



# Special Planning Committee Meeting Minutes

28 July 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

28 July 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. Peter Hemphill

Strand Ward

### **Councillors:**

Cr. Jonathon Marsden

Strand Ward

Cr. Michael Grech

Wetlands Ward

**Minutes of Special Planning Committee held on**  
**Tuesday 28 July 2020 at 6pm**  
**in the Council Chamber, Hobsons Bay Civic Centre,**  
**115 Civic Parade, Altona**

**PRESENT**

Chairperson:	Cr Peter Hemphill	Strand Ward
Councillors:	Cr. Jonathon Marsden	Strand Ward
	Cr. Michael Grech	Wetlands Ward
Officers:	Mr. Ben Hynes	Acting Manager Planning, Building and Health Services
	Mr. Andrew Thompson	Urban Planner

a) **Apologies**

Mr. Andrew Thompson

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: PA1944517  
Address: 18 Bunting Court, Altona North  
Proposal: Construction of two semi-attached double-storey dwellings in accordance with the endorsed plans.

**Meeting Commenced:** 6:05pm

**Introduction:** Cr Peter Hemphill

**Conflict of Interest:** Nil

**Officer's Presentation:** Ben Hynes gave a brief overview of the application and the recommendation.

#### **Objector's Submissions:**

- The neighbour's property is being hemmed in, with additional double storey dwellings in two sides of their property
- Clause 22.08 states that the architectural style is predominantly single storey brick and tile dwellings, which is contrary to the proposed
- Clause 55 of the Planning Scheme highlights that the development must respect the preferred or existing neighbourhood character of the area. The character of the area is single storey, if double storey form is continued to be allowed, the character of the area will be destroyed
- The proposed two crossovers are inconsistent with the character study
- The proposal will block light to neighbouring kid's bedroom
- There are issues with the planning report, referring to different proposals and locations
- Noise and dust issues associated with the construction of the development
- Other locations are better suited for this type of development.
- Considering there are numerous objections to this proposal, the development should be refused, or otherwise a more appropriate response such as a single storey development

#### **Applicant's Response:**

- Asbestos is not a planning requirement, any asbestos found will be disposed of appropriately
- The development is setback off all side boundaries including the rear
- Given the front width of the allotment, the proposal can sustain two crossovers
- The units are located towards the front and not the back
- The site can have a single double storey dwelling on the site with no consideration of planning requirements.
- The shadows are casting over the roof of the neighbour's dwelling.
- All first-floor windows are fixed and obscured 1.7m above finished floor level to eliminate overlooking.

**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 PA1944517 for the construction of two semi-attached double-storey dwellings in accordance with the endorsed plans subject to the conditions contained in the Draft Notice of Decision contained in appendix 2

**Seconded:** Cr Michael Grech

**Motion:** Carried Unanimously

**Meeting closed:** 6:43pm

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**Confirmation of the Minutes:**



**Cr. Peter Hemphill**

**Date** 08/09/2020



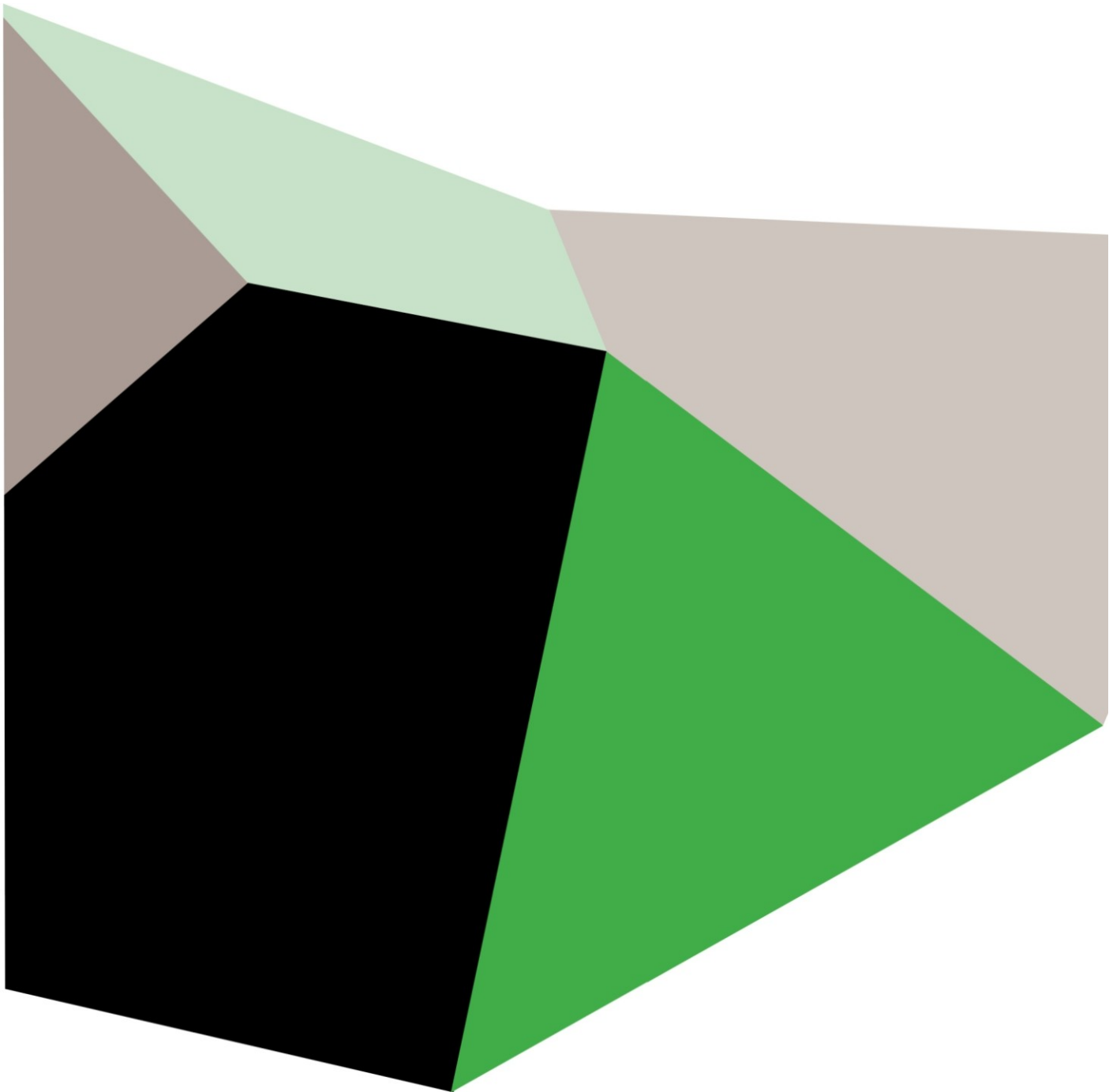
**Cr. Jonathon Marsden**

**Date** 08/09/2020



**Cr. Michael Grech**

**Date** 08/09/2020



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**HOBSONS BAY CITY COUNCIL**

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