



**ORDINARY COUNCIL (TOWN PLANNING) MEETING OF  
THE HUME CITY COUNCIL**

**MONDAY, 27 FEBRUARY 2017**

**CONFIRMED - 14 MARCH 2017**



# HUME CITY COUNCIL

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**Minutes** of the  
**ORDINARY COUNCIL (TOWN PLANNING) MEETING OF THE HUME CITY COUNCIL**  
held on Monday, 27 February 2017  
**at 7.03 PM**  
at the Council Chamber, Hume Global Learning Centre, Broadmeadows

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To: a: Council	Cr Drew Jessop Cr Ann Potter Cr Joseph Haweil Cr Jodi Jackson Cr Carly Moore Cr Leigh Johnson Cr Jack Medcraft Cr Naim Kurt Cr Geoff Porter Cr Karen Sherry Cr Jana Taylor	Mayor Deputy Mayor
b: Officers	Mr Domenic Isola Mr Peter Waite Mr Daryl Whitfort Ms Margarita Caddick Mr Kelvin Walsh Ms Kylie Ezzy  Ms Bernadette Thomas Mr Bruce Fordham Mr John Monaghan  Mr David Fricke Mr Michael Sharp Ms Kirsty Miller  Mr Hector Gaston Mr Fadi Srour  Ms Sintiya Khananishoo Mr Gavan O'Keefe Mr Brad Mathieson	Chief Executive Officer Director Sustainable Infrastructure and Services Director Corporate Services Director Community Services Director Planning and Development Director Communications, Engagement and Advocacy Manager Sustainable Environment Manager Leisure Centres & Sports Manager Capital Works And Building Maintenance Manager Assets Manager Strategic Planning Manager Statutory Planning And Building Control Services Manager Health And Community Wellbeing Manager Property Finance and Property Development External Communications Advisor (media) Manager Governance Governance Support Officer

## Requests to Record Proceedings

The Mayor advised Councillors that he had received a request to make an audio recording of the meeting. The Mayor asked Councillors if there were any objections to the granting of consent to the request to record proceedings. No Councillors declared any objection to the request. The approval was granted.

## Gallery Behaviour

The Mayor reminded the gallery that Council's Code of Meeting Procedures requires the gallery to be silent at all times, and that members of the gallery must not interject or take part in the debate. Any person who is called to order, may be asked to leave the Chamber. The Mayor advised that notwithstanding this, he will invite members of the gallery to speak, for up to two minutes either in support of or against an officer's recommendation.

**ORDER OF BUSINESS****1. PRAYER**

Almighty God, we humbly beseech Thee to vouchsafe Thy blessing upon this Council. Direct and prosper its deliberations to the advancement of Thy glory and the true welfare of the people of the Hume City.

Amen

**2. APOLOGIES**

Nil

**3. DISCLOSURE OF INTEREST**

The Mayor drew Councillors' attention to the provisions of the Local Government Act 1989 in relation to the disclosure of conflicts of interests. Councillors are required to disclose any conflict of interest immediately before consideration or discussion of the relevant item. Councillors are then required to leave the Chamber during discussion and not vote on the relevant item.

Cr Ann Potter, declared a direct interest by way of close association in Confidential Item COGE118.

Cr Jack Medcraft, declared an indirect interest by way of indirect financial interest in Confidential Item COGE118.

**LATE REPORT**

The Mayor advised members of the gallery that a late report had been presented for inclusion in the officer's reports section of the Agenda.

**Moved** Cr Naim Kurt, **Seconded** Cr Joseph Haweil

**That Report No. SU199 - 94-96 Horne Street, Sunbury- The Use and Development of a Service Station, Display Of Advertising Signage and Variation of the Requirements of Clause 52.12 of the Hume Planning Scheme, be accepted as a late report.**

**CARRIED**

**4. OFFICER'S REPORTS****Reports Identified as Requiring Individual Discussion**

Report No.	Report	Page in Agenda
HE050	Health and Wellbeing Plan 2013-2017: Year 3 Annual Report	4

**Moved** Cr Karen Sherry, **Seconded** Cr Joseph Haweil

**That Council**

**2.1 notes the outcomes of the Year 3 Action Plan of the *Health and Wellbeing Plan 2013-2017*.**

**2.2 notes future steps for Year 4 Action Plan and Hume Health and Wellbeing Plan 2017-2021 development.**

**CARRIED**

Report No.	Report	Page in Agenda
HE051	John McMahon Recreation Reserve Master Plan	20

Ms Sarah Johnston and Ms Karen Wallace addressed Council regarding the Officer's recommendation.

**Moved** Cr Jack Medcraft, **Seconded** Cr Leigh Johnson

- 2.1 That Council adopt the Master Plan for John McMahon Reserve.
- 2.2 That the proposed works contained within the Master Plan be referred to the Capital Works program.

**CARRIED**

Report No.	Report	Page in Agenda
HE052	Willowbrook Reserve Master Plan	31

**Moved** Cr Geoff Porter, **Seconded** Cr Jana Taylor

- 2.1 That Council adopt the Master Plan for Willowbrook Reserve.
- 2.2 That the funding of project works for the Willowbrook Master Plan be referred to the Capital Works Program.

Councillor Joseph Haweil left the meeting after the motion was moved on item *HE052 - Willowbrook Reserve Master Plan*, the time being 7:26pm.

Councillor Joseph Haweil returned to the meeting during discussion and prior to the vote on item *HE052 - Willowbrook Reserve Master Plan*, the time being 7:29pm.

**CARRIED**

Report No.	Report	Page in Agenda
CC048	2017 Broadmeadows Street Festival - Community Grants	42

**Moved** Cr Naim Kurt, **Seconded** Cr Karen Sherry

**That that Council:**

- 2.1 Approves an allocation of \$21,010 to 16 community groups (as detailed below) as part of the 2017 Broadmeadows Street Festival community grants scheme.
- 2.2 Approves the remaining funds not expended under the grants scheme (\$3,990) to be reallocated to delivering other activities at the Broadmeadows Street Festival such as free children's activities and hiring entertainers (not eligible for grants under the scheme).

	Group Name	Activity Details	Request	Allocation	Final Amount
1	All Saints	Multicultural food stall and performance	\$2,500	50%	\$1,250
2	Art Enrichment	Performance and workshops from Craigieburn Youth Theatre Group.	\$2,500	60%	\$1,500

3	Assyrian Assemble of God (AOG) Church	Traditional Assyrian cooking demonstrations	\$2,000	50%	\$1,000
4	Chaldean League of Victoria Inc.	Band and folk dancing group	\$2,200	50%	\$1,100
5	Clan Analogue	Jam sessions with local performers to create a new music experience and live video streaming	\$1,800	70%	\$1,260
6	Elusive Arts	Art prints of contemporary and ancient art mixed with poetry of love given away to attendees	\$2,500	80%	\$2,000
7	Greek and Cypriot Social/Welfare Centre	Traditional Greek performance	\$1,500	50%	\$750
8	Hmong Australia Festival Inc.	A Hmong cultural exhibition display featuring a handicraft display; a cultural dance performance from members of the Hmong community; a food stall where visitors can learn about and taste authentic Hmong food.	\$2,500	60%	\$1,500
9	Kerala Hindu Society	Musical / dance performance with over 30 participants and based on Kerala (Indian style dance).	\$2,500	60%	\$1,500
10	Melbourne Solidarity Inc.	Coffee and cakes and a performance to educate on a range of traditional instruments	\$2,350	70%	\$1,645

11	Northern Turkish Family Ass	Music performance, multicultural cooking and exhibitions	\$2,500	50%	\$1,250
12	Okyanusya Theatre and Cultural Activities Group	The 7Seas group performance with Turkish and English music	\$2,370	60%	\$1,425
13	Pacmania	Performances including roving, stage and busking style. And music will range from traditional percussion rabab, and electronic loops.	\$2,500	80%	\$2,000
14	Foundling Archive	An oral historic exhibition with recorded interviews becoming part of the project	\$2,200	50%	\$1,100
15	The Gurukul Inc.	Indian dance and singing performance	\$2,500	50%	\$1,250
16	THE – HE Vietnamese Language Centre	Lantern making workshops for children including a parade	\$800	60%	\$480
					<b>TOTAL: \$21,010</b>

CARRIED

<b>Report No.</b>	<b>Report</b>	<b>Page in Agenda</b>
<b>SU191</b>	<b>5 Metelman Court, Broadmeadows - development of four double storey dwellings and one single storey dwelling</b>	<b>47</b>

Mr Peter Shine addressed Council regarding the Officer's recommendation.

**Moved** Cr Geoff Porter, **Seconded** Cr Jack Medcraft

- 2.1 That Council, having considered the application on its merits and the objections received. Resolves to issue a Notice of Decision to Grant a Planning Permit for the development of four double storey dwellings and one single storey dwelling at 5 Metelman Court, Broadmeadows, subject to the following conditions:**

1. Before the development permitted by this permit commences, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans submitted but modified to show:
  - a) Landscape strip adjacent to the Dwelling 1 and 2 on the south elevation to be reduced by a minimum of 500mm to improve the accessibility to the shared double carport.
  - b) A centrally located bin storage area that has a minimum capacity to store three 240 litre waste bins and three 360 litres recycle bins.
2. The development shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.
3. Once the approved development has started, it must be continued and completed to the satisfaction of the responsible authority except with the prior consent of the responsible authority.
4. The external materials, finishes and paint colours of the approved buildings must be to the satisfaction of the responsible authority.
5. All services, including water, electricity, gas, sewerage and telephone, must be located and installed underground to the satisfaction of the responsible authority.
6. Except with the prior written consent of the responsible authority, no service equipment or architectural features other than those shown on the endorsed plans are permitted above the roof level of the buildings.
7. Before the development is occupied, the areas set aside for the parking of vehicles together with the aisles and access lanes as shown on the endorsed plans must be:
  - (a) constructed with a durable all-weather seal;
  - (b) drained to the nominated point of discharge;
  - (c) line-marked to indicate each car space and access lane;
  - (d) marked to show the direction of traffic along access lanes and driveways; and
  - (e) provided with concrete kerbs or other barriers to prevent direct vehicle access to an adjoining road other than by a vehicle crossing, all to the satisfaction of the responsible authority.

The areas must be maintained in a useable condition to the satisfaction of the responsible authority.
8. Car spaces, access lanes and driveways shown on the endorsed plan must be kept available for these purposes at all times to the satisfaction of the responsible authority.
9. Before the development is occupied, vehicle access to and from the land from any roadway or service lane must be by way of a vehicle crossing constructed in accordance with Council's Vehicle Crossing Specifications to suit the proposed driveway(s) and the vehicles that will use the crossing(s). After obtaining a road opening permit from Council, the location, design and construction of the vehicle crossing(s) must be approved by the responsible authority.



10. Any services within the road reserve requiring relocation must be approved by the relevant service authority and carried out and completed to the satisfaction of the responsible authority.
11. Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the landscape plan will be endorsed and will then form part of the permit. The plan must be prepared by a suitably qualified person drawn to scale with dimensions and three copies must be provided. The landscaping plan must show:
  - (a) a survey (including botanical names) of all existing vegetation to be retained and/or removed;
  - (b) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary;
  - (c) details of surface finishes of pathways and driveways;
  - (d) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant;
  - (e) landscaping and planting within all open areas;
  - (f) One large canopy tree (minimum two metres tall when planted) and understorey landscaping in the site frontage and screen planting on side and rear boundaries;
  - (g) an in-ground irrigation system to all landscaped areas;
  - (h) a tree protection zone and structural root zone for each tree to be retained; and
  - (i) the location and details of root control barriers;
12. Before the use starts or the development is occupied or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
13. The landscape area(s) shown on the endorsed plan(s) must be planted and maintained to the satisfaction of the responsible authority and once landscaped must not be used for any other purpose. Maintenance must include the removal of weeds and the replacement of any dead plants in accordance with the endorsed landscape planting schedule.
14. The whole of the land, including any landscaped and paved areas, must be graded and drained to the satisfaction of the responsible authority so as to prevent the discharge of stormwater causing damage from the land across any road or footpath or onto adjoining land. All stormwater storage tanks must have the overflow pipe connected to the legal point of discharge to the satisfaction of the responsible authority.
15. Prior to occupation of the development, provision of litter control at stormwater inlet points within car park and paved areas is required. All stormwater pits to be Channel Grated or Grated as per Council's Standard Dwg SD 210/215 or SD225 respectively.
16. Stormwater from all paved area must be retained within the property and drained to the sites underground stormwater system, including pavement over the easement area.

17. Any cut or fill must not interfere with the natural overland stormwater flow.
18. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during construction.
19. This permit will expire if one of the following circumstances applies:
  - the development is not started within three years of the date of this permit; or
  - the development is not completed within six years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing:

- before or within six months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

**Permit Notes:**

1. If a request for an extension of commencement/completion dates is made out of time allowed, the responsible authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.
2. All dwellings will need to share the bins; the development will be issued with a maximum of three 240 litre waste bins and three 360 litre recycle bins.
3. Drainage investigation is required for this development (fees apply). Plans to be submitted to Council's Civil Design section for assessment. This will determine if on-site detention system, upgrading of Council's existing drainage pipes or new drainage pipes are required by the owners/developers.
4. Following the Drainage Investigation, internal drainage plans to be submitted to Council Civil Design section for approval.
5. An application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing is to be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details is to be attached to the application. Any service relocations are to the approval of the Service Authority and at the owners cost.
6. Any modifications to existing vehicle crossings require an application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing to be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details is to be attached to the application.
7. An application for Legal Point of Stormwater discharge is required to obtain approval for the connection to the legal point of discharge.
8. Any service relocations are to the approval of the service authority and at the owners cost.

9. Prior to any works being carried out within the road reserve (nature strip), an application for "Non-Utility Minor Works within the Municipal Road Reserve" must be lodged and approved by Council.
10. According to Council plans, there is a 1.83m wide easement running along the northern rear boundary. Approval is required from Council and other relevant authorities, for the garage and shed to build over the easement.

**CARRIED**

Report No.	Report	Page in Agenda
SU192	<b>6-10 Bliburg Street, Jacana - Development of nine double storey dwellings and three single storey dwellings</b>	<b>66</b>

Mr Peter Shine, Mr Alan Mostyn, Mr David Raleigh, Mr Paul Lambert and Mr Mark Mihalovic addressed Council regarding the Officer's recommendation.

**Moved** Cr Jack Medcraft, **Seconded** Cr Ann Potter

**That Council, having considered the application on its merits and the objections received, resolves to issue a Notice of Decision to Grant a Planning Permit for the development of nine double storey dwellings and three single storey dwellings at 6-10 Bliburg Street, Jacana, subject to the following conditions:**

1. Before the development permitted by this permit commences, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans submitted (Revision B, 16/09/2016) but modified to show:
  - a) Improved accessibility to the car parking spaces of Dwellings 2, 7 & 8 through the following modifications:
    - I. the width of the shared carport for dwellings 7 & 8 to be widened to 6 metres.
    - II. Delete the landscape strip directly opposite the shared carport of Dwellings 7 & 8, east of Dwelling 2.
    - III. Splay the northern corner of bedroom 2 of Dwelling 3.
2. The development shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.
3. Once the approved development has started, it must be continued and completed to the satisfaction of the responsible authority except with the prior consent of the responsible authority.
4. The external materials, finishes and paint colours of the approved buildings must be to the satisfaction of the responsible authority.
5. All services, including water, electricity, gas, sewerage and telephone, must be located and installed underground to the satisfaction of the responsible authority.

6. Except with the prior written consent of the responsible authority, no service equipment or architectural features other than those shown on the endorsed plans are permitted above the roof level of the buildings.
7. Before the development is occupied, the areas set aside for the parking of vehicles together with the aisles and access lanes as shown on the endorsed plans must be:
  - (a) constructed with a durable all-weather seal;
  - (b) drained to the nominated point of discharge;
  - (c) line-marked to indicate each car space and access lane;
  - (d) marked to show the direction of traffic along access lanes and driveways; and
  - (e) provided with concrete kerbs or other barriers to prevent direct vehicle access to an adjoining road other than by a vehicle crossing,

all to the satisfaction of the responsible authority.

Car spaces, access lanes and driveways shown on the endorsed plan must be kept available for these purposes at all times to the satisfaction of the responsible authority.

8. Before the development is occupied, vehicle access to and from the land from any roadway or service lane must be by way of a vehicle crossing constructed in accordance with Council's Vehicle Crossing Specifications to suit the proposed driveway(s) and the vehicles that will use the crossing(s). After obtaining a road opening permit from Council, the location, design and construction of the vehicle crossing(s) must be approved by the responsible authority.
9. Any services within the road reserve requiring relocation must be approved by the relevant service authority and carried out and completed to the satisfaction of the responsible authority.
10. Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the landscape plan will be endorsed and will then form part of the permit. The plan must be prepared by a suitably qualified person drawn to scale with dimensions and three copies must be provided. The landscaping plan must show:
  - (a) a survey (including botanical names) of all existing vegetation to be retained and/or removed;
  - (b) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary;
  - (c) details of surface finishes of pathways and driveways;
  - (d) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant;
  - (e) landscaping and planting within all open areas;
  - (f) One large canopy tree (minimum two metres tall when planted) and understorey landscaping in the site frontage and screen planting on side and rear boundaries;
  - (g) an in-ground irrigation system to all landscaped areas;

- (h) a tree protection zone and structural root zone for each tree to be retained; and
  - (i) the location and details of root control barriers;
11. Before the use starts or the development is occupied or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
  12. The landscape area(s) shown on the endorsed plan(s) must be planted and maintained to the satisfaction of the responsible authority and once landscaped must not be used for any other purpose. Maintenance must include the removal of weeds and the replacement of any dead plants in accordance with the endorsed landscape planting schedule.
  13. The whole of the land, including any landscaped and paved areas, must be graded and drained to the satisfaction of the responsible authority so as to prevent the discharge of stormwater causing damage from the land across any road or footpath or onto adjoining land. All stormwater storage tanks must have the overflow pipe connected to the legal point of discharge to the satisfaction of the responsible authority.
  14. Prior to occupation of the development, provision of litter control at stormwater inlet points within car park and paved areas is required. All stormwater pits to be Channel Grated or Grated as per Council's Standard Dwg SD 210/215 or SD225 respectively.
  15. Stormwater from all paved area must be retained within the property and drained to the sites underground stormwater system, including pavement over the easement area.
  16. Any cut or fill must not interfere with the natural overland stormwater flow.
  17. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during construction.
  18. This permit will expire if one of the following circumstances applies:
    - the development is not started within three years of the date of this permit; or
    - the development is not completed within six years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing:

- before or within six months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

**Permit Notes:**

1. If a request for an extension of commencement/completion dates is made out of time allowed, the responsible authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.

2. **Drainage investigation is required for this development (fees apply). Plans to be submitted to Council's Civil Design section for assessment. This will determine if on-site detention system, upgrading of Council's existing drainage pipes or new drainage pipes are required by the owners/developers.**
3. **Following the Drainage Investigation, internal drainage plans to be submitted to Council Civil Design section for approval.**
4. **An application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing is to be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details is to be attached to the application. Any service relocations are to the approval of the Service Authority and at the owners cost.**
5. **Any modifications to existing vehicle crossings require an application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing to be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details is to be attached to the application.**
6. **An application for Legal Point of Stormwater discharge is required to obtain approval for the connection to the legal point of discharge.**
7. **Any service relocations are to the approval of the service authority and at the owners cost.**
8. **Prior to any works being carried out within the road reserve (nature strip), an application for "Non-Utility Minor Works within the Municipal Road Reserve" must be lodged and approved by Council.**
9. **According to Council plans, there is a 1.83m wide easement running along the northern rear boundary. Approval is required from Council and other relevant authorities, for the garage and shed to build over the easement.**

**LOST**

**Moved Cr Geoff Porter, Seconded Cr Naim Kurt**

**That Council, having considered the application on its merits and the objections received, resolves to issue a Notice of Refusal to Grant a Planning Permit for the development of nine double storey dwellings and three single storey dwellings at 6-10 Bliburg Street, Jacana on the following grounds:**

1. **The proposal represents an overdevelopment of the site.**
2. **The development is inconsistent with the existing neighbourhood character.**
3. **The development represents excessive bulk.**
4. **The proposal demonstrates accessibility difficulties to the car parking spaces for Dwellings 2, 7 and 8.**

**CARRIED**

Report No.	Report	Page in Agenda
SU193	340 Craigieburn Road, Craigieburn - Amendment to Planning Permit P15564.07 to include car park canopies and vertical wind barriers.	86

Moved Cr Carly Moore, Seconded Cr Joseph Haweil

That Council:

2.1 Having considered the application on its merits, resolves to support the proposed amendment to Planning Permit P15564.07 to include car park canopies and wind barriers at 340 Craigieburn Road, Craigieburn, subject to the following conditions:

1. Before the development starts, plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show:
  - (a) Within the eastern car park of the shopping centre, the canopies along the east-west pedestrian walkways must have a different treatment (be treated as a separate element) to the car park canopies. The pedestrian walkway must not cover the road directly opposite High Walk (first road from the east elevation of the shopping centre building) and the third road from the east elevation of the shopping centre building.
  - (b) The east-west pedestrian walkway within the western car park of the shopping centre to be covered and have a different treatment (treated as a separate element) to the car park canopies. The pedestrian walkway must not cover the road directly opposite High Walk (first road from the west elevation of the shopping centre building) and the third road from the west elevation of the shopping centre building.
  - (c) Car park canopies to be shown within the eastern car park for the car spaces bound by the first and third roads from the eastern elevation of the shopping centre building. This does not include the car spaces directly abutting the north, east and south elevations of the shopping centre building. The car park canopies must not extend past the north and south accessways.
  - (d) Car park canopies to be shown within the western car park for the car spaces bound by the first and third roads from the western elevation of the shopping centre building. This does not include the car spaces directly abutting the north, west and south elevations of the shopping centre building. The car park canopies must not be shown to extend past the north and south accessways.

- (e) Except for the car park canopies permitted in conditions 1(c) and 1(d) the remainder of the car park canopies must be deleted.
  - (f) The design of the pedestrian walkways to incorporate lighting and drainage.
  - (g) Any roofs to be removed on the vertical wind barriers.
  - (h) The screens on the vertical wind barriers to contain some form of visual interest.
  - (i) A minimum level of transparency of 70 percent to the screens.
2. The car park canopies and vertical wind breaks must be maintained in an orderly and neat manner at all times to the satisfaction of responsible authority, their appearance must not adversely affect the amenity of the area.
3. Advertising signage must not be displayed on the vertical wind barriers.
- 2.2 Delegates officers to negotiate on the above points and based on any additional and relevant information provided as part of the Victorian Civil and Administrative Tribunal compulsory conference and hearing scheduled for the application.

CARRIED

Report No.	Report	Page in Agenda
SU195	Sunshine Street, Campbellfield - Declare a Special Charge Scheme	119

Moved Cr Jodi Jackson, Seconded Cr Jana Taylor

That Council:

- 2.1 having considered all submissions received and taken account of all objections lodged and complied with the requirements of sections 163A, 163B and 223 of the *Local Government Act 1989 (Act)*, and otherwise according to law and having, so far as can be ascertained from available records and can reasonably be concluded, ascertained that the road or any component of the road for which it is proposed the Special Charge will be declared has not previously been constructed by way of a special rate or special charge.
- 2.2 declares a Special Charge under section 163(1) of the Act for the purposes of defraying expenses incurred or to be incurred by Council or repaying (with interest) for the construction of Sunshine Street and the provision of any ancillary works including drainage. Refer to Schedule 1 of Attachment 1 showing the road and the affected properties.
- 2.3 the Special Charge will commence on the date of its declaration and remain in force for a period of ten (10) years.
- 2.4 advise property owners of the apportioned cost to each property as shown in Schedule 2 of Attachment 1.



- 2.5 reconsider the Special Charge Scheme subject to any appeals lodged for consideration to the Victorian Civil and Administration Appeals Tribunal (VCAT).
- 2.6 acquire a small parcel of VicTrack land subject to the VCAT process required for vehicles turning movements at the end of Sunshine Street, Campbellfield.

CARRIED

Report No.	Report	Page in Agenda
GE175	Quarterly Financial Report - December 2016	246
	<b>Moved</b> Cr Carly Moore, <b>Seconded</b> Cr Joseph Haweil	
	<b>That the Finance Report for the six months ended 31 December 2016 be received and noted.</b>	

CARRIED

Report No.	Report	Page in Agenda
SU199	94-96 Horne Street, Sunbury- The Use and Development of a Service Station, Display Of Advertising Signage and Variation of the Requirements of Clause 52.12 of the Hume Planning Scheme, be accepted as a late report	LATE REPORT

Ms Van Pham, Ms Tracey Hunselman, Ms Kristy Wilkie and Mr Lee Dang addressed Council regarding the Officer's recommendation.

**Moved** Cr Jack Medcraft, **Seconded** Cr Ann Potter

**That Council, having considered the application on its merits and objections, resolves to not support the proposed use and development of a service station, display of advertising signage and variation of the requirements of Clause 52.12 of the Hume Planning Scheme at 94-96 Horne Street, Sunbury (the site) on the following grounds:**

1. The proposal fails to comply with the objectives of the State and Local Planning Policy Framework.
2. The proposal would not make a positive contribution to the preferred commercial streetscape character of Horne Street pursuant to the objectives and requirements of the Mixed Use Zone and Design and Development Overlay Schedule 2.
3. The proposal contravenes proper and orderly planning principles.
4. The proposal would cause adverse impacts on the health, safety and amenity of adjoining sensitive land uses and broader area.
5. The proposal would generate excessive noise which would be detrimental to the amenity of nearby and adjoining residential properties.

CARRIED

**Reports Not Otherwise Dealt With**

**Moved** Cr Karen Sherry, **Seconded** Cr Jack Medcraft

**THAT** the recommendations relating to:

Report No.	Report	Page in Agenda
SU194	38 Fordson Road, Campbellfield - The use and development of two warehouses and a reduction in the car parking requirements	102
SU196	Submission on the Sunbury South and Lancefield Road Precinct Structure Plans	133
SU197	Statutory Planning Monthly Report February 2017	177
SU198	Conserving our Rural Environment Grant Review for 2017-18 Program	192
GE173	S173 Agreements - Building Over Easement - 1 October 2016 - 31 December 2016	230
GE174	Building Control Services Delegations Report - 1 October 2016 - 31 December 2016	234
GE176	General Valuation 2018	255
GE177	Council Meeting Schedule (April 2017 to June 2017)	258
GE178	Correspondence received from or sent to Government Ministers or Members of Parliament - December 2016 / January 2017	260

be adopted.

**CARRIED**

Report No.	Report	Page in Agenda
SU194	38 Fordson Road, Campbellfield - The use and development of two warehouses and a reduction in the car parking requirements	102

**Moved** Cr Karen Sherry, **Seconded** Cr Jack Medcraft

**That Council, having considered the concerns of the objectors and the merits of the application, resolves to issue a Notice of Decision to Grant a Planning Permit for the use and development of two warehouses and a reduction in the car parking requirements at 38 Fordson Road, Campbellfield, subject to the following conditions:**

1. The development shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.
2. The use of the land or of any buildings on the land must not be altered for some other use except as may be lawful or with the prior written consent of the responsible authority.
3. The development, permitted by this permit must not be commenced until a satisfactory detailed landscaping plan for the whole of the subject land, including a maintenance schedule, is submitted to and approved by the responsible authority. Such plan must be prepared by a person suitably

qualified or experienced in landscape design and when approved an endorsed copy must form part of this permit. The landscape plan must be generally in accordance with Sheet No. 3, Job No. 16-023B (Amendment B), dated 02/02/17, but modified to include:

- a. A continuous row of Callistemon 'Kings Park Special' to be planted across the rear boundary.
  - b. Setback at least one metre from the Callistemon, a row of four trees evenly spaced. The trees are to alternate between Eucalyptus melliodora and Eucalyptus leucoxylon subsp. connata.
4. Before development allowed by this permit is occupied, landscaping works as shown on the endorsed plan(s) must be provided and paid for solely by the owner/developer of the subject site and completed to the satisfaction of the responsible authority.
  5. The landscape areas shown on the endorsed plans must be planted and maintained to the satisfaction of the responsible authority and once landscaped must not be used for any other purpose.
  6. The approved use may operate only between the following times:  
7:30am to 6.00pm - Monday to Friday;  
7.30am to 3.00pm on Saturday.
  7. The use /the occupation of the land must be managed so that the amenity of the area is not detrimentally affected, including through the:
    - (a) transportation of materials, goods or commodities to or from the subject land;
    - (b) appearance of any building, works or materials;
    - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
    - (d) presence of vermin; or
    - (e) in any other way.
  8. Goods, equipment, materials or machinery must not be stored or left exposed outside a building so as to be visible from any public road or thoroughfare, except with the prior written consent of the responsible authority.
  9. All parking bays to be line marked including disabled and associated shared area pavement marking.
  10. Any external lighting must be designed, baffled and located to the satisfaction of the responsible authority so as to prevent any adverse effect on adjoining land.
  11. Car spaces, access lanes and driveways shown on the endorsed plan must be kept available for these purposes at all times to the satisfaction of the responsible authority.
  12. Owner/developer to pay for street tree removal (\$180.67) and replacement tree (\$483.44). Councils Senior Arborist must be contacted in a timely manner to indicate when Owner/developer will require trees to be removed.

13. The stormwater management solutions shown on the approved plans must be installed and maintained to the satisfaction of the responsible authority.
14. Any service relocation associated with the works are to be approved by the Service Authorities and at the owners cost.
15. Application for Legal Point of Stormwater discharge is required to obtain approval for the connection to the legal point of discharge.
16. Provision of litter control at stormwater inlet points within car park and paved areas. All stormwater pits to be Channel Grated or Grated as per Council's Standard Dwg SD 210/215 or SD225 respectively.
17. Stormwater from all paved area must be retained within the property and drained to the sites underground stormwater system, including pavement over the easement area.
18. Any cut or fill must not interfere with the natural overland stormwater flow.
19. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during construction.

**Conditions required by Melbourne Water:**

20. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or waterways.
21. Finished floor levels of the warehouse must be constructed no lower than 122.60 metres to Australian Height Datum (AHD).
22. Imported fill must be kept to a minimum on the property and must only be used for the sub floor areas of the building and driveway ramp.
23. Any new or modified stormwater connection to Melbourne Water's drainage system must obtain separate approval from Melbourne Water's Asset Services Team.
24. Prior to the endorsement of plans a Landscape Plan detailing the plant species to be planted within 5 metres of the Somerset Road Drain must be submitted to Melbourne Water for further assessment and approval.
25. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
26. The open space areas within the front setback of the property including the carparking area and landscaping must be maintained at natural surface levels and no fill or retaining walls should be used in the development of this land.

**Expiry:**

27. This permit will expire if one of the following circumstances applies:

- the development and use are not started within three years of the date of this permit; or
- the development is not completed within six years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing:

- before or within six months after the permit expiry date, where the use or development allowed by the permit has not yet started; or
- within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

**Notes:**

- If a request for an extension of commencement/completion dates is made out of time allowed by condition 26, the responsible authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.
- The applicable flood level is 122.3 metres to Australian Height Datum (AHD). If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 279633.
- An application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing is to be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details is to be attached to the application.
- Prior to commencement of any works within the road reserve or require alteration/connection to the Council's drainage assets in the road reserve/easement, an 'Application form for Consent to work within a Hume City Council Road Reserve' is required to be submitted to Council to obtain a permit to carry out the works.

**CARRIED**

Report No.	Report	Page in Agenda
SU196	Submission on the Sunbury South and Lancefield Road Precinct Structure Plans	133

**Moved** Cr Karen Sherry, **Seconded** Cr Jack Medcraft

**That Council:**

- 2.1 notes the obligation of Places Victoria to construct a connection from Jacksons Hill and seeks confirmation from Places Victoria that it remains committed to delivering on its obligation and when this is to occur.
- 2.2 confirms the submission made to the Victorian Planning Authority (VPA) by officers dated 6 February 2017 (Attachment 1) and endorses it as the basis for Council's submission to a Planning Panel if required.

**CARRIED**

Report No.	Report	Page in Agenda
SU197	<p><b>Statutory Planning Monthly Report February 2017</b></p> <p><b>Moved</b> Cr Karen Sherry, <b>Seconded</b> Cr Jack Medcraft</p> <p><b>That the report be noted.</b></p>	177
		<b>CARRIED</b>
SU198	<p><b>Conserving our Rural Environment Grant Review for 2017-18 Program</b></p> <p><b>Moved</b> Cr Karen Sherry, <b>Seconded</b> Cr Jack Medcraft</p> <p><b>That Council approves changes to the 2017-18 program subject to the Council budget approval including the amalgamation of the Medium Project and Large Project grant into one grant type.</b></p>	192
		<b>CARRIED</b>
GE173	<p><b>S173 Agreements - Building Over Easement - 1 October 2016 - 31 December 2016</b></p> <p><b>Moved</b> Cr Karen Sherry, <b>Seconded</b> Cr Jack Medcraft</p> <p><b>That Council notes the listing of all Agreements under <i>Section 173 of the Planning and Environment Act 1987</i> dealt with under delegation between 1 October 2016 and 31 December 2016 (Attachment 1).</b></p>	230
		<b>CARRIED</b>
GE174	<p><b>Building Control Services Delegations Report - 1 October 2016 - 31 December 2016</b></p> <p><b>Moved</b> Cr Karen Sherry, <b>Seconded</b> Cr Jack Medcraft</p> <p><b>2.1 That this report be received and noted.</b></p>	234
		<b>CARRIED</b>
GE176	<p><b>General Valuation 2018</b></p> <p><b>Moved</b> Cr Karen Sherry, <b>Seconded</b> Cr Jack Medcraft</p> <p><b>That Council:</b></p> <p><b>2.1 in accordance with Section 11 of the <i>Valuation of Land Act 1960</i> (the Act) resolves to conduct a General Valuation of all rateable and leviable properties to be returned on or before 30 June 2018.</b></p>	255

- 2.2 gives notice of this resolution to the Valuer-General and to every other rating authority interested in the General Valuation as required by Section 6 of the Act.
- 2.3 in accordance with Section 13 DA(1) of the Act appoint Mr Bill Katsianis, Council's Senior Valuer who is a Certified Practising Valuer and Associate of the Australian Property Institute, Member No 62961, to return the General Valuation.
- 2.4 notes the making of the statutory declaration by Mr Bill Katsianis for the purposes of Section 13 DH (2).

CARRIED

Report No.	Report	Page in Agenda
GE177	Council Meeting Schedule (April 2017 to June 2017)	258

Moved Cr Karen Sherry, **Seconded** Cr Jack Medcraft

- 2.1 That the Council Meeting schedule for April 2017 to June 2017, as follows, be adopted:

DATE	MEETING TYPE	VENUE
Monday 10 April 2017	Ordinary	Sunbury Council Chamber
Monday 24 April 2017	Ordinary (Town Planning)	Broadmeadows Council Chamber
Monday 8 May 2017	Ordinary	Craigieburn Global Learning Centre
Monday 22 May 2017	Ordinary (Town Planning)	Broadmeadows Council Chamber
Tuesday 13 June 2017	Ordinary	Broadmeadows Council Chamber
Monday 26 June 2017	Ordinary (Town Planning)	Broadmeadows Council Chamber

- 2.2 That the Council meeting dates be advertised in the Hume and Sunbury Leader newspapers and be placed on Council's website.

CARRIED

Report No.	Report	Page in Agenda
GE178	Correspondence received from or sent to Government Ministers or Members of Parliament - December 2016 / January 2017	260

Moved Cr Karen Sherry, **Seconded** Cr Jack Medcraft

That Council notes this report on correspondence sent to and received from Government Ministers and Members of Parliament.

CARRIED

**5. CONFIDENTIAL MATTERS**

Moved Cr Joseph Haweil, **Seconded** Cr Leigh Johnson

**THAT the Council close the meeting to the public pursuant to Section 89(2) (sub sections as listed), of the Local Government Act 1989 to consider the following items, which are confidential for the reasons indicated:**

Report No.	Title	Reason for Confidential
COSU65	Contract Matter	(d) contractual matters
COGE114	Organisational Matter	(h) any other matter which the Council or special committee considers would prejudice the Council or any person
COGE115	Organisational Matter	(h) any other matter which the Council or special committee considers would prejudice the Council or any person
COGE116	Organisational Matter	(h) any other matter which the Council or special committee considers would prejudice the Council or any person
COGE117	Contract Matter	(d) contractual matters
COGE118	Legal Matter	(f) Legal Advice

**CARRIED**

The meeting was closed to the public at 8:37PM.

Councillor Ann Potter left the meeting, the time being 8:37pm

Councillor Geoff Porter left the meeting, the time being 8:37pm

The meeting was reopened to the public at 9:40PM.

**6. CLOSURE OF MEETING**

The meeting closed at 9:40PM.

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**COUNCILLOR DREW JESSOP**  
**MAYOR**