

# Delegated Planning Committee Meeting Minutes

Tuesday 28 November 2023  
Commencing at 5pm

COUNCIL CHAMBER

Held online via Zoom

**HOBSONS**  
BAY CITY  
COUNCIL



# **HOBSONS BAY CITY COUNCIL**

Delegated Planning Committee Meeting Minutes

28 November 2023

## **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 28 November 2023 at 5pm**

**Held online via Zoom**

**PRESENT**

Chairperson: Cr. Peter Hemphill Strand Ward

Councillors: Cr. Jonathon Marsden Strand Ward

Deputy Mayor Cr. Pamela Sutton-Legaud Strand Ward

Officers:

Arthur Vatzakis	Manager Planning, Building and Health Services
Jason Mayall	Senior Planner
Matthew Campbell	Team Leader Town Planning
David De Thomasis	Coordinator Planning Operations

**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: PA230894

Address: 183 & 185 Melbourne Rd, Williamstown

Proposal: Use and development of a childcare centre, alteration of access to a road in a Transport Zone 2 and demolition of all buildings on site in accordance with the endorsed plans

**Meeting Commenced:** 5.05pm

**Introduction:** Cr Hemphill

**Apologies:** None

**Conflict of Interest:** Nil

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

**Objectors Concerns:**

- Michelle Harris addressed the Committee.
- Ashleigh Robinson addressed the Committee.

**Applicant's Response:**

- Nick Touzeau of Planning Property Partners addressed the Committee.

Cr Hemphill proposed an adjournment to consider the decision.

**Meeting Adjourned:** 5:49pm by Cr Hemphill.

Cr Hemphill moved to resume the meeting.

**Meeting Resumed:** 6:17pm

**Delegated Planning Committee Decision:**

Cr Marsden moved that the Delegated Planning Committee resolves to:

1. Issue a Notice of Refusal to Grant a Planning Permit in respect to Planning Application PA230894 at 183 & 185 Melbourne Rd, Williamstown for the Use and development of a childcare centre, alteration of access to a road in a Transport Zone 2 and demolition of all buildings on site on the following grounds:

1. *The proposal is inconsistent with the Planning Policy Framework, including:*
  - *Clause 13.05-1S (Noise management)*
  - *Clause 13.07-1S (Land use compatibility)*
2. *The proposal is inconsistent with Clause 32.09 (Neighbourhood Residential Zone).*
3. *The proposal is inconsistent with Clause 52.06 (Car Parking).*
4. *The proposal is inconsistent with Clause 52.29 (Land Adjacent to the Principal Road Network).*

2. Delegate the authority to settle any matter before the Victorian Civil and Administrative Tribunal (VCAT) which may arise to the Council's Manager Planning, Building and Health.

**Seconded:** Cr Sutton-Legaud

**Motion:** Carried

**For:** Unanimous

**Against:** None

**Item 2**

Application: PA230666

Address: 870 Kororoit Creek Road, Altona North

Proposal: Buildings and Works for the Development of Warehouses, Reduction of the Associated Car Parking Requirement, Removal of Native Vegetation, Display of Signage and Creation of Access to a Road in a Transport Zone 2.

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

**Objectors Concerns:**

- No objectors addressed the committee.

**Applicant's Response:**

- Heidi Duncan of Tract addressed the Committee.

Cr Hemphill proposed an adjournment to consider the decision.

**Meeting Adjourned:** 6:39pm by Cr Hemphill.

Cr Hemphill moved to resume the meeting.

**Meeting Resumed:** 6:45pm

**Delegated Planning Committee Decision:**

Cr Sutton-Legaud moved that the Delegated Planning Committee resolves to:

1. Issue a Notice of Decision to Grant a Planning Permit in respect to Planning Application PA230666 at 870 Kororoit Creek Rd Altona North VIC 3025 for Buildings and Works for the Development of Warehouses, Reduction of the Associated Car Parking Requirement, Removal of Native Vegetation, Display of Signage and Creation of Access to a Road in a Transport Zone 2, subject the conditions contained in the Draft Notice of Decision in Appendix 2 of the Agenda.
2. Delegate the authority to settle any matter before the Victorian Civil and Administrative Tribunal (VCAT) which may arise to the Council's Manager Planning, Building and Health.

**Seconded:** Cr Marsden

**Motion:** Carried

**For:** Unanimous

**Against:** N/A

**Meeting Concluded:** 6.47 pm

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**Confirmation of the Minutes:**



**Cr Sutton-Legaud**

**Date 05/12/2023**



**Cr Marsden**

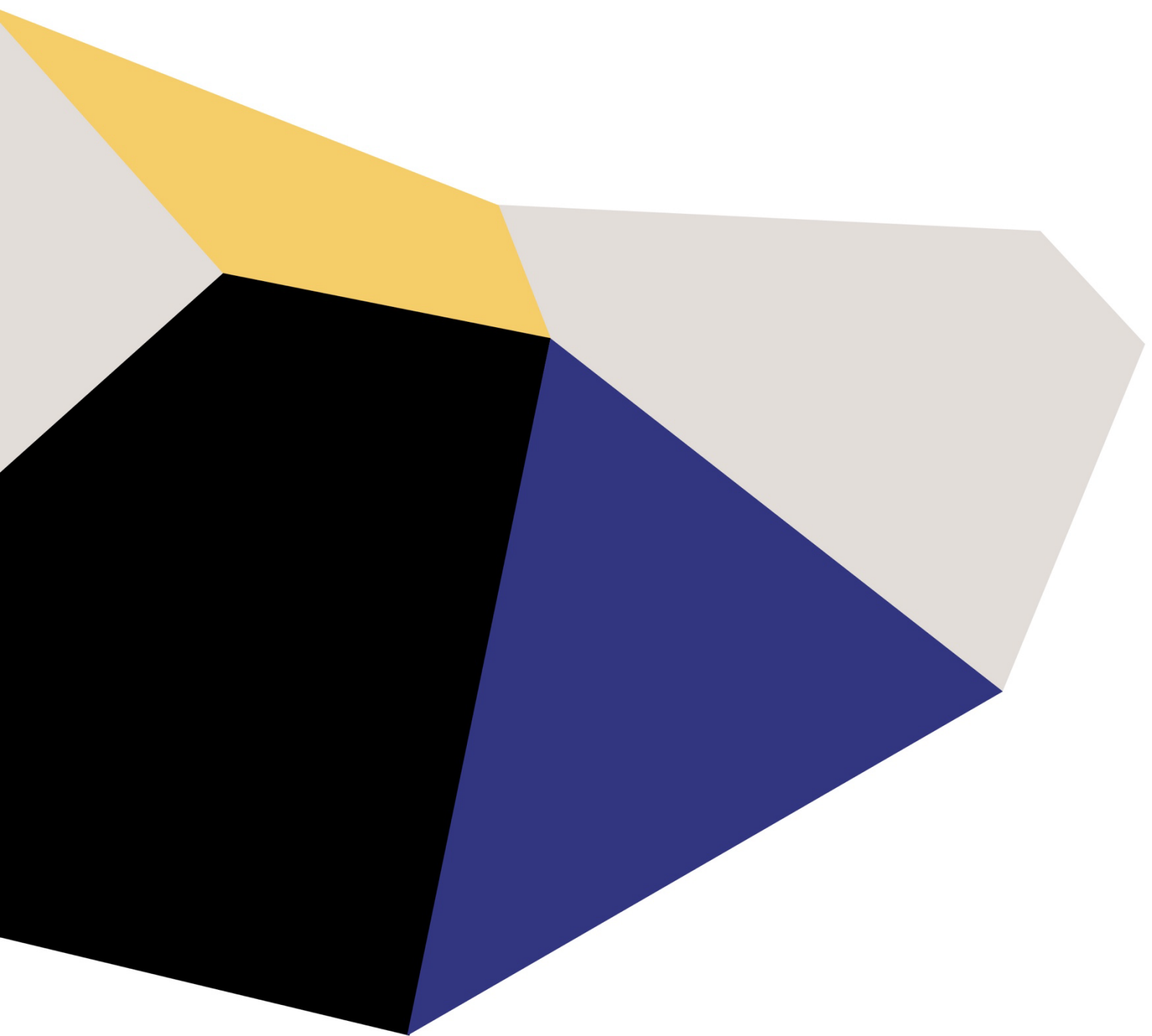
**Date 05/12/2023**



**Cr Hemphill**

**Date 05/12/2023**





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**HOBSONS BAY CITY COUNCIL**

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