



Delegated Planning Committee Meeting Minutes

23 February 2021

Commencing at 6pm

Council Chamber
Hobsons Bay Civic Centre
115 Civic Parade, Altona

**HOBSONS
BAY CITY
COUNCIL**



HOBSONS BAY CITY COUNCIL

Delegated Planning Committee Meeting Minutes

23 February 2021

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. Tony Briffa

Cherry Lake Ward

Cr. Daria Kellander

Cherry Lake Ward

Minutes of Delegated Planning Committee held on
Tuesday 23 February 2021 at 6pm
in the Council Chamber, Hobsons Bay Civic Centre,
115 Civic Parade, Altona

PRESENT

Chairperson:	Cr. Jonathon Marsden	Strand Ward
Councillors:	Cr. Tony Briffa	Cherry Lake Ward
	Cr. Daria Kellander	Cherry Lake Ward
Officers:	Mr. Arthur Vatzakis	Manager Planning, Building and Health Services
	Ms. Catherine Balagtas	Senior Urban Planner
	Mr. Lewis Moore	Urban 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: PA1945272

Address: 30/87-115 Nelson Place, Williamstown

Proposal: Construction of a first-floor deck/rooftop terrace above the garage of the existing dwelling.

Meeting Commenced: 6:00pm

Introduction: Cr Jonathon Marsden

Conflict of Interest: Nil

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

Objector's Submissions:

- Under the Building Code of Australia, the development should include a fire retention wall on the boundary, the plans do not show this.
- The 1.7m high frosted glass screening is not high enough to resolve overlooking issues.

Applicant's Response:

- The balcony can be treated with a fire rated material, this can be resolved as part of the Building Permit process
- The overlooking screening complies with the relevant regulations being 1.7 metres from finished floor level
- The overshadowing plan demonstrate compliance with the overshadowing requirements
- The glass screening will allow some light to come through
- The two dwellings on Nelson place have very similar decks and screens on their property
- Unlike these dwellings, the proposed is tucked away and enclosed away from the street
- Body Corporate advice was sought initially, who did not raise any issues prior to proceeding with a Council application
- The amended plans resolve all relevant objections.

Meeting Adjourned: 6:33 p.m.

Meeting resumed: 7:06 p.m.

Delegated Planning Committee Decision:

Moved: Cr Tony Briffa

That the Delegated Planning Committee resolves to:

Issue a Notice of Decision to Grant a Planning Permit in respect to Planning Application PA1945272 at 30/87-115 Nelson Place, Williamstown for the construction of a first-floor deck/rooftop terrace above the garage of the existing dwelling, subject the conditions contained in the Draft Notice of Decision in Appendix 2 but revised paragraph 1 of the Appendix to state:

Before the development starts, revised plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be substantially in accordance with the advertised plans, but modified to show to the satisfaction of the Responsible Authority:

- a) a provision of a 1.8 metre high privacy screen to limit overlooking.
- b) The increase of the southern setback to 900mm from the southern boundary.

Seconded: Cr Kellander

Motion: Carried Unanimously

Meeting Adjourned: 7:10

Meeting resumed: 7:12

Introduction: Cr Jonathon Marsden

Conflict of Interest: Nil

Officer's Presentation: Catherine Balagtas gave a brief overview of the application and the recommendation.

Objector's Submissions:

- This is a limited change area; the site is more appropriate for four dwellings and not six so that it reflects the rhythm of the new builds in the street.
- The bulk and design does not reflect the dwellings in the street, there is limited ability for landscaping.
- The setback from the street does not meet anything within the area.
- There will be no room within the street to accommodate garbage collection given the proposed driveways
- The proposed site is the western entry point for Altona and is an important site
- The proposal is an overdevelopment of the site
- The proposed side boundary fence is too low, the fence should be 2.1 metres
- The privacy screens proposed at first floor should be retained.
- There is a large transformer on the power pole directly out from of the site, it is unclear what is to happen with this.
- Parking is only available on Wilga Avenue on the eastern side, the pole will increase parking in this street
- There is a constant traffic flow to and from the golf course
- The additional driveways will take away from parking in the street. Car parking is already an issue, particularly if there is a golf event
- Traffic flow in the surrounding streets must also be considered on the proposal.
- Wilga Avenue is often used as a rat run. This is becoming more frequent given

current traffic issues.

Applicant's Response:

- The screening and fence matters can be resolved as part of the design
- The original dwelling was not an appropriate design, the current proposal allows better landscaping and built form
- The zone encourages housing diversity and growth, it is therefore only a question of character and Rescode compliance
- No roof top terraces are proposed for this development
- The development has the ability to have canopy trees in the front and rear yards
- This is not an overdevelopment, it has no symptoms of an over development as there is limited screening, good garden area and landscaping.
- This is an acceptable design and not an optimal outcome. This is what we are required to do to comply with the Planning Scheme.
- The design adopts the advice from the urban designer and Council's Traffic Engineer

Meeting Adjourned: 7.50pm

Meeting Reassembled: 7:52p.m

Delegated Planning Committee Decision:

Moved: Cr Tony Briffa

That the Delegated Planning Committee resolves to:

(a) Maintain its position of refusal to the application and amend its statement of grounds in relation to the upcoming hearing in respect to Planning Application PA1942049 (VCAT Reference No: P894/2020) for construction of six dwellings at 281 Queen Street, Altona based on the following grounds:

1. The proposal does not meet local planning policy, particularly Council's residential objectives at Clause 21.06-1 (Built Environment) and the Hobsons Bay South Neighbourhood Character Policy at Clause 22.09 of the Hobsons Bay Planning Scheme.
2. The proposal does not meet the purpose of Clause 32.08 (General Residential Zone) particularly in relation to neighbourhood character.
3. The proposed development does not comply with the provisions of Clause 52.06 (car parking) of the Hobsons Bay Planning Scheme with regards to the siting of the vehicle accessways and dominance of car parking facilities.
4. The proposal does not meet the following objectives of Clause 55 (two or more dwellings on a lot) of the Hobsons Bay Planning Scheme:
 - Neighbourhood Character
 - Integration with the street
 - Energy efficiency
 - Landscaping.
 - Access
 - Overlooking

- Daylight to new windows
- Design detail
- Front fences

Seconded: Cr Kellander

Motion: Carried Unanimously

Meeting closed: 7:56 p.m.

Confirmation of the Minutes:

Cr. Jonathon Marsden

Date 24/02/2021

A handwritten signature in black ink, appearing to read "Jonathon Marsden". The script is cursive and somewhat fluid.

Cr. Tony Briffa

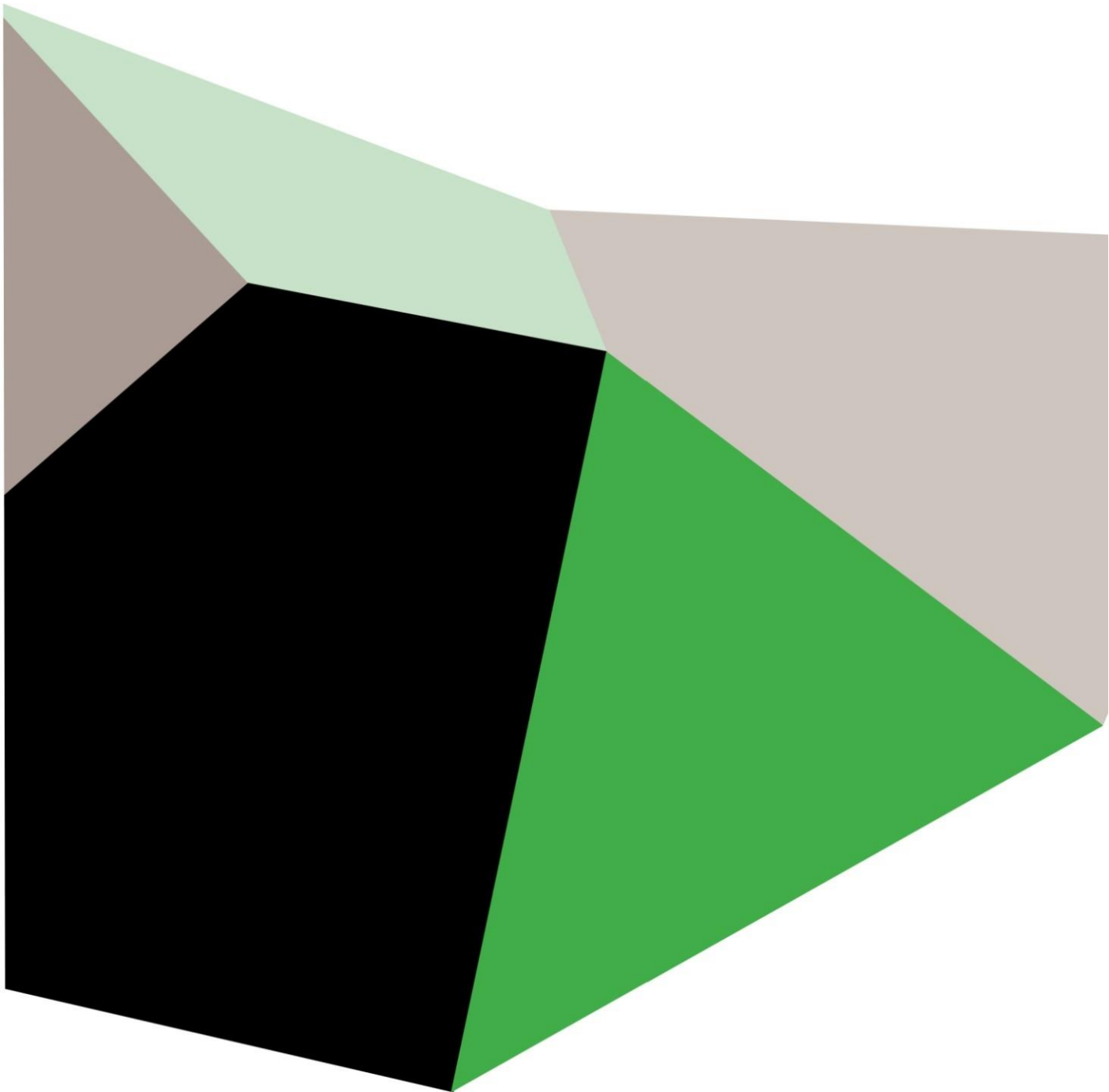
Date 24/02/2021

A handwritten signature in black ink, appearing to be a stylized "TB". The signature is enclosed within a large, hand-drawn oval.

Cr. Daria Kellander

Date 24/02/2021

A handwritten signature in black ink, appearing to be a stylized "DK". The signature consists of several sharp, angular strokes.



HOBSONS BAY CITY COUNCIL

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