



Special Planning Committee Meeting Minutes

Tuesday 25 February 2020
Commencing at 6pm

HOBSONS BAY CITY COUNCIL

Special Planning Committee Meeting Minutes

25 February 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. Sandra Wilson Cherry Lake Ward

Cr. Angela Altair Strand Ward

Minutes of Special Planning Committee held on
Tuesday 24 September 2019 at 6pm
in the Council Chamber, Hobsons Bay Civic Centre,
115 Civic Parade, Altona

PRESENT

Chairperson:	Cr Jonathon Marsden	Strand Ward
Councillors:	Cr Sandra Wilson	Cherry Lake Ward
	Cr Angela Altair	Strand Ward
Officers:	Mr. Ben Hynes	Acting Manager Planning, Building and Health Services
	Mr. Mark Tenner	Team Leader Town Planning

a) **Apologies**

None

b) **Disclosure of Interests**

In accordance with Sections 77A, 77B, 78 and 79 of the *Local Government Act 1989* Councillors are required to disclose a "conflict of interest" in a decision if they would receive, or could be reasonably perceived as receiving a direct or indirect financial or non-financial benefit or detriment (other than as a voter, resident or ratepayer) from the decision.

In accordance with Section 79B of the *Local Government Act 1989* Councillors who consider that they have a personal interest that is in conflict with their public duty in relation to a matter may, if they do not have a conflict of interest as described above, apply to the Council to be exempted from voting on the matter.

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

Nil.

c) **Business**

Application: PA1840558

Address: 189 Melbourne Road, Williamstown

Proposal: Demolition of the existing dwelling and construction of two double storey dwellings with a basement carpark in accordance with the endorsed plans

Meeting Commenced: 6.05pm

Introduction: Cr Jonathon Marsden

Conflict of Interest: Nil

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

Objectors Concerns:

- It was acknowledge that considerable changes have been made to the design since the original four dwelling development, however there are still concerns
- The development will affect the dining, kitchen and living room north facing windows of the dwelling at 187A Melbourne Road
- The shadow diagrams submitted are for September only, and do not include winter shadows. The small courtyard of 187A Melbourne Road will be used in both summer and winter so winter shadows should be provided
- The basement will affect the structural integrity of the adjoining dwellings and adjoining trees
- Concerns about the ability to enforce occupants to use the basement for parking instead of parking on the street
- Water table analysis required for the construction of the basement
- It is up to the relevant Building Surveyor to assess and issue protection of works notices, however given the surveyor is appointed by the owner, an impartial consideration of this issue will not occur
- Concerns about the automatic garage doors and gates causing noise issues to the adjoining residents.

Applicant's Response:

- The development was changed to two dwellings in response to neighbour's concerns.
- The development complies with overshadowing requirements of the Planning Scheme and there are no walls on boundaries. All first floor setbacks are also in accordance with the setbacks in the Planning Scheme.
- The development complies with the north facing windows objective of the Planning Scheme
- Overlooking is not a concern as all first floor widows have minimum 1.7 metre high window sills from floor level and boundary fences will stop overlooking at ground floor
- The basement was proposed in response to the client's requirements and complies with all traffic and car parking requirements
- In response to heritage requirements, the first floor was setback further and the

ground floor roof form was increased to conceal the first floor form.

Special Planning Committee Decision:

Moved: Cr Sandra Wilson

That the Special Planning Committee resolves to:


Issue a Notice of Decision to Grant a Planning Permit in respect to Planning Application PA1840558 at 189 Melbourne Road, Williamstown for demolition of the existing dwelling and construction of two double storey dwellings with a basement carpark in accordance with the endorsed plans, subject the conditions contained in the Draft Notice of Decision in Appendix 2 of the Special Planning Committee Agenda.

Seconded: Cr Jonathon Marsden

Motion: Carried Unanimously

Meeting Concluded: 7.00pm

Confirmation of the Minutes:



Cr. Jonathon Marsden

3/3/2020 .

Date



Cr. Sandra Wilson

3/3/2020

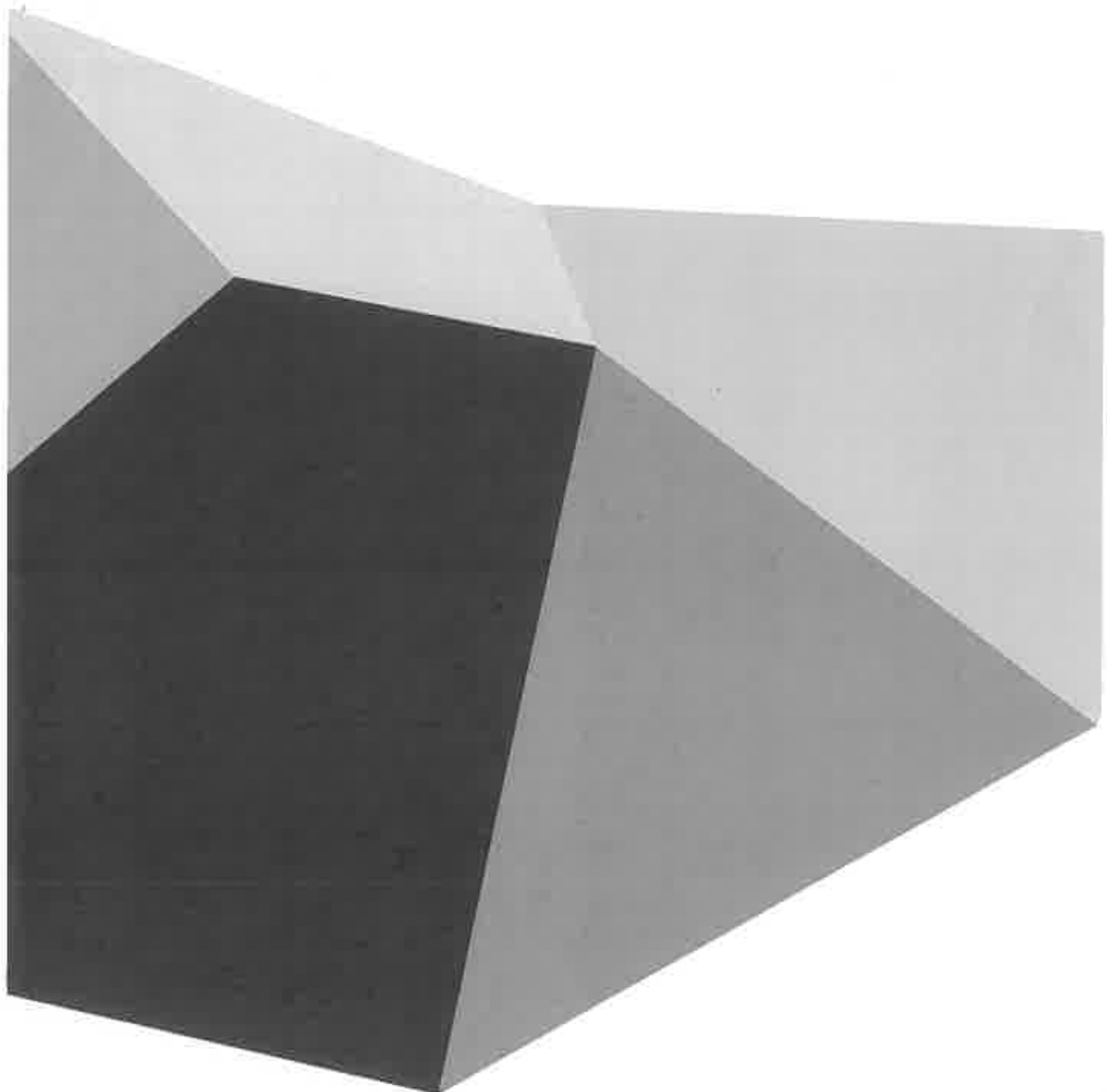
Date



Cr. Angela Altair

17/03/2020

Date



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