detailed feedback and information to explain their reasons for their choice of service areas.

Both the 'fund-it tool' and feedback form enable us to gather information and thinking from our community that helps inform the development of the Proposed Budget 2024/25, alongside other factors and considerations, such as asset condition and previous funding commitments and decisions made by Council.

During engagement on the 2023/24 Budget, the top five service areas identified by residents who provided input via the 'fund-it' tool were:

- Open space
- Sustainability and the environment
- Cycling and pedestrian infrastructure
- City amenity and safety
- Community centres and libraries

Just under 30% of funding in the 2023/24 Budget was allocated to the these service areas

Including both capital and operating budgets, this was broken down into:

- *City amenity and safety - \$8,627,000 or 4%*
- *Community centres and libraries - \$9,006,000 or 4%*
- *Cycling and pedestrian infrastructure - \$5,150,000 or 2%*
- *Open space - \$25,163,000 or 11%*
- *Sustainability and the environment - \$17,356,000 or 8 %*

The Chair, Councillor Lam, declared Public Question Time closed at 6:38pm.

5. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

5.1. Confirmation of the Minutes of the Previous City Development Delegated Committee Meeting - 24 October 2023

To present for confirmation, the minutes of the City Development Delegated Committee Meeting held on 24 October 2023.

Committee Resolution

That the City Development Delegated Committee confirms the minutes of the City Development Delegated Committee Meeting held on 24 October 2023.

Moved: Cr Michael Clarke
Seconded: Cr Bernadette Thomas

CARRIED

6. OFFICER REPORTS

6.1. 2 & 40-44 Graingers Road West Footscray - Planning Permit Application

To present for consideration a planning permit application for 2 & 40-44 Graingers Road, West Footscray which has received 112 objections, including a petition with 310 signatures.

APPLICATION RECEIVED	23 March 2023
APPLICATION NUMBER	TP103/2023(1)
APPLICANT	Paintback Ltd C/- Davis Advisory
SITE ADDRESS	2 & 40-44 Graingers Road West Footscray
PROPOSAL	Use of the land for industry (paint recovery facility) and associated buildings and works
ZONE	Industrial 1 Zone (IN1Z) Industrial 3 Zone (IN3Z)
OVERLAYS	Development Contributions Plan Overlay Special Building Overlay (part)
INTERNAL REFERRALS	Engineering, Drainage and Transport
EXTERNAL REFERRALS	EPA The Head, Transport for Victoria Fire Rescue Victoria
COST OF DEVELOPMENT	\$75,000 (internal fit out only)
WARD	Stony Creek
NUMBER OF OBJECTIONS	112 + 1 petition with 310 signatures
DATE OF PLANNING FORUM	4 October 2023
REASON FOR CONSIDERATION BY COUNCIL	Number of Objections

Committee Resolution

That the City Development Delegated Committee issues a Notice of Refusal to Grant a Planning Permit based on the following grounds:

- 1. The proposal is contrary to the purpose of the Industrial 3 Zone (Clause 33.03) as it does not provide a use which is compatible with the nearby community and would unreasonably affect the safety and amenity of adjacent, more sensitive land uses.*
- 2. The proposal fails to satisfy the relevant decision guidelines of the Industrial 3 Zone (Clause 33.03-2) for the following reasons:*
 - a. The proposal encroaches into an area intended as a buffer between industrial uses and local communities.*
 - b. The proposal would result in adverse amenity impacts on nearby properties in terms of noise, odour and emissions.*
 - c. The proposal would result in excessive traffic and associated amenity impacts on nearby roads.*
- 3. The proposal has failed to adequately demonstrate how it would have no unreasonable impacts on the air quality of the surrounding area.*

Moved: Cr Bernadette Thomas
Seconded: Cr Michael Clarke

CARRIED

6.2. 5-11 Geelong Road, Footscray - Referral of Planning Permit Application

To present for consideration a planning permit application for a nine storey health centre which has been lodged with the Minister for Planning pursuant to Clause 53.22 of the Maribyrnong Planning Scheme at 5-11 Geelong Road, Footscray.

APPLICATION RECEIVED	18 September 2023
APPLICATION NUMBER	TP357/2023(1) (Council Reference) DFP-276 (DTP Reference)
APPLICANT	Erica Healthcare Partners P/L
SITE ADDRESS	5, 7, 9 & 11 Geelong Road Footscray
PROPOSAL	Use and development of the site for a multi-storey healthcare centre (9 storeys) and creation of a new vehicular access adjoining Transport Road Zone – Schedule 2 (TRZ2).
ZONE	Activity Centre Zone – Schedule 1 (Precinct 7B) <i>Adjoins</i> Transport Road Zone - TRZ2, Ballarat Road
OVERLAYS	Parking Overlay – Schedule 2 Development Contributions Plan Overlay – Schedule 2 <i>Adjoins</i> Heritage Overlay (HO4) to the southeast
INTERNAL REFERRALS	Strategic Planning, City Design, Heritage Advisory Service, Engineering Services, Transport Services, and Environmental Sustainable Design Advisory Service
EXTERNAL REFERRALS	Not applicable
COST OF DEVELOPMENT	\$164.5M
WARD	Yarraville
ADVERTISED	Not applicable
REASON FOR CONSIDERATION BY COUNCIL	Minister for Planning is the Responsible Authority

Committee Resolution

That the City Development Delegated Committee:

- 1. Advise the Minister for Planning that it does not support the proposed health care centre proposed for 5-11 Geelong Road, Footscray based on the grounds outlined in Attachment 1;*
- 2. Note that the Manager City Development will forward this decision and internal referral comments to the Minister for Planning via the Department of Transport and Planning; and*
- 3. Delegate to the Manager City Development the ability to provide comment on any revised or updated plans regarding this proposal to the Minister for Planning via the Department of Transport and Planning, provided these comments do not fundamentally alter Council's position.*

Moved: Cr Michael Clarke
Seconded: Cr Simon Crawford

CARRIED

7. COUNCILLOR QUESTION TIME

Councillor Question Time commenced at 7:12pm.

Councillor Crawford asked the location of Container Deposit Scheme drop off points in Maribyrnong.

The Director Planning and Environment took this question on notice, with a response provided below.

Response:

Container Deposit Scheme locations within Maribyrnong Council include:

- The Vin Wine and Spirits, 180 Victoria Street Seddon*
- Thirsty Camel Maribyrnong, Edgewater Boulevard Maribyrnong*
- Yarraville Community Centre, 59 Francis Street Yarraville*
- HomeCo Braybrook, 330 Ballarat Road*
- Thirsty Camel Braybrook, 182C Duke St*

The Chair, Councillor Lam, declared Councillor Question Time closed at 7:13pm.

8. URGENT BUSINESS

Nil.

9. DELEGATED MEETING CLOSURE

The Chair, Councillor Lam, declared the meeting closed at 7:14pm



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Chair, Councillor Lam