



Delegated Planning Committee Meeting Minutes

Tuesday 30 November 2021
Commencing at 6pm

Council Chamber
Hobsons Bay Civic Centre
115 Civic Parade, Altona

**HOBSONS
BAY CITY
COUNCIL**



COUNCIL CHAMBER

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

Acknowledgment of Country

Council acknowledges the Bunurong People of the Kulin Nation as the Traditional Owners of these municipal lands and waterways, and pay our respects to Elders past, present and emerging.

Minutes of Delegated Planning Committee held on
Tuesday 30 November 2021 at 6pm
Held online via Zoom

PRESENT

| | | |
|--------------|--------------------------|--|
| Chairperson: | Cr. Pamela Sutton-Legaud | Strand Ward |
| Councillors: | Cr. Jonathon Marsden | Strand Ward |
| | Cr. Daria Kellander | Cherry Lake Ward |
| Officers: | Mr. Arthur Vatzakis | Manager Planning, Building and Health Services |
| | Miss Daniella Raso | Senior Urban Planner |

a) **Apologies**

None

b) **Disclosure of a Conflict of Interest**

In accordance with section 130 of the Local Government Act 2020, a Councillor must disclose a conflict of interest 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**

Item 1

Application: PA2010113

Address: 9 Fenfield St, Altona

Proposal: The construction of two or more dwellings on a lot under clause 32.08-6 (two dwellings) in accordance with the endorsed plans

Meeting Commenced: 6.00pm

Introduction: Cr Sutton-Legaud

Apologies: None

Conflict of Interest: Nil

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

Objectors Concerns:

- Michelle Stirling and Glen Dymott addressed the Committee.
- Aaron van Winden addressed the Committee.

Applicant's Response:

- Chris Pippo of The North Planning addressed the Committee.

Cr Daria Kellander proposed an adjournment to consider the decision.

Seconded by Cr Marsden.

Meeting Adjourned: 6:24pm by Cr Sutton-Legaud

Meeting Resumed: 6:37pm

Delegated Planning Committee Decision:

Cr Marsden moved that the Delegated Planning Committee resolves to:

Issue a Notice of Refusal to Grant a Planning Permit in respect to Planning Application PA210113 at 9 Fenfield Street, Altona for the construction of two dwellings on the following grounds:

1. The proposal does not meet state planning policy, particularly Clause 15 (Built Environment) and Clause 16.01 (Residential Development).
2. The proposal does not meet local planning policy, particularly Council's residential objectives at Clause 21.06-1 (Built environment), Clause 21.07 (Housing) and the

Hobsons Bay South (Precinct 7) Neighbourhood Character Policy at Clause 22.09 of the Hobsons Bay Planning Scheme.

3. The proposal does not meet the purpose of Clause 32.08 (General Residential Zone).
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.
 - Street Setback.

Seconded: Cr Kellander

Cr Marsden spoke to the motion.
Cr Kellander spoke to the motion.
Cr Marsden closed the debate.

Motion: Carried

For: Cr Marsden and Cr Kellander

Against: Cr Sutton-Legaud

Item 2

Application: PA2048405

Address: 1/239 Esplanade, Altona

Proposal:

- The construction of one dwelling on a lot under clause 32.08-5 (General Residential Zone);
- The construction of building and carrying out of works under clause 43.02-2 (Design and Development Overlay);
- Reduction of the statutory car parking provisions of Clause 52.06-5 (waiver of second car space)

in accordance with the endorsed plans

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

Objectors Concerns:

- Patricia Stocca addressed the Committee.
- Stephanie Canaquali addressed the Committee.

Applicant's Response:

- Sam Battiato of Creative Design Studio addressed the Committee.
- James Scarlet addressed the Committee.

Objectors Concerns:

- Catherine Kavanagh addressed the Committee.

Cr Marsden proposed an adjournment to consider the decision.

Seconded by Cr Kellander

Meeting Adjourned: 7.34 by Cr Sutton-Legaud

Meeting Resumed: 7.50pm

Delegated Planning Committee Decision:

Cr Kellander moved that the Delegated Planning Committee resolves to:

Issue a Notice of Refusal to Grant a Planning Permit in respect to Planning Application PA2048405 at 1/239 Esplanade, Altona for

- The construction of one dwelling on a lot under clause 32.08-5 (General Residential Zone);
- The construction of a building and carrying out of works under clause 43.02-2 (Design and Development Overlay);
- Reduction of the statutory car parking provisions of Clause 52.06-5 (waiver of second car space)

on the following grounds:

1. The proposal does not meet state planning policy, particularly Clause 15.01 (Built Environment), Clause 16.01 (Residential Development and Clause 18.02-4S (Car Parking).
2. The proposal does not meet local planning policy, particularly Council's residential objectives at Clause 21.06-1 (Built environment), Clause 21.07 (Housing) and the Hobsons Bay South (Precinct 8) Neighbourhood Character Policy at Clause 22.09 of the Hobsons Bay Planning Scheme.
3. The proposal does not meet the purpose of Clause 32.08 (General Residential Zone).
4. The proposal does not meet the purpose of Clause 43.02 (Design and Development Overlay).
5. The proposed development does not comply with the provisions of Clause 52.06 (car parking) of the Hobsons Bay Planning Scheme.
6. The proposal does not meet the following objectives of Clause 54 (construction of a dwelling on a lot under 500 square metres) of the Hobsons Bay Planning Scheme:
 - Neighbourhood Character.
 - Site Coverage.

- Permeability.
- Walls on Boundaries.

Seconded: Cr Marsden

Cr Kellander spoke to the motion.
Cr Marsden spoke to the motion.

Motion: Carried

For: Cr Marsden, Cr Kellander and Cr Sutton-Legaud

Against: None

Meeting Concluded: 7.56 pm

Confirmation of the Minutes:

Cr. Pamela Sutton-Legaud

A handwritten signature in black ink, appearing to read "Pamela Sutton-Legaud". The signature is fluid and cursive, with a large loop at the end.

Date 01/12/2021

Cr. Jonathon Marsden

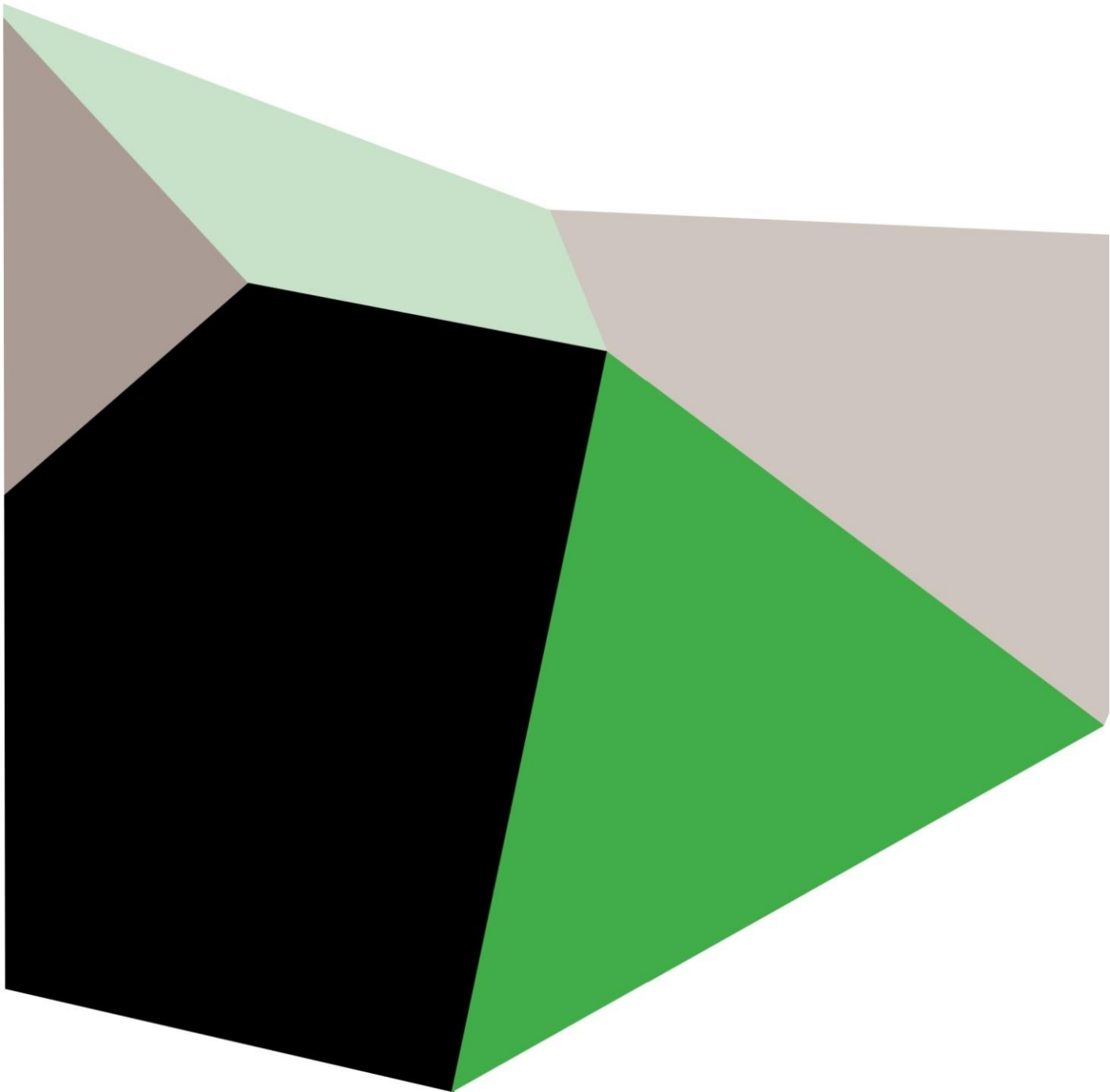
A handwritten signature in black ink, appearing to read "Jonathon Marsden". The signature is cursive and somewhat stylized.

Date 01/12/2021

Cr. Daria Kellander

A handwritten signature in black ink, appearing to be the initials "DK" or a similar stylized representation of the name "Daria Kellander".

Date 01/12/2021



HOBSONS BAY CITY COUNCIL

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