



Delegated Planning Committee Meeting Minutes

15 September 2020
Commencing at 6pm

Council Chamber
Hobsons Bay Civic Centre
115 Civic Parade, Altona

**HOBSONS
BAY CITY
COUNCIL**



COUNCIL CHAMBER

HOBSONS BAY CITY COUNCIL

Special Planning Committee Meeting Minutes

15 September 2020

THE COUNCIL'S MISSION

We will listen, engage and work with our community to plan, deliver and advocate for Hobsons Bay to secure a happy, healthy, fair and sustainable future for all.

OUR VALUES

Respectful

Community driven and focused

Trusted and reliable

Efficient and responsible

Bold and innovative

Accountable and transparent

Recognised

Council acknowledges the peoples of the Kulin nation as the Traditional Owners of these municipal lands and waterways and pay our respects to Elders past and present.

Chairperson:

Cr. Jonathon Marsden Strand Ward

Councillors:

Cr. Angela Altair Strand Ward

Cr. Tony Briffa Cherry Lake Ward

Minutes of Special Planning Committee held on
Tuesday 15 September 2020 at 6pm
in the Council Chamber, Hobsons Bay Civic Centre,
115 Civic Parade, Altona

PRESENT

Chairperson:	Cr. Jonathon Marsden	Strand Ward
Councillors:	Cr. Angela Altair	Strand Ward
	Cr. Tony Briffa	Cherry Lake Ward
Officers:	Mr. Arthur Vatzakis	Manager Planning, Building and Health Services
	Ms. Daniella Raso	Urban Planner
	Mr. Mark Tenner	Team Leader Town Planner

a) **Apologies**

Nil

b) **Disclosure of Interests**

In accordance with sections 127 and 128 of the Local Government Act 2020 Councillors are required to disclose a general or material conflict of interest. A conflict of interest must be disclosed in accordance with section 15.3 of the Hobsons Bay Governance Rules.

Disclosure must occur immediately before the matter is considered or discussed.

Nil.

c) **Business**

Application: PA2046413

Address: 52 Woods St, Laverton

Proposal: Sale of packaged liquor in accordance with the endorsed plans.

Meeting Commenced: 6:05pm

Introduction: Cr Jonathon Marsden

Conflict of Interest: Nil

Officer's Presentation: Daniella Raso gave a brief overview of the application and the officer's recommendation.

Objector's Submissions:

- Concerned that the shop will not only sell the minimum amount of alcohol identified in the application, particularly due to the cost of liquor license fees.
- Alcohol has been a significant problem in the area in the past, only recently have people begun to use the park with their kids for recreation.
- There is an ongoing problem with service of alcohol to minors, including adults making purchases then passing drinks onto minors.
- No objection to the operation of the grocery shop, just not the selling of alcohol
- The culture of the area is changing, and the lack of access to alcohol has assisted this.
- It is hard to operate the current bottle shop in the area, and the competition would make things more difficult.
- There is a lack of parking in the area.
- Concerns with community safety.
- It took 15 years to stop people from drinking in the park, the proposal would risk this achievement.

Applicant's Response:

- The proposed use is for a grocery store, not a bottle shop.
- Only one type of alcoholic beer will be sold from the property.
- The vendor has undertaken an alcohol training program
- There is a need to review each purchaser's identification before selling them alcohol
- The alcohol will be stored in a small fridge behind the counter and not directly accessible to customers.
- Most of the people who are purchasing the liquor are known to the proprietor.
- If there is consumption of alcohol around the shop or in the community, the proprietor will request them to stop doing so.

Meeting Adjourned: 6:43 p.m.

Meeting resumed: 6:50 p.m.

Special Planning Committee Decision:

Moved: Cr Angela Altair

That the Special Planning Committee resolves to:

Issue a Notice of Decision to Grant a Planning Permit PA2046413 at 52 Woods Street, Laverton for the sale of packaged liquor, subject to the conditions contained in the Draft Notice of Decision in Appendix 2

Seconded: Cr Briffa

Motion: Carried Unanimously

Meeting Adjourned: 7:02

Meeting resumed: 7:11

Introduction: Cr Jonathan Marsden

Conflict of Interest: Nil

Officer's Presentation: Mark Tenner gave a brief overview of the application and the recommendation.

Objector's Submissions:

- Concerns about bin storage and bin collection given the minimal frontage available for a five-dwelling development.
- Given how busy the road is, it is currently difficult to swing out around these cars.
- Cars park illegally and too close to the crossover, there is no line marking at this location.
- The proposal will significantly increase overshadowing and visual bulk due to the three-storey form.
- The proposal is too big and will result in too much congestion and issues with neighbours.

Applicant's Response:

- All internal departments of Council are supportive of the proposal.
- The site is located near the Pier Street Activity centre and given this proximity it is an appropriate development. Its location provides strong justification for a development of this scale.
- Proposed to be within the Residential Growth Zone as part of the new residential zones.
- The plans were changed recently to comply with Council's requirements.
- The development complies with the relevant provisions of clause 55.
- The proposal complies with the required on-site car parking requirements.

- Agreed to accept a condition on the permit that a waste management plan be provided to the satisfaction of the responsible authority.
- There is a bus stop directly adjacent to this site, and within walking distance to the activity centre for this site.

Meeting Adjourned: 7.50pm

Meeting Reassembled: 7:57p.m

Special Planning Committee Decision:

Moved: Cr Tony Briffa

That the Special Planning Committee resolves to:

Issue a Notice of Decision to Refuse to Grant a Permit in respect to Planning Application No. PA1945427 for the land known and described as 130 Civic Parade, Altona for the Construction of five dwellings, the removal of a covenant 1149653, and alter access to a road in a Road Zone Category 1 on the following grounds:

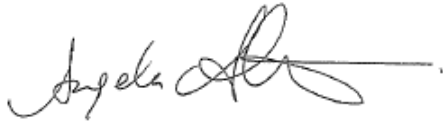
1. The proposal does not meet state planning policy, particularly Clause 15.01 (Built Environment and Heritage) and Clause 16.01 (Residential Development) of the Hobsons Bay Planning Scheme.
2. The proposal does not meet local planning policy, particularly Clause 21.06-1 (Built environment), Clause 21.06-2 (Heritage), Clause 21.07 (Housing), Clause 22.01 (Heritage policy) and Clause 22.09 (Precinct 4, Altona) (Neighbourhood character) of the Hobsons Bay Planning Scheme.
3. The proposal does not satisfy all aspects of clause 55 of the Hobsons Bay Planning Scheme.

Seconded: Cr Altair

Motion: Carried Unanimously

Meeting closed: 8:04 p.m.

Confirmation of the Minutes:



Cr. Angela Altair

Date 24/10/2020



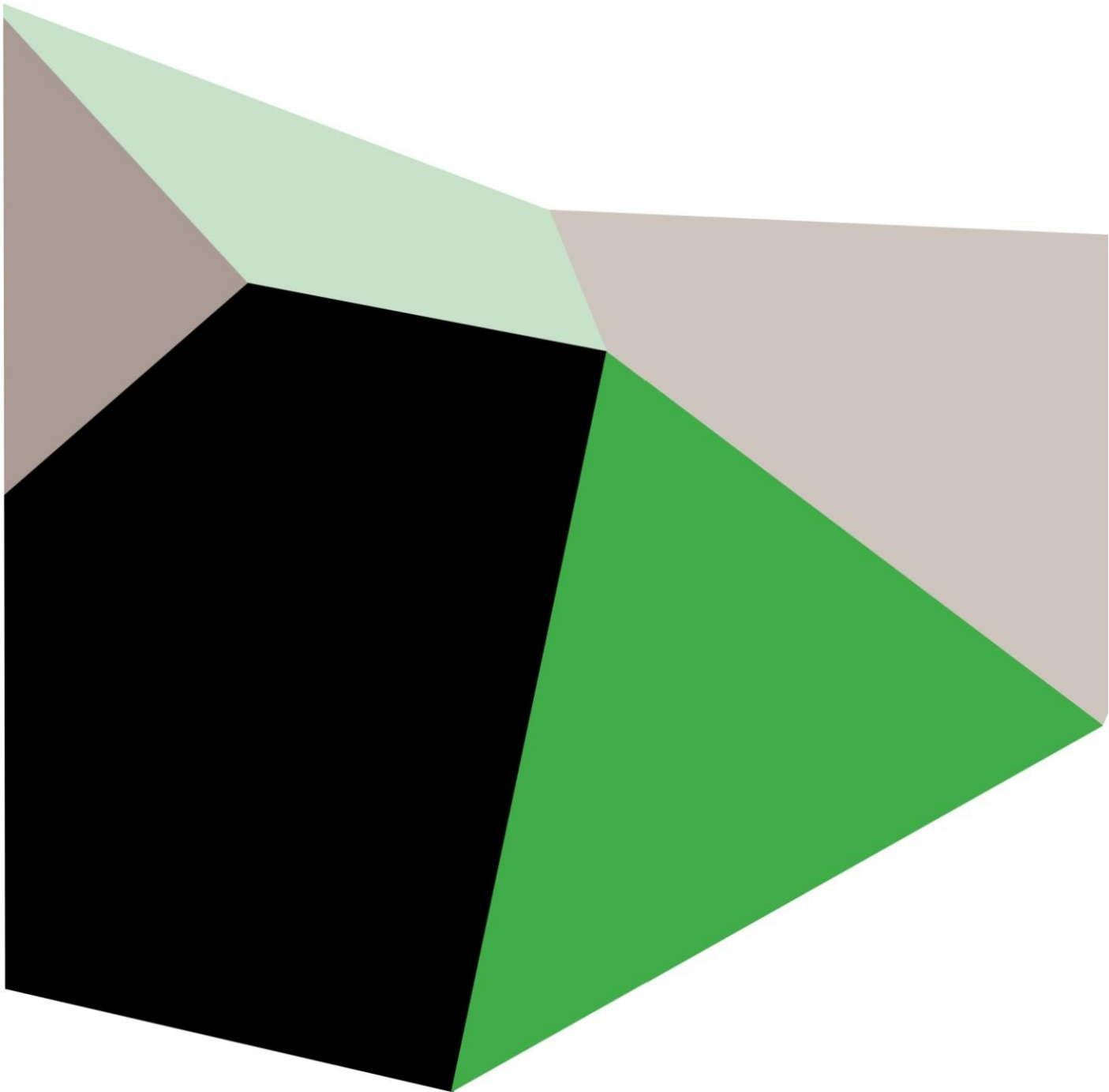
Cr. Jonathon Marsden

Date 24/10/2020



Cr. Tony Briffa

Date 24/10/2020



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