



Special Planning Committee Meeting Minutes

25 June 2020

Commencing at 6pm

Council Chamber
Hobsons Bay Civic Centre
115 Civic Parade, Altona

**HOBSONS
BAY CITY
COUNCIL**



HOBSONS BAY CITY COUNCIL

Special Planning Committee Meeting Minutes

25 June 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. Sandra Wilson

Cherry Lake Ward

Councillors:

Cr. Jonathon Marsden

Strand Ward

Cr. Michael Grech

Wetlands Ward

Minutes of Special Planning Committee held on
Tuesday 25 June 2020 at 6pm
in the Council Chamber, Hobsons Bay Civic Centre,
115 Civic Parade, Altona

PRESENT

| | | |
|--------------|----------------------|---|
| Chairperson: | Cr Sandra Wilson | Wetlands Ward |
| Councillors: | Cr. Jonathon Marsden | Strand Ward |
| | Cr. Michael Grech | Wetlands Ward |
| Officers: | Mr. Ben Hynes | Acting Manager Planning, Building and Health Services |
| | Ms. Rhiannon Wright | Senior Urban Planner |

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: PA1944706
Address: 48 Maher Rd Laverton
Proposal: The construction of three dwellings (two double storey and one single storey) on a lot under Clause 32.08-6

Meeting Commenced: 6:05pm

Introduction: Cr Sandra Wilson

Conflict of Interest: Nil

Officer's Presentation: Rhiannon Wright gave a brief overview of the application and the recommendation.

Objector's Submissions:

- The proposal is an overdevelopment of the site, clearly shown by the Dwelling 2 and Dwelling 3 internal layout as they are impractically small and will not be liveable.
- The Dwelling 2 garage wall located on the boundary has been reduced to 1.8 metres in height, resulting in the internal wall height being 1.3 metres making the space insufficient to park a vehicle.
- There is no landscaping along the full length of the driveway.
- The turning circle for Dwelling 3 does not allow vehicles to exit the site in a forward direction, causing safety issues. This is particularly relevant given the high pedestrian traffic due to the site's proximity to the railway station.
- Dwelling 1 and 2 have no upper level separation, this is not in character with the existing streetscape. There is also no lower level roof form for these dwellings.
- The development unreasonably impacts adjoining secluded private open space due to overshadowing.
- The zone is proposed to be Residential Growth Zone, the proposal will not fit into the proposed zone.
- The proposal is in contrast to much of the neighbourhood character of the area, there are more tasteful developments that are occurring elsewhere.

Applicant's Response:

- The original application was submitted in 2018, however it was determined to withdraw the application because of proposed zoning changes.
- The plans have been referred to Council's traffic Team and other internal departments
- The proposal complies with all elements of Clause 55 of the Hobsons bay Planning Scheme
- The reason why the dwellings are smaller is to allow a different type of housing. It would be preferred if the dwellings were larger however this is not possible given the need to comply with Clause 55.
- If the applicant was to wait until next year, then it would be able to be a different type of development, however the owner has proposed a more subdued development under the current zoning.

Special Planning Committee Decision:

Moved: Cr Jonathan Marsden

That the Special Planning Committee resolves to:


Issue a Notice of Decision to Grant a Planning Permit for the construction of three dwellings (two double storey and one single storey) on a lot under Clause 32.08-6 in accordance with the endorsed plans subject to the conditions contained in the Draft Notice of Decision contained in the officer's report

Seconded: Cr Michael Grech

Motion: Carried Unanimously

Meeting closed: 6:43pm

Confirmation of the Minutes:



Cr. Sandra Wilson

Date 08/09/2020



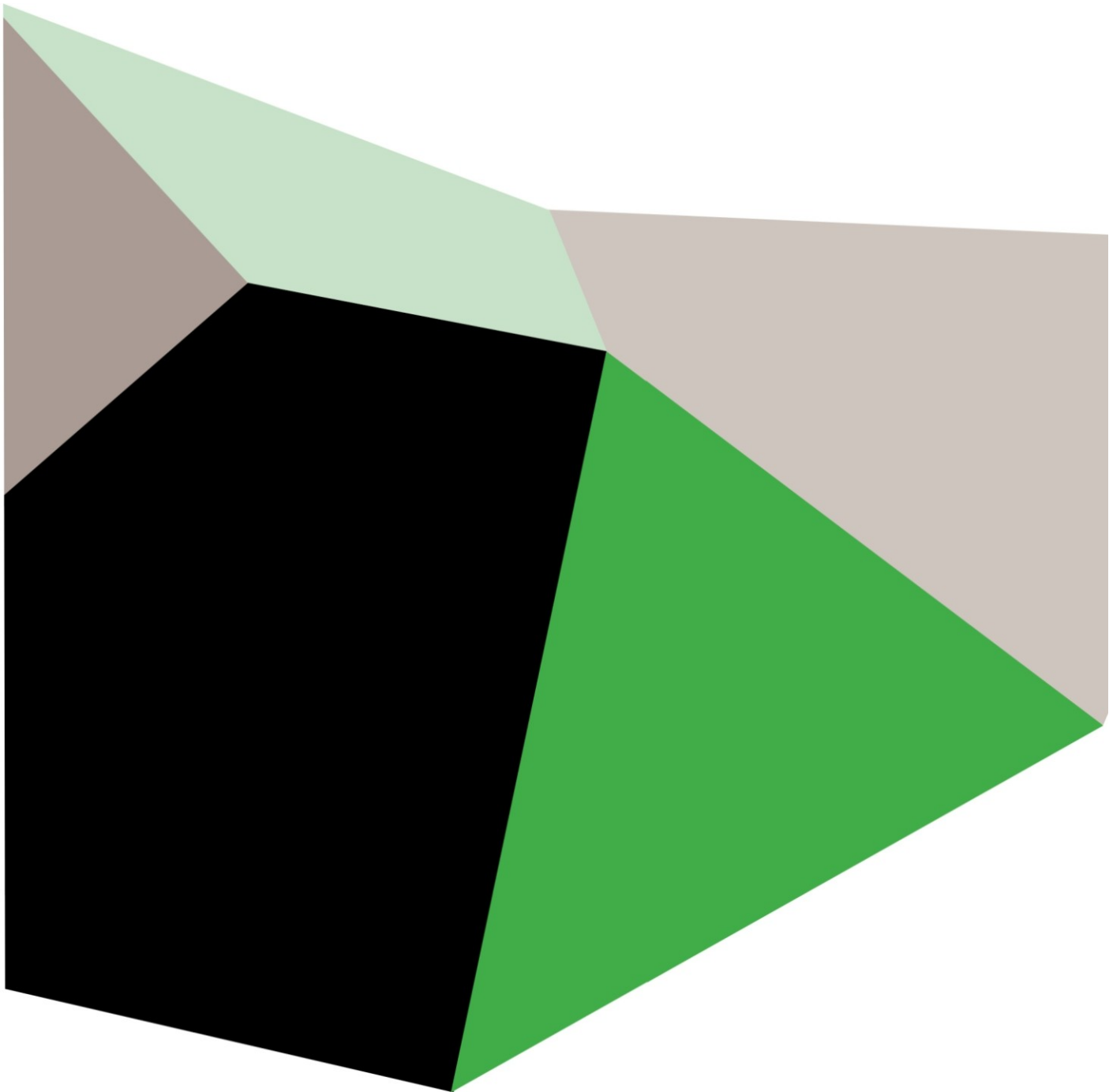
Cr. Jonathon Marsden

Date 08/09/2020



Cr. Michael Grech

Date 08/09/2020



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