



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

MONDAY, 24 JULY 2017

7.00 PM

**COUNCIL CHAMBER, HUME GLOBAL LEARNING CENTRE,
BROADMEADOWS**

OUR VISION:

Hume City Council will be recognised as a leader in achieving social, environmental and economic outcomes with a common goal of connecting our proud community and celebrating the diversity of Hume.

HUME CITY COUNCIL

**Notice of an
ORDINARY COUNCIL (TOWN PLANNING) MEETING OF THE HUME CITY COUNCIL**
to be held on Monday, 24 July 2017
at 7.00 PM
at the Council Chamber, Hume Global Learning Centre, Broadmeadows

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	Chief Executive Officer Director Sustainable Infrastructure and Services Director Corporate Services Director Community Services Director Planning and Development Director Communications, Engagement and Advocacy

ACKNOWLEDGEMENT OF THE TRADITIONAL CUSTODIANS OF THIS LAND

"I would like to acknowledge that we are meeting on Gunung-Willam-Balluk land. The Gunung-Willam-Balluk of the Wurundjeri are the first and original people of this land. I would like to pay my respects to their Elders, past and present, and the Elders from other communities who may be here today."

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

3. DISCLOSURE OF INTEREST

Councillors' attention is drawn 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.

4. OFFICER'S REPORTS

The Mayor will ask the Councillors and gallery at the commencement of this section, which reports they wish to speak to. These reports will then be discussed in the order they appear on the notice paper. Reports not called will be dealt with in a block resolution at the end.

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5. CONFIDENTIAL MATTERS

The Meeting may be closed to members of the public to consider confidential matters.

RECOMMENDATION:

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
COSU066	Contract for Supply and Delivery of Two Road Suction Sweepers	(d) contractual matters
COSU067	Contract for Supply and Delivery of Three Side Loading Garbage Trucks	(d) contractual matters
COSU068	Contract for Upgrading of Wildwood Road South Bridge and road approaches, Bulla	(d) contractual matters
COGE146	Property Acquisition Report	(e) proposed developments
COGE147	Designation of Information as Confidential	(h) any other matter which the Council or special committee considers would prejudice the Council or any person

6 CLOSURE OF MEETING

**DOMENIC ISOLA
CHIEF EXECUTIVE OFFICER**

20/07/2017

REPORT NO:	ED019
REPORT TITLE:	Hume Early Years Framework and Action Plan: Highlights of implementation achievements in 2016
SOURCE:	Amy Carson, Social Policy & Early Years Planner
DIVISION:	Planning and Development
FILE NO:	HCC06-459
POLICY:	Hume Early Years Action Plan 2014 - 2018
STRATEGIC OBJECTIVE:	1.1 Support and enhance skill development and educational opportunities to reduce disadvantage, improve employment prospects and quality of life.
ATTACHMENT:	1. <i>Membership of the Hume Early Years Partnership</i>

1. SUMMARY OF REPORT:

This report highlights the achievements attained through the implementation of Council's Early Years Action Plan for 2016 and Hume Early Years Partnership Action Plan for 2016.

2. RECOMMENDATION:

That Council:

- 2.1 notes the achievements of Council through the implementation of the third year of the Hume Early Years Action Plan in 2016.**
- 2.2 notes the highlighted achievements of the Hume Early Years Partnership in the implementation of their Action Plan in 2016.**
- 2.3 notes that review and development of a new Hume Early Years Framework and Action Plan will be undertaken in 2018/19.**
- 2.4 will continue to advocate Federal and State Governments in their support for improved early years outcomes.**

3. LEGISLATIVE POWERS:

In accordance with the *Local Government Act 1989* a function of Council is to endeavour to achieve the best outcomes of the local community having regard for the long term cumulative health and wellbeing effects of its decisions.

4. FINANCIAL IMPLICATIONS:

- 4.1 The costs associated with the implementation of the Hume Early Years Action Plan have been undertaken within existing officer resources and within recurrent budgets.**
- 4.2 Where there has been an expansion of service delivery due to growth, costs have been included in the annual budget deliberation processes.**

5. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:

In recognising the influence of the natural environment on health and wellbeing and on the built environment, elements of sustainability have been incorporated in the implementation of actions across the six Strategic Priorities of the Hume Early Years Action Plan where applicable, e.g. the use of ESD features in new builds and renovations of early years centres.

6. CLIMATE CHANGE ADAPTATION CONSIDERATIONS:

Similarly to the above, the implementation actions of the Hume Early Years Action Plan have taken into consideration best practice actions for climate change adaption, e.g. appropriate provision of shade for children at early years centres.

REPORT NO: ED019 (cont.)

7. CHARTER OF HUMAN RIGHTS APPLICATION:

- 7.1 The development of the Hume Early Years Framework and Action Plan were underpinned by the United Nations Convention of the Rights of the Child, the *Hume City Social Justice Charter 2014* and international and national best practice.
- 7.2 In addition, Human Rights and Social Justice are made very explicit in both the Framework and the Action Plan through the use of appropriate language in the vision statement, strategic directions, outcomes and objectives.

8. COMMUNITY CONSULTATION:

- 8.1 The *Hume Early Years Framework 2014-2018* was used to inform the development of the *Hume Early Years Partnership Action Plan 2015-2018*. The alignment of visions, directions and objectives has allowed for the delivery of strong collective achievements for early years outcomes for children and families across Hume City.
- 8.2 Council officers are working closely with members of the Hume Early Years Partnership (HEYP) on a number of common actions and regular updates are reported against the six Strategic Priorities, which are common between both the Partnership and Council's Action Plan. (See Attachment 1: Membership of the HEYP).

9. DISCUSSION:

- 9.1 The *Hume Early Years Action Plan 2014-2018* is Council's plan that continues to support the delivery of significant learning, development, health and wellbeing outcomes for children and families living in Hume. 2016 is the third year of implementation and this report highlights some of the actions undertaken by Council and the HEYP during that year.
- 9.2 In recognition that there are many stakeholders in achieving early years outcomes for families in Hume, Council and members of the HEYP developed the *Hume Early Years Framework 2014-2018*. The HEYP is a long standing partnership of local service providers working collaboratively to improve outcomes for children aged birth to 12 years and their families in Hume. The *Hume Early Years Framework 2014-2018* established a set of common broad strategic directions, from which the HEYP developed and aligned their own *Hume Early Years Partnership Action Plan 2015-2018*. The *Hume Early Years Partnership Action Plan 2015-2018* facilitates that all partners work together in their areas of expertise and influence to ensure all children and their families have opportunities for the best outcomes. Council values the contributions of the HEYP and celebrates its achievements through the annual reporting on the *Hume Early Years Partnership Action Plan 2015-2018* along with its *Hume Early Years Action Plan 2014-2018*.
- 9.3 In 2016, Council continued to be actively involved in the delivery of projects and programs that supported the learning and development outcomes of children and families such as the installation of the Annadale Interim Community Centre and targeted programs to support vulnerable children and Aboriginal and Torres Strait Islander children and families.
- 9.4 The following sections (10 and 11) highlight a sample of key achievements from the *Hume Early Years Action Plan 2014-2018* and the *Hume Early Years Partnership Action Plan 2015-2018* during 2016. The achievements listed are not exhaustive of all actions, rather a highlight under each strategic priority.

10. HUME EARLY YEARS ACTION PLAN 2014 – 2018:

The following section highlights a sample of achievements from the *Hume Early Years Action Plan 2014-2018* during 2016.

REPORT NO: ED019 (cont.)

10.1 **STRATEGIC PRIORITY 1: A holistic approach to health and wellbeing**

Strategy: Whole-of-Council approach to the planning, development, and implementation of high quality services, programs and infrastructure in early years services across Hume.

Action: Establish where appropriate, Interdepartmental Project Reference Groups for the planning, design and delivery of future new community service hubs and upgrades of existing services.

Social and Community Planning identified that Annadale Estate, Donnybrook Road; Mickleham was developing at a much faster rate than anticipated. Demographic data indicated young families were moving into the newly established estate and a range of early years services were required to meet the needs of the new and emerging community.

In collaboration with Annadale Land Partners Pty Ltd and the Victorian State Government, it was determined to install an interim community centre. This relocatable contemporary modular community facility aims to meet the immediate needs of the new and emerging community, prior to the development of a larger scale, permanent community centre within the Merrifield North precinct.

Annadale Interim Community Centre was installed in the latter half of 2016 on the corner of Ellscott Boulevard and Westlock Road, Mickleham and will provide Preschool, Maternal and Child Health Nurse Service and Babies in Hume (program for new parents facilitated by Council's Parent Support Workers) in 2017.

The installation of Annadale Interim Community Centre demonstrates an effective whole-of-Council integrated planning approach, ensuring the needs of new and emerging communities are met.

10.2 **STRATEGIC PRIORITY 2: Enhancing capacity amongst families and children**

Strategy: Promote new and existing early years services to Hume's communities with emphasis on the importance of early childhood development.

Action: Promote new and existing Council services to the community through a range of regular actions, such as:

- Council events
- On-line and on-hold messages
- Printed materials
- Soft entry points (e.g. library)
- Open evenings at services.

10.2.1 Council's early years services are regularly promoted to the community at a range of Council events. These events range from Universal Children's Day, information stalls at community festivals, preschool open days and more targeted approaches to engage vulnerable children and families.

10.2.2 During 2016, Council services held stalls at Craigieburn and Broadmeadows Community Festivals promoting a range of early years services and programs, including Maternal and Child Health, playgroups, parent support programs and preschool.

10.2.3 Universal Children's Day was held on 26 October 2016 and provided a community event for families to learn more about the range of services across Hume and engage in activities to support their child's learning and development. Over 550 families and children attended Universal Children's Day and a total of 20 services were represented on the day, ranging from Primary Schools, childcare centres and family services to Museum Victoria and Netball

REPORT NO: ED019 (cont.)

Victoria. A range of Council services were also represented, including Family, Youth and Children’s Services, Learning Communities, Environment and Sustainability, Leisure Services and Hume Libraries.

10.3 **STRATEGIC PRIORITY 3: A strong and connected community led by community**

Strategy: Work in partnership with other early years providers and specialists to improve outcomes for vulnerable families.

Action: Continue with partnerships at the community hubs to provide early years programs and services that respond to the needs of vulnerable families and children.

Smalltalk supported playgroups, in partnership with *Best Start* were implemented in a number of Community Hubs (including both Council’s Community Hubs and Community Hubs in Schools) in 2016. *Smalltalk* playgroups were implemented in Southern Hume as a targeted approach to address the high rates of vulnerability of children in this area. *Smalltalk* supported playgroups deliver a set of evidence-based strategies that assist parents enhance their children’s learning. These strategies support parents; particularly those who are experiencing disadvantage enhance their children’s learning and development and increase parental confidence.

In 2016, *Smalltalk* supported playgroups were implemented in:

- Banksia Gardens Community Centre
- Bethel Primary School Community Hub
- Broadmeadows Community Hub
- Campbellfield Heights Primary School Community Hub
- Coolaroo South Primary School Community Hub
- Dallas Brooks Primary School Community Hub
- Holy Child Primary School Community Hub
- Homestead Child and Family Centre
- Meadow Heights Primary School Community Hub.

Smalltalk supported playgroups were successful in engaging many families through the use of familiar venues such as community hubs and community centres. *Smalltalk* supported playgroup facilitators ensured the ongoing engagement of families and children through a range of strategies, such as the use of interpreters and bi-cultural workers.

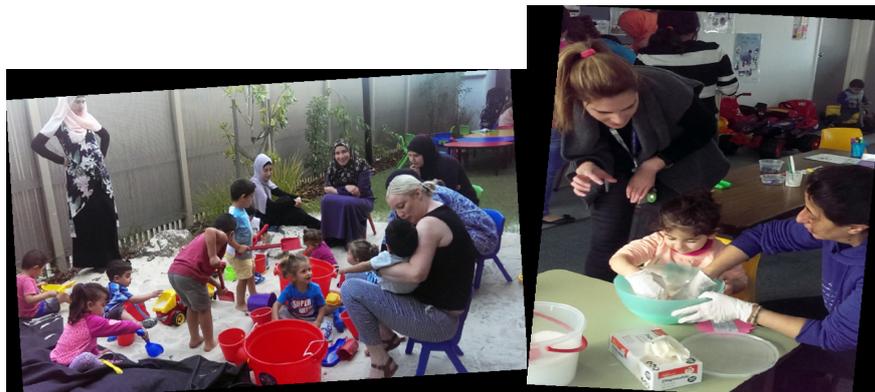


Image 1: Photographs of Smalltalk Playgroups

10.4 **STRATEGIC PRIORITY 4: A rights-based and social justice approach**

Strategy: Support vulnerable or at risk children or families across the early years services in Council.

REPORT NO: ED019 (cont.)

Action: Undertake programs and initiatives that strengthen learning opportunities for vulnerable families and children including specifically targeted programs to support Aboriginal and Torres Strait Islanders.

Under its rights-based and social justice approach, Council has many targeted programs aimed at increasing the engagement and participation of vulnerable children and families in early years services. During 2016, Council continued to implement the *Access to Early Learning* program which engages vulnerable children and families through a regular home visiting program, funding for children's participation in Preschool programs and building capacity of preschool Educators to respond to the needs of vulnerable children.

Council also partnered with local service providers to deliver *Baby Makes 3* which focuses on respectful relationships with new parents and in turn, aims to prevent family violence.

Council hosts a range of programs that are culturally sensitive and support Aboriginal and Torres Strait Islander children and families access and engage in a range of early years services.

During 2016, Aboriginal and Torres Strait Islander children and families participated in a wide range of early years programs, including:

- *Boorais Playgroup* (regular attendance of 10 families per week)
- *Boorais and Beyond* (Elders and Boorais met twice a term to share a meal and activities together)
- *Parents as Teachers* (an evidence based, research informed home visiting program incorporating developmentally informed information to support parents in their role as their child's first teacher)
- NAIDOC Week celebration (held in July 2016 with more than 100 participants and supported by the Aboriginal Partnership Working Group)
- *Welcome Baby to Country* (hosted with community partners in November 2016 and 29 babies were traditionally welcomed to Country).



Image 2: Photograph of Welcome Baby to Country 2016

10.5 **STRATEGIC PRIORITY 5: A responsive family and child-centred seamless service system**

REPORT NO: ED019 (cont.)

Strategy: Strengthen or develop new collaborations for better outcomes for children and families in Hume.

Action: Explore collaboration within early years services, as well as other Council departments, in order to attain improved outcomes for children in Hume.

Council was involved in a number of collaborations with a range of organisations to improve outcomes for children and families. In particular, *Talking Matters Hume* was a partnership project between Department of Education and Training, Dianella Community Health and Council. Council's Outreach Maternal and Child Health Service collaborated with Speech Pathology, Dianella Community Health to deliver 'drop-in sessions' for families wanting to access information regarding their child's speech, language and general development at Coolaroo South Primary School, Coolaroo South and Bethel Primary School, Meadow Heights.

This 10 month trial project created a "soft entry point" for families who had not accessed or were unlikely to access centre based speech pathology services due to socio-economic and/or educational factors. In total, 95 families attended *Talking Matters Hume* sessions and 100 children were assessed. This resulted in 87 referrals to specialist services, the majority of which were speech pathology and audiology.

The success of *Talking Matters Hume* has resulted in further sessions being confirmed for 2017, which will enable more children and families receiving the services they need to ensure their learning and development is supported.

10.6 **STRATEGIC PRIORITY 6: An educated community through life-long learning**

Strategy: Build families' capacity through life-long learning programs and activities via Hume's libraries, school hubs, leisure centres, volunteer gateways and address issues of non-participation.

Action: Increased family participation in Learning Community programs.

Council supports children and families to access life-long learning through a range of programs and activities in Hume's libraries. Regular *Babytime*, *Preschool Storytime* and *Bilingual Storytime* sessions are held to encourage access and engagement in early literacy.

1000 Books Before School is an initiative of Council and since its commencement, registrations into the program have continued at a steady rate. The program supports early literacy through reading, recognition of achievement in completing books and rewards of participation with certificates of completion. During 2016, 959 children registered to be part of the program. The success of the *1000 Books Before School* is evident as it is now being rolled out across all Victorian libraries in partnership with the State Library of Victoria.

11. **HUME EARLY YEARS PARTNERSHIP ACTION PLAN 2015 – 2018:**

The following section highlights key 2016 achievements through the *Hume Early Years Partnership Action Plan 2015-2018*. The HEYP is a long standing and influential multi-level partnership, which includes representatives from more than 30 different early years, education and health service providers. The *Hume Early Years Partnership Action Plan 2015-2018* bears testament to the Partnership's commitment in leveraging improved early years outcomes. The HEYP Executive was consulted to inform this section of the report.

11.1 **STRATEGIC PRIORITY 1: A holistic approach to health and wellbeing**

Strategy: Promote collaborative interagency practices.

Action: Facilitate the Family and Children Services Network.

REPORT NO: ED019 (cont.)

A key feature of the HEYP is its focus on promoting collaborative interagency practices which benefit children and families. The HEYP hosts a bi-monthly Family and Children Services Network which on average has 12 agencies represented at each meeting including family services, early years services, schools, refugee programs and family violence services.

At each Family and Children Services Network meeting there is a guest speaker on a specific program or training based on an identified need. In 2016, the Network covered a range of topics as listed below:

- Early Childhood Intervention Services, Department of Education and Training (25/02/2016)
- Promoting Recovery: Understanding Complex Trauma and Informed Trauma Practice, Lighthouse Foundation (28/04/2016)
- Supporting Refugees & Parents Next, Lentara Uniting Care, Brotherhood of St Laurence, Job Prospects, Central Victorian Group Training (CVGT) (23/06/2016)
- Refugee and Asylum Seeker experience, Foundation House (25/08/2016).

Family and Children Services Network meetings also include an opportunity for sharing information, resources and networking to promote and enhance collaborative interagency practices.

11.2 **STRATEGIC PRIORITY 2: Enhancing capacity amongst families and children**

Strategy: Foster a strengths based approach to build capacity and support parents to make informed choices that positively impact their family.

Action: Explore and implement ways to support Early Years Services to ensure they are 'ready services' – welcoming, responsive, culturally sensitive and family friendly.

During 2016, the HEYP completed a trial of Greater Shepparton's *Best Start Ready Services Tool*. The tool was trialed at Craigieburn Child and Family Centre with a 'whole of centre' approach with input from a range of stakeholders. The trial highlighted the need to adapt the tool to a Hume specific focus to embed principles that underpin family centred and culturally responsive practice.

The adaption of Greater Shepparton's *Best Start Ready Services Tool* resulted in the HEYP *Family Centred Practice Reflection Tool* which is being trialed at selected preschools in Craigieburn. Craigieburn was selected as an area to trial the tool due to representing an area of high developmental vulnerability (Australian Early Development Census, 2015), low Kindergarten attendance data as well as a high number of refugees settling in the area.

The initial trial of Greater Shepparton's *Best Start Ready Services Tool* and subsequent adaption to the *Family Centred Practice Reflection Tool* demonstrated the flexibility of the HEYP in ensuring that initiatives are context-specific and build on the strengths within the local and emerging community.

11.3 **STRATEGIC PRIORITY 3: A strong and connected community led by community**

Strategy: Conduct child and family friendly events.

Action: Continue to plan for, promote and deliver community events including National Playgroup Week and Universal Children's Day.

National Playgroup Week was celebrated at Jack Roper Reserve, Broadmeadows on 23 March 2016. More than 200 families attended the event with a range of activities and opportunities for parents/carers to play with their children, meet other parents and learn about the range of early years services available in Hume.

REPORT NO: ED019 (cont.)

National Playgroup Week is an annual event organised collaboratively by members of the HEYP which celebrates the importance of playgroups and the role they play in early childhood learning and development. Recent research has shown that playgroups are universally beneficial for all children across all five domains of early childhood development; physical health and wellbeing, social competence, emotional maturity, language and cognitive skills, and communication (Gregory, Harman-Smith, Sincovich, Wilson & Brinkman, 2016).

Parents/carers were invited to participate in a survey about their attitudes, about playgroup as well as provide feedback about the event. Of the completed surveys; 81% indicated they felt playgroup was very important because:

“We don’t have any family here so playgroup is the only way we get to meet others and my daughter [can] play with children her own age”.

“It’s good for my child to learn how to share and my boy likes it... I also meet other mums and get to practice my English”.

The survey also asked if the event could be improved and 100% of the feedback reflected a high level of satisfaction.

The HEYP will continue to work collaboratively to celebrate *National Playgroup Week* and provide opportunities for learning through play with Hume children and families.



Image 3: National Playgroup Week 2016

11.4 **STRATEGIC PRIORITY 4: A rights-based and social justice approach**

Strategy: Implementation of training and development of practitioners that increase awareness, knowledge and inclusion of a rights and social justice approach across the community.

Action: Promote understanding of diversity and difference in local context by forums, workplace, schools, community settings, bi-cultural/Aust context.

The HEYP has long recognised the issue of family violence experienced by Aboriginal and Torres Strait Islander people in Hume. An interstate conference addressing Indigenous family violence generated interest within HEYP Executive to develop local actions in Hume. A working group of HEYP met to review existing strategies, reflect on what has worked and design more effective ways to address Indigenous family violence in Hume.

A forum, *Overcoming Indigenous Family Violence* was held on 10 February 2016, which included a play “I Don’t Wanna Play House” performed by Tammy Anderson. Tammy’s solo play spoke of her childhood and adolescent experiences marked and marred by violence. The forum also included a panel comprising of representatives from Sole Fathers United, the Northern Metropolitan Indigenous Family Violence Coordinator, Hume’s HACC Aboriginal Liaison Officer and Tammy Anderson which explored historical and cultural differences between Indigenous and non-Indigenous approaches to family violence and “what works” to prevent violence in Hume.

REPORT NO: ED019 (cont.)

Following the *Overcoming Indigenous Family Violence* forum, a workshop was facilitated with a range of stakeholders to develop a strategy to seek funding from *Communities for Children* to address Indigenous family violence. *Communities for Children* approved funding for Berry Street Victoria's Early Years Family Violence program to employ a second Early Years Family Violence Worker. This new role was funded to specifically engage with Aboriginal and Torres Strait Islander families accessing Council's *Boorais and Beyond* program as well as to build capacity of staff to identify and respond to Indigenous family violence.

11.5 **STRATEGIC PRIORITY 5: A responsive family and child-centred seamless service system**

Strategy: Ensure the service delivery models are responsive to family and children's needs.

Action: Undertake demographic analysis of 2015 Australian Early Development Census and conduct a forum to create a deeper understanding of the implications for service delivery.

On 27 July 2016, the HEYP hosted a forum, *Working Together for Children and Families: Understanding AEDC Results*. 87 attendees from 19 different services were represented to learn more about the Australian Early Development Census (AEDC) 2015 results and understand implications for service delivery.

Hume's AEDC results were explored in depth through the launch of Council's *State of Hume's Children Report 2016* which provides an evidence base of data for service planning, program evaluation and community capacity building. Associate Professor Sally Brinkman, Co-Director Fraser Mustard Centre, was the keynote speaker on the day and provided a detailed analysis of AEDC data. A range of innovative Hume initiatives were also showcased through a series of presentations.

Forum attendees engaged in workshop activities to explore implications of AEDC results. An outcome of *Working Together for Children and Families: Understanding AEDC Results* was the development of targeted strategies to respond to developmental vulnerability in children across Hume, ensuring service delivery is responsive to family and children's needs.

11.6 **STRATEGIC PRIORITY 6: An educated community through life-long learning**

Strategy: Support and strengthen seamless transition from kindergarten to preschool to primary.

Action: Continue to advocate for the Hume Middle Years Working Group through the Executive and Partnership.

The *Hume Connected and Committed Forum* held on 9 November 2016 was a collaborative initiative of the HEYP, Middle Years Working Group and Youth Commitment. The Forum included presentations from local schools and community organisations, highlighting shared learnings and opportunities for collaboration and aimed to support consistent transition practices from kindergarten to preschool to primary school, promoting interagency collaborative practices.

A total of 47 professionals attended the *Hume Connected and Committed Forum*, representing a range of services from early years services, primary and secondary schools, youth services and the Local Learning and Employment Network (LLEN). The HEYP will continue to advocate for the Hume Middle Years Working Group through the Executive and Partnership.

REPORT NO: ED019 (cont.)

12. CONCLUSION:

The *Hume Early Years Action Plan 2014-2018* has guided Council Departments to work collaboratively in a systematic way to deliver accessible, high quality, affordable and responsive early years programs during 2016. Furthermore, the Action Plan has supported collaboration with a range of external services that enhance the wellbeing of families and children across Hume. The achievements highlighted in this report continue to support family and children's learning and development. Council will continue to work alongside members of the HEYP in the realisation of the actions which address strategic priority areas that are common to both Action Plans.

Attachment 1: Membership of the Hume Early Years Partnership

Executive Members

Best Start
Community Hubs Australia
Department of Education and Training
Department of Health and Human Services
Dianella Health
Good Samaritan Primary School
Hume City Council
Hume Moreland Integrated Family Services Alliance
Hume Whittlesea LLEN
Lentara Uniting Care
North West Neighbourhood House Network
Sunbury Community Health

Partnership Members

Allanah Madeline Foundation
Anglicare
Banksia Gardens Community Services
Berry Street
Brotherhood St Lawrence
Campbellfield Primary School
Coolaroo South Primary School
Department of Education and Training
Department of Health and Human Services
Dianella Health
Foundation House
Good Samaritan Primary School
Gowrie Victoria
Kildonan Uniting Care
Meadow Heights Primary School
North West Metro Primary Health Network
Salvation Army
St Dominic's Primary School
Sunbury Community Health
The Smith family
VICSEG New Futures

REPORT NO:	SU228
REPORT TITLE:	2 Parkers Court Attwood - 2 lot subdivision
SOURCE:	Brydon King, Senior Town Planner
DIVISION:	Planning and Development
FILE NO:	P20200
POLICY:	Hume Planning Scheme
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENT:	1. <i>Site Plan</i>

Application No:	P20200
Proposal:	Two lot subdivision
Location:	2 Parkers Court, Attwood
Zoning:	General Residential Zone Schedule 1
Applicant:	Domenic Belfiore
Date Received:	19 December 2016

1. SUMMARY OF REPORT:

The application seeks approval to undertake a two lot subdivision of an existing lot. The subdivision proposes to create two lots being 600sqm (Lot 1) and 352sqm (Lot 2). The site is located on the north-east corner of Parkers Court and Bateman Street, Attwood and is part of a recent subdivision in the location. The application was placed on public notification and two objections and a separate petition with ten signatories were received. The application has been assessed on merit against the relevant controls in the Hume Planning Scheme and against the issues raised in the objections. On balance, the proposal is considered acceptable and it is recommended that a Notice of Decision to Grant a Permit is issued subject to conditions.

2. RECOMMENDATION:

That Council, having considered the application on its merits and the concerns of the objectors, resolves to issue a Notice of Decision to Grant a Planning Permit for the subdivision of the land into two lots at 2 Parkers Court, Attwood subject to the following conditions and notes:

- 1. The subdivision permitted by this permit must be carried out to the satisfaction of the responsible authority.**
- 2. An endorsed copy of the plans to be certified under the Subdivision Act 1988 must form part of this permit.**
- 3. The layout of the subdivision as shown on the endorsed plans must not be altered or modified except with the written consent of the responsible authority.**
- 4. Prior to a Statement of Compliance being issued for the Plan of Subdivision under Section 21 of the Subdivision Act 1988, all conditions of Planning Permit P20200 must be complied with or otherwise to the satisfaction of the responsible authority.**
- 5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.**

REPORT NO: SU228 (cont.)

- 6. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.**
- 7. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.**
- 8. The owner of the land must enter into an agreement with:**
 - a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and**
 - b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 9. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:**
 - a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and**
 - b) a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.**
- 10. Prior to the issue of a Statement of Compliance for the subdivision authorised by this permit and shown on the endorsed plans, reticulated water, sewerage, drainage and electricity must be provided to the satisfaction of all relevant authorities.**
- 11. The issue of a Statement of Compliance under the Subdivision Act 1988 shall be subject to the satisfaction of Authority requirements with such satisfaction being verified by a written statement from each Authority.**
- 12. Before the issue of a Statement of Compliance, the land must be drained to the satisfaction of the responsible authority in accordance with plans and specifications approved by the responsible authority under the Subdivision Act 1988.**
- 13. Before the issue of a Statement of Compliance under the Subdivision Act 1988, vehicle access to serve each lot in the subdivision must be constructed and drained to the requirements and satisfaction of the responsible authority.**

Such road works must be designed and constructed at no cost to Council.
- 14. This permit will expire if one of the following circumstances applies:**

REPORT NO: SU228 (cont.)

- a) The subdivision is not commenced within two years of the date of this permit.
- b) The subdivision is not completed within five years of the date of commencement.

If a plan of subdivision is not certified within two years of the date of this permit, the responsible authority may extend the time for certification if a request is made in writing prior to expiry of the permit or within 6 months after the expiry date.

Note:

If a request for an extension of commencement is made out of time allowed by the permit condition, 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.

3. PROPOSAL:

- 3.1 The application seeks permission to undertake a two lot subdivision of an existing lot. The subdivision proposes to create two lots of 600sqm (Lot 1) and 352sqm (Lot 2) respectively.
- 3.2 Lot 1 is proposed to have vehicle access from Parkers Court via an existing crossover and lot 2 is proposed to have access from Bateman Street via a proposed new crossover.
- 3.3 Building envelopes have been indicated in both lots indicating setbacks from boundaries and limited areas of walls located on boundaries.

4. SITE AND SURROUNDS:

- 4.1 The subject land is located on the north eastern corner of Parkers Court and Bateman Street in Attwood.
- 4.2 The site is currently vacant and is part of a recently developed subdivision of the area containing over 300 lots.
- 4.3 Land to the north of the site is another lot as part of the broader subdivision and is currently vacant. Land to the south of the site features existing single storey dwellings on the south side of Bateman Street. Land to the east of the site features part of Mickleham Road road reserve and land to the west of the site includes Parkers Court and open space areas on the east side Parkers Court.

Restrictions on Title

- 4.4 A title search dated 19 December 2016 indicated that the site is not encumbered by any registered restrictive covenants or agreements registered under Section 173 of the Planning and Environment Act 1987.

5. PLANNING CONTROLS:

- 5.1 The following policies and provisions of the *Hume Planning Scheme* (“the Scheme”) are relevant in the consideration of the application:

State Policies: Clause 9: Plan Melbourne
Clause 11.02 Urban Growth
Clause 11.04 Metropolitan Melbourne
Clause 15.01-1 Urban Design
Clause 16.01 Residential Development

Municipal Strategies: Clause 21.01 Municipal Profile
Clause 21.02-1 Housing
Clause 21.06-5: Local Areas - Greenvale, Attwood and

REPORT NO: SU228 (cont.)

Zones:	Westmeadows Neighbourhood Clause 34.02: General Residential Zone Schedule 1
Overlays:	N/A
Particular Provisions:	Clause 56: Residential Subdivision
General Provisions:	Clause 65.01: Approval of an Application or Plan

5.2 The subject land is zoned General Residential Zone Schedule 1. The purpose of the General Residential Zone is as follows:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non residential uses to serve local community needs in appropriate locations.*

5.3 A planning permit is required to subdivide land pursuant to Clause 32.08-2. An application to subdivide land must meet the relevant requirements of Clause 56 related to residential subdivision.

5.4 There are no overlays present on subject land.

Aboriginal Cultural Heritage

5.5 Pursuant to Section 8(a) of the Aboriginal Heritage Regulations, this particular two lot subdivision is an exempt activity.

Major Electricity Transmission Lines

5.6 The land is not located within 60 metres of a major electrical transmission line

6. REFERRALS

6.1 There are no formal referrals requirements to external agencies in relation to the application pursuant to the Hume Planning Scheme.

6.2 The application was referred internally to Council's Assets Department and no objection was provided with standard conditions.

7. ADVERTISING:

7.1 The application was placed on public notice for fourteen days via notice to adjoining owners and occupiers and displaying a sign on site. Two objections and a petition containing tens signatories objecting to the proposal were received as a consequence of the public notice.

7.2 The following is a summary of the ground of objection:

- Expectation that no further subdivision would occur in lots across the estate
- Impact the character of the estate
- Create traffic and parking impacts to Batemans Street and Parkers Court
- Devalue houses and land in the area

REPORT NO: SU228 (cont.)

8. OBJECTIONS

8.1 The key issues raised by the objections are detailed below with an officer's response.

8.2 Expectation that no further subdivision would occur in lots across the estate

Whilst such an expectation may exist for some residents of the broader estate, there are no regulatory restrictions on the subject land being further subdivided. There are no covenants or restrictions on title preventing further subdivision and the current zoning of the land allows further subdivision subject to assessment on merit via a planning permit process.

8.3 Impact the character of the estate

The proposed subdivision is not considered to have a significant impact on the character of the area. Whilst it is acknowledged that the majority of lots in the broader estate are larger in nature there are examples of lots in the 400 to 500 sqm range in the estate. The creation of 600 sqm and 352 sqm lots on a corner site is not considered to alter the context of the overall estate to a detrimental degree and will provide for a diversity of lots sizes in proximity to existing open space areas to the west.

8.4 Create traffic and parking impacts to Batemans Street and Parkers Court

The proposed lots will be able to contain dwellings with appropriate parking. Access to each lot will be provided by existing and proposed crossovers and no concerns about unsafe vehicle movements have been raised by Council's traffic engineers.

8.5 Devalue houses and land in the area

The devaluation of property is not a valid consideration for planning applications and is consistently dismissed by VCAT. There is no definitive evidence to suggest that subdivision as proposed will depreciate adjoining or nearby property values.

9. DISCUSSION

Strategic Context

9.1 The two lot subdivision proposed is considered consistent with broader strategic objectives for housing within the municipality. Clause 21.02-1 Housing has the following objectives:

- *To provide access to a range and quality of housing opportunities that meet the varied needs of existing and future residents.*
- *To deliver urban growth that is cost effective, orderly and achieves the greatest social benefits to the community, without diminishing the unique character and identity of the City.*

9.2 The proposed lots are considered to provide for a mix of dwelling sizes in a location that has good access to facilities such as open space, public transport and activity centres.

Clause 56 Residential Subdivision

9.3 In accordance with Clause 32.08-3 of the General Residential Zone, the following provisions of Clause 56-Residential Subdivision need to be responded to with respect to this application:

Clauses 56.03-5 Neighbourhood character

9.4 The proposal creates two lots that will not be out of character with the surrounding location. Other smaller lots do exist in the broader estate and the creation of a 600 sqm lot and 325 sqm lot are considered consistent with the broader subdivision pattern.

Clause 56.04-2 Lot areas and building envelopes

REPORT NO: SU228 (cont.)

9.5 The proposed lots have been provided with building envelopes describing front and side setbacks, siting from boundaries and allowing limited walls on boundaries consistent with ResCode.

Clause 56.04-3 Solar orientation of lots

9.6 The proposed lots have been designed to have access to northern sunlight consistent with the standards.

Clause 56.04-5 Common areas

9.7 The lots do not create any common areas and this requirement is not applicable.

Clause 56.06-8 Lot access

9.8 Lot 1 will have access to Parkers Court via the existing crossover and lot 2 will have access to Bateman Street via a proposed crossover. Both access ways provide safe and convenient access and no issues have been raised from internal areas of Council concerning the access proposed.

Clause 56.07-1 Drinking water supply

9.9 Access to reticulated potable water is available to these lots.

Clause 56.07-2 Recycled water

9.10 No recycled water systems are available to the site.

Clause 56.07-3 Waste water management.

9.11 Reticulated waste water systems are available to the lots.

Clause 56.07-4 Urban run-off management

9.12 Appropriate stormwater management systems are available to the lots.

Clause 56.09-1 Shared Trenching

9.13 The provision of reticulated services has been provided to the lots via previous subdivision and will continue in the same way to the proposed two lots.

Clause 56.09-2 Electricity, telecommunications and gas

9.14 All appropriate infrastructure is available to the two lots.

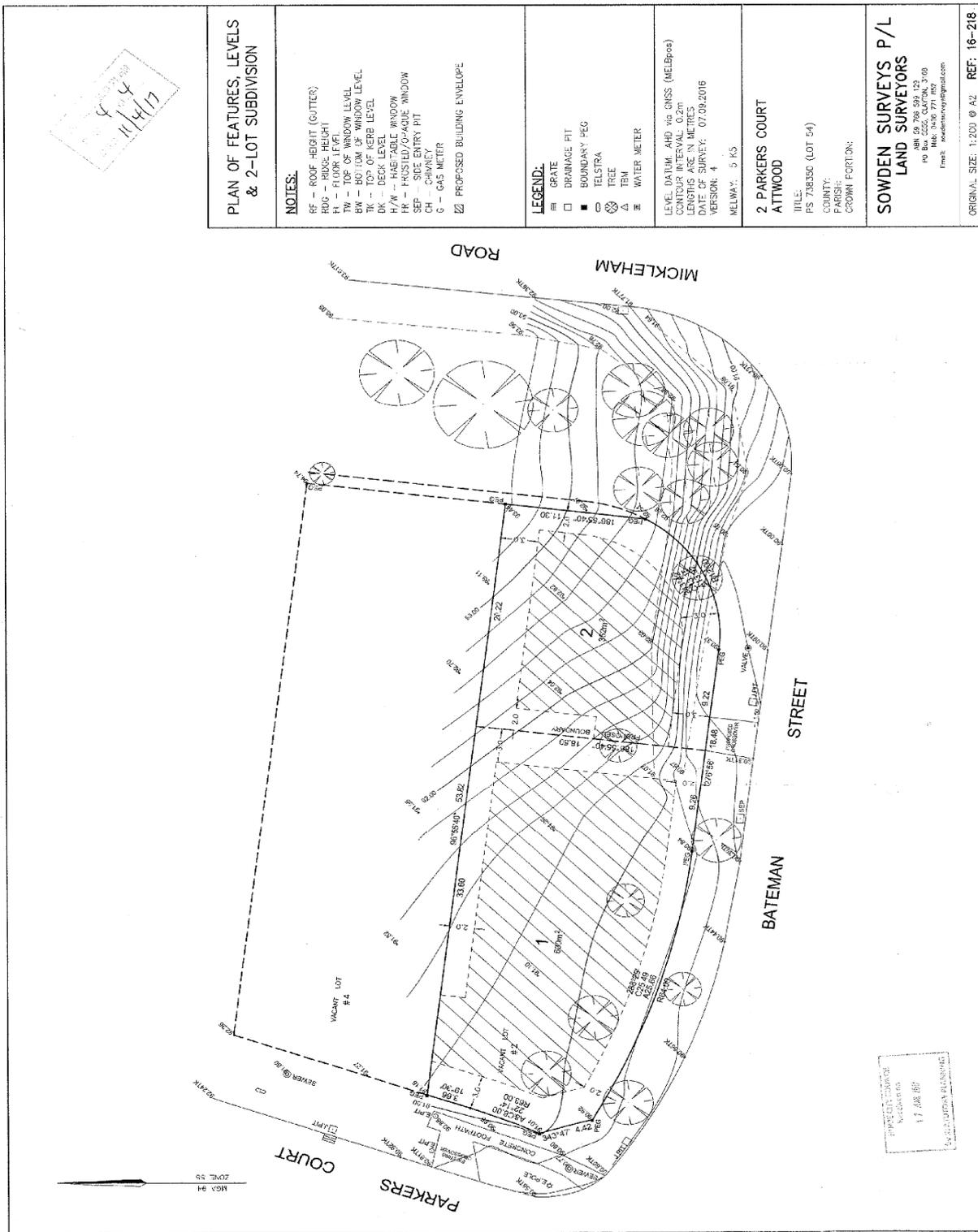
The proposal complies with the relevant provisions of Clause 56 related to subdivision of land and will add to a diversity of lots in the locality.

10. CONCLUSION

10.1 The proposed two lot subdivision is considered an appropriate outcome for the subject land and responds well to the overall setting of the site.

10.2 The proposed subdivision will create liveable lots with access to broader facilities in the area and provide for safe accessible lots that will not compromise the character of the area.

10.3 For these reasons, it is recommended that a Notice of Decision to Grant a permit be issued.



REPORT NO:	SU229
REPORT TITLE:	8 Flinders Street Sunbury - development of two double storey dwellings
SOURCE:	Henry Dong, Town Planner
DIVISION:	Planning and Development
FILE NO:	P20016
POLICY:	Hume Planning Scheme
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENTS:	<ol style="list-style-type: none">1. <i>Locality Plan</i>2. <i>Site Plan</i>3. <i>Ground Floor Plan</i>4. <i>First Floor Plan</i>5. <i>Elevation Plan</i>6. <i>Shadow Plan</i>7. <i>Material Schedule</i>8. <i>Landscape Plan</i>

Application No:	P20016
Proposal:	Development of two double storey dwellings
Location:	8 Flinders Street, Sunbury
Zoning:	General Residential Zone
Applicant:	Con Tsourounakis
Date Received:	12 Oct 2016

1. SUMMARY OF REPORT:

Planning approval is sought for the development of two double storey dwellings on the land known as 8 Flinders Street, Sunbury. The application was advertised and three objections have been received. The application has been assessed against the objectives and standards of Clause 55 of the *Hume Planning Scheme* including consideration of the issues raised in the objections. On balance the proposal is considered acceptable and it is recommended that a Notice of Decision to issue a permit be issued subject to conditions.

2. RECOMMENDATION:

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 two double storey dwellings at 8 Flinders Street, Sunbury 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 dated October 2016 but modified to show:**
 - a) Minimum front setback of 7 metres with from Flinders Street (dwelling 1) with minimum additional 500mm recession to the upper level, front wall;**
 - b) Minimum front setback of 3 metres from Mawson Court (dwelling 2) with minimum additional 500mm recession (3.5 metre setback) to the upper level front wall;**

REPORT NO: SU229 (cont.)

- c) Minimum side setback of 2 metres from Mawson Court (dwelling 1)with minimum additional 500mm recession to the upper level, side wall;
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. Immediately on completing the approved development, the owner of the land must give written notice to the Responsible Authority that the development complies with all the conditions and requirements of this permit. The development must not be occupied until the Responsible Authority has issued a statement confirming the development complies with the permit.
5. The external materials, finishes and paint colours of the approved building must be to be to the satisfaction of the responsible authority.
6. All services, including water, electricity, gas, sewerage and telephone, must be located and installed underground to the satisfaction of the responsible authority.
7. 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.
8. 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.
9. Before the use starts or the development is occupied (whichever occurs first), 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;
 - (b) surfaced with a durable all-weather seal;
 - (c) drained to the nominated point of discharged;
 - (d) line-marked to indicate each car space and access lanes;
 - (e) marked to show the direction of traffic along access lanes and driveways; and
 - (f) 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.
10. 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.
11. 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.
12. 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.

REPORT NO: SU229 (cont.)

13. 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.
14. 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.
 - 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;
15. 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.
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.

NOTE:

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.

REPORT NO: SU229 (cont.)

Permit Notes:

- 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.
- Any modifications to existing vehicle crossings require 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.
- An application for Legal Point of Stormwater discharge is required to obtain approval for the connection to the legal point of discharge.
- Any service relocations are to the approval of the service authority and at the owners cost.
- 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.
- Approval is required from Council and other responsible authorities for the construction of the garage over the side easement.

3. PROPOSAL:

It is proposed to develop two, double storey dwellings on the land as follows:

- Dwelling 1 will front Flinders Street with a main wall setback of 7 metres stepping back to 7.3 metres with an upper level setback of 7 – 7.3 metres and a side wall setback (from Mawson Court) of 2 metres. Dwelling 2 will be orientated to face the side street (Mawson Court) with a main wall setback of 3 metres stepping back to 3.4 metres with a similar upper level setback.
- Dwelling 1 will contain 4 bedrooms, retreat and open plan living with a ground level footprint of 98sqm and upper level footprint of 93sqm. Dwelling 2 will contain 3 bedrooms, retreat and open plan living with a ground floor footprint of 76sqm and upper level footprint of 85.7sqm.
- Access to Dwelling 1 is from an existing, single crossover off Flinders Street. Dwelling 2 will be accessed from a new single width crossover off Mawson Court.
- Areas of secluded private open space will be located to the rear of the dwellings measuring 28.7sqm (dwelling 1) and 40.3sqm (dwelling 2). The areas are accessed from the internal habitable living areas of each dwelling. Both dwellings will have private open space, particularly Dwelling 1, in the front setbacks.
- The proposed architecture is a traditional form with hipped roof profiles and secondary gables to the street with weatherboard material for external walls and a colourbond roof. Each dwelling has projecting eave profiles and fenestration including standard proportion windows and doors except where high level windows are required for privacy reasons.
- The following table provides a summary of the proposed development.

Site area	460m ²
Dwelling Density	1: 230m ²
Site Coverage	52.5%
Impervious Site Coverage	62.6%

REPORT NO: SU229 (cont.)

4. SITE AND SURROUNDS:

Site and Surrounds

- 4.1 The subject site is located at the junction of Flinders Street and Mawson Court in a residential enclave generally bound by Gap Road to the north, Anderson Road to the east, Elizabeth Drive to the west and Mitchells Lane to the south. The site is approximately 350 metres from Sunbury Aldi located on Gap Road and approximately 50 metres from local shops on Batman Avenue. It is 1.4km south-west of Sunbury train station.
- 4.2 The subject site along those immediately surrounding it, is a generally regular shaped allotment set in an east-west alignment along Flinders Street and a north-south alignment along Mawson Court. Lot sizes are relatively consistent throughout this residential area.
- 4.3 The site has a frontage to Flinders Street measuring 10.67 metres with a splay of 4.31 metres to the corner. The side boundary lengths are 30.63 metres on the northern boundary (abutting No. 6 Flinders Street) and 27.43 metres on the southern boundary (abutting Mawson Court). The rear boundary length is 16.76 metres, giving a total site area of 460sqm.
- 4.4 The site has a gentle fall of approximately 1 metre from the south-west corner (Mawson Court) down to the north-east corner (Flinders Street) and has a 1.83 metre wide drainage and sewerage easement adjacent to the western boundary.
- 4.5 The site is currently occupied by a single-storey weatherboard dwelling with a flat roof. Vehicle access is via a single width concrete crossover located near the northern side boundary off Flinders Street.
- 4.6 The site contains a single canopy tree located in the front setback. There is also a mature street tree in the Mawson Court road reserve.
- 4.7 The surrounding area is an established residential neighbourhood predominantly characterised by single storey dwellings of brick or weatherboard construction circa 1960s interspersed with some two-storey buildings. There are a few examples of recent multi-unit development in close proximity to the site. Dwellings typically have open landscaped front gardens, with low or no front fencing, creating a moderate density open streetscape character.
- 4.8 To the north of the subject site, No. 6 Flinders Street contains a single-storey detached weatherboard dwelling with a skillion, tiled roof form. To the west, No. 2 Mawson Court contains a single-storey weatherboard dwelling also with a skillion, tiled roof. The site is opposite Lawson Street Reserve.

Restrictions on Title

- 4.9 No registered restrictive covenants are recorded on title.

Planning History

- 4.10 A review of available Council records did not produce any previous planning permits pertaining to the subject land.

5. PLANNING CONTROLS:

- 5.1 The following policies and provisions of the *Hume Planning Scheme* (“the Scheme”) are relevant in the consideration of the application:

State Policies: Clause 15.01-1: Urban Design
Clause 15.01-2: Urban Design Principles
Clause 15.01-5: Cultural Identity and Neighbourhood Character

REPORT NO: SU229 (cont.)

	Clause 15-02-1: Energy and Resource Efficiency
	Clause 16.01-1: Integrated Housing
	Clause 16.01-2: Location of Residential Development
	Clause 16.01-4: Housing Diversity
	Clause 16.01-5: Housing Affordability
<i>Municipal Strategies:</i>	Clause 21.02-1: Housing
	Clause 21.02-2: Health and Safety
	Clause 21.06-8: Local Areas (Sunbury)
	Clause 21.08: Particular Uses and Development
<i>Local Policies:</i>	None Relevant
<i>Zones:</i>	Clause 32.08: General Residential Zone (Schedule 1)
<i>Overlays:</i>	Nil
<i>Particular Provisions:</i>	Clause 52.06: Car Parking
	Clause 55: Two or more dwellings on a lot
<i>General Provisions:</i>	Clause 65.01: Approval of an Application or Plan

- 5.2 It is State policy to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity, and to achieve urban design outcomes that contribute positively to the local urban character.
- 5.3 It is also policy that new housing is designed to respond to the community needs by providing affordable higher density housing developments which are strategically located close to transport corridors and activity centres.
- 5.4 In relation to Housing, Clause 21.02-1 seeks:
- *“To provide access to a range and quality of housing opportunities that meet the varied needs of existing and future residents”*; and
 - *“To deliver urban growth that is cost effective, orderly and achieves the greatest social benefits to the community, without diminishing the unique character and identity of the City”*.
- 5.5 The Local Areas policy at Clause 21.06-8 shows that the site forms part of the Sunbury Neighbourhood. Strategies for residential development include to *“accommodate the long term and ongoing growth of Sunbury through the consolidation and intensification of land within designated urban areas”* and *“to protect and enhance the strong rural and ‘country style’ character of the township”*. It is also sought *“to encourage higher density housing to be developed in areas in close proximity to shopping, public transport, educational facilities and open space, especially Sunbury railway station”*.
- 5.6 As the subject site is outside the Neighbourhood Character Area (further east) described under Local Policy, Clause 22.14, there is no identified existing or preferred character for this area (and associated design criteria) identified in the Hume Planning Scheme. Development is therefore generally guided by the local policy above and Standard B1 – Neighbourhood Character of ResCode.

Aboriginal Cultural Heritage

- 5.7 The land is not located within an area of cultural heritage sensitivity as described in the Aboriginal Heritage Regulations 2007.

Major Electricity Transmission Line

- 5.8 The land is not located within 60 metres of a major electricity transmission line.

REPORT NO: SU229 (cont.)

Planning Permit Trigger/s

5.9 The permit trigger in this instance is Clause 32.08-6 of the Scheme which relates to buildings and works associated with the construction of two or more dwellings on land located within a General Residential Zone.

6. REFERRALS:

6.1 The application was not required to be referred to any statutory authorities under Section 55 of the *Planning and Environment Act 1987* (“the Act”).

6.2 Internal referral was made to Council’s Asset Department, who has no objections to the proposal subject to inclusion of some standard conditions.

7. ADVERTISING:

7.1 The application was advertised under Section 52 of the Planning and Environment Act by way of letters to adjoining land owners and occupiers and a notice board placed on site. A total of three (3) objections were received in response. The grounds of objection can be summarised as follows:

- Overdevelopment;
- Out of character;
- Visually dominant;
- Overshadowing impacts to the north (6 Flinders Street) and west (2 Mawson Court);
- Overlooking to the north (6 Flinders Street) and west (2 Mawson Court);
- Inadequate provision of parking and resultant parking problems in the local streets;
- Inappropriate location of garage on boundary shared with 6 Flinders Street;
- Damage to boundary fencing during construction;
- Setting of an unwanted precedent;

8. OBJECTIONS

8.1 A response to the objections is provided below.

8.2 Overdevelopment

The site coverage is 52.5% and therefore complies with Standard B8 of Clause 55 of the *Hume Planning Scheme* which permits building site coverage of up to 60%. Permeable surface area at 37.4% is also well in excess of the acceptable 20% (Standard B9). Furthermore, all dwellings are provided with areas of private open space which exceed the requirements of Standard B28 of Clause 55 of the *Hume Planning Scheme*. This would therefore suggest that the proposal is not an overdevelopment of the site.

8.3 Out of Character

The existing character of the area is predominantly single storey dwellings of brick or weatherboard construction set within fairly open, moderately landscaped gardens interspersed with some two storey dwellings. It is considered that the proposed two storey scale with adequate boundary setback for landscaping, particularly within the street setbacks, will ensure the development will sit comfortably within this residential context. Neighbourhood character is discussed in more detail in Section 8 below.

8.4 Visual Dominance

It is recommended to reduce visual prominence both from the street perspectives and toward neighbouring properties by requiring the applicant to increase the street setback and provide separation between the dwellings.

8.5 Amenity Issues (Overshadowing and Overlooking)

REPORT NO: SU229 (cont.)

The development is located to the south of No. 6 Flinders Street which will not be impacted in terms of shade and to the east of No. 2 Mawson Court which will be moderately impacted in the morning (9am). In relation to the latter property, the shade will predominantly fall across the access, however will impact the front verandah and a small area of private open space in the frontage. As the proposal does not impact the secluded space (SPOS) of this property which is located in the north facing, rear setback, the proposal is well within the tolerances of Standard B21 of ResCode. This Standard requires that at least 75 percent, or 40 square metres with a minimum dimension of 3 metres of the secluded private open space must receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. All shadow from 12pm onwards will fall across the subject site or road reserves.

In terms of overlooking, all windows on the upper level northern elevation have been treated in accordance with the requirements of Standard B22 – Overlooking of ResCode with sills situated a minimum of 1.7 metres above floor level, or alternatively will contain obscure glass. Likewise, the single upper level windows on the western elevation serving the ensuite will contain obscure glass which has been notated clearly on the plans. In the event this is not carried out, Council is able to carry out enforcement proceedings.

8.6 Inadequate provision of parking

Each three bedroom dwelling is provided with a single garage and car space in a tandem arrangement which is consistent with the parking requirement pursuant to Clause 52.06 – Car Parking of the Hume Planning Scheme.

8.7 Inappropriate location of garage wall on boundary

The garage of dwelling 1 will abut the northern boundary for a length of approximately 6.4 metres which is within the parameters of Standard B18 – Walls on Boundaries which allows for an abuttal of 10 metres. The height of the wall at 3 metres is also compliant with this Standard. In terms of construction related matters, this is dealt with at the building permit stage of the development.

8.8 Damage to fencing during construction

Damage to fencing is not a matter for consideration under the *Planning and Environment Act 1987*. Construction related matters are dealt with under the building regulations and fencing matters are governed by the *Fencing Act 1968*.

8.9 Setting of an unwanted precedent

Each application must be assessed on its own merits against the current provisions of the *Hume Planning Scheme*. The setting of a precedent is rarely a matter which could be sustained if challenged at the Victorian Civil and Administrative Tribunal (VCAT).

9. ASSESSMENT:

9.1 A detailed discussion of the proposal against the particular requirements of Clauses 52.06 and 55 is provided below. In short, the proposal achieves compliance with the relevant objectives of these clauses of the *Hume Planning Scheme*.

9.2 It is noted that the application was lodged prior to 27 March 2017 being the gazettal date of Amendment VC110 and it is therefore exempt from the new garden court, height and number of storey requirements. That being said, the proposal is consistent with the new maximum height limit (11 metre maximum) and storey requirement (3 storey maximum) and likely consistent with the 25% garden area requirement given that the permeable area is 37.4%.

Clause 52.06 – Car Parking

9.3 The two dwellings are three and four bedroom residences and each is provided with a single, under cover car space in the form of a garage and a tandem car space. The

REPORT NO: SU229 (cont.)

number of spaces and dimensions of the garages comply with the requirements of Clause 52.06.

- 9.4 In terms of access, Council's Engineers have raised no concerns with the use of the existing crossing and the proposed crossover. The design standards of Clause 52.06 relating to access, gradients, urban design, safety and landscaping are generally met.

Clause 55.02 – Neighbourhood Character and Infrastructure (Standards B1 to B5)

- 9.5 The immediate area is characterised by a predominance of single-storey dwellings, interspersed with some two storey buildings, generally with open style front gardens with low-medium, or no front fencing. There are a few examples of recent medium density development. The existing setting is of a low-scale residential density.
- 9.6 Whilst the existing streetscape setting generally remains single-storey, the proposed two-storey height is of a form and scale that is consistent with a residential setting such as this, and one that is contemplated under the General Residential Zone, which has the stated purpose to.... *"provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport"*.
- 9.7 As the site is outside the residential neighbourhood character precincts described by Local Policy 22.14 and where development is more specifically governed to "fit in" with a particular neighbourhood characteristic, it follows that more flexibility could be attributed to development in this area. Importantly, whilst the area could be described as being 'low scale', it should not be confused or implied that future development must remain of a single storey height. The location of the site within the current urban residential area of Sunbury, and its close proximity to services, as well as its corner location, suggests that it is entirely suitable for redevelopment. The provision of two double storey dwellings is entirely acceptable in this context.
- 9.8 Turning to the more specific design details, whilst the upper levels of dwellings 1 and 2 are quite large, the upper level area generally sits within the ground level footprint, subject to modifications on the front elevations of the dwellings where the ground and upper levels are shown to have similar front setbacks. A permit condition is required to ensure the upper levels are recessed a minimum of 500mm from the ground level wall. This recession will assist to provide a suitable transition between the proposed two-storey form of the development and the existing single-storey character immediately surrounding the subject site.
- 9.9 The ground floor is joined through the full extent of the development footprint, however the amended plans now provide a 1.58 metre separation between the upper floor levels of dwellings 1 and 2. The continuous ground floor footprint has been articulated through the various recesses, front entry features and setbacks which ensure that the built form impacts are limited.
- 9.10 The overall result is a moderated built form context in terms of the proposed scale, height and form of the dwellings. Furthermore, the use of weatherboard and soft, muted colour tones will also assist to integrate the development within its environs.
- 9.11 Further softening of the development can be achieved through the provision of canopy tree planting including a total of six (6) medium canopy trees with two (2) in the northern setback. Screen planting can be further managed by condition.
- 9.12 It is considered that the proposed development is suitable within the context of the site, as well as the neighbourhood character of the area.
- 9.13 The development proposal includes an appropriate written response demonstrating consistency with relevant housing policy objectives.
- 9.14 The proposed dwellings are appropriately located in the context of an established urban environment and infrastructure, with the ability to be connected to all relevant services and utilities.

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- 9.15 Both dwellings will have a direct street interface, dwelling 1 toward Flinders Street and dwelling 2 toward Mawson Court. Both dwellings have active interfaces through the provision of front entry porches with numerous habitable room windows providing passive surveillance of the streets.

Clause 55.03 – Site Layout and Building Massing (Standards B6 to B15)

- 9.16 Dwelling 1 is proposed to be set back 7 metres from the road frontage stepping back to 7.3 metres near the northern boundary. Standard B6 requires the same setback as the adjacent dwelling facing the same street. In this case, the setback requirement is 7.3 metres being the setback of No. 6 Flinders Street.
- 9.17 The front setback was originally proposed at 6.5 metres which was raised as a concern early in the application process and has since been increased to a minimum of 7 metres. Whilst this is still at variance to the Standard, it allows for a stepped alignment of the ground level front wall thereby improving articulation on this elevation and the 7 metre setback is to the corner and away from the residential interface. Furthermore, there is still ample room for planting and the 300mm difference would have no discerning impact to the street.
- 9.18 It is noted that the upper levels are notated as having a minimum 7 metre setback, however are shown as being within the ground floor footprint and the elevation plans also indicate the upper level is recessed. This may be a notational error on the plans. In any event, a permit condition should be included requiring that the upper level be recessed a minimum of 500mm from the ground level walls on both the front (Flinders Street) and side (Mawson Court) elevations.
- 9.19 The side setback of dwelling 1 from the side street at 2 metres is consistent with the requirements of the Standard. Again, a permit condition is required to ensure that the upper level is set back a minimum of 2.5 metres (or 500mm in from the ground level wall).
- 9.20 The front setback of dwelling 2 from Mawson Court is required to be a minimum of 3 metres. The plans originally proposed a setback of 2.5 metres which has been increased to 3 metres consistent with the Standard. The upper level is also notated as having a setback of 3 metres which should be a minimum of 3.5 metres to achieve upper level recession. Again, this can be managed by condition. The setback is appropriate to a development on a corner lot and the overall objective is met.
- 9.21 The new dwellings will have a maximum building height of approximately 8.4 metres, which is under the maximum height requirement of 9 metres pursuant to Standard B7.
- 9.22 Proposed site coverage and permeability satisfy Standards B8 and B9, with 52.5% and 37.4% respectively.
- 9.23 The new dwellings are provided with internal habitable living areas that have northern aspects and it is considered that the development will receive good solar access. Eaves have been provided which will assist with cooling in the summer months.
- 9.24 Rainwater tanks have also been provided in areas of secluded open space.
- 9.25 The site does not directly abut any public open space.
- 9.26 Dwelling 1 has a clearly definable entry and front porch which is accessed directly from Flinders Street. Dwelling 2 also has a clearly definable entry and porch directly accessible from Mawson Court. Windows are orientated to have an outlook over the street or internally to secluded spaces. The layout therefore provides for the safety and security of residents in accordance with the requirements of Standard B12.
- 9.27 There is adequate opportunity for planting within each of the areas set aside for private recreation. Similarly, the front setback of dwelling 1 will ensure that suitable landscaping opportunities are available in the front setback of the site including the addition of canopy trees. The submitted landscape plan indicates that six medium

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canopy trees will be planted on site, four in the street setbacks (Ornamental Pear) and one in each of the areas of secluded open space (Spotted Gum). Small shrubs are proposed elsewhere. It is considered that the landscaping provision could be enhanced by providing one large canopy tree in place of one of the medium trees to the front of dwelling 1. This may require relocation of utilities off the fence line. Given the extent of the upper levels, additional planting is considered warranted.

- 9.28 The submission and implementation of a revised, detailed landscape plan which addresses the above and reflects any changes on the development plans will be included as a permit condition.
- 9.29 Vehicle access is generally safe, manageable, and convenient, in accordance with Standard B14. Access and parking has largely been discussed in relation to Clause 52.06 – Car Parking above.
- 9.30 Vehicle parking for the dwellings is appropriately located, provides convenient parking for residents and avoids parking and traffic difficulties.

Clause 55.04 – Amenity Impacts (Standards B17 to B24)

- 9.31 All walls have been set back in accordance with Standard B17.
- 9.32 The proposed northern garage wall of dwelling 1 will abut the common boundary for a length of 6.4 metres and will have an average height not greater than 3.2m. Similarly, the proposed western garage wall of dwelling 2 will abut the common boundary for a length of 6.4 metres, with an average height not greater than 3.2m. Overall, the length and height of the walls constructed on the common boundaries do not exceed the specified length and height requirements of Standard B18.
- 9.33 The proposal allows for the adequate separation of the proposed built form in relation to all existing windows on neighbouring properties, with the required light courts provided.
- 9.34 There are no existing north facing habitable room windows within 3 metres of a boundary.
- 9.35 The submitted Shadow Diagrams demonstrate that there will be no significant overshadowing of adjoining areas of secluded private open space.
- 9.36 The side and rear boundary fencing is notated as 'existing timber palings' 1.5 metre or 1.55 metres in height. Fencing to a height of 1.8 metres is required on both the north and west boundaries to protect the privacy of adjoining residential properties. All upper level windows appear suitably screened (obscure glass) or will have sill heights of 1.7m above floor level in accordance with the requirements of the Standard. Upper level windows are primarily orientated to the two street interfaces where practical.
- 9.37 There will be no internal views into secluded private open space within the development and Standard B23 is met.
- 9.38 The proposal is unlikely to give rise to additional noise beyond what would normally be expected from residential properties. There are no noted external sources of noise i.e. air conditioning units.

Clause 55.05 – On-Site Amenity and Facilities (Standards B25 to B30)

- 9.39 The dwelling entries are potentially accessible for people with limited mobility as minimal steps are required for entry and necessary upgrades could be accommodated in the future should the need arise. Dwelling 1 also contains all living facilities including a bedroom at ground level.
- 9.40 Both dwellings have clearly definable entries and front porches which are accessed directly from Flinders Street or Mawson Court.

REPORT NO: SU229 (cont.)

- 9.41 All proposed habitable rooms are provided with windows that have the requisite dimensions clear to the sky. The daylight provisions of Standard B27 are therefore met.
- 9.42 The areas of secluded and private open space meet the minimum size and dimension requirements, and will be directly accessible from the internal living spaces.
- 9.43 The areas of secluded private open space have access to northern light and will receive reasonable solar access throughout the day.
- 9.44 External storage has been provided in the form of a shed in the areas of secluded private open space which meets the storage requirements of Standard B30.

Clause 55.06 – Detailed Design (Standards B31 to B34)

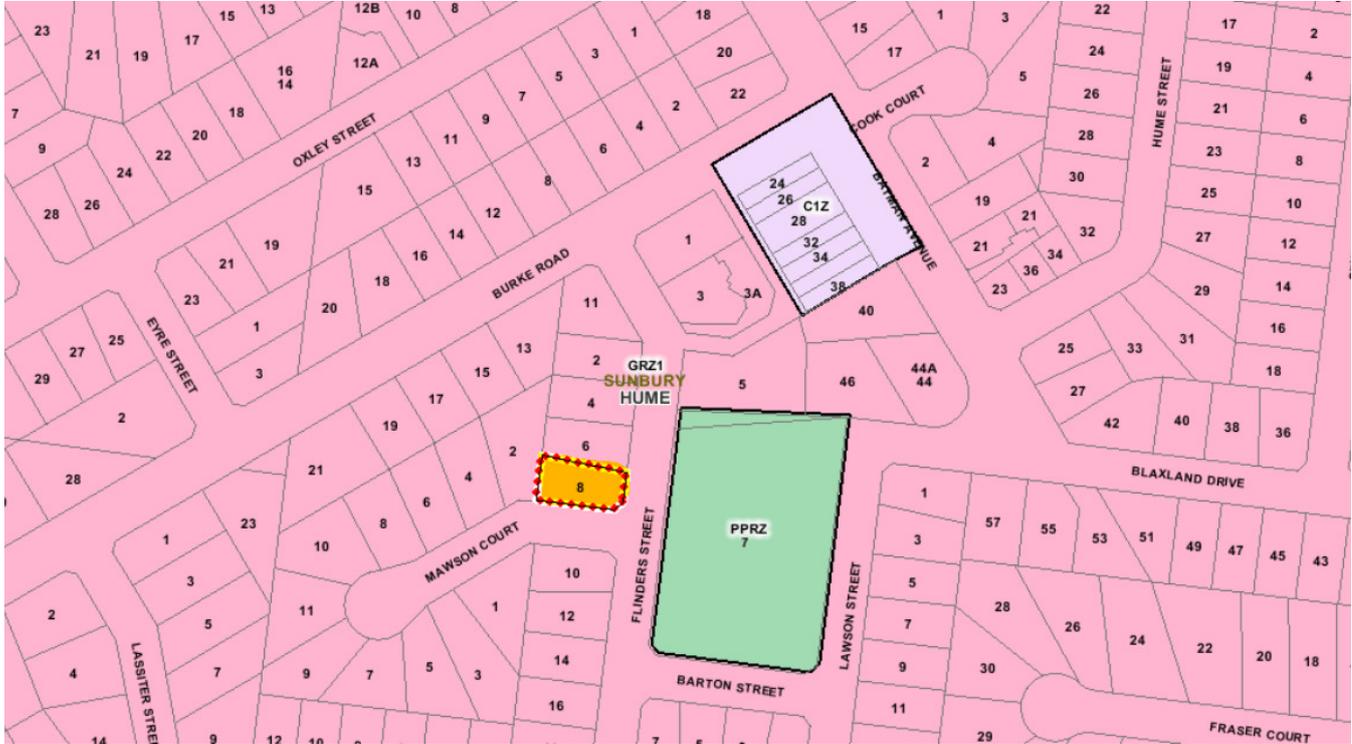
- 9.45 The proposed design of the dwellings, including the proposed hipped roof profiles and the use of weatherboard and colourbond materials with some period detailing in the front gable features and use of soft colour tones, is considered suitable in the context of the existing and emerging character of the area.
- 9.46 The proposal includes one metre high timber picket fence for both dwellings.
- 9.47 The proposed layout is unlikely to give rise to any future management problems should the land be subdivided in the future, noting that each dwelling has an individual access and common property is unlikely to be needed.
- 9.48 The plans suitably demonstrate the location of bin storage and other ancillary facilities, although some may require relocation to improve screen planting opportunities.

10. CONCLUSION

- 10.1 The development is considered to be a measured and site responsive design which is consistent with the existing streetscape character of Flinders Street.
- 10.2 The design is generally well resolved with respect to the requirements of Clause 55 (ResCode) of the *Hume Planning Scheme* and, subject to the conditions outlined in the officer's recommendation, will provide a development outcome that will not adversely diminish the existing or ongoing amenity of the area.
- 10.3 For these reasons, it is recommended that this application be approved.

LOCALITY PLAN

P20016 - 8 Flinders Street Sunbury





1 SITE PLAN
Scale: 1:1000 @ A1

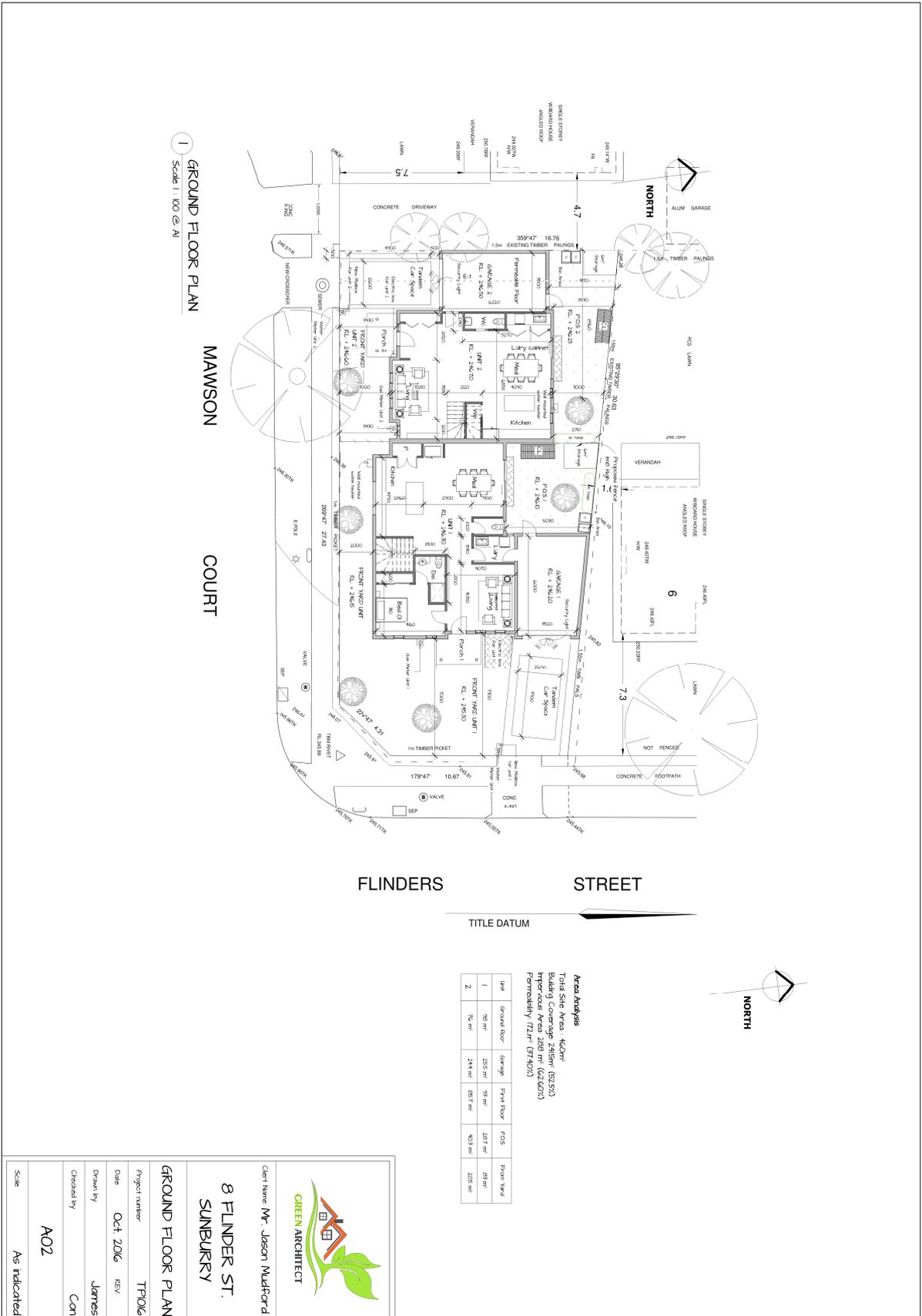


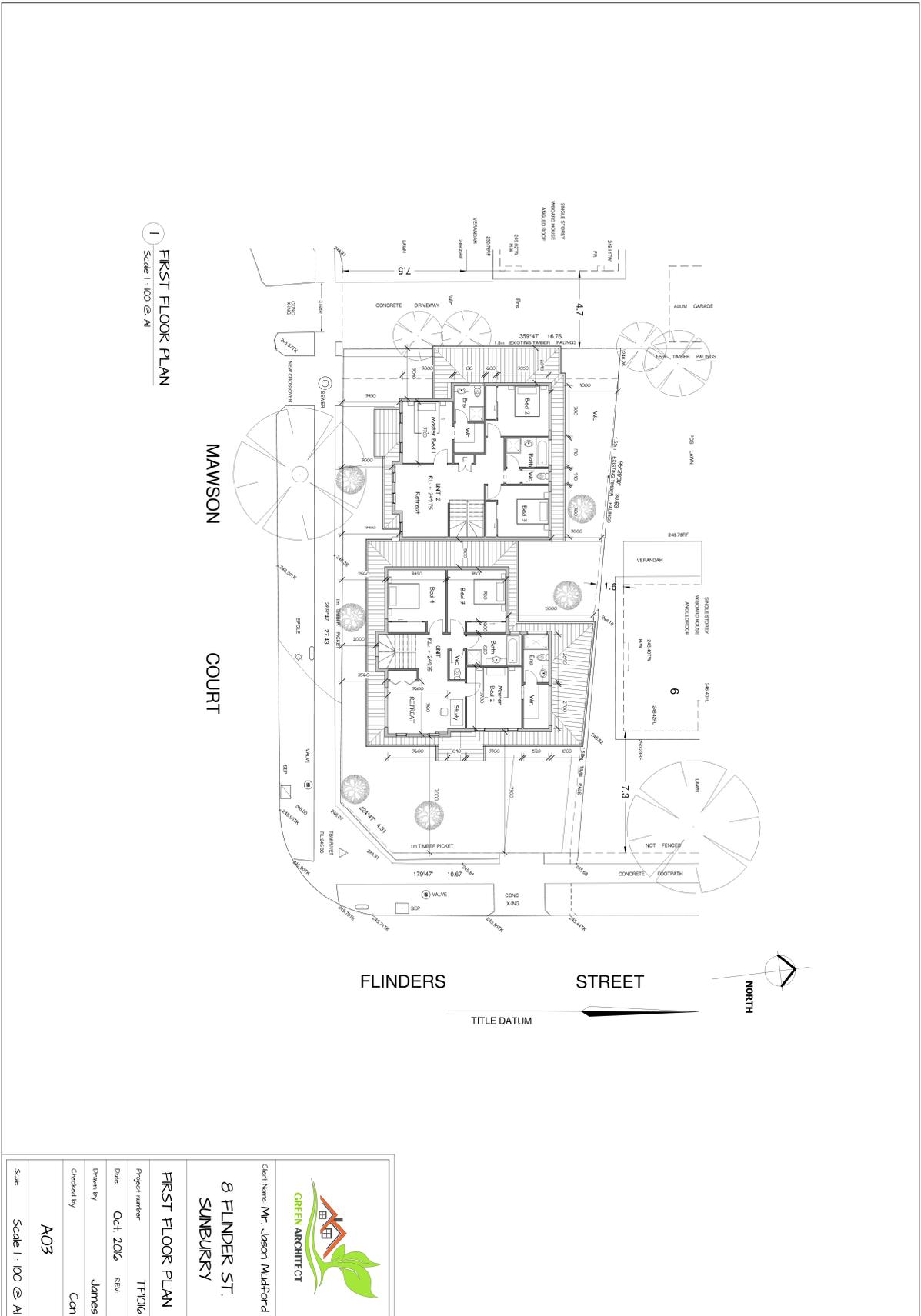
2 EXISTING CONTEXT PLAN
Scale: 1:500 @ A1

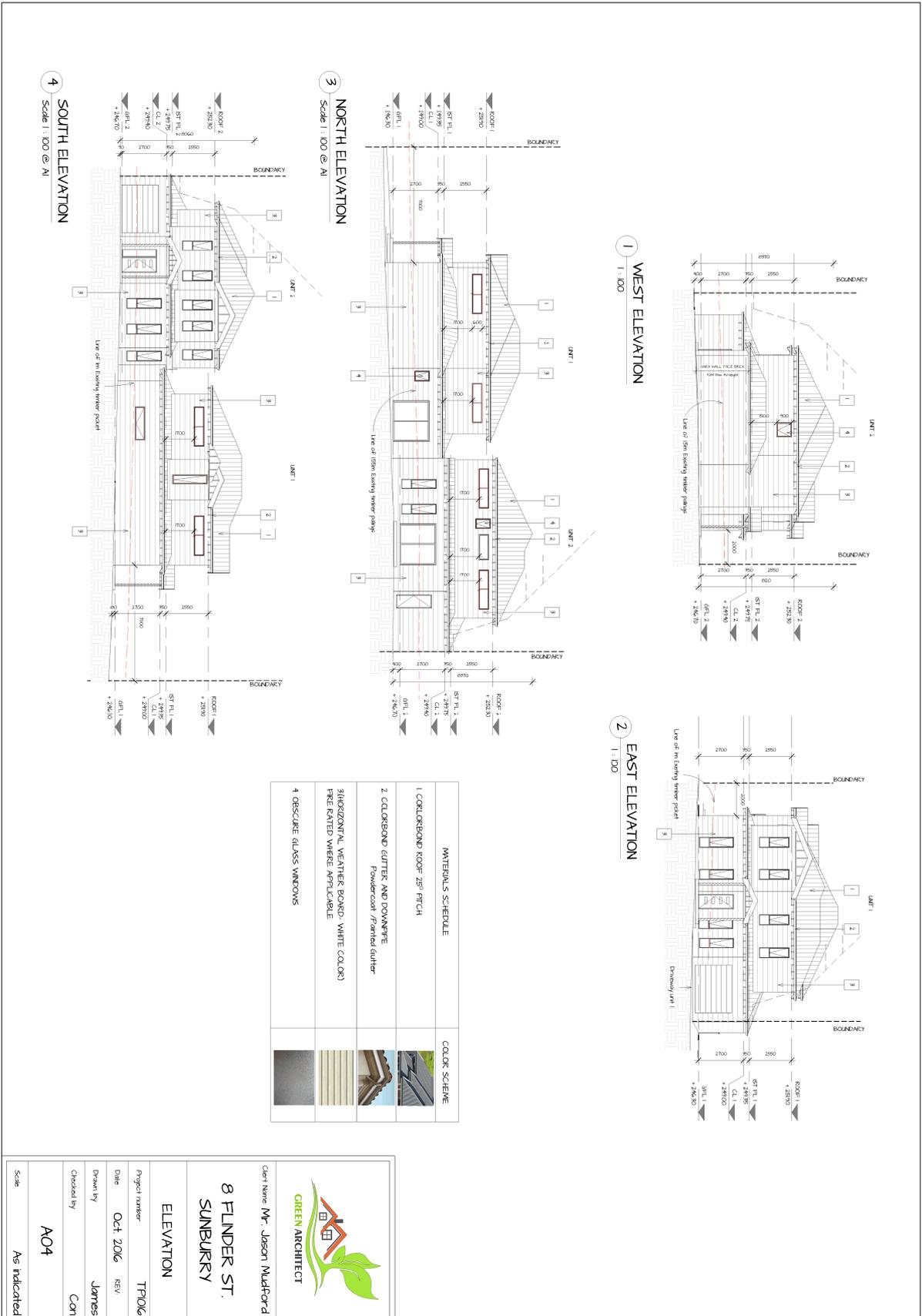


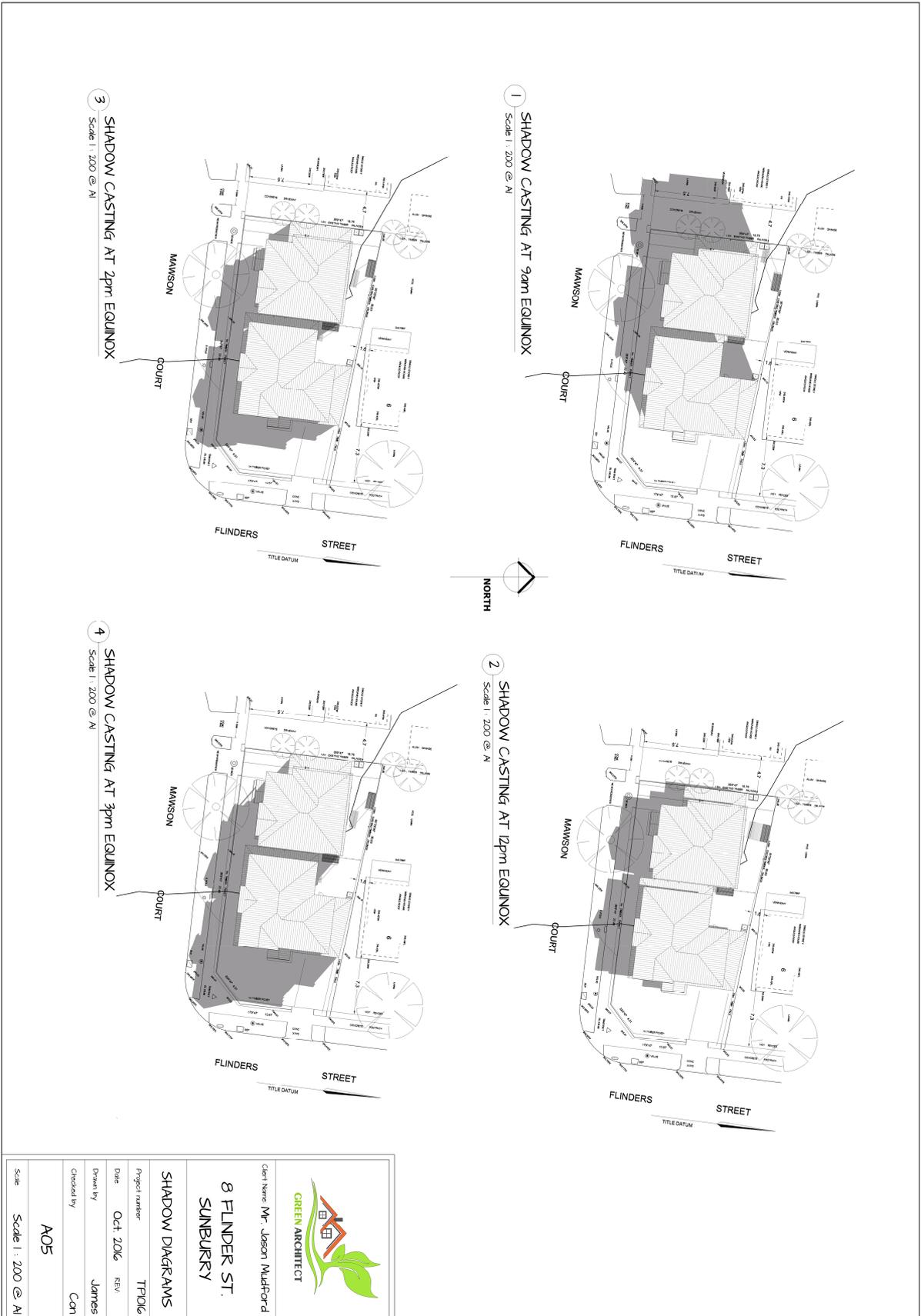
3 PROPOSED CONTEXT PLAN
Scale: 1:500 @ A1

 GREEN ARCHITECT	
Client Name: Mr. Jason Mulford	
8 FLINDER ST. SUNBURY	
SITE PLAN	TPO/DC
Project number:	REV
Date:	James
Drawn by:	Can
Checked by:	
AOI	
Scale:	As indicated









EXTERNAL MATERIAL SPECIFICATION
8 Flinders St Sunbury VIC 3429



1. CORLORBOND ROOF 25° PITCH



2. COLORBOND GUTTER AND
DOWNPIPE
POWDERCOAT / PAINTED GUTTER



3.(HORIZONTAL WEATHER BOARD-
WHITE COLOR) FIRE RATED
WHERE APPLICABLE



4.OBSCURE GLASS WINDOWS



PROJECT NUMBER : TP1016

DATE : OCTOBER /2016

DRAWN BY : JAMES

DRAWING NO : A07

CHECK BY : JAMES

PRINTING ON A4

REPORT NO:	SU230
REPORT TITLE:	1-3 Freight Road, Tullamarine - Development of a six storey Residential Hotel comprising of serviced apartments with associated business centre, gymnasium, cafe, basement car parking, business identification signage and reduction in car parking requirements.
SOURCE:	Narelle Haber, Senior Town Planner
DIVISION:	Planning and Development
FILE NO:	P19995
POLICY:	Hume Planning Scheme
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENTS:	1. Copy of Council Report SU220 26 June 2017 2. Copy of Minutes SU220 26 June 2017

Application No:	P19995
Proposal:	Development of a six storey Residential Hotel comprising of serviced apartments, with associated business centre, gymnasium, café, basement car parking, business identification signage and a reduction in car parking requirements.
Location:	1-3 Freight Road, Tullamarine.
Zoning:	Commercial 2 Zone
Applicant:	Chen He Airport Property Pty Ltd c/- Beacon Town Planning
Date Received:	11 October 2016

1. SUMMARY OF REPORT:

- 1.1 On 26 June 2017, Council considered Planning Application P19995 which proposes the use and development of a six storey Residential Hotel comprising of serviced apartments, with associated business centre, gymnasium, café, basement car parking, business identification signage and a reduction in car parking requirements at 1-3 Freight Road, Tullamarine.
- 1.2 The report recommended Council issue a Refusal to Grant the permit on the following grounds:
 - The use and development of the Residential Hotel comprising of serviced apartments, with associated business centre, gymnasium, café, basement car parking, business identification signage and a reduction in car parking requirements conflicts with the intent of the land to provide industrial development as identified in Clauses 21.03 and 21.06 of the *Hume Planning Scheme*.
 - The use and development of a Residential Hotel on the land is inconsistent with Council's strategic intent to rezone the subject land to Industrial 3 via Amendment C218.
 - Insufficient car parking is provided on the site and will likely result in a detrimental impact on the surrounding road network and intersections as a result of the development.
 - The scale, form and height of the proposed development is contrary to the existing scale of the immediate area and will result in a visually prominent building.

REPORT NO: SU230 (cont.)

- 1.3 The recommendation was not supported and an alternate recommendation to decide the application was not resolved by way of deferral. It is recommended Council confirms it supports for the development subject to conditions.

2. RECOMMENDATION:

That Council, having considered the application on its merits and objections received, resolves to issue a Notice of Decision to Grant a Planning Permit for the development of a six storey Residential Hotel comprising serviced apartments with associated business centre, gymnasium, café, basement car parking, business identification signage and reduction in car parking requirements at 1-3 Freight Road, Tullamarine, subject to the following conditions.

1. Before the use and/or 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 be generally in accordance with the plans submitted with the application but modified to show:
 - (a) One car space must be provided on site and clearly marked for use by disabled persons and constructed as per Australian Standard AS2890.6 2009.
 - (b) Details for the loading, unloading and manoeuvring of shuttle buses to be shown. 'Pick-up' and 'drop-off' to occur at a convenient location for passengers. Provision of parking bays for the two proposed shuttle buses must also be accommodated on-site.
 - (c) Details for the loading, unloading and manoeuvring of the type of delivery / service vehicles appropriate to the development.
2. Prior to commencement of the use a fully indented parking area approximately 30 metres in length (minimum of four parking bays) must be provided on Freight Road along the frontage of the development, consistent with Council standard drawing SD307 to ensure two way traffic flow is maintained on Freight Road. A detailed design of the road works with associated drainage must be submitted to the responsible authority for approval. The existing side entry pit on Freight Road must be modified to a heavy duty channel grated pit. An application for a "Consent to Dig in the Road Reserve" permit for indented parking must be submitted to Council for approval. Any service relocation associated with the works are to be approved by the service authorities at the owner's cost.
3. Prior to the commencement of the use for serviced apartments, an Operational Management Plan concerning the serviced apartments prepared to the satisfaction of the responsible authority must be submitted and approved by the responsible authority. The plan should detail, but not be limited to:
 - a. The presence of a manager on site at such times as is required to operate the office and reception area
 - b. Services provided
 - c. Operating hours
 - d. Management of the car park associated with the serviced apartments
 - e. Management of complaints.When approved, the Operational Management Plan must be implemented to the satisfaction of the responsible authority.
4. A duty manager must be present at all times.
5. Before the development starts, a Construction Management Plan must be prepared and submitted to the responsible authority for approval. Once approved, the plan must be implemented to the satisfaction of the responsible authority. The plan must address the following issues:

REPORT NO: SU230 (cont.)

- a. Measures to control noise, dust and water runoff.
 - b. Prevention of silt or other pollutants from entering the Council's underground drainage system or road network.
 - c. The location of where building materials are to be kept during construction.
 - d. Site security
 - e. Maintenance of safe movements of vehicles to and from the site during the construction phase.
 - f. On-site parking of vehicles associated with construction of the development
 - g. Wash down areas for trucks and vehicles associated with construction activities
 - h. Cleaning and maintaining surrounding road surfaces
 - i. A requirement that construction works must only be carried out during the following hours:
 - i. Monday to Friday (inclusive) - 7.00am to 6.00pm
 - ii. Saturday - 9.00am to 5.00pm.
6. The layout of the use(s) and buildings and/or internal layout and use of the building as shown on the endorsed plans shall not be altered or modified except with the written consent of the responsible authority.
 7. Once the approved development has started, it must be continued and completed to the satisfaction of the responsible authority.
 8. New buildings or works must not be constructed or carried out except with the prior written consent of the responsible authority.
 9. The use and development 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.
 10. Goods, equipment, packaging material 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.
 11. 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.
 12. Any equipment required for refrigeration, air-conditioning, heating and the like must be located on the land/building and must be suitably insulated for the purpose of reducing noise emissions to the satisfaction of the responsible authority.
 13. Any alarm or security system installed on the land/building must:
 - (a) be silent in accordance with any relevant Australian Standard;
 - (b) be connected to a registered security firm,
 - (c) be to the satisfaction of the responsible authority.
 14. The plant and equipment on the roof of the building must be screened in a way that complements the appearance of the building to the satisfaction of the responsible authority.
 15. Before the use starts or the development is occupied (whichever occurs first), the areas set aside for the parking of vehicles together with the aisles and access lanes as shown on the endorsed plans must be:

REPORT NO: SU230 (cont.)

- (a) constructed;
 - (b) surfaced with a durable all-weather seal;
 - (c) drained to the nominated point of discharge;
 - (d) line-marked to indicate each car space and access lanes (including disabled pavement marking);
 - (e) marked to show the direction of traffic along access lanes and driveways; and
 - (f) provided with concrete kerbs or other barriers to prevent direct vehicle access to an adjoining road other than by a vehicle crossing to the satisfaction of the responsible authority.
16. Car spaces, access lanes and driveways shown on the endorsed plans must be kept available for these purposes at all times to the satisfaction of the responsible authority.
17. The boundaries of all car spaces, access lanes and the direction in which vehicles should proceed along the lanes must be clearly line marked on the ground to the satisfaction of the responsible authority.
18. Vehicles associated with the development that have a turning circle (between kerbs) greater than 16 metres are prohibited from turning left from Mickleham Road (northbound) into the Mickleham Road service road at the frontage of the development. This includes service vehicles and shuttle buses.
19. Any security boom, barrier or similar device controlling vehicular access to the car spaces must be located a minimum of 6 metres inside the boundary to allow vehicles to stop clear of the road pavement and footpath.
20. Bus zone signage and posts identifying shuttle bus loading areas are to be supplied, installed and maintained to the satisfaction of the responsible authority.
21. A three point turn facility must be provided to allow forward direction vehicle entry and exit into the Mickleham Road service road via either the retention of the existing vehicle crossing within the service lane or otherwise to the satisfaction of the responsible authority.
22. The mechanical vehicle stackers must be routinely serviced and maintained to the satisfaction of the responsible authority to ensure satisfactory access to all car spaces and to prevent any adverse effect on adjoining land by adverse noise emission or otherwise.
23. All loading and unloading of goods from vehicles associated with the approved use must at all times be carried out within the loading bay shown on the endorsed plans. The area set aside for the loading and unloading of goods must be kept free of obstruction and must not be used for any other purpose.
24. Before the use and/or development are occupied, a sign or signs must be provided to the satisfaction of the responsible authority to direct drivers to the on-site car parking areas. Such sign(s) must be located in the frontage of the land and maintained to the satisfaction of the responsible authority.
25. The surface of the internal car park areas will be coated with an appropriate seal to prevent the squealing of tyres when manoeuvring.
26. Any existing redundant vehicle crossings are to be removed. The kerb and channel and nature strip to be reinstated at the applicant/owners expense.
27. The whole of the land 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.

REPORT NO: SU230 (cont.)

28. 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.
29. 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.
30. The internal stormwater drainage design must be approved by a Relevant Building Surveyor under the Building Regulation 2006, Reg. 610.
31. Any cut or fill must not interfere with the natural overland stormwater flow.
32. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during construction.
33. Waste collection shall be undertaken in accordance with the Waste Management Plan prepared by Low Impact Development Consulting (dated 31/08/2016) to the satisfaction of the responsible authority.
34. The operator shall ensure the bin stores are kept clean, bin lids are kept closed and bins are regularly washed to the satisfaction of the responsible authority.
35. Garbage collection for the development may only occur weekly between the hours of 6pm to 8pm Monday to Friday.
36. The location, size and details of the sign(s), including the wording, colours and supporting structure, shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.
37. The approved sign(s) must not be floodlit or illuminated by external lights without the prior written consent of the responsible authority.
38. Flashing or intermittent lighting must not be used in the approved sign(s).
39. The approved sign(s) must be located wholly within the boundaries of the land.
40. Bunting, streamers, flags, wind vanes or similar material must not be displayed except with the prior written consent of the responsible authority.
41. 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:

- (1) If a request for an extension of commencement/completion dates is made out of time allowed by condition 37, 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) 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. Any service relocations are to the approval of the Service Authority and at the owners cost.

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- (3) Application for Legal Point of Stormwater discharge is required to obtain approval for the connection to the legal point of discharge.**
- (4) 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.**
- (5) Work site traffic management must be in accordance with "Road Management Act 2004-Worksite Safety Traffic management-Code of Practice" and AS 1742.3.**
- (6) 2009 Part 3 Traffic control devices for works on roads. If traffic congestion becomes excessive at any time, the contractor must undertake measures to ease congestion.**

3. CONCLUSION

If Council's supports the issue of a Notice of Decision to Grant the permit, the conditions as recommended are considered appropriate to enable this development to proceed.

REPORTS – SUSTAINABILITY AND ENVIRONMENT

26 JUNE 2017

ORDINARY COUNCIL (TOWN PLANNING)

REPORT NO:	SU220
REPORT TITLE:	1-3 Freight Road, Tullamarine - Development of a six storey Residential Hotel comprising of serviced apartments with associated business centre, gymnasium, cafe, basement car parking, business identification signage and reduction in car parking requirements.
SOURCE:	Narelle Haber, Senior Town Planner
DIVISION:	Planning and Development
FILE NO:	P19995
POLICY:	Hume Planning Scheme
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENTS:	1. <i>Locality Plan</i> 2. <i>Proposed Development Plans</i>
<hr/>	
Application No:	P19995
Proposal:	Development of a six storey Residential Hotel comprising of serviced apartments, with associated business centre, gymnasium, café, basement car parking, business identification signage and a reduction in car parking requirements.
Location:	1-3 Freight Road, Tullamarine
Zoning:	Commercial 2 Zone
Applicant:	Chen He Airport Property Pty Ltd c/- Beacon Town Planning.
Date Received:	11 October 2016

1. SUMMARY OF REPORT:

- 1.1 The application seeks approval for the use and development of a six storey Residential Hotel comprising of serviced apartments, with associated business centre, gymnasium, café, basement car parking, business identification signage and a reduction in car parking requirements at 1-3 Freight Road, Tullamarine. The proposed building is to be six storeys high with a maximum height of 19 metres. The development is to be located on the south-eastern corner of Freight Road and Mickleham Road, Tullamarine. The application was advertised and two objections were received.
- 1.2 The subject land is affected by proposed Planning Scheme Amendment C218 which seeks to rezone the subject land (and adjacent land to the west and north) along with six other sites across the City of Hume, from a Commercial 2 Zone to an Industrial 3 Zone to better support the strategic intention of these areas for industrial development and employment generation. The public exhibition for Amendment C218 has concluded where submissions will now be considered. A Panel Hearing is scheduled for August 2017 to consider submissions. The proposed use and development of a Residential Hotel is prohibited in an Industrial 3 Zone.
- 1.3 Based on the strategic change to the zoning of the land proposed under Amendment C218 along with issues relating to parking and scale and height, it is recommended that Council refuse the application.

2. RECOMMENDATION:

That Council, having considered the application for use and develop the land for a Residential Hotel comprising of serviced apartments, with associated business centre, gymnasium, café, basement car parking, business identification signage and a reduction in car parking requirements at 1-3 Freight Road, Tullamarine on its merits, the concerns of the objectors and strategic objectives of Council, resolves to issue a Refusal to Grant a Planning Permit on the following grounds:

REPORTS – SUSTAINABILITY AND ENVIRONMENT

26 JUNE 2017

ORDINARY COUNCIL (TOWN PLANNING)

REPORT NO: SU220 (cont.)

1. **The use and development of the Residential Hotel comprising of serviced apartments, with associated business centre, gymnasium, café, basement car parking, business identification signage and a reduction in car parking requirements conflicts with the intent of the land to provide industrial development as identified in Clauses 21.03 and 21.06 of the *Hume Planning Scheme*.**
2. **The use and development of a Residential Hotel on the land is inconsistent with Council's strategic intent to rezone the subject land to Industrial 3 via Amendment C218.**
3. **Insufficient car parking is provided on the site and will likely result in a detrimental impact on the surrounding road network and intersections as a result of the development.**
4. **The scale, form and height of the proposed development is contrary to the existing scale of the immediate area and will result in a visually prominent building.**

3. PROPOSAL:

- 3.1 The proposal seeks approval to construct a six storey residential hotel building (including basement car park) on the site. The development will comprise 66 serviced apartments for guests located on the first to the fifth floors. The building will also include a business centre and gymnasium (for occupants use only), a café, basement car parking and associated business identification signage.
- 3.2 Rooms will consist of a kitchenette, bedroom/sitting area and a bathroom.
- 3.3 As with the current building on site, the proposed building will have a zero boundary setback from the Mickleham Road and Freight Road frontages as well as the western boundary. The ground floor of the building will be set back 2.44 metres from the southern boundary. The building will have a maximum height of 19 metres.
- 3.4 A total of 24 car spaces have been provided in a basement of the building. This will comprise of 10 single car spaces, and 14 spaces in a car stacker system. A shuttle bus will also be provided to and from the airport for guests.

4. SITE AND SURROUNDS:

The subject land is located on the south-western corner of Mickleham Road and Freight Road, Tullamarine. The site is currently occupied by a vacant three storey brick office/warehouse development. Vehicle access to the site is currently available from a service road which runs along the front of the site and is accessed from Freight Road. There are an additional two accessways located along the northern side of the building which are also accessed directly from Freight Road. The land is relatively flat and rectangular in shape, with the exception of the splayed north-east corner of the site. The property has an overall area of 1006 square metres.

- 4.1 The building on the site is characterised by a three storey office component located on the eastern portion of the site and occupying approximately one third of the site. The office building addresses Mickleham Road. The warehouse component of the development is located to the rear of the office building, and occupies the remaining two thirds of the land. The warehouse component addresses and is accessed from Freight Road.
- 4.2 Land to the north and west is zoned Commercial 2 under the *Hume Planning Scheme*, but essentially contains a mixture of light industrial uses such as cabinet makers, freight handlers, motor repairs and panel beaters. Land to the north and east of the site comprises residential dwellings.

REPORTS – SUSTAINABILITY AND ENVIRONMENT

26 JUNE 2017

ORDINARY COUNCIL (TOWN PLANNING)

REPORT NO: SU220 (cont.)

Restrictions on Title:

- 4.3 No registered restrictive covenants are recorded on title.
- 4.4 The site is encumbered by a 2.44 metre wide drainage and sewerage easement along the length of the southern boundary.

5. PLANNING CONTROLS:

- 5.1 The following policies and provisions of the *Hume Planning Scheme* (“the Scheme”) are relevant in the consideration of the application:

State Policies: Clause 9: Plan Melbourne
 Clause 11.02 Urban Growth
 Clause 11.04 Metropolitan Melbourne
 Clause 15.01-1 Urban Design
 Clause 17.03 Tourism

Municipal Strategies Clause 21.03-1 Employment
 Clause 21.03-2 Business
 Clause 21.03-4 Melbourne Airport
 Clause 21.06-4: Local Areas – Gladstone Park and Tullamarine Neighbourhood
 Clause 21.08 Particular Uses and Development

Zones: Clause 34.02: Commercial 2 Zone

Overlays: No overlays

Particular Provisions: Clause 52.06: Car parking
 Clause 53.34 Bicycle Facilities
 Clause 52.35 Urban Context Report and Design Response for residential development of five or more storeys

General Provisions: Clause 65.01: Approval of an Application or Plan

- 5.2 The land at 1-3 Freight Road, Tullamarine is zoned Commercial 2 Zone with no overlays applicable to the land.
- 5.3 The Commercial 2 Zone has the following purposes:
 - *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
 - *To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.*
 - *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.*
- 5.4 Pursuant to Clause 34.02 of the *Hume Planning Scheme* a planning permit is required for the use and development of a Residential Hotel. A Residential Hotel is defined as:
 - *Land used to provide accommodation in serviced rooms for persons away from their normal place of residence. If it has at least 20 bedrooms, it may include the sale of liquor for consumption on, or off, the premises, function or conference rooms, entertainment, dancing, amusement machines, and gambling.*
- 5.5 The proposed Residential Hotel broadly responds to the policy settings in the Municipal Strategic Statement related to supporting economic development and tourism outcomes. Whilst this is acknowledged, the strategic intent of the subject land is clearly

REPORTS – SUSTAINABILITY AND ENVIRONMENT

26 JUNE 2017

ORDINARY COUNCIL (TOWN PLANNING)

REPORT NO: SU220 (cont.)

outlined in Clause 21.03-1 (Employment), and Clause 21.06-4 Gladstone Park and Tullamarine Neighbourhood as *‘encouraging the establishment of new industries and businesses that will benefit from maximum accessibility to Melbourne Airport...’*. The Commercial 2 Zone allows for the use and development proposed to be considered on merit, however, Council has initiated Planning Scheme Amendment C218 which seeks to change the zoning of the subject site to an Industrial 3 Zone.

- 5.6 Planning Scheme Amendment C218 seeks to rezone seven areas of existing Commercial 2 zoned land across the City of Hume to the Industrial 3 Zone. The Commercial 2 Zone was introduced in 2013 in a State wide process as part of the updated commercial zones. The broad range of commercial uses in the Commercial 2 Zone has resulted in implications of changing the original strategic intent of areas from employment based industrial parks and creating opportunities for out of centre development. As a consequence, the intentions of the C218 is to apply the Industrial 3 Zone to the various sites to better support the original intent of these areas as articulated in the Municipal Strategic Statement. The Industrial 3 Zone is considered to better represent the original zoning of the land as Business 3 or 4 zones. The Industrial 3 Zone allows for less detrimental industrial uses as well as some limited retail uses to service local areas and this is considered to be consistent with the intent of the areas impacted by the amendment, including the subject land.
- 5.7 In the event the Industrial 3 Zone was applied to the subject land via Amendment C218, the proposed Residential Hotel use and development would be prohibited and a planning permit could not be granted.

Aboriginal Cultural Heritage:

- 5.8 The land is not located within an area of cultural heritage sensitivity as described in the Aboriginal Heritage Regulations 2007 and therefore a Cultural Heritage Management Plan is not required.

Major Electricity Transmission Line:

- 5.9 The land is not located within 60 metres of a major electricity transmission line.

6. REFERRALS:

- 6.1 The application was not required to be referred to any statutory authorities under Section 55 of the *Planning and Environment Act 1987* (“the Act”).
- 6.2 The application was referred internally to Council’s Assets and Civil Design Department, Strategic Planning Department, Community Activity Centre Planning Department for comment.
- 6.3 Council’s Strategic Department have stated that they will not support the development on the following grounds:
- It is proposed to establish the hotel on the periphery of an existing business precinct within the municipality. This business precinct is proposed to be rezoned under Amendment C218. Under the Industrial 3 Zone, use of the land for the purposes of accommodation (other than a caretakers house) will become prohibited.
 - Given the above it is considered that the proposed use of the site for the purposes of a Residential Hotel is inappropriate given that the intention for the business precinct has always been to encourage uses more in keeping with transport and logistics and wholesale trade. It should also be noted that under the existing Business 3 Zone (which applied to the subject site prior to the introduction of the Commercial 2 Zone) the use of the site for the purposes of a Residential Hotel would also have been prohibited. As such, it has never been Council’s intention to allow such uses within this area.

REPORTS – SUSTAINABILITY AND ENVIRONMENT

26 JUNE 2017

ORDINARY COUNCIL (TOWN PLANNING)

REPORT NO: SU220 (cont.)

- 6.4 Council's Community Activity Centre Planning Department had no concerns with the appearance or scale of the development.
- 6.5 Council's Traffic department have stated that they will not support the development on the following grounds:
 - *The proposed motel requires a parking provision of 74 car parking spaces. The development provides 24 on-site car parking spaces, creating a shortfall of 50 spaces. A shortfall of this magnitude would result in significant dependency on on-street parking in surrounding streets.*
 - *Freight Road is a local industrial road servicing abutting industrial properties. These properties rely on large, heavy vehicles to conduct business and service loading requirements. Freight Road has an average weekday volume of 400 vehicles. The development proposal of 66 apartments would generate 198 daily vehicle trips. The additional 198 daily vehicle trips generated by the development represents a 50% increase of the daily volume and would have significant impact on the amenity of Freight Road and the intersection of Freight Road and Mickleham Road.*
 - *Provision to be made on-site at a convenient location for the loading, unloading and manoeuvring of the type of delivery / service vehicles appropriate to the development.*
 - *Provision to be made on-site for the loading, unloading and manoeuvring of shuttle buses. 'Pick-up' and 'drop-off' to occur at a convenient location for passengers. Provision of parking bays for two proposed shuttle buses must also be accommodated on-site.*
 - *There are no designated disabled parking bays and associated shared area. Disabled parking bay to be constructed as per AS2890.6 2009.*

7. ADVERTISING:

- 7.1 The application was advertised under Section 52 of the Act by way of letters to adjoining land owners and occupiers and two notice boards placed on site (one facing Mickleham Road and the other facing Freight Road).
- 7.2 A total of 2 objections were received.
- 7.3 The following is a summary of the grounds of objection:
 - Parking and traffic issues as a result of the development.
 - Inconsistent with the existing neighbourhood character.
 - The proposed car parking stacker will be noisy.
 - Unlikely there is a need for such land use in the area.

8. OBJECTIONS:

- 8.1 A response to the objections is provided below:
- 8.2 Parking and traffic issues as a result of the development:
 As described under section 6.2 above, Council's Assets department are concerned with the lack of car parking provided on site and the adverse effect the lack of car parking will have on the surrounding road network. Though the applicant stated that most of the clientele will come from the airport and arrive via shuttle bus to the premises, the significant reduction sought by the applicant cannot be support by Council.

Additionally, Freight Road is a local industrial road servicing industrial properties. These properties rely on large, heavy vehicles to conduct business and service loading requirements in the local roadway. The concern is that a possible 50% increase in daily vehicle trips will have a detrimental impact on the amenity of the area, functionality of Freight Road and the intersection of Freight Road and Mickleham Road.

REPORTS – SUSTAINABILITY AND ENVIRONMENT

26 JUNE 2017

ORDINARY COUNCIL (TOWN PLANNING)

REPORT NO: SU220 (cont.)

8.3 Inconsistent with the existing neighbourhood character:

Local residents have expressed concern with the height, scale and appearance of the development on the local neighbourhood. Whilst there is an existing 3 storey building on the property the height of this proposal goes beyond the 2-3 storey existing form of commercial buildings in the area and the 1 and 2 storey dwellings in the surrounding residential areas. A 'stepped' design has however sought to minimise bulk and over shadowing onto adjoining properties is proposed.

8.4 The proposed car parking stacker will be noisy.

Plans show the proposed vehicle stackers located toward the northern wall of the development (adjacent to Freight Road). It is unlikely the vehicle stackers will be heard from outside the basement car park given the thick concrete walls encasing the car park and the only access to the basement is from Freight Road – facing away from the residential properties.

8.5 Unlikely there is a need for such land use in the area:

It is important that Council ensure that any use and/or development approved on the site does not have a detrimental impact on the surrounding residential uses or, allow a use that will be contrary to the good and orderly planning of the area. Consideration needs to be given to the proposed rezoning of the land from Commercial 2 to Industrial 3, and if support proposal was granted, it would permit a non-industrial use in a proposed industrial area. This factor underpins the recommendation to not support the application.

9. DISCUSSION

Strategic Context:

9.1 The key issue with the proposed Residential Hotel on the subject land relates to alignment with the strategic intent of the area. Strategy 5.5 of Clause 21.02 of the revised Municipal Strategic Statement within the *Hume Planning Scheme* also seeks to *encourage business growth around the Melbourne Airport in transport and logistics, wholesale trade and other sectors that require immediate access to the airport.*

9.2 Clause 21.03-1 Employment, highlights the area of the subject land and land to the south as a focus for business and industry development as referenced in the following strategy:

- *Retain existing employment areas on the west side of Mickleham Road and encourage the development of Global Business Park as a high quality business and industry park.*

9.3 The above focus is also emphasised in Clause 21.06-4 Gladstone Park and Tullamarine Neighbourhood, with the following relevant objective:

- *To support existing industries and encourage the establishment of new industries and businesses that will benefit from maximum accessibility to Melbourne Airport, seaports, and regional and interstate markets*

9.4 The Hume Integrated Growth Area Plan (HIGAP) identifies existing employment areas within Tullamarine as the most likely places to meet demand from manufacturing companies as well as being suitable areas for businesses providing a range of services to trades and the residential areas that are not suitable in activity centres. It also identifies the southern part of the Mickleham Road South precinct as containing important industrial areas that form part of the wider Melbourne Airport employment area, with potential for more airport related businesses to locate in this area as an alternative to the business park immediately adjoining the Melbourne Airport.

REPORTS – SUSTAINABILITY AND ENVIRONMENT

26 JUNE 2017

ORDINARY COUNCIL (TOWN PLANNING)

REPORT NO: SU220 (cont.)

- 9.5 The existing policy setting has a clear focus for the area on business and industry development. The overall intent for the subject land and adjacent land to the north and west was for industry based development that can support employment and ensure uses in proximity of Melbourne Airport are of a nature that does not compromise the ongoing operation of the airport curfew free.
- 9.6 The Commercial 2 Zone (applied to the subject land in 2013 as part of a State wide change) has allowed for a broader range of commercial uses that undermine the long term intent of the subject land and adjacent land. Amendment C218, initiated by the City of Hume, seeks to address this issue through rezoning the subject land (and adjacent areas) to the Industrial 3 Zone along with six other sites across the municipality.
- 9.7 The amendment has been authorised and the public exhibition of the amendment has just been completed. Submissions are now being assessed and considered. It is anticipated the matter will likely proceed to a pre-set Panel Hearing scheduled for August 2017.
- 9.8 In light of the concerns that the current zoning of the land does not support the strategic intent for the area as outlined in the *Hume Planning Scheme*, it is considered the Residential Hotel use will further undermine the future development of the area and the use and development cannot be supported.

Traffic and Parking

- 9.9 Clause 52.06 of the *Hume Planning Scheme* outlines car parking requirements for various uses and development. As a Residential Hotel is included under the definition of a Motel, the parking requirement for the proposed development is outlined below:

USE	AREA/SIZE	CLAUSE 52.06 CAR PARKING RATE	CAR PARKING REQUIREMENT
Service Apartments (Motel)	66 rooms	1 space to each unit, and one space to each manager dwelling, plus 50 per cent of the relevant requirement of any ancillary use.	66 car spaces
Office	25.4m ²	3.5 spaces to each 100m ² of net floor area.	0 spaces
Cafe	40 seats	0.4 seats per patron permitted	8 spaces*
TOTAL			74 SPACES

**Planning Scheme parking requirement 50% of the required amount due to be an ancillary use to the motel.*

- 9.10 Plans submitted for the proposed Residential Hotel show that 24 car spaces are proposed to be provided in the basement. The proposal also seeks a waiver/reduction in car parking requirements. The applicants have stated that *'due to the proximity of the subject site to Melbourne Airport, it is anticipated that a large portion of guests will be associated with the Airport. Therefore, the proposal is anticipated to generate a large number of taxi and shuttle bus trips as opposed to private vehicle trips. The proposed shuttle bus service to/from the Airport is available to all guests and will encourage less private vehicle trips.'*
- 9.11 Approval for a reasonable and practical reduction in car parking requirements is often considered and supported by Council. However, in this instance, a shortfall of 50 car spaces will likely result in significant dependency on on-street parking in the surrounding streets. This outcome is not supported by Council's Assets department, as Freight Road is a local industrial road servicing abutting industrial properties. These industrial uses rely on large, heavy vehicles and trucks to conduct business and vehicle parking on the street would impede businesses in the area. Further to this,

REPORTS – SUSTAINABILITY AND ENVIRONMENT**26 JUNE 2017****ORDINARY COUNCIL (TOWN PLANNING)****REPORT NO: SU220 (cont.)**

Clause 22.01 of the *Hume Planning Scheme* (Industrial Areas and Business Parks) should be considered given the subject land is impacted by Planning Scheme Amendment C218. Clause 22.01-1 of the Scheme states that '*haphazardly developed or poorly designed industrial areas adversely affect the amenity and appearance of the City, particularly if the area is close to residential areas and major roads. Car parking provision and vehicular access are also important considerations*'.

9.12 In terms of car parking allocation and design on the site, the following issues are also of concern and further support refusal of the development:

- a) No provision has been made on-site for the loading, unloading and maneuvering of shuttle buses. A 'pick-up' and 'drop-off' area is required at a convenient location for passengers. At minimum, the provision of parking bays for at least two shuttle buses must also be accommodated on-site.
- b) No provision has been made on-site at a convenient location for the loading, unloading and maneuvering for delivery/service vehicles appropriate to the development.
- c) There are no designated disabled parking bays and associated shared area. Designed in accordance with AS2890.6 2009 provided on the site.

9.13 Pursuant to Table 1 of Clause 52.34-3 (Bicycle Spaces) of the Scheme, a Residential Hotel requires 1 bicycle space to each 40 rooms for employees. Plans show the provision of three double sided wall mounted bicycle racks (6 bicycle spaces) within the basement car park, which satisfies the requirement of the Clause.

Scale and form

9.14 The proposed six storey Residential Hotel will provide for a significant building form on the subject land. The surrounding development is of a mainly single to double storey scale and the proposal will be significantly higher than existing development on the adjoining industrial properties and surrounding residential properties. The commercial built form in the immediate commercial/industrial area generally takes on a 2-3 storey building height form.

9.15 The proposal does provide appropriate setbacks from boundaries and for landscaping within the immediate vicinity of the building, however, the height of the proposed building at 19 metres does create a visual impact to the immediate surrounds, particularly to the residential properties to the east and south and the gateway status of Mickleham Road.

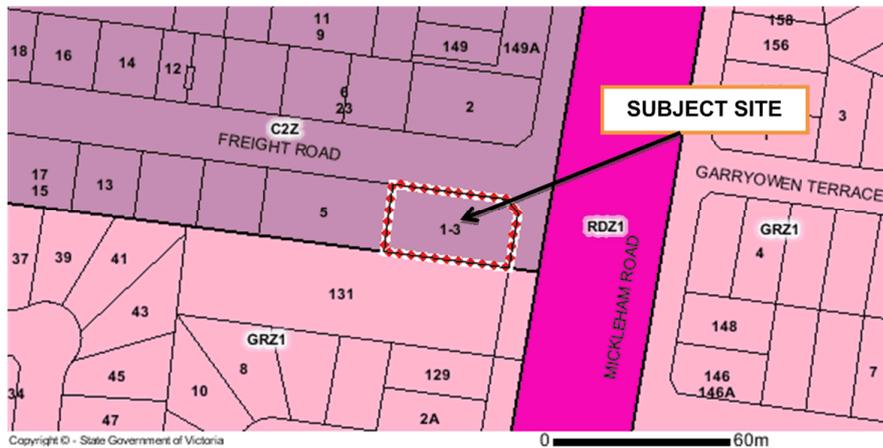
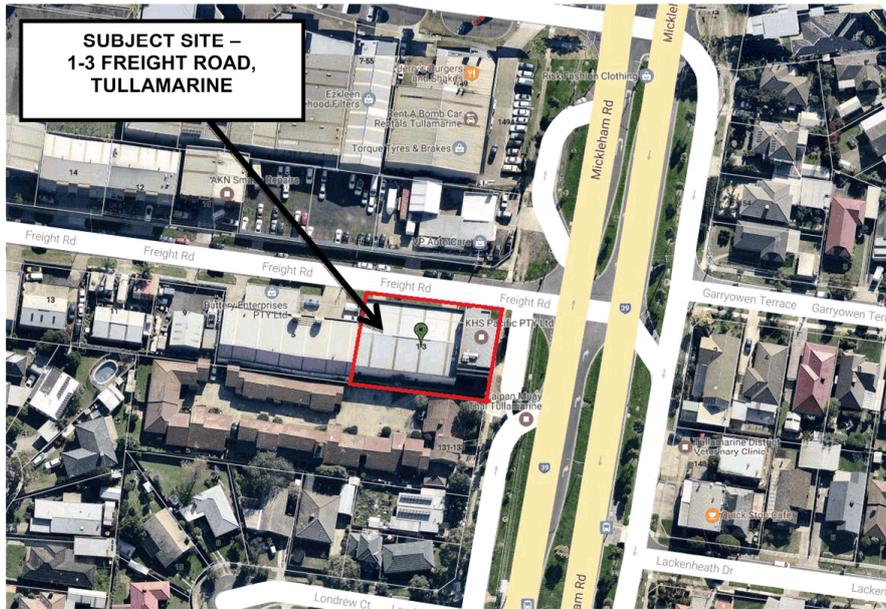
10. CONCLUSION

10.1 It is considered the proposal is inconsistent with the strategic intent of the land as described in the *Hume Planning Scheme*, contrary to the intent of proposed Amendment C218, the insufficient car parking provided on the site will also have a likely have a detrimental impact on the surrounding road network, and the development will present a built form and scale that is out of context to the immediate locality. Therefore, this proposal should not be supported.

LOCALITY MAP

P19995

1-3 FREIGHT ROAD, TULLAMARINE



3 3
8.3.2017
Incluse

ADVERTISED PLAN

For information, the Council has received a copy of the Planning Register for the proposed development. The Planning Register is a public document and is available for inspection at the Council Offices, 100 High Street, Dundee, Scotland, DD1 1DA. The Planning Register is available for inspection from 10.00am to 4.00pm on weekdays.

PLANNING PERMIT APPLICATION

PROPOSED SERVICE APARTMENT DEVELOPMENT
1-3 FREIGHT ROAD, TULLAMARINE

DWG:	REV:	DRAWING TITLE:	SCALE:
TP00	A	DRAWING REGISTER	N/A
TP01	A	NEIGHBOURHOOD & SITE DESCRIPTION	1:250
TP02	A	DESIGN RESPONSE	1:200
TP03	A	PROPOSED BASEMENT FLOOR PLAN	1:100
TP04	A	PROPOSED GROUND FLOOR PLAN	1:100
TP05	A	PROPOSED FIRST FLOOR PLAN	1:100
TP06	A	PROPOSED SECOND FLOOR PLAN	1:100
TP07	A	PROPOSED THIRD FLOOR PLAN	1:100
TP08	A	PROPOSED FOURTH FLOOR PLAN	1:100
TP09	A	PROPOSED FIFTH FLOOR PLAN	1:100
TP10	A	PROPOSED ROOF PLAN	1:100
TP11	A	PROPOSED NORTH & EAST ELEVATIONS SECTION	1:100
TP12	A	PROPOSED SOUTH & WEST ELEVATIONS	1:100
TP13	A	EAST & PROP. FREIGHT RD. STREETSCAPE	1:100
TP14	A	EAST & PROP. FREIGHT RD. STREETSCAPE	1:100
TP15	A	EXISTING 12PM SHADOW	1:200
TP16	A	EXISTING 3PM SHADOW	1:200
TP17	A	PROPOSED 12PM SHADOW	1:200
TP18	A	PROPOSED 3PM SHADOW	1:200
TP19	A	PROPOSED 12PM SHADOW	1:200
TP20	A	PROPOSED 3PM SHADOW	1:200
TP21	A	PERSPPECTIVE	N/A
TP22	A	EXTERNAL FINISHES & MATERIALS SCHEDULE	N/A

ISSUED FOR TOWN PLANNING
 1-3 FREIGHT ROAD, TULLAMARINE
 SERVICE APARTMENTS DEVELOPMENT
 DOCUMENT REGISTER
 Scale: A1
 Plot Size: A3
 Drawing Number: TP00
 Date: 15/06/2016



Notes

- The Council has received a copy of the Planning Register for the proposed development. The Planning Register is a public document and is available for inspection at the Council Offices, 100 High Street, Dundee, Scotland, DD1 1DA. The Planning Register is available for inspection from 10.00am to 4.00pm on weekdays.
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Revision

Rev	Date	Description
1	15/06/2016	Issue for comment

ADVERTISED PLAN

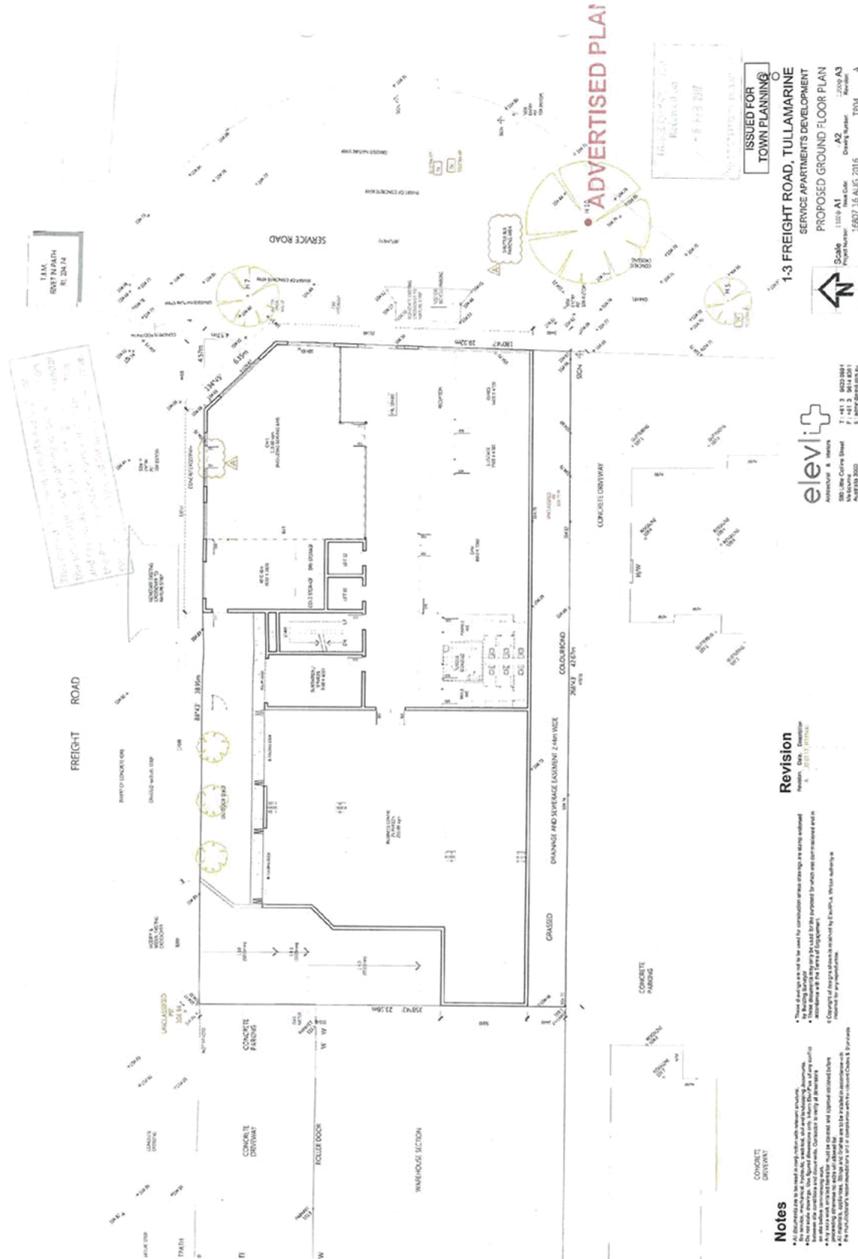
NOTES:
 This advertisement is made available for the sole purpose of enabling the community and relevant parties to a planning process under the Planning and Environment Act 1987. This advertisement is not intended for any other purpose.

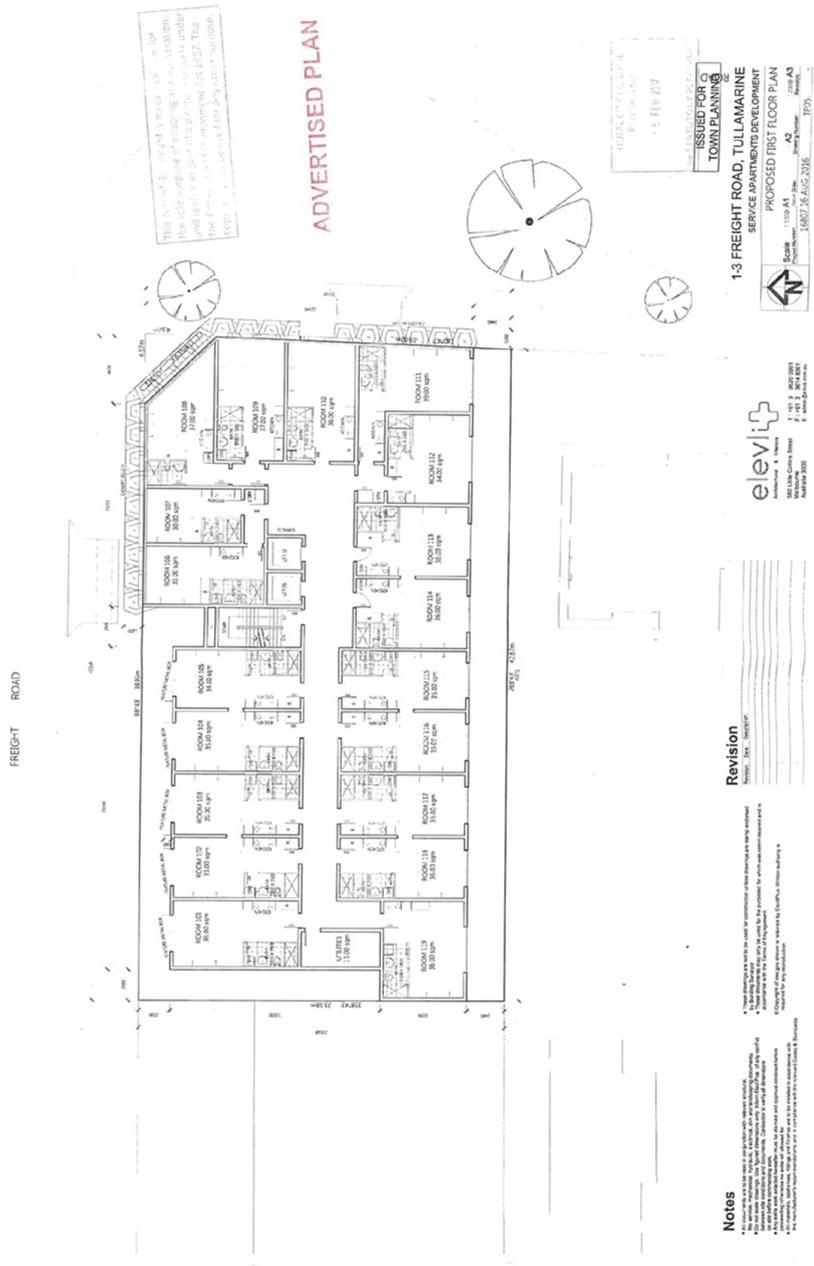
ISSUED FOR TOWN PLANNING
 1-3 FREIGHT ROAD, TULLAMARINE
 SERVICE APARTMENTS DEVELOPMENT
 NEIGHBOURHOOD & SITE DESCRIPTION
 Project No: 17/0000000
 Project Name: 17/0000000
 Date of Issue: 18 AUG 2016
 TPO

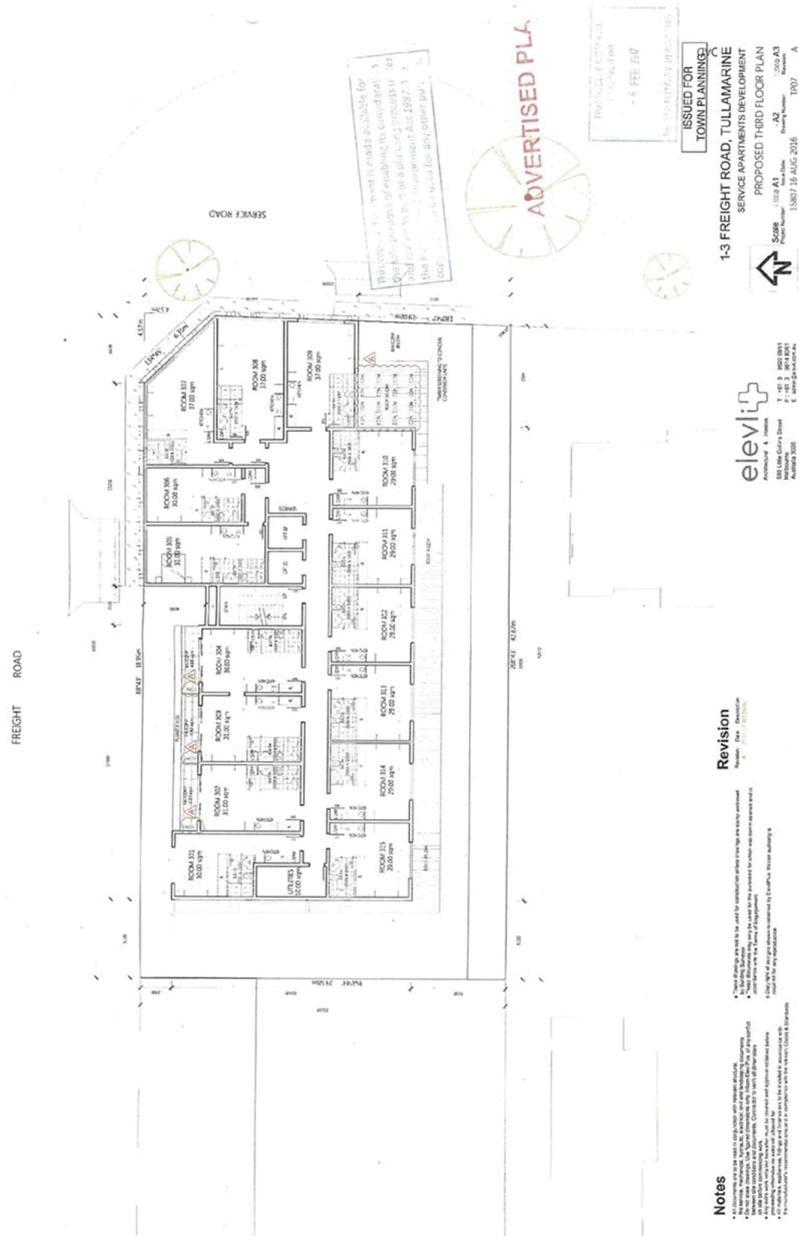
Notes
 1. All dimensions are to be read on the plan and are subject to the survey.
 2. The site is shown as being zoned under the Tullamarine Planning Scheme.
 3. The site is shown as being zoned under the Tullamarine Planning Scheme.
 4. The site is shown as being zoned under the Tullamarine Planning Scheme.
 5. The site is shown as being zoned under the Tullamarine Planning Scheme.
 6. The site is shown as being zoned under the Tullamarine Planning Scheme.

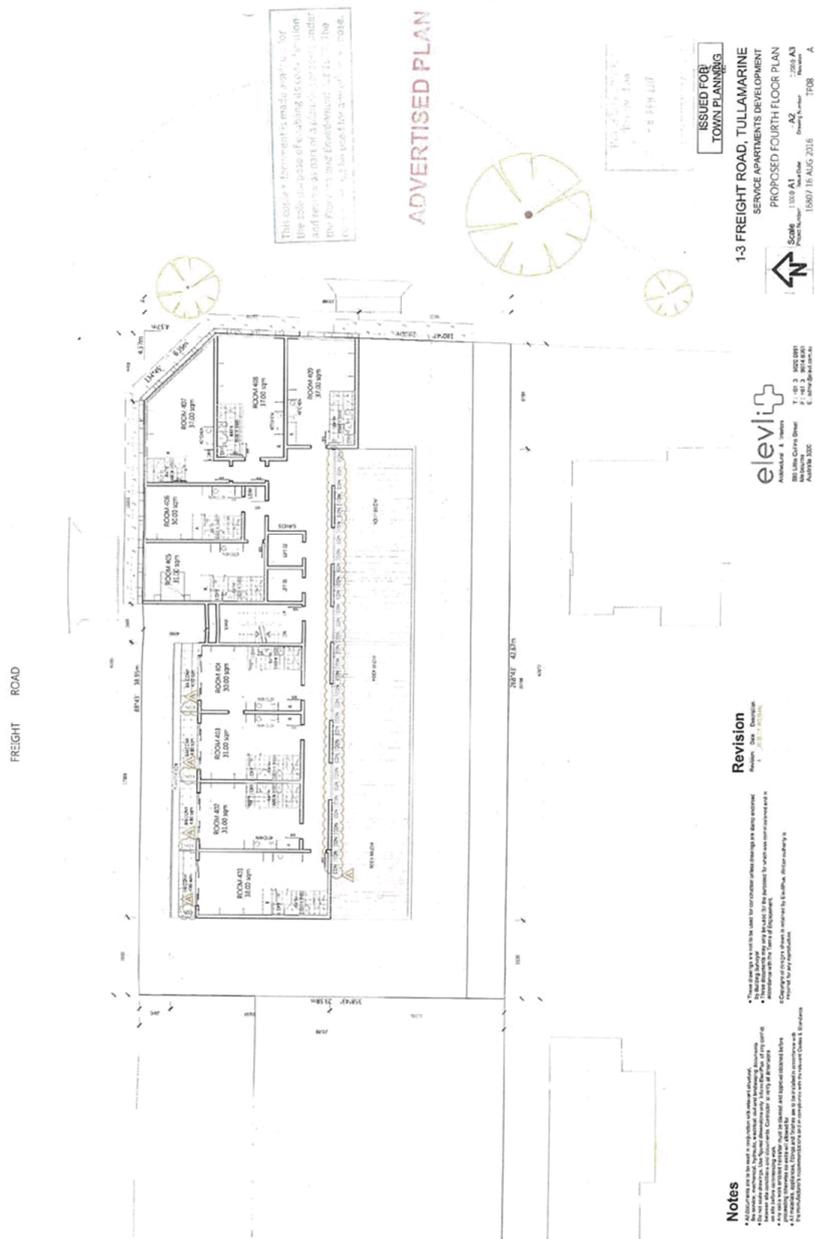
Revision
 Number Date Description
 1 18/08/2016 Initial Issue

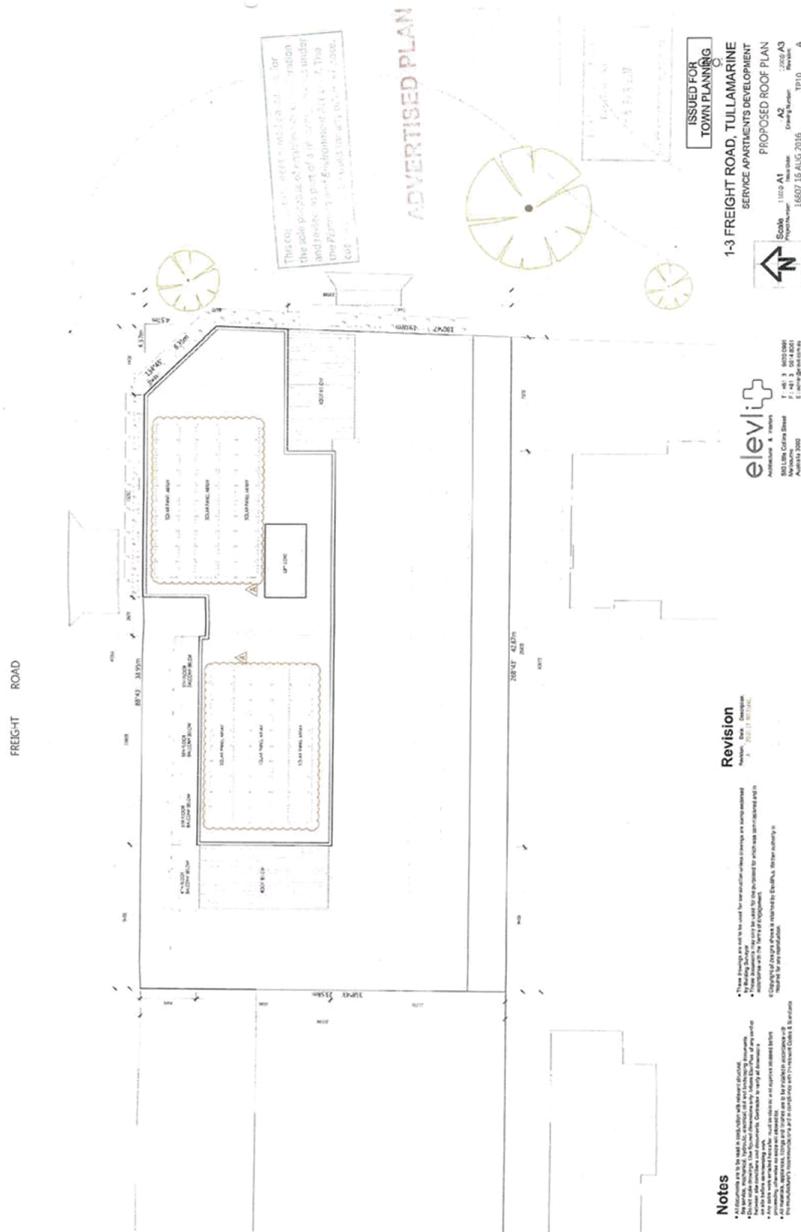
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 Architecture & Interiors
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 Melbourne VIC 3000
 T +61 3 9612 8201
 F +61 3 9612 8202
 E elevi@elevi.com.au











EXTERNAL MATERIALS & FINISHES

- A. GLASS
- B. ALUMINIUM FRAME
- C. METAL FEATURE
- D. WHITE COLOURED FACADE
- E. WHITE RENDER
- F. BLACK RENDER
- G. OPENABLE SHLUGG WINDOW BEHIND
- H. PRECAST CONCRETE
- I. BLACK METAL

NOTE

- PROPOSED FACADE LIGHT WEIGHT STRUCTURE FIXED TO THE SLABS. THE CURBING PROVIDES WEATHER PROTECTION

ADVERTISED PLAN

SECTION A-A - THROUGH CAB STACKER

ISSUED FOR TOWN PLANNING

13 FREIGHT ROAD, TULLAMARINE
 SERVICE APARTMENTS DEVELOPMENT
 PROPOSED NORTH & EAST ELEVATIONS

Scale 1:100 A1
 1:200 A2
 1:300 A3

Project Number 16007/16 AUG 2016
 Drawing Number 1/211

elevit+
 ARCHITECTURE & DESIGN
 1/100 B, 801/803
 WILSONS CREEK
 VIC 3086

Notes

- 1. All dimensions are in millimetres unless otherwise stated.
- 2. All dimensions are to the face of the work unless otherwise stated.
- 3. All dimensions are to the face of the work unless otherwise stated.
- 4. All dimensions are to the face of the work unless otherwise stated.
- 5. All dimensions are to the face of the work unless otherwise stated.
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- 9. All dimensions are to the face of the work unless otherwise stated.
- 10. All dimensions are to the face of the work unless otherwise stated.

Revision

Revision	Date	Description
1	16/06/2017	ISSUED FOR TOWN PLANNING

**REPORTS – SUSTAINABILITY AND ENVIRONMENT
26 JUNE 2017**

ORDINARY COUNCIL (TOWN PLANNING)

Attachment 2 - Proposed Development Plans

EXTERNAL MATERIALS & FINISHES

- A. GLASS
- B. ALUMINIUM FRAME
- C. METAL FINISH
- D. WHITE COLOURED FACADE
- E. WHITE RENDER
- F. BLACK RENDER
- G. OPENABLE SHUCC WINDOW BEHIND
- H. PRECAST CONCRETE
- I. BLACK METAL

NOTE

- PROPOSED FACADE, LIGHT WEIGHT STRUCTURE FIXED TO THE SLABS.
- THE CANOPY PROVIDES WEATHER PROTECTION.

This application is subject to a Planning Services under and review as part of a Planning Services under the Planning and Environment Act 2017. The logo is not to be used for any other purpose.

ADVERTISED PLAN

ISSUED FOR TOWN PLANNING

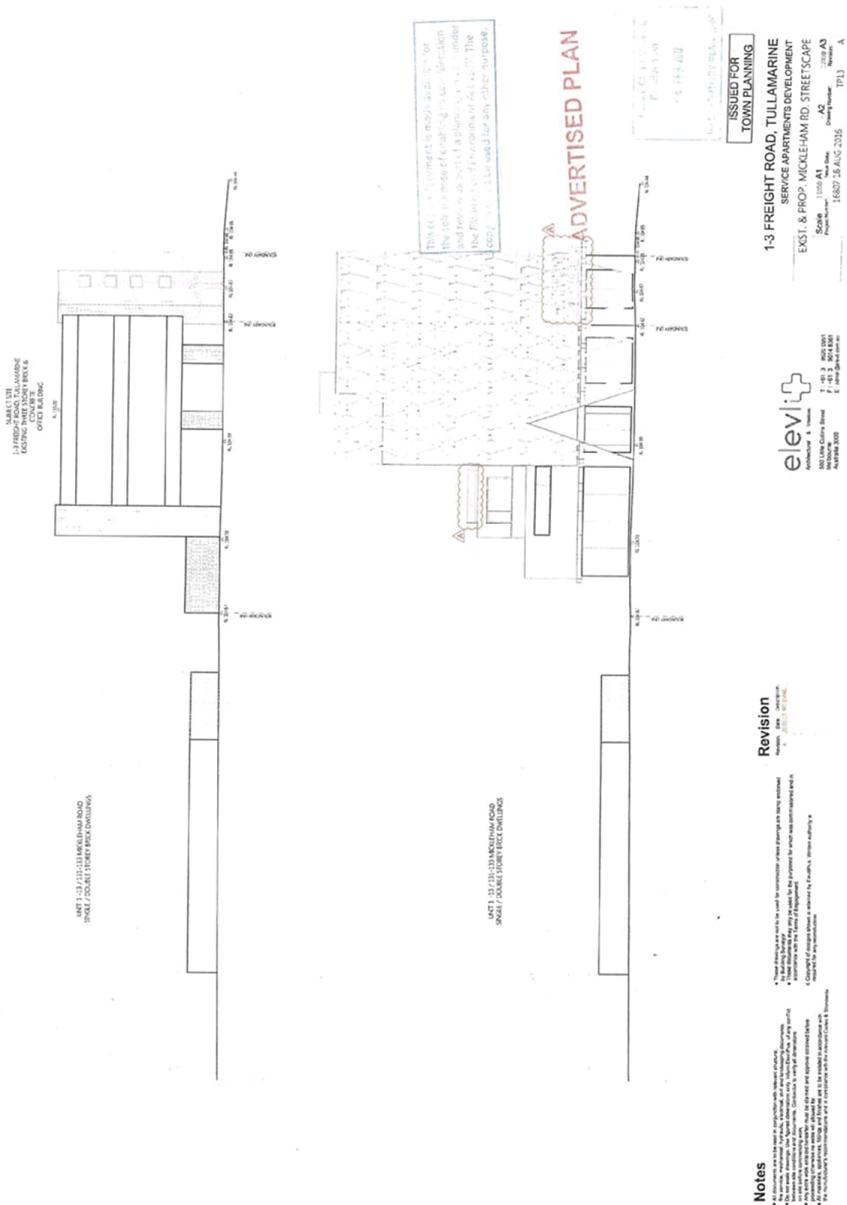
1-3 FREIGHT ROAD, TULLAMARINE
SERVICE APARTMENTS DEVELOPMENT
PROPOSED SOUTH & WEST ELEVATIONS

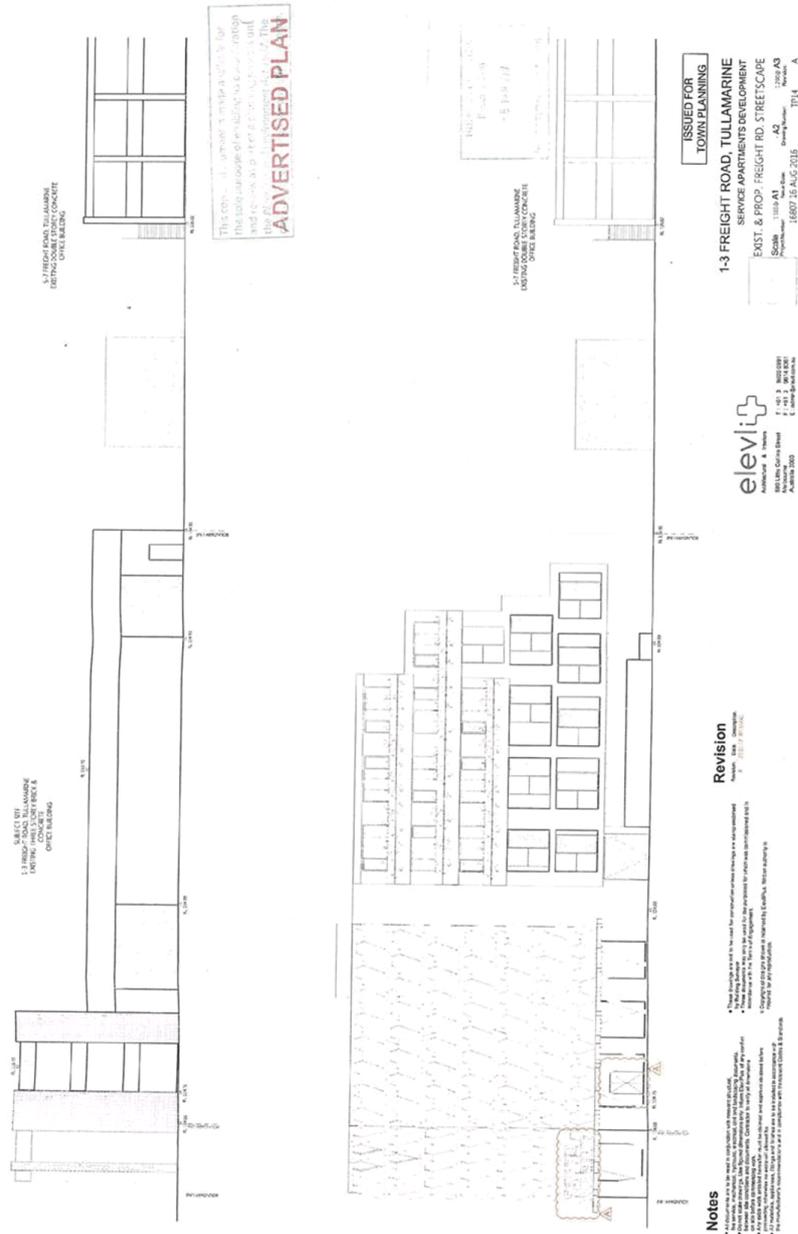
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1:200 (A2)
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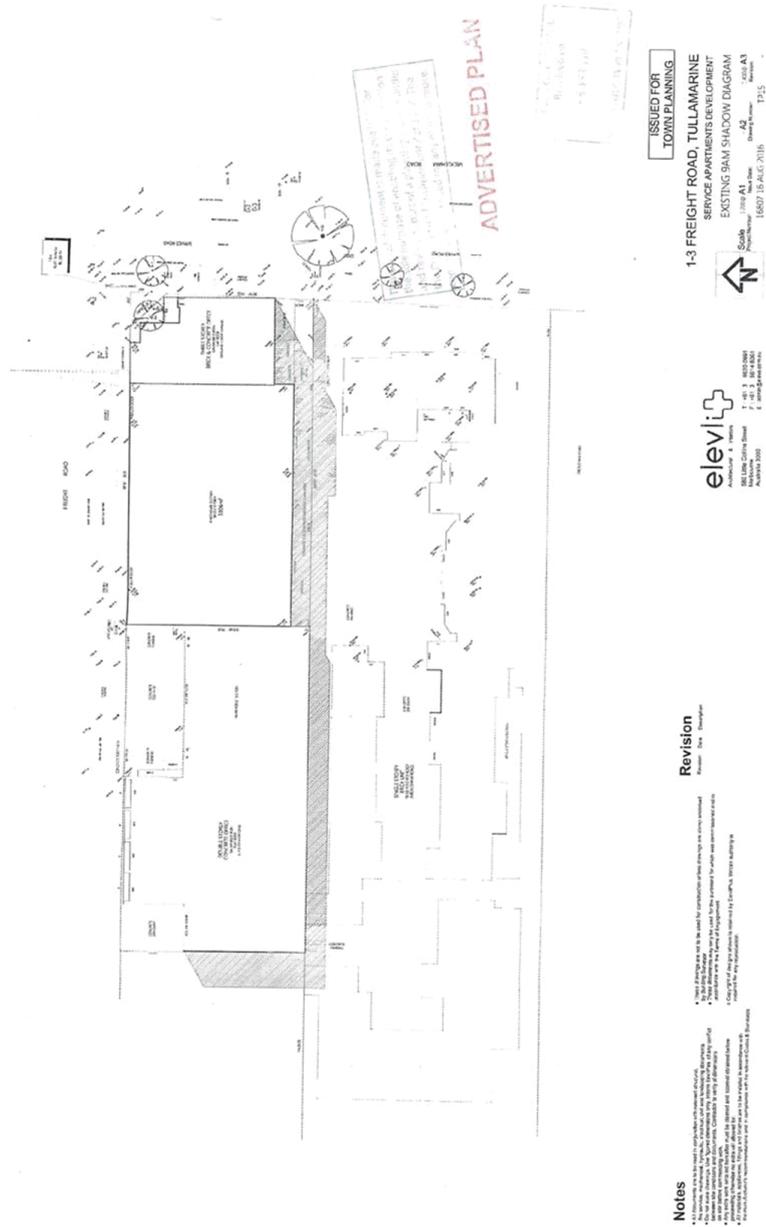
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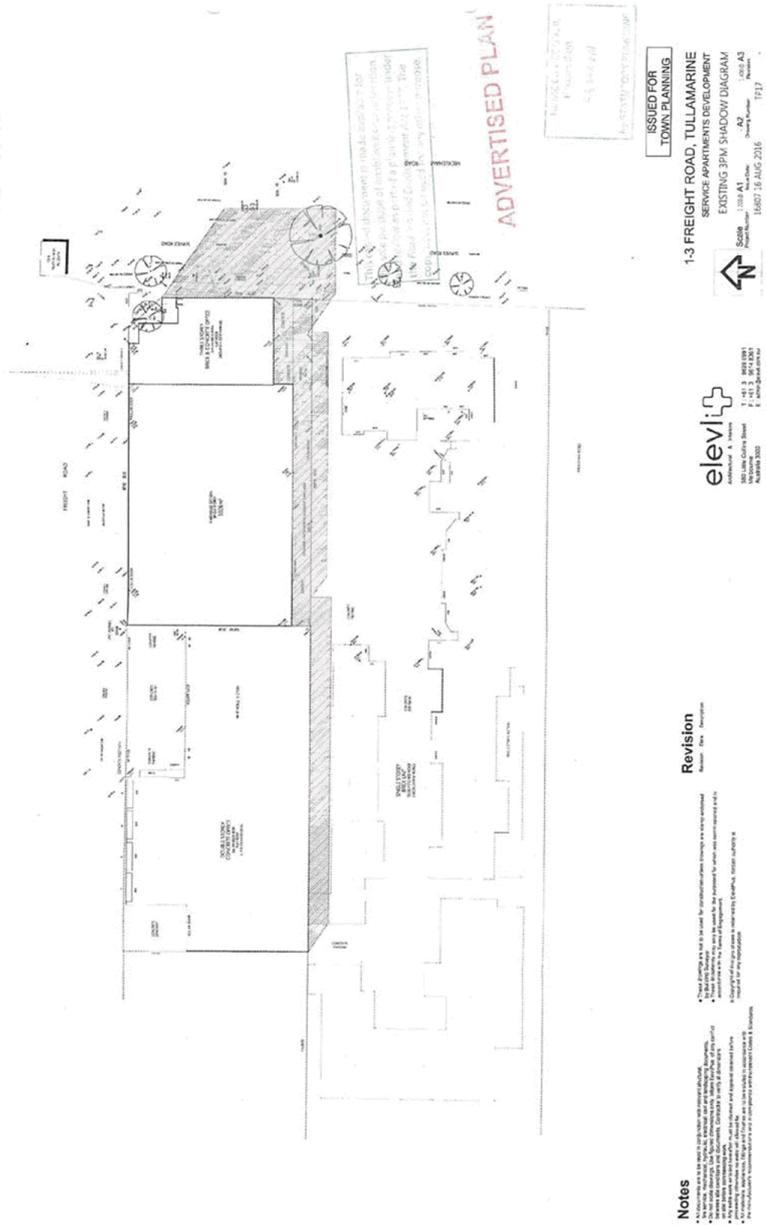
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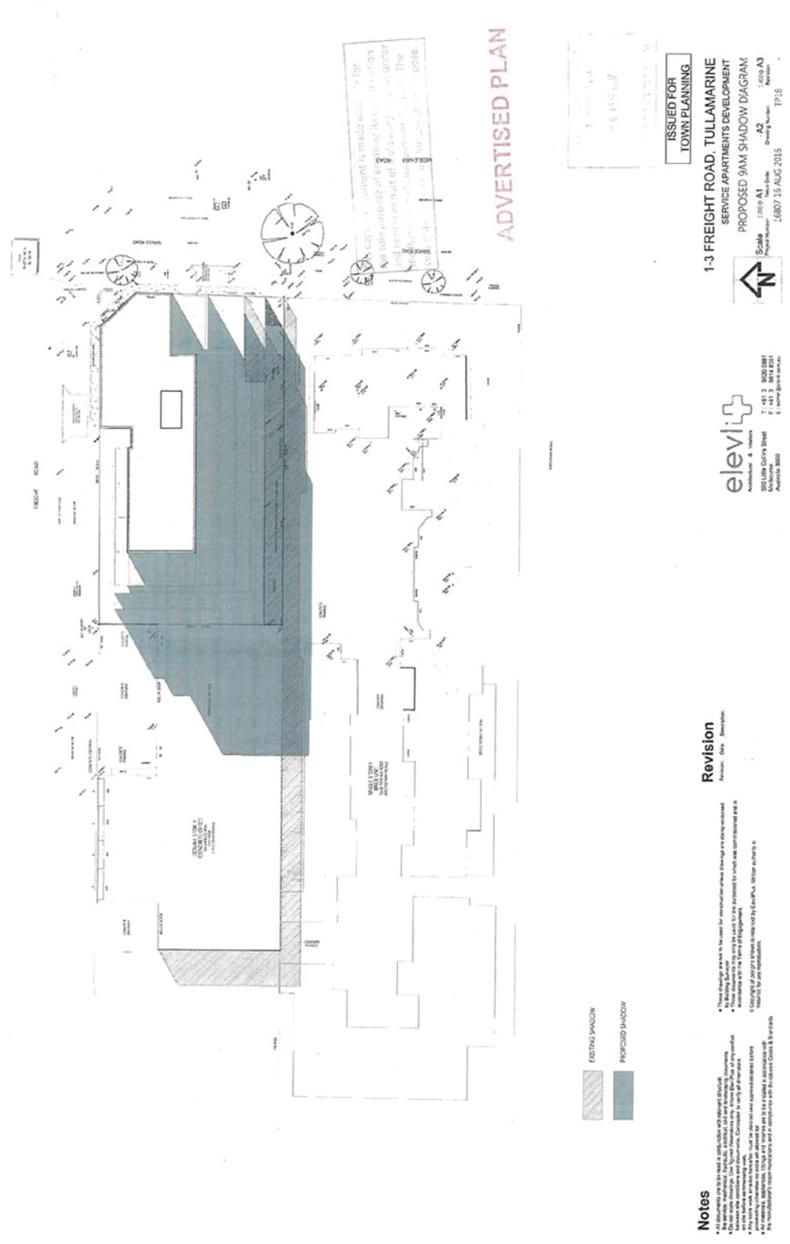
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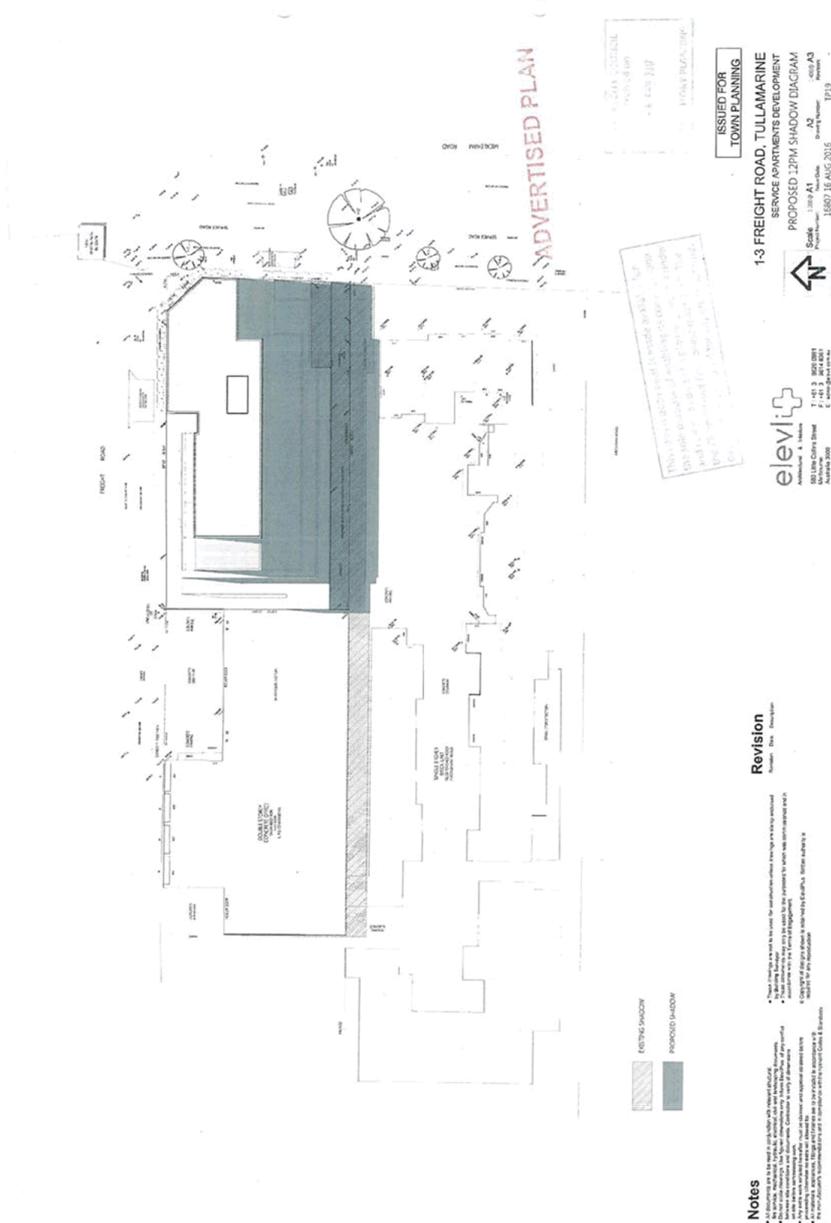


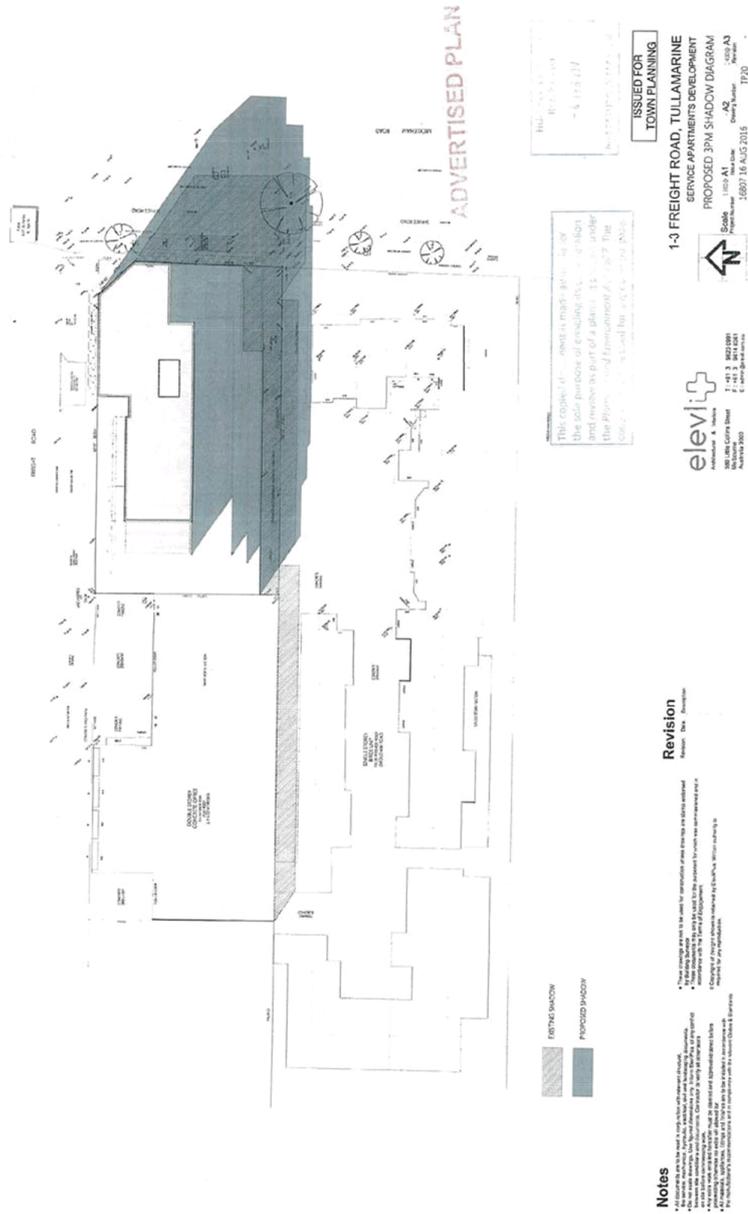


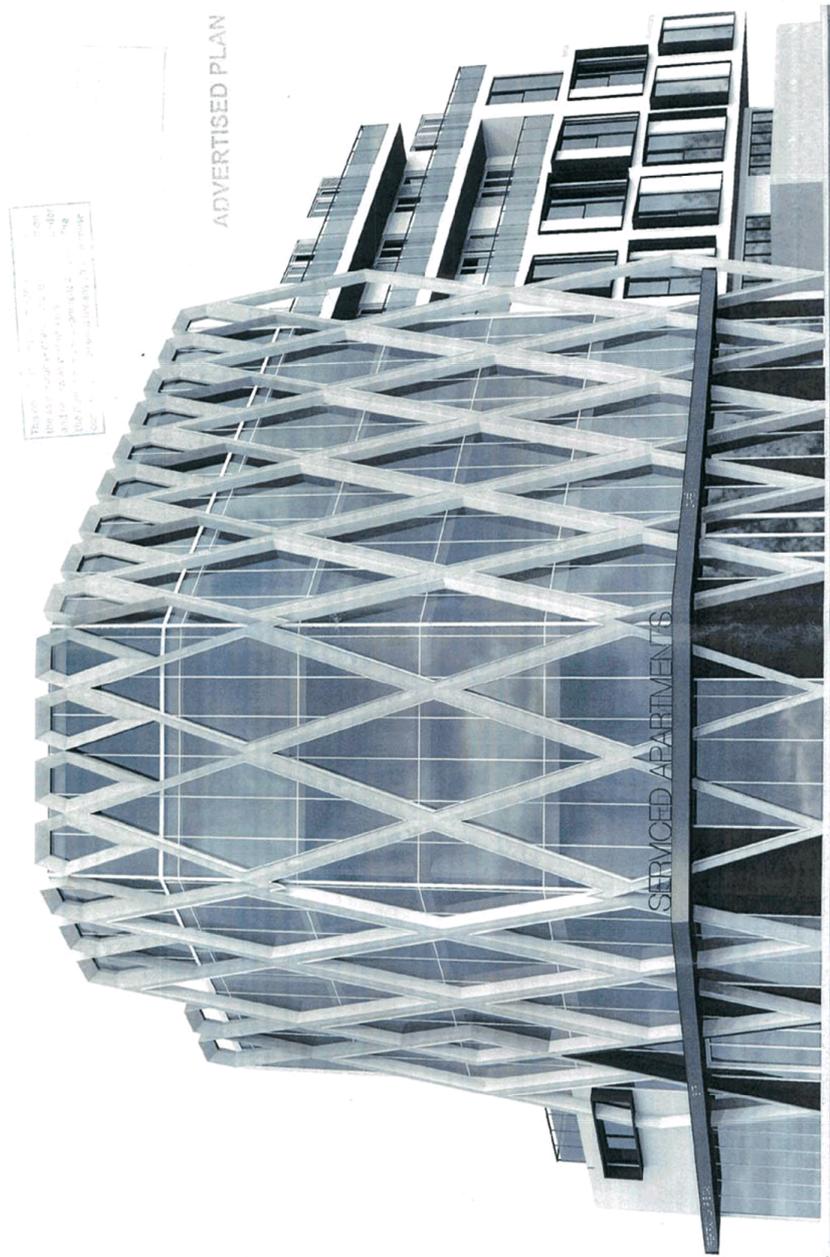












26 JUNE 2017

MINUTES

ORDINARY COUNCIL (TOWN PLANNING)

Reports Identified as Requiring Individual Discussion

Report No.	Report	Page in Agenda
SU220	1-3 Freight Road, Tullamarine - Development of a six storey Residential Hotel comprising of serviced apartments with associated business centre, gymnasium, cafe, basement car parking, business identification signage and reduction in car parking requirements.	21

Mr Malcolm Thompson addressed Council regarding the Officer's recommendation.

Moved Cr Ann Potter, **Seconded** Cr Karen Sherry

That Council, having considered the application for use and develop the land for a Residential Hotel comprising of serviced apartments, with associated business centre, gymnasium, café, basement car parking, business identification signage and a reduction in car parking requirements at 1-3 Freight Road, Tullamarine on its merits, the concerns of the objectors and strategic objectives of Council, resolves to issue a Refusal to Grant a Planning Permit on the following grounds:

1. **The use and development of the Residential Hotel comprising of serviced apartments, with associated business centre, gymnasium, café, basement car parking, business identification signage and a reduction in car parking requirements conflicts with the intent of the land to provide industrial development as identified in Clauses 21.03 and 21.06 of the *Hume Planning Scheme*.**
2. **The use and development of a Residential Hotel on the land is inconsistent with Council's strategic intent to rezone the subject land to Industrial 3 via Amendment C218.**
3. **Insufficient car parking is provided on the site and will likely result in a detrimental impact on the surrounding road network and intersections as a result of the development.**
4. **The scale, form and height of the proposed development is contrary to the existing scale of the immediate area and will result in a visually prominent building.**

LOST

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

That this item be deferred.

CARRIED

Report No.	Report	Page in Agenda
SU221	4 Bailey Court, Campbellfield - The development of two double storey dwellings and a single storey dwelling	54

Ms Alyana Eau addressed Council regarding the Officer's recommendation.

Councillor Ann Potter left the meeting after the first public speaker, and before the motion was moved on item SU221, the time being 7:51 pm.

Mr Khoder Ayache addressed Council regarding the Officer's recommendation.

Councillor Ann Potter returned to the meeting after the second public speaker, and before the motion was moved on item SU221, the time being 7:54 pm.

REPORT NO:	SU231
REPORT TITLE:	Statutory Planning Monthly Report July 2017
SOURCE:	Richard Siedlecki, Coordinator Statutory Planning
DIVISION:	Planning and Development
FILE NO:	-
POLICY:	Hume Planning Scheme
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENTS:	Nil

1. SUMMARY OF REPORT:

This report incorporates the VCAT appeals update and decisions made by Council officers under delegation for the month of June. This report also details some performance indicators.

1.1 Performance

Included within this report are bar charts illustrating the following key performance indicators:

- Planning applications received and determined in the previous month.
- Outstanding applications.
- Average gross days in dealing with planning applications.
- Percentage of applications issued in 60 days or less.
- Percentage of applications issued in 60 days or less based on difficulty of applications.

The number of permit applications received in June whilst slightly less than in May, was still the second highest amount received over the previous eight months. Similarly the number of permits issued in June was slightly less than in May but it is important to note that the month saw the second highest amount issued over the past eight months. The number of outstanding applications was again relatively stable. The average number of gross days taken to determine planning applications increased by 8%.

The percentage of simple applications issued in 60 days or less increased by 25% in June when compared to May. Average applications issued in 60 days or less decreased by 27% in June. No complex applications were determined in the reporting period. The percentage of applications issued in 60 days or less fell to 15% in June.

The Statutory Planning Unit has been undertaking a review of outstanding applications over 12 months in age with the aim of seeking resolution of these applications and reducing the overall number of outstanding applications. Finalising outcomes on the older applications will continue to impact on the monthly statistics as the number of statutory days on the older files is significant.

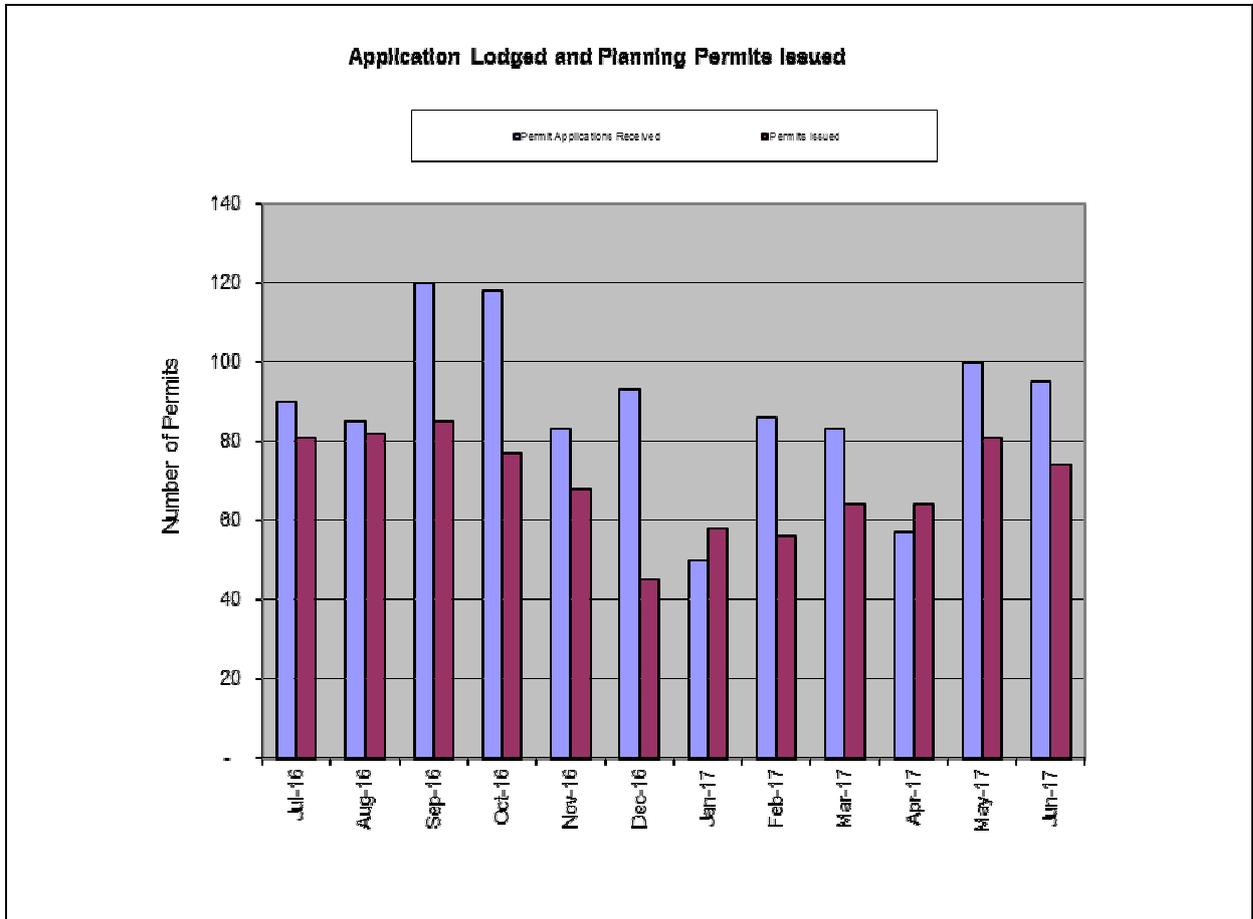
The table representing this data has been adjusted to accurately represent time frames and other reporting frameworks available to Council.

1.2 Delegated matters

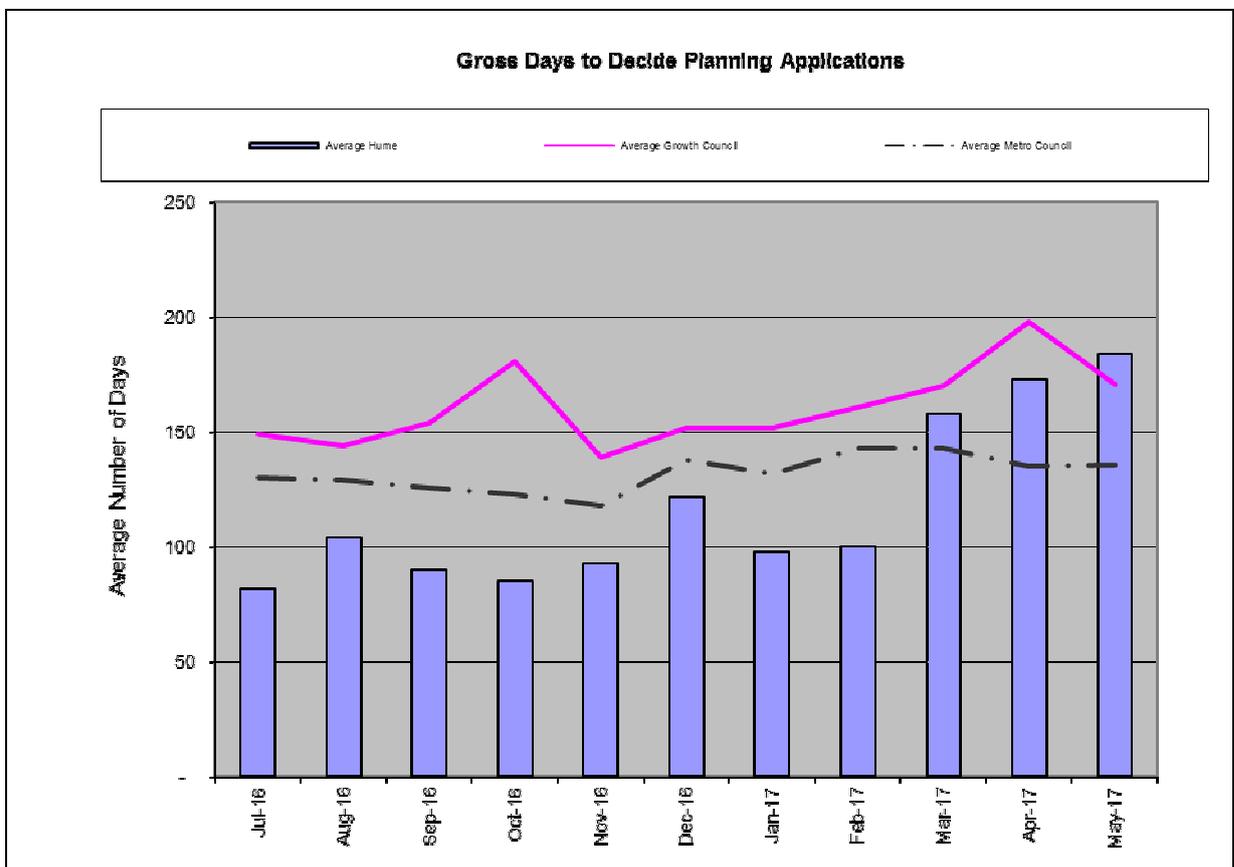
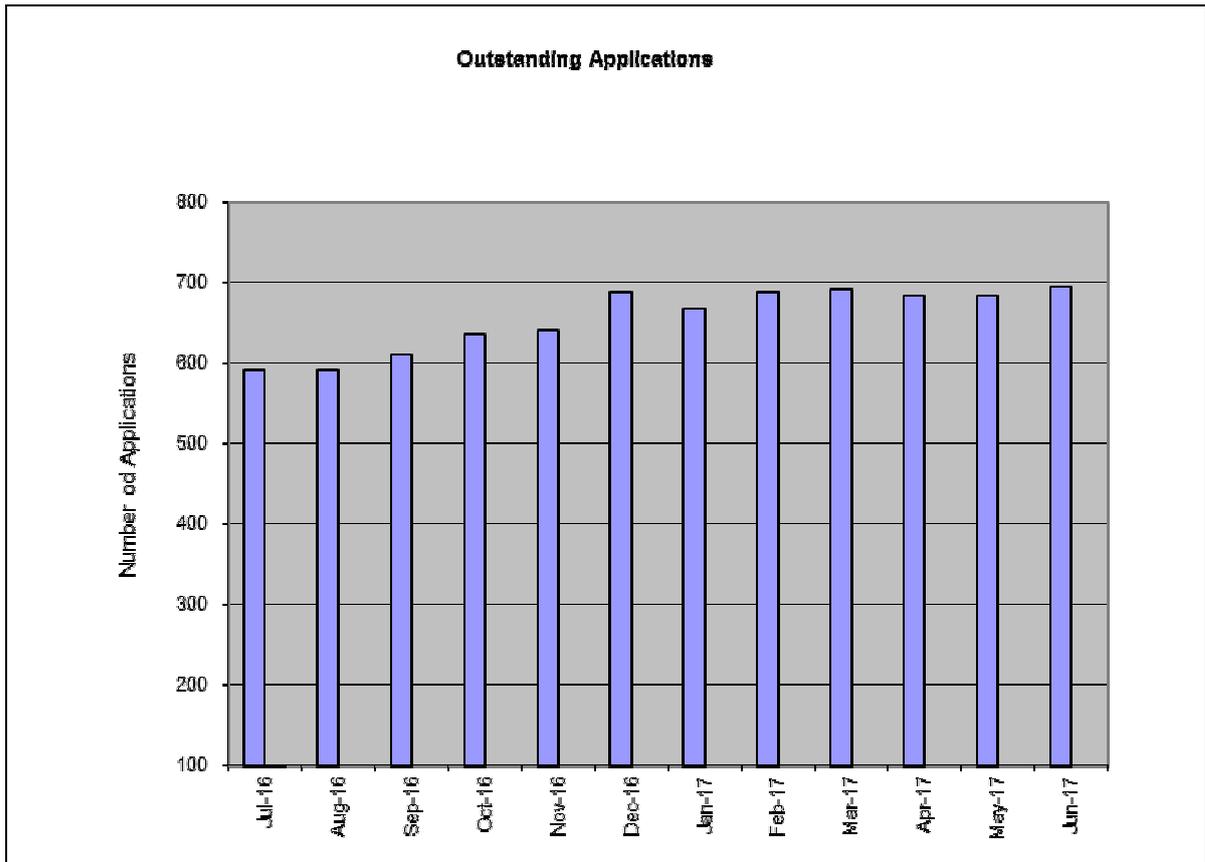
The table within Section 4 of this report further details applications that have been determined under delegated authority including planning applications that receive two objections or less, applications to amend planning permits or plans, applications to extend planning permits, applications to certify plans of subdivision, and the issuing of Statements of Compliance under the Subdivision Act and Section 173 Agreements signed under delegation.

REPORT NO: SU231 (cont.)

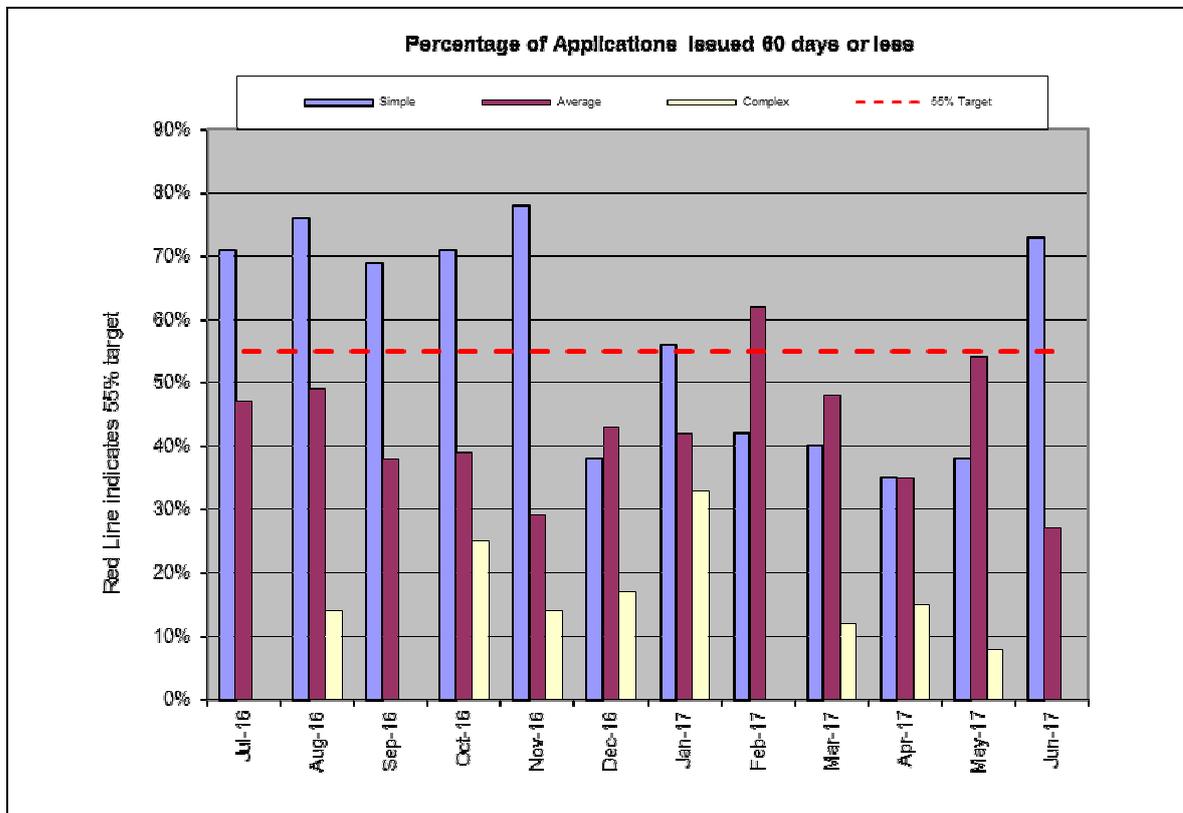
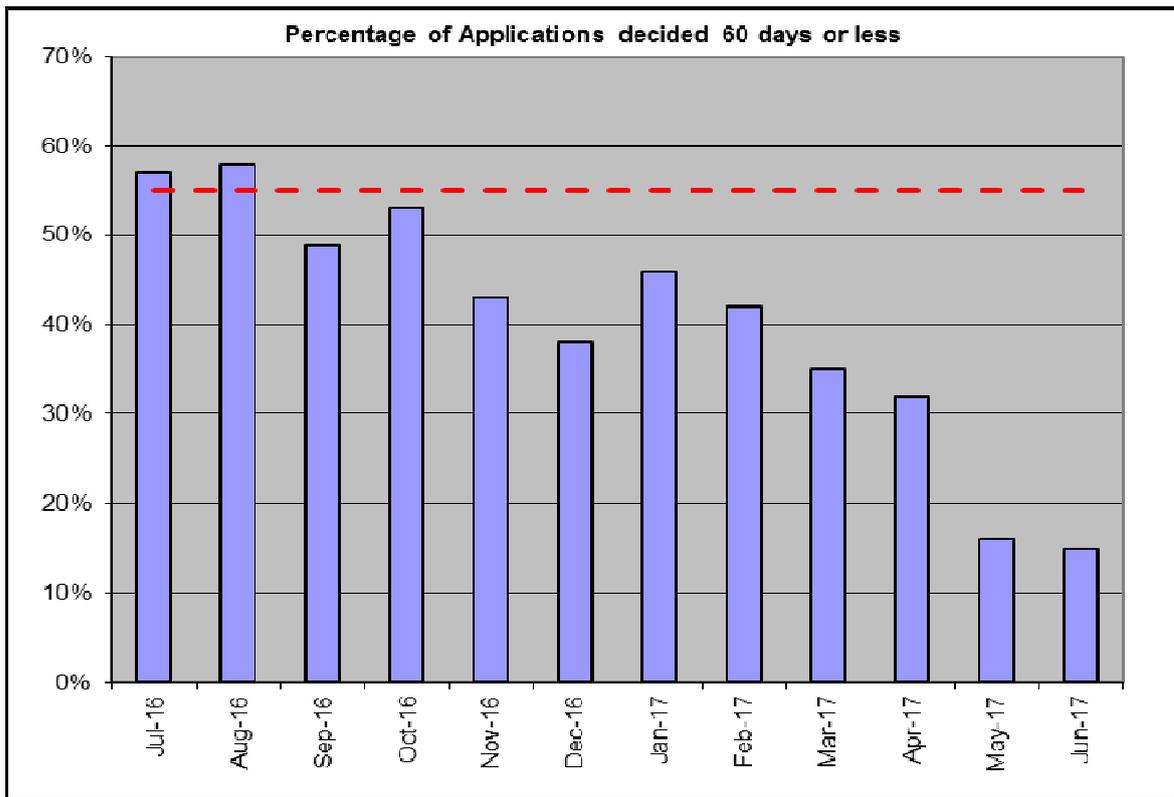
2. **RECOMMENDATION:**
That the report be noted.



REPORT NO: SU231 (cont.)



REPORT NO: SU231 (cont.)



REPORT NO: SU231 (cont.)

3. APPEAL DECISIONS TO DATE:

- 3.1 This report includes all VCAT decisions received in the month of June 2017 and includes the current month prior to the Council meeting to give Council a more up to date report on VCAT decisions.
- 3.2 An appeal against Council's decision to issue a refusal for a two lot subdivision at 29 Haddington Crescent, Greenvale has been upheld by the Tribunal and an order given that a permit issue. The Tribunal based its decision on the two lots being a good size, having excellent orientation, having full access to infrastructure and involving minimum works.
- 3.3 An appeal against Council's failure to issue a permit for five two storey dwellings has resulted in the Tribunal affirming Council's view that it would have refused the application. The Tribunal considered the design not responsive to the slope of the land. The Tribunal further considered the proposed development large and imposing.
- 3.4 An application by Council to cancel a permit issued for a dwelling at 345-365 Old Sydney Road, Mickleham has been dismissed by the Tribunal on the basis that the Tribunal considered that the request to cancel the permit was not made as soon as practicable after discovery of a covenant. When Council initially dealt with the application, the certificate of title provided with the application did not disclose the covenant being referred to. The covenant was registered on title after the application had been submitted however Council was not provided with a copy of the updated title and subsequently issued a permit. The risks and benefits associated with Council pursuing a declaration pursuant to section 149B of the *Planning and Environment Act 1987* to determine whether or not the permit is unlawful is being assessed. It however remains open to any of the land owners benefited by the restrictive covenant to take their own action to enforce the restrictive covenant.

WARD	APP. NUMBER	PROPOSAL	ADDRESS	DECISION	APPEAL TYPE	DATE	STATUS
Aitken Ward	P18739	Landscaping works using clean fill	335 Old Sydney Road, Mickleham	Appeal against several conditions	Appeal by applicant	Full hearing 16/6/2017	Awaiting decision
Meadow Valley Ward	P20112	Residential hotel and waiver of bicycle requirements	133-141 Western Avenue, Westmeadows	Failure to determine	Appeal by applicant	Full hearing 14/7/2017	To be heard
Aitken Ward	P19901	Five two storey dwellings	21 Norcal Court, Greenvale	Failure to determine	Appeal by applicant	Full hearing 15/5/2017	Council decision affirmed
Aitken Ward	P18144	Education Centre	22-38 Malcolm Street, Kalkallo	Notice of Refusal to Grant a Permit.	Appeal by applicant	Practice day hearing on 14/7/2017 Compulsory Conference on 18/7/2017 Full hearing on 4/9/2017	To be heard
Aitken Ward	P18044	Function Centre and Restaurant	267 Mickleham Road, Westmeadows	Notice of Decision to Grant a permit	Appeal by objector	Practice day hearing 21/7/2017 Full hearing 8/11/2017	To be heard
Aitken Ward.	P18895	Single storey dwelling	345-365 Old Sydney Road, Mickleham.	Permit issued whilst restrictive covenant in place	Appeal by Council to have permit cancelled.	23/6/2017	The Tribunal dismissed the application.
Meadow Valley Ward	P19659	Four double storey dwellings	3 Leech Court, Jacana	Notice of Decision to Grant a Permit	Appeal by objectors	8/11/2017	To be heard

REPORT NO: SU231 (cont.)

WARD	APP. NUMBER	PROPOSAL	ADDRESS	DECISION	APPEAL TYPE	DATE	STATUS
Jacksons Creek Ward	Interim Development Permit IDP51	Stone Extraction	40 Batey Court, Bulla	Considered that no approval for stone extraction	Declaration being sought from Tribunal by owner of site as to the legality of stone extraction occurring on the site.	13/11/2017	To be heard
Meadow Valley Ward	P19595	Nine double storey and three single storey dwellings	6-10 Bliburg Street, Jacana.	Notice of Refusal	Appeal by applicant	22/9/2017	To be heard

4. MATTERS DETERMINED UNDER DELEGATION:

The following table lists all matters dealt with under delegation between 6 June 2017 and 3 July 2017.

MATTERS DEALT WITH UNDER DELEGATION			
P8779	Subdivision into stages in general residential zone and land subject to inundation overlay construction or carrying out of works in land subject to inundation overlay and removal of native vegetation	370A Riddell Rd, Sunbury	Extension of Time issued
P9976	Subdivision in general residential zone	370A Riddell Rd, Sunbury	Extension of Time issued
P17278	Alterations and extensions to existing building for use and development of land for place of worship, place of assembly and ancillary uses of a mosque	15-17 Hudson Cct, Meadow Heights	Amended plans endorsed (Secondary Consent)
P17720	Two double storey dwellings in Comprehensive Development Zone 1	19 MacColl St, Craigieburn	Extension of Time issued
P18508	Three single storey dwellings	25 Stewarts Lane, Sunbury	Amended plans endorsed (Secondary Consent)
P19179	Storage shed	Bulla Park, 250 Leomans Rd, Bulla	Amended plans endorsed (Secondary Consent)
P19548	Double storey dance school with warehouse to rear	6 Bubeck St, Sunbury	Amended plans endorsed (Secondary Consent)
P19941	Warehouse and ancillary office space	38 Banksia Gr, Tullamarine	Amended plans endorsed (Secondary Consent)
P20065	Two double storey dwellings and one single storey dwelling	38 Banksia Gr, Tullamarine	Amended plans endorsed (Secondary Consent)
P14164.01	Two dwellings at rear of an existing dwelling	6 Harker St, Sunbury	Amended permit issued & amended plans endorsed
P19179.01	Storage shed	Bulla Park, 250 Leomans Rd, Bulla	Amended permit issued
P17745	Three lot subdivision	30 Lahinch St, Broadmeadows	Permit issued

REPORT NO: SU231 (cont.)

MATTERS DEALT WITH UNDER DELEGATION			
P18377	Three double storey dwellings	3 Dhemre Pl, Dallas	Permit issued
P18411	Two double storey dwellings	37 Nathalia St, Broadmeadows	Permit issued
P18951	Two double storey dwellings to the rear of an existing dwelling	48 Gibson St, Broadmeadows	Permit issued
P19178	Two lot subdivision	13 Dawson St, Tullamarine	Permit issued
P19274	Advertising signage for land estate	1340 Mickleham Rd, Craigieburn	Permit issued
P19275	Advertising signage for land estate	1390 Mickleham Rd, Craigieburn	Permit issued
P19580	Three lot subdivision	61 Cuthbert St, Broadmeadows	Permit issued
P19651	Five lot subdivision	16 Riddell St, Westmeadows	Permit issued
P19663	Two lot subdivision in low density residential zone	32 Drummond St, Greenvale	Permit issued
P19667	Three double storey dwellings	45 Cuthbert St, Broadmeadows	Permit issued
P19696	Double storey dwelling	13/1-5 Heversham Gr, Greenvale	Permit issued
P19852	198 lot staged subdivision	90 Central Park Ave, Craigieburn	Permit issued
P19880	Two double storey dwellings	175 James Mirams Dr, Roxburgh Park	Permit issued
P19881	Three double storey dwellings	175 James Mirams Dr, Roxburgh Park	Permit issued
P19931	Addition of ten tanks and bunding wall to existing industrial site	164A Northbourne Rd, Campbellfield	Permit issued
P20038	Erection of internally illuminated pylon sign	1551-1563 Sydney Rd, Campbellfield	Permit issued
P20048	131 lot subdivision	25 Hillview Rd, Greenvale	Permit issued
P20066	Four double storey dwellings	25 Talgarno St, Broadmeadows	Permit issued
P20071	Telecommunications facility	25-35 Duncans Lane, Diggers Rest	Permit issued
P20078	Childcare centre	1 Greenvale Gardens Bvd, Greenvale	Permit issued
P20079	Two lot subdivision	13 Keith Cres, Broadmeadows	Permit issued
P20087	Four lot subdivision	110 Cuthbert St, Broadmeadows	Permit issued
P20100	Two lot subdivision	12 Shelbourne Ct, Meadow Heights	Permit issued
P20157	Change of use to allow place of assembly	9-11 Claredale Ave, Gladstone Park	Permit issued
P20161	Two warehouses	22 Gasoline Way, Craigieburn	Permit issued
P20165	Two lot subdivision	438/189B South Centre Rd, Tullamarine	Permit issued
P20169	Student accommodation and signage	6-8 Papworth Pl, Meadow Heights	Permit issued
P20196	Two warehouses and reduction in car parking	11 Technical Dr, Craigieburn	Permit issued
P20199	Advertising signage including internally illuminated signage	470 Donnybrook Rd, Mickleham	Permit issued

REPORT NO: SU231 (cont.)

MATTERS DEALT WITH UNDER DELEGATION			
P20204	Two lot subdivision	9 Queensferry Pl, Greenvale	Permit issued
P20219	Four double storey dwellings and two single storey dwellings	25 Cornish St, Sunbury	Permit issued
P20237	Telecommunications facility	405 Lancefield Rd, Sunbury	Permit issued
P20252	Three lot subdivision	19 Housden St, Broadmeadows	Permit issued
P20284	Three lot subdivision	5 Dunn St, Broadmeadows	Permit issued
P20298	Three lot subdivision	17 Martell St, Broadmeadows	Permit issued
P20309	Works to allow access to Road Zone Category 1	2090 Mickleham Rd, Mickleham	Permit issued
P20313	Four lot subdivision	3 Gwilt St, Westmeadows	Permit issued
P20316	Two lot subdivision	28 Dunkeld St, Meadow Heights	Permit issued
P20331	13 lot subdivision	3 Crockett Ave, Craigieburn	Permit issued
P20332	Four lot subdivision	22 Black St, Westmeadows	Permit issued
P20344	Two double storey dwellings (proposed Lot 938 Arena Ave)	175 James Mirams Dr, Roxburgh Park	Permit issued
P20348	Four lot subdivision	5 Geach St, Dallas	Permit issued
P20349	Three lot subdivision	47 Walsh St, Broadmeadows	Permit issued
P20353	Five lot subdivision	48 Bliburg St, Jacana	Permit issued
P20366	Three lot subdivision	32 Hales Cres, Jacana	Permit issued
P20369	Four lot subdivision	13 Oliver Ct, Fawkner	Permit issued
P20370	Six lot residential subdivision	49 Gibson St, Broadmeadows	Permit issued
P20373	Extension to existing heritage building that include new garage, laundry and entry area, extension to western side of premises and construct conservatory and outdoor pool	11 School Lane, Bulla	Permit issued
P20376	Warehouse with offices and reduction car parking	810 Cooper St, Somerton	Permit issued
P20380	Four lot subdivision	5 Pascoe St, Westmeadows	Permit issued
P20386	27 lot subdivision	39-43 Cornish St, Sunbury	Permit issued
P20412	Four lot subdivision	12 Broadmeadows Rd, Tullamarine	Permit issued
P20414	Removal of reserve	37 Cambridge Cres, Roxburgh Park	Permit issued
P20416	Single storey dwelling (existing dwelling to be demolished)	8 Byfield Cl, Gladstone Park	Permit issued
P20429	Two lot subdivision	10 Dutton Ct, Meadow Heights	Permit issued
P20436	Extension to existing hardstand (crushed rock or concrete), landscaping works and move fences	24 Military Rd, Broadmeadows	Permit issued
P20441	Four lot subdivision	1 Dacelo Ave, Broadmeadows	Permit issued
P20451	Two lot subdivision	10 Kinnaird St, Jacana	Permit issued

REPORT NO: SU231 (cont.)

MATTERS DEALT WITH UNDER DELEGATION			
P20468	Dependant persons unit	7 Byrne Ct, Campbellfield	Permit issued
P20477	Four lot subdivision	5 Broadmeadows Rd, Tullamarine	Permit issued
P20508	Three lot subdivision	6 Colin Ct, Broadmeadows	Permit issued
P20545	Two lot subdivision	5 Plaza Ct, Roxburgh Park	Permit issued
S008069	161 lot subdivision Merrifield Stage 29	500 Donnybrook Road, Mickleham	Plan certified on 8 June 2017
S008113	55 lot subdivision Waratah Stage 6	425 Donnybrook Road, Mickleham	Plan certified on 8 June 2017
S007886	Creation of road Sunbury Fields Stage 7R	46 Dunrossil Drive, Sunbury	Plan certified on 8 June 2017
S006965	Two lot subdivision Dual occupancy	2 Kentmere Court, Greenvale	Statement of Compliance issued on 8 June 2017
S007980	Four lot subdivision Multi-unit	14 Inlet Street, Roxburgh Park	Plan certified with Statement of Compliance on 8 June 2017
S008096	Seven lot subdivision Multi-unit	51 Bicentennial Crescent, Meadow Heights	Plan certified with Statement of Compliance on 8 June 2017
S007936	Two lot subdivision Dual occupancy	11A Anderson Road, Sunbury	Plan certified with Statement of Compliance on 14 June 2017
S006891	Two lot subdivision Dual occupancy	92 Malmsbury Drive, Meadow Heights	Statement of Compliance issued on 15 June 2017
S008091	Four lot subdivision Multi-unit	87 Hamilton Street, Craigieburn	Plan certified with Statement of Compliance on 15 June 2017
S007797	Three lot subdivision Multi-unit	7 Meldrum Court, Sunbury	Plan certified with Statement of Compliance on 15 June 2017
S007466	31 lot subdivision Kallo Estate - Stage 4	Lot A Mulgrave Boulevard, Kalkallo	Statement of Compliance issued on 20 June 2017
S007635	33 lot subdivision Kallo Estate - Stage 5	Lot A Mulgrave Boulevard, Kalkallo	Plan re-certified on 21 June 2017
S007635	33 lot subdivision Kallo Estate - Stage 5	Lot A Mulgrave Boulevard, Kalkallo	Statement of Compliance issued on 23 June 2017
S007940	23 lot subdivision Valley Park The Crest Stage 11	2-24 Nyora Court, Westmeadows	Plan certified on 27 June 2017
S008176	Four lot subdivision Multi-unit	5 Geach Street, Dallas	Plan certified on 27 June 2017
S008086	93 lot subdivision Highlands Estate - Stage 223	Lot C Highlander Drive, Craigieburn	Plan certified on 27 June 2017
S008186	Four lot subdivision Multi-unit	13 Oliver Court, Fawkner	Plan certified with Statement of Compliance

REPORT NO: SU231 (cont.)

MATTERS DEALT WITH UNDER DELEGATION			
			on 29 June 2017
S007854	Two lot subdivision Industrial	56 McDougall Road, Sunbury	Plan re-certified with Statement of Compliance on 29 June 2017
S007770	62 lot subdivision Annadale Estate - Stage 9	495 Donnybrook Road, Mickleham	Plan re-certified with Statement of Compliance on 30 June 2017
S008013	Four lot subdivision Multi-unit	15 Inlet Street, Roxburgh Park	Plan certified with Statement of Compliance on 4 July 2017

MATTERS DEALT WITH UNDER DELEGATION WITH OBJECTIONS			
FILE	PROPOSAL	ADDRESS OF PROPERTY	ACTION TAKEN
P18910	Two double storey dwellings and one single storey dwelling	3 Milburn Pl, Craigieburn	Notice of Decision to Grant a Permit issued
P19924	Three double storey dwellings and one single storey dwelling	56 Broadmeadows Rd, Tullamarine	Notice of Decision to Grant a Permit issued
P20019	One double storey dwelling to the rear of an existing dwelling and associated two lot subdivision	95 Harker St, Sunbury	Notice of Decision to Grant a Permit issued
P20202	One double storey dwelling and one single storey dwelling	13 Parnell Cres, Gladstone Park	Notice of Decision to Grant a Permit issued

SECTION 173 AGREEMENTS SIGNED UNDER DELEGATION			
FILE	PROPOSAL	ADDRESS OF PROPERTY	ACTION TAKEN
P19096	Three lot subdivision	44 Trumpington Tce, Attwood	Agreement signed on 13 June 2017

VICSMART PERMITS SIGNED UNDER DELEGATION			
FILE	PROPOSAL	ADDRESS OF PROPERTY	ACTION TAKEN
P20428	Two lot subdivision	39 Eyre St, Westmeadows	Permit issued
P20481	Colourbond carport	50 The Glade, Sunbury	Permit issued

REPORT NO:	SU232
REPORT TITLE:	Jack Culpin Reserve Car Park, Dallas
SOURCE:	David Fricke, Manager Assets
DIVISION:	Sustainable Infrastructure and Services
FILE NO:	513754
POLICY:	-
STRATEGIC OBJECTIVE:	4.3 Create a connected community through efficient and effective walking, cycling, public transport and car networks.
ATTACHMENT:	1. <i>Locality Plan</i>

1. SUMMARY OF REPORT:

- 1.1 A joint letter was received by Council on 5 September 2016 requesting a redesign of the car park within the Jack Culpin Reserve, Dallas to accommodate additional parking spaces and improve safety of pedestrians walking through the car park.
- 1.2 This report is in response to a Council Resolution (PJL263) 'That the Joint Letter be received, circulated to Councillors and the first named signatory of the Joint Letter be advised that the matter has been referred to the Manager Assets for investigation.'

2. RECOMMENDATION:

That Council:

- 2.1 **note an expansion of the existing car park at Jack Culpin Reserve is not considered warranted as the existing car park meets the parking demand generated by the Jack Culpin Reserve.**
- 2.2 **install 'hatch' line marking and 'No Stopping' signage in one of the existing parking bays within the Jack Culpin Reserve car park to allow for a turn-around area when the car park is full. The cost of the works would be \$1,500 (excluding GST) to be funded through Council's Responsive Road Safety Works Operating Budget.**
- 2.3 **install pedestrian footpaths adjacent to the northern and southern boundaries of the car park to provide pedestrians an alternative to crossing the car park to enter their vehicle. The cost of the works would be \$15,000 (excluding GST) to be funded through Council's 2018/2019 Footpath Program.**
- 2.4 **notify the first named signatory of the joint letter of Council's resolution.**

3. LEGISLATIVE POWERS:

Council has the power under the Local Government Act 1989, Road Safety (Traffic Management) Regulations 2009, Road Safety Road Rules 2009 and the Road Safety Act 1986 to install parking restrictions.

4. FINANCIAL IMPLICATIONS:

The cost of new signage and 'hatch' line marking to allow for a turnaround area would be \$1,500 (excluding GST) and can be funded from Council's Responsive Road Safety Works Operating Budget. The cost of footpaths within the car park would be \$15,000 (excluding GST) and can be funded from Council's 2018/2019 Footpath Program.

5. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:

Any expansion of the Jack Culpin car park would likely result in the loss of a number of trees including a mature indigenous species.

REPORT NO: SU232 (cont.)

6. CLIMATE CHANGE ADAPTATION CONSIDERATIONS:

If the car park were expanded it would result in the loss of green open space and a reduction of the natural permeable surface within the reserve.

7. CHARTER OF HUMAN RIGHTS APPLICATION:

The recommendations in this report do not limit any of the protected rights under the Victoria Charter of Human Rights.

8. COMMUNITY CONSULTATION:

No community consultation is required.

9. DISCUSSION:

9.1 Background

9.1.1 A Joint Letter containing 352 signatures was tabled at Council's meeting on Monday 12 September 2016. The Joint Letter requested that Council 'consider a redesign of the Jack Culpin Reserve car park and a traffic management plan during peak times of 8:15am – 9:15am and 2:45pm – 3:45pm.' In particular the Joint Letter raised concerns about children walking through the car park while vehicles were reversing from car parks due to a lack of a pedestrian pathway through the car park.

9.1.2 Council resolved at the meeting that 'The Joint Letter be received, circulated to Councillors and the first named signatory of the petition be advised that the matter has been referred to the Manager Engineering and Assets for investigation.'

9.2 Existing Conditions

9.2.1 Jack Culpin Reserve is located on the east side of Blair Street, Dallas, extending between Barry Road and Kaniva Street, with a car park provided within the reserve.

9.2.2 The Jack Culpin Reserve car park comprises 28 parking spaces, with vehicular access to the car park provided by a 6 metre wide two way accessway onto Blair Street. There are 14 car spaces provided on each side of the accessway, with no turn around area for a vehicle entering the car park when full.

9.2.3 Jack Culpin Reserve has existing internal footpaths, with the main footpath extending between Barry Road and connecting to Kaniva Street and Mildura Crescent, separated by the car park.

9.2.4 Jack Culpin Reserve car park is located directly opposite Holy Child Primary School, which is located on the west side of Blair Street. There are existing school crossings in front of the school on Blair Street and Corinella Crescent.

9.2.5 Blair Street has a permanent 40km/h speed limit at the frontage of Jack Culpin Reserve.

9.2.6 There is an existing indented bus bay on Blair Street just north of the car park.

9.2.7 There are no other amenities at the reserve other than public seating.

9.2.8 Approximately 120 metres south of Holy Child Primary School there is an additional off-street car park within Gibb Reserve accommodating 97 parking spaces.

9.2.9 Refer to Attachment 1 for a locality plan of Jack Culpin Reserve and surrounds.

9.3 Parking

REPORT NO: SU232 (cont.)

- 9.3.1 The Jack Culpin Reserve does not have any attractions to generate a demand for extra parking, such as a playground or oval. Therefore the parking demand of the reserve is very low. Parking surveys undertaken at various times outside of school drop off and pick up times identified no more than 7 cars parked in the Jack Culpin Reserve car park at any one time.
- 9.3.2 During school pick up times, the car park was observed to be used by parents waiting to pick up children from Holy Child Primary School.
- 9.3.3 Parents were observed entering the car park from 2:30pm with the car park often full by 3:10pm.
- 9.3.4 The majority of motorists parking in the car park were observed reversing into their parking spaces.
- 9.3.5 Pedestrians, including students, were observed entering the car park from within the reserve or the footpath along Blair Street, and walking across the car park to their vehicle.
- 9.3.6 On some occasions, vehicles entered the car park when the car park was full. They had to undertake a number of manoeuvres to turn their vehicle around or wait in the access aisle until another car left. Vehicles were also observed propping behind parked vehicles, within the access aisle of the car park.
- 9.3.7 Vehicles were also observed blocking traffic on Blair Street, whilst attempting to enter the car park, as they waited for a vehicle to depart the car park.
- 9.3.8 Parking surveys were also undertaken during the school pick up times at the car park within Gibb Reserve.
- 9.3.9 While the car park was also utilised by parents of Holy Child Primary School, there was a minimum of 50 spaces available within the Gibb Reserve car park during peak school pick up times. The car park is approximately 120 metres south of the entrance to Holy Child Primary School, with a school crossing provided on Corinella Crescent.

9.4 Analysis

- 9.4.1 When travelling south on Blair Street, there is clear sight distance to see if the car park at Jack Culpin Reserve is full, especially as vehicles are travelling at a slow speed. However, when a bus is stopped in the indented bus bay adjacent to the reserve (just north of the car park) the view of the car park is obscured.
- 9.4.2 A number of motorists were observed entering the car park when no parking spaces were available, creating congestion in the car park and also on Blair Street. Vehicles had to undertake a number of manoeuvres to turn their vehicle around and depart the car park, or park within the access aisle. Vehicles propped within the access aisle of the car park also created a safety issue as doing so restricted motorist views of pedestrians walking through the car park.
- 9.4.3 To improve safety, a turn-around area should be provided within the car park for a vehicle to use if the car park is full. It is proposed to provide 'hatch' line marking on one of the parking spaces within the car park to allow vehicles to turn around safely. This will reduce the number of parking spaces within the car park to 27 spaces.
- 9.4.4 It is also proposed to install 'No Stopping' signage at the proposed turn around parking bay to discourage vehicles parking in this space.
- 9.4.5 The car park is provided to service visitors of the Jack Culpin Reserve. The number of parking bays provided within the car park (even if the number of spaces were reduced to 27 spaces) significantly exceeds the observed parking demand of the Jack Culpin Reserve.

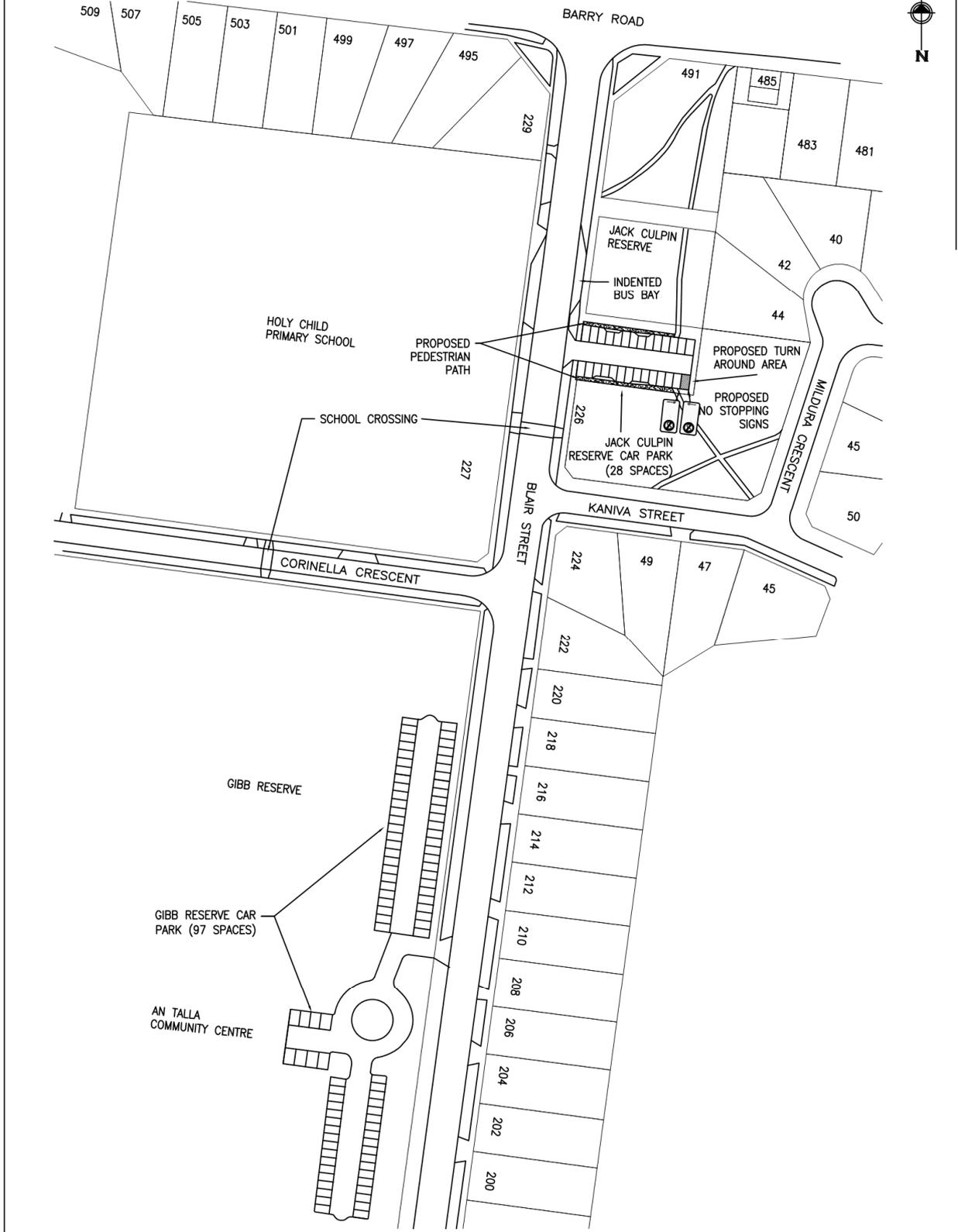
REPORT NO: SU232 (cont.)

- 9.4.6 While parents are able to park within the Jack Culpin Reserve and are doing so, the car park is not intended to accommodate the parking demands of Holy Child Primary School.
- 9.4.7 There is ample parking available during peak school times in surrounding streets and within the car park of Gibb Reserve, which has a footpath leading to this parking.
- 9.4.8 An extension to the car park within Jack Culpin Reserve is not required.
- 9.4.9 Pedestrians were observed crossing the Jack Culpin Reserve car park to enter their cars. While it is a small car park within a low speed environment, there is no existing formal pedestrian path across the car park. With the regular turnover of cars within the car park during drop off and pick up times, there is a potential conflict between pedestrians and vehicles.
- 9.4.10 It is proposed to provide an east - west pedestrian path north and south of the car park to provide pedestrians an opportunity to enter their vehicle without the need to cross the car park. All or part of the path may need to be a gravel surface to ensure that the root zone of the large tree is not affected.

10. CONCLUSION:

- 10.1 The car park at the Jack Culpin Reserve provides car parking spaces in excess of the parking demand generated by the reserve. An expansion of the car park is not warranted.
- 10.2 Whilst the car park is being utilised by parents of Holy Child Primary School, it is not the function of the car park to accommodate the parking demand of the school.
- 10.3 It was identified that there is no turn around area for vehicles to use when the car park is full, creating congestion and safety issues. It is recommended that a turn-around area be provided by removing one of the existing parking spaces within the car park to allow vehicles to turn around safely when the car park is full. 'No Stopping' signs are proposed at the turn around bay to discourage vehicles from parking within the space.
- 10.4 It is also proposed to install pedestrian paths across the car park to provide pedestrians an opportunity to enter their vehicle without the need to cross the car park. This will reduce any conflict between pedestrians and vehicles entering and departing the car park.

Attachment 1- Jack Culpin Reserve



JACK CULPIN RESERVE CAR PARK, DALLAS
LOCALITY PLAN
TRAFFIC INVESTIGATION JULY 2017 (Not to Scale)

REPORT NO:	SU233
REPORT TITLE:	Planning Scheme Amendment C218 - Rezoning of Commercial 2 Land
SOURCE:	Angela Schirripa , Strategic Planner
DIVISION:	Planning and Development
FILE NO:	HCC16/599
POLICY:	-
STRATEGIC OBJECTIVE:	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
ATTACHMENTS:	<ol style="list-style-type: none">1. <i>Location of Precincts</i>2. <i>Location of Submitters</i>3. <i>Response to Overarching Issues Raised in Submissions</i>

1. SUMMARY OF REPORT:

Amendment C218 seeks to rezone employment precincts within the municipality from the Commercial 2 Zone to the Industrial 3 Zone. The Amendment was exhibited for a period of eight weeks from March to May 2017. A total of 21 submissions were received. The majority of the submissions did not support the Amendment. One submission requested a change to the Amendment. It is recommended that Council refers the Amendment and all submissions to an Independent Planning Panel for consideration.

2. RECOMMENDATION:

That Council, having considered all submissions:

- 2.1 adopts the changes to the Amendment as discussed in Section 9.5 of this report and refers the Amendment with changes and all submissions to an Independent Planning Panel in accordance with Section 23(1)(b) and 23(3) of the *Planning and Environment Act 1987*;**
- 2.2 requests the Minister for Planning to appoint a Panel for Planning Scheme Amendment C218 in accordance with Part 8 of the *Planning and Environment Act 1987*.**

3. LEGISLATIVE POWERS:

Planning and Environment Act 1987.

4. FINANCIAL IMPLICATIONS:

Administrative costs associated with the preparation and exhibition of the Planning Scheme Amendment, including panel costs are provided for within the Strategic Planning budget.

5. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:

This matter does not have any direct environmental sustainability considerations.

6. CLIMATE CHANGE ADAPTATION CONSIDERATIONS:

This matter does not have any direct climate change adaptation considerations.

7. CHARTER OF HUMAN RIGHTS APPLICATION:

The Planning Scheme Amendment has met the principles of Hume's Social Justice Policy by engaging the community through a formal consultation process, as discussed below.

REPORT NO: SU233 (cont.)

8. COMMUNITY CONSULTATION:

- 8.1 Planning Scheme Amendment C218 was placed on exhibition in accordance with the requirements of Section 19 of the *Planning and Environment Act 1987* (the Act). The formal exhibition period occurred from 9 March 2017 to 1 May 2017. The following notice of the Amendment was provided:
- Notice to affected owners and occupiers within the precincts proposed to be rezoned and immediately adjoining residents.
 - Notice to relevant referral authorities.
 - Notice to prescribed Ministers under the Act.
 - Public notice in the Hume Leader on 7 March, 28 March and 18 April 2017.
 - Notice in the Government Gazette.
- 8.2 Section 19(4)(b) of the Act sets out a notice period of one month. A longer exhibition period was undertaken to ensure that adequate notice was provided to affected residents who adjoin some of the precincts proposed to be rezoned. Additional notices were also placed in the Hume Leader.
- 8.3 A total of 21 submissions were received regarding the Amendment. Seventeen submissions were received from affected landowners and occupiers within the business precincts. Four submissions were received from the following referral authorities and government agencies:
- Department of Defence (who owns land directly affected by C218)
 - CFA
 - VicRoads
 - Brimbank City Council.
- 8.4 The majority of the submissions, sixteen did not support the Amendment. One submission requested a change to the amendment. The four submissions received from referral authorities and government agencies did not object to the Amendment.
- 8.5 Attachment 1 shows the location of the submissions excluding government agencies.

9. DISCUSSION:

9.1 SUBJECT LAND

The land subject of the Amendment encompasses business precincts distributed throughout the municipality that are currently zoned Commercial 2 (refer to Attachment 2). These precincts were zoned Business 3 until 2013 and are described as:

1. 700 and 750 Hume Highway, and 95-135 Amaroo Road, Craigieburn (Precinct 1).
2. Land bounded by Camp Road, Upfield Railway Line, Geach Street and Dallas Drive, Broadmeadows (known as Northcorp Industry Park) (Precinct 2);
3. Land bounded by Jack Roper Reserve and Merlynston Creek, Camp Road, Upfield Railway Line, and Western Ring Road, Broadmeadows (Precinct 3);
4. Land to the north of the Tullamarine Freeway and west of Mickleham Road (Precinct 4);
5. Land to the south of the Tullamarine Freeway and bounded by Mickleham Road, Derby Street, and Springbank Street (Precinct 5);
6. Land bounded by Melrose Drive, Post Office Street, Airport Drive, and Trade Park Reserve (Precinct 6); and
7. Land bounded by Annandale Road, Keilor Park Drive, Keilor Park Recreation Reserve, and Commonwealth land (Precinct 7).

REPORT NO: SU233 (cont.)

9.2 BACKGROUND

- 9.2.1 The State Government introduced the Business 1, 2, 3, 4 and 5 Zones in 1995. The Business 3 Zone (B3Z) was subsequently applied to new and existing business areas (which were typically zoned for a variety of different industrial uses prior to the introduction of the new format planning scheme) as an alternative to the Industrial 1 Zone. This occurred particularly where a shift from more traditional manufacturing activity to more office and research based activities was occurring.
- 9.2.2 The use of the B3Z also responded to an emerging trend for major businesses to consolidate production and administration functions on a single site as it allowed a larger office component than the alternative industrial zone options.
- 9.2.3 The B3Z was also seen as an appropriate zone to achieve municipal economic development and employment objectives, balancing both the development of offices with manufacturing industries.
- 9.2.4 In 2013 the State Government introduced new Commercial Zones into the Victorian Planning Provisions through Amendment VC100 to provide more flexibility and growth opportunities for commercial and business centres.
- 9.2.5 Amendment VC100 directly translated the existing Business Zones with two new Commercial Zones. It converted the Business 3 and 4 Zones into the Commercial 2 Zone (C2Z).
- 9.2.6 It is noted that VC100 was introduced by the State Government without consultation to the community. Whilst Council was able to provide a submission on the new zones, it was not able to assess existing land uses and make recommendations about where the Commercial 1 and 2 Zones should be applied.
- 9.2.7 It is considered that the changes introduced by VC100 have led to unintended outcomes, particularly as the new Commercial Zones have allowed certain uses to become 'as-of-right' in areas where a planning permit was originally required. This has provided Council with less discretion in determining whether these uses are appropriate in certain locations.

9.3 THE AMENDMENT

- 9.3.1 Amendment C218 seeks to rezone the business precinct identified from the C2Z to the Industrial 3 Zone (IN3Z).
- 9.3.2 The Amendment will also update ordinances within the Scheme to replace references to the old Business Zones with references to the new Commercial Zones, specifically:
- Clause 37.02-1 (Schedule 1 to the Comprehensive Development Zone).
 - Clause 37.02-2 (Schedule 2 to the Comprehensive Development Zone).
 - Clause 43.04-17 (Schedule 17 to the Development Plan Overlay).

9.4 CONSIDERATION OF SUBMISSIONS

- 9.4.1 Section 23(1) of the *Planning and Environment Act* 1987 specifies that after considering a submission which requests a change to the Amendment, the Planning Authority must:
- (a) Change the Amendment in the manner requested; or
 - (b) Refer the submission to a panel appointed under Part 8 of the act; or
 - (c) Abandon the Amendment or part of the Amendment.

REPORT NO: SU233 (cont.)

- 9.4.2 The majority of submissions, 16 received were from owners or occupiers of land within the precincts who did not support their land being rezoned to the IN3Z. Given the nature of the submissions is recommended that Council refer these submissions to an Independent Panel for consideration.
- 9.4.3 One submission requested that their land be rezoned to the General Residential Zone (GRZ). It is considered that Council should support this change to the Amendment for the reasons set out below in 9.5.4.
- 9.4.4 Council also received four submissions from government agencies and referral authorities. These agencies did not object to the Amendment.

9.5 RESPONSE TO SUBMISSIONS

- 9.5.1 The majority of submissions raised similar issues which have been summarised into the following four themes:
 - (a) The strategic justification for the Amendment;
 - (b) The amendment is contrary to the spirit and intent of Amendment VC100;
 - (c) The Amendment will result in time and cost implications in obtaining planning permits; and
 - (d) The appropriateness of the IN3Z when taking into account the purposes to the zone.

9.5.2 Each issue and the Council officer’s response to these are summarised in Table One below. A more detailed response is provided at Attachment 3.

9.5.3 110-112 Western Avenue, Westmeadows

- (a) The submitter for 110-112 Western Avenue, Westmeadows requested that their land be rezoned to the General Residential Zone (GRZ). This is based on the current zoning of the site as C2Z being an anomaly, with the land currently forming part of the private open space/back yard of the existing dwelling at 114 Western Avenue, Westmeadows.

Council officer response

- (b) It is recommended that Council support the rezoning of 110-112 Western Avenue, Westmeadows to the GRZ.
- (c) Whilst the land was zoned B3Z when the new format planning scheme came into operation in 2000 and was subsequently translated into the C2Z in 2013, it has never been used for the purposes set out in either of these zones. A review of Council’s aerial images shows the site was vacant in 1998 and somewhere between 1998 and 2003 was fenced to become part of the backyard of 114 Western Avenue, Westmeadows. The site is 350m² in area and has limited potential for warehouse/industrial uses as a standalone site.
- (d) The site is also affected by the Melbourne Airport Environs Overlay – Schedule 2. This restricts the number of dwellings that can be developed on the site in the future by requiring a maximum density of one dwelling per 300m².

Table 1: Response to Key Themes in Submissions

Theme	Council Officer Response
Strategic Justification	Issues raised by the submitters regarding the strategic justification for the Amendment, included that the Amendment had insufficient supporting background data and analysis; it has not been supported by any policy work, including Hume HIGAP,

REPORT NO: SU233 (cont.)

Theme	Council Officer Response
	<p>that would justify its introduction, it is inconsistent with <i>Plan Melbourne</i> and no evidence has been provided of how the activity centre hierarchy will be undermined or where this has occurred.</p> <p><u><i>Policy Supporting the Amendment</i></u></p> <p>Council has strong policy guidance within the Hume Planning Scheme and in more recent strategic studies such as the <i>Hume Corridor Integrated Growth Area Plan</i> (Hume HIGAP). These strategies identify the precincts in Amendment C218 as key employment sites across the municipality, particularly given their locational attributes close to major arterial roads and Melbourne Airport. These locational attributes have seen the precincts develop for a number of industrial uses including freight, storage, logistics, transport, manufacturing and warehousing businesses as well as light industrial businesses, car rentals and car parking. These locational attributes also mean the future use of these sites are better geared towards wholesale trade, transport, postal and warehousing businesses as well as high tech manufacturing and food manufacturing. It should also be noted that the majority of these precincts are 100% developed.</p> <p>HIGAP provides guidance on the following employment areas within the Corridor which include the precincts proposed to be rezoned:</p> <ul style="list-style-type: none"> ▪ <i>The existing employment areas adjoining the Hume Highway and Hume Freeway in Tullamarine are likely to be the most suitable locations to meet demand from manufacturing companies (page 15).</i> ▪ <i>Employment land along the Hume Highway and Hume Freeway should be protected from non-industrial and commercial uses, notably large scale bulky goods retail precincts, owing to their economic importance to the Melbourne and Australian economy (page 16).</i> <p>HIGAP also seeks to build on the strengths of the economy of the Hume Corridor and support existing and future businesses to grow through a number of strategies including:</p> <ul style="list-style-type: none"> ▪ <i>Protecting employment land within the established employment areas along the Hume Highway and at Tullamarine and Gladstone Park (page 17).</i> ▪ <i>Restricting bulky goods retailing outside of the Metropolitan Activity Centres, the large activity centres, and the bulky goods centres on Map 3.3 (page 17).</i> <p>The Amendment also implements and supports Clauses 21.03-2, 21.06-3, 21.06-4, 21.06-5 of the Municipal Strategic Statement (MSS) and Clause 22.01 (Industrial Land Policy) through supporting the development of a network of vibrant and economically viable activity centres throughout Hume; ensuring the continued use of employment land within Campbellfield, Westmeadows, and Tullamarine as high quality business and industry parks and continuing to promote existing business precincts within the municipality for their employment and investment potential.</p>

REPORT NO: SU233 (cont.)

Theme	Council Officer Response
	<p><u>Activity Centre Hierarchy</u></p> <p>Hume City Council is committed to delivering high quality and valued activity centres throughout the municipality. Essential to this is protecting Council’s identified activity centre hierarchy and ensuring that activity centres remain the focus for a range of retail and non-retail uses and investment. This is recognised in both Hume HIGAP and the MSS at Clause 21.03-2. The State Planning Policy (SPPF) also provides clear strategic direction for activity centres and activity centre planning.</p> <p>The Commercial 2 Zone currently allows a number of uses to establish as-of-right in the precincts proposed to be rezoned, such as restricted retail (i.e. furniture and home appliance stores) as well as allowing uses to be considered that were never previously allowed such as hotel accommodation. This provides an opportunity for the construction of out-of-centre developments through cheaper land options. This will impact the viability of existing centres as businesses opt for cheaper locations. Out of centre retailing has impacts on sustainable development, with a heavier reliance on private vehicles, less opportunities for multi-purpose trips, thereby increasing greenhouse gas emissions.</p> <p>The Amendment will ensure that major retail, residential, commercial, administrative, entertainment and cultural developments will continue to be concentrated into identified and proposed activity centres close to public transport and residential areas.</p> <p><u>Plan Melbourne</u></p> <p>Submitters have raised concerns that the Amendment is inconsistent with <i>Plan Melbourne</i> having regard to Policies 1.1.6 and 1.1.7. Policy 1.1.6 seeks to plan for industrial land in the right locations to support employment and investment opportunities including through ensuring there is enough industrial land available for development near transport gateways, particularly in outer suburban areas, and protecting state significant industrial precincts from incompatible land uses to allow for their future growth. Policy 1.1.7 seeks to plan for adequate commercial land across Melbourne. <i>Plan Melbourne</i> and Council policy have an identified activity centre hierarchy that will ensure commercial land is provided in well-located areas able to accommodate the demand for commercial land.</p> <p>The precincts proposed to be rezoned are located close to major arterial roads and the Melbourne Airport. The Amendment will thus ensure that there is sufficient strategically located land available for industrial development that is linked to the principal freight and transport networks, particularly for the business precincts that fall within the Northern Industrial Precinct. The Amendment will also protect the land from inappropriate development so as to allow continual growth in freight, logistics, and manufacturing investment. By ensuring these precincts are protected from incompatible uses the Amendment will protect precincts located within the State Significant Northern Industrial Precinct from inappropriate development.</p>

REPORT NO: SU233 (cont.)

Theme	Council Officer Response
	<p>The Amendment will also support Policy 1.2.1 of <i>Plan Melbourne</i> which seeks to support the development of a network of activity centres linked by transport rather than allow opportunities for retail uses which are remote from these centres and not easily accessible to the community.</p>
<p>Amendment VC100</p>	<p>Submitters raised concerns that the Amendment was contrary to the spirit and intent of Amendment VC100.</p> <p>The intent of the reformed commercial and industrial zones approved under VC100, as stated in the <i>Ministerial Advisory Committee Report on the Reformed Zones</i>, was to review the existing planning framework to:</p> <p><i>'Ensure they offer the most appropriate tools to support outcomes sought for activity centres and other areas where commercial and industrial development is appropriate. Furthermore, the explanatory report for the amendment states that the commercial and industrial zones will increase opportunities, open up competition, drive efficiency, provide greater planning certainty and maintain competitive advantages in a globally interconnected and changing world'.</i></p> <p>Through rezoning these precincts to Industrial 3, Council is continuing to meet the intent of Amendment VC100. As stated in the Explanatory Report for VC100, the amended industrial zones aim to support business investment and industry by responding to new and emerging trends regarding the mix of industry, office and some forms of limited retail, and provide greater incentives for business investment. Retail will still be able to establish in the precincts, however it will be of a form that is consistent with the established uses. This will enable the current mix of uses within the precincts to continue whilst cementing the longevity of these precincts for such uses and will also help ensure the outcomes Council seeks for its activity centre hierarchy continues to be supported and achieved.</p>
<p>Obtaining Planning Permits</p>	<p>Concern was raised by submitters that there will be potential time and cost implications in obtaining planning permits for discretionary uses that are currently as-of-right thus making the sites less attractive to prospective tenants/businesses/investors.</p> <p>Both the Commercial 2 Zone and Industrial 3 Zone require planning permits for buildings and works. Car parking requirements at Clause 52.06 may also trigger a permit application. Given most developments will require planning approval; any approval requiring consideration for a discretionary use is unlikely to have significant time and cost implications. This is particularly so if the discretionary use proposed is consistent with Council policy.</p>
<p>The appropriateness of the Industrial 3 Zone</p>	<p>A number of issues were raised by submitters regarding the appropriateness of the Industrial 3 Zone when taking into account the purposes to the zone.</p> <p>Being an industrial zone, the purposes and decision guidelines of the IN3Z are primarily to allow industry to develop with</p>

REPORT NO: SU233 (cont.)

Theme	Council Officer Response
	<p>consideration of the amenity of nearby residential areas. One zone purpose identifies the zone can provide a 'buffer' to the Industrial 1 and 2 Zones where more intensive industrial uses are supported.</p> <p>The application of the IN3Z is not limited to areas having to provide a 'buffer' between more intense industry and areas comprising sensitive uses. The zone also seeks to provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict and impacts on residential areas.</p> <p>In reviewing the suite of zones available, the IN3Z was considered to be the best alternative zone to the now redundant B3Z in terms of:</p> <ul style="list-style-type: none"> ▪ Encouraging low-impact industrial type uses, ▪ Allowing for limited retail, ▪ The ability for office floor space caps to be specified, and ▪ Ensuring that uses do not affect the safety and amenity of adjacent, more sensitive land uses. <p>This is contrasted with the purpose of the CZ2 which is clearly more focused on encouraging retail and commercial type uses than offices, logistics and manufacturing industries. The CZ2 expands this focus to include 'other retail uses.' Over time, this expanded purpose may also erode the role Council has sought for the precincts as high-quality employment and business park destinations. The IN3Z will also provide opportunities for smaller light industrial uses to utilise the land rather than in areas zoned Industrial 1, undermining its heavy industrial role.</p>

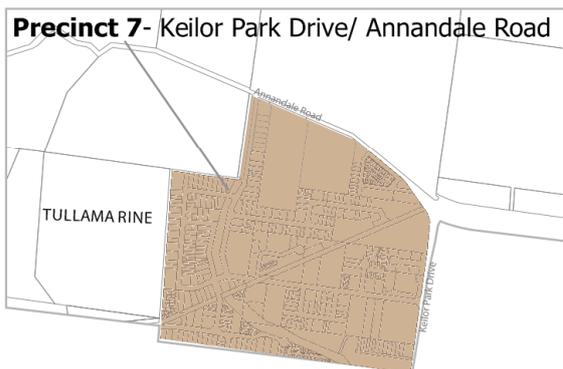
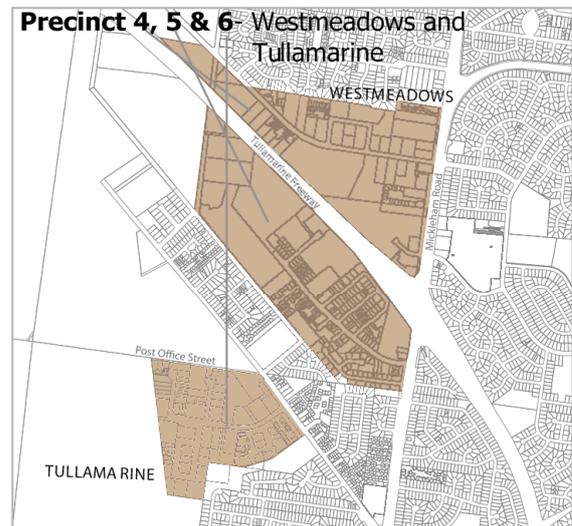
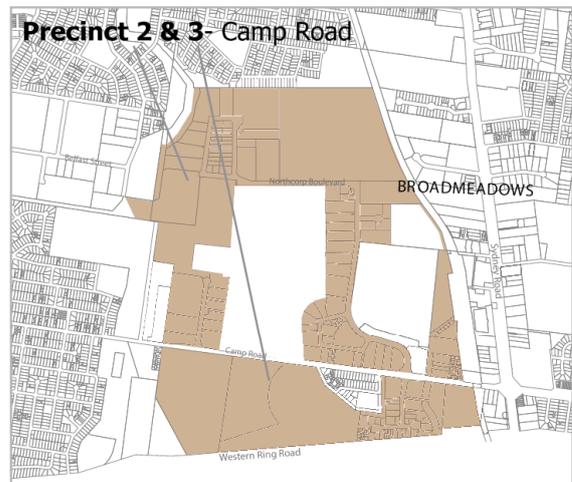
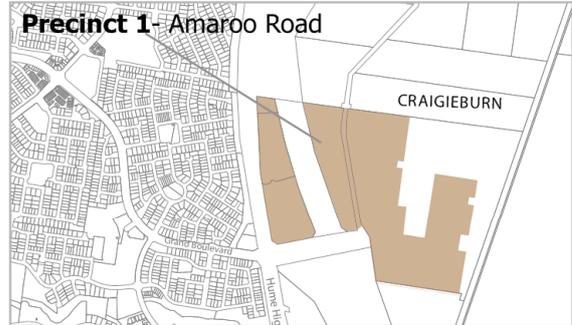
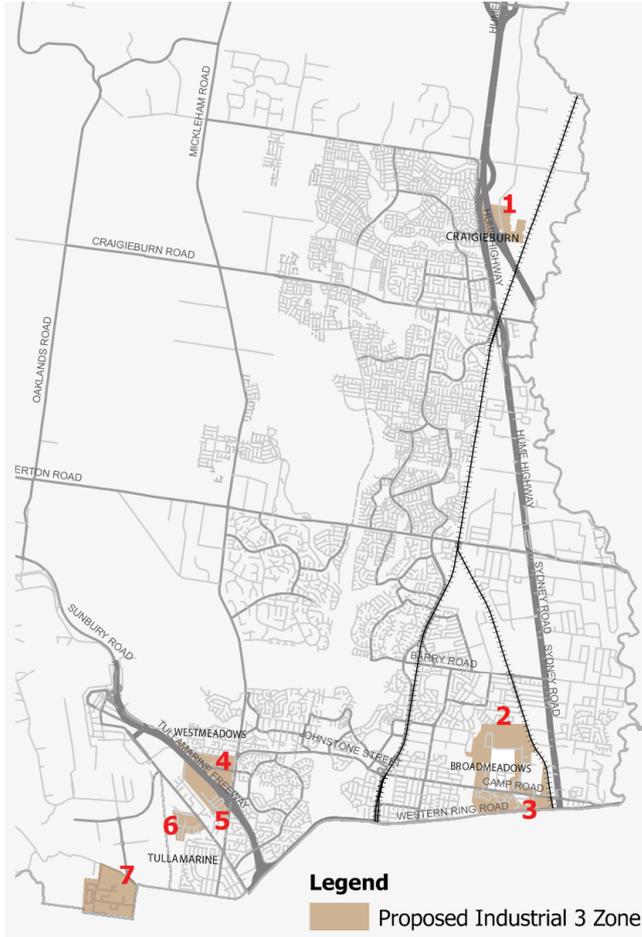
9.6 PLANNING PANELS VICTORIA

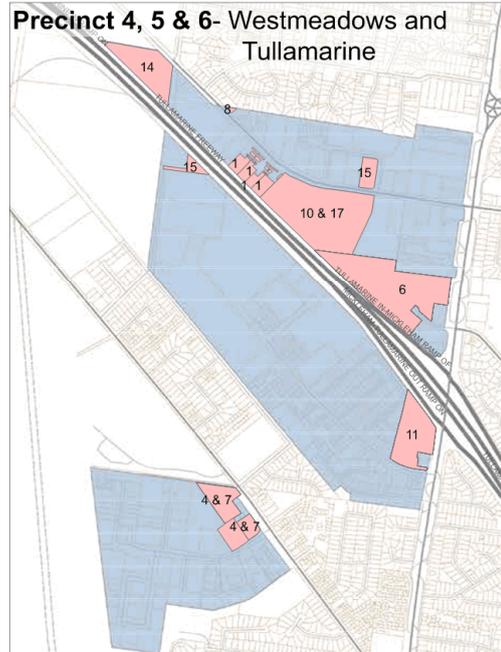
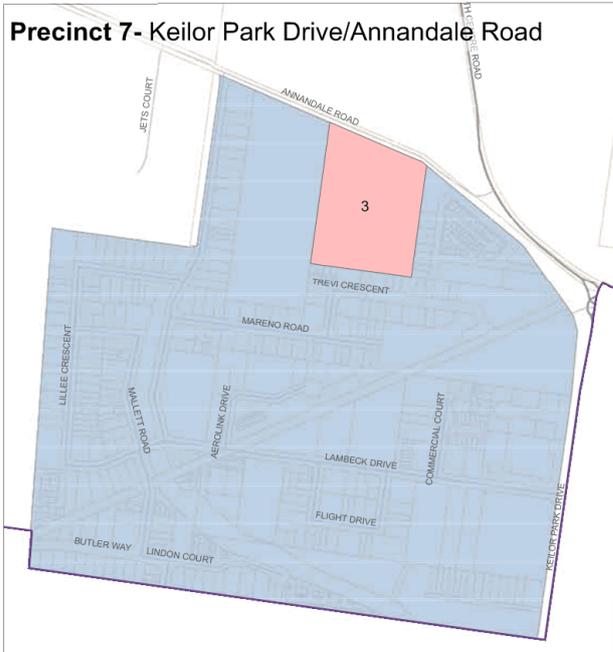
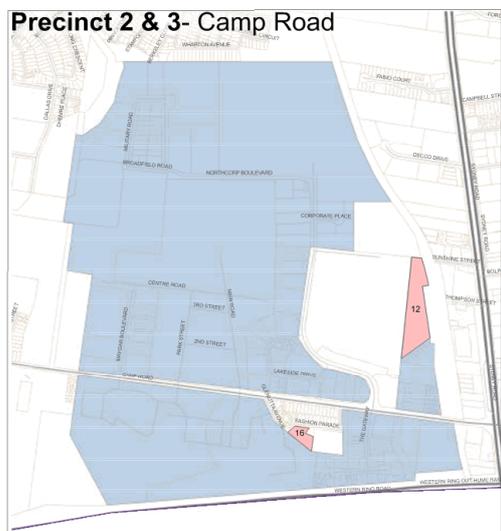
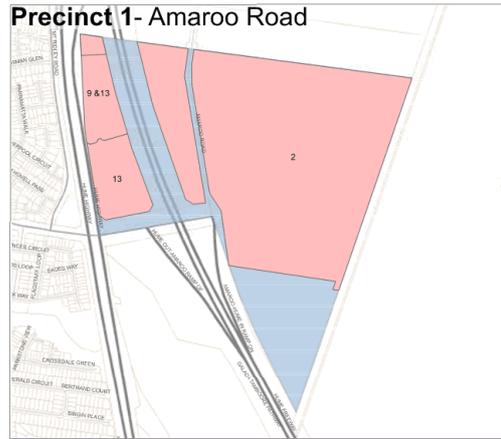
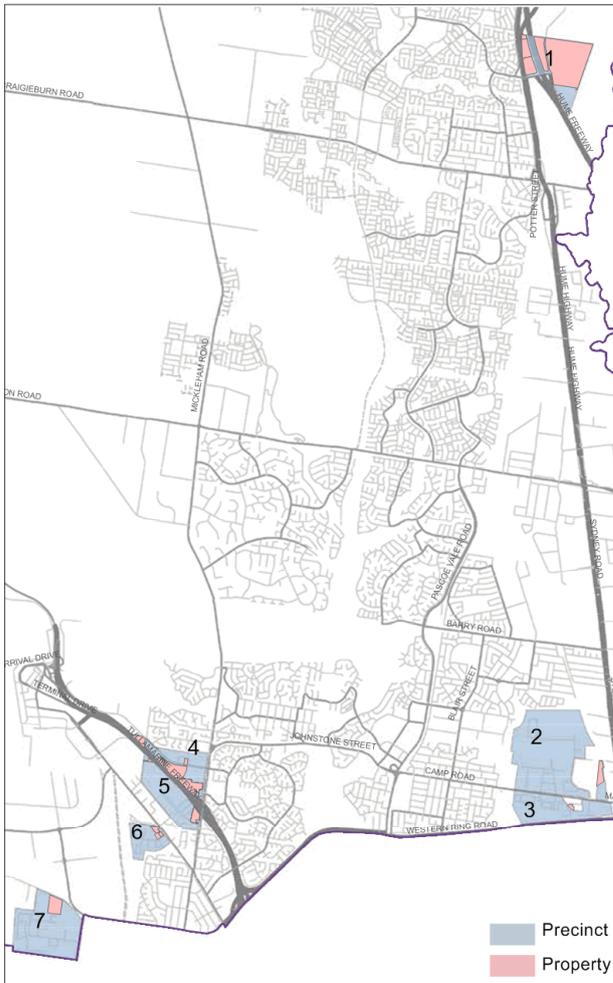
- 9.6.1 The Planning Panel, appointed by the Minister for Planning, provides all submitters the opportunity to outline their concerns to the Panel either in writing or in person at a Public Hearing. The Panel considers all submissions and then will make a recommendation to Council.
- 9.6.2 Following receipt of the Panel's recommendations, Council will have the option to decide to:
- a) Adopt the Amendment as recommended by the Panel;
 - b) Adopt the Amendment with changes; or
 - c) Abandon the Amendment.

10. CONCLUSION:

Following the consideration of the submissions received it is recommended Council makes the changes to the Amendment as detailed in the report and refers all submissions to an Independent Planning Panel for consideration under Section 23(1)(b) and 23(2) of the *Planning and Environment Act 1987*.

Location of Precincts





Planning Scheme Amendment C218 Exhibition - Discussion of key issues raised in submissions.

Key Issue	Discussion
1	<p>Strategic Justification</p> <p>A number of issues were raised regarding the strategic justification for the Amendment, including:</p> <ul style="list-style-type: none"> • That it had insufficient supporting background data and analysis. • The Amendment has not been supported by any policy work, including Hume HIGAP, that would justify its introduction and that it is inconsistent with <i>Plan Melbourne</i>. • How the Commercial 2 Zone will result in ‘inappropriate’ outcomes. • Questioned how the Industrial 3 Zone would generate more employment outcomes than the Commercial 2 Zone. • The Amendment provides no evidence of how the activity centre hierarchy will be undermined or where this has occurred. <p>Officer Response</p> <p>Council has developed strong policy guidance within the Hume Planning Scheme and in more recent strategic studies such as the <i>Hume Corridor Integrated Growth Area Plan</i> (HIGAP). These policies identify the precincts in Amendment C218 as key employment sites across the municipality, particularly given their locational attributes close to major arterial roads and Melbourne Airport. These locational attributes have seen the precincts develop for a number of industrial uses including freight, storage, logistics, transport, manufacturing and warehousing businesses as well as light industrial businesses, car rentals and car parking. These locational attributes also mean the future use of these sites are better geared towards wholesale trade, transport, postal and warehousing businesses as well as more high tech manufacturing and food manufacturing. Ensuring these areas remain areas where these uses can establish is particularly pertinent given Hume’s LGA economy is heavily reliant on both the transport, postal and warehousing and manufacturing sectors, with future job growth in these sectors to be the highest (Hume HIGAP). The greater flexibility in uses provided by the Commercial 2 Zone will result in an inability to manage the location, scale and activity level of land uses that could have a negative impact on the primary uses desired by Council for these areas such as freight, storage, logistics, transport, manufacturing and warehousing businesses. In addition, the Commercial 2 Zone will enable uses to establish as-of-right (such as restricted retail) which are generally inappropriate for these areas, contrary to Council policy and contrary to orderly planning.</p>

Key Issue	Discussion
	<p><u><i>Policy supporting the Amendment</i></u></p> <p>The importance of these precincts is reflected in HIGAP. Council’s HIGAP sets out the future planning of the Hume Corridor and includes guidance on where certain types of employment should be located within the corridor. In particular, HIGAP provides guidance on the following employment areas within the corridor which include the precincts proposed to be rezoned:</p> <ul style="list-style-type: none"> ▪ <i>The existing employment areas adjoining the Hume Highway and Hume Freeway in Tullamarine are likely to be the most suitable locations to meet demand from manufacturing companies. They are also suitable for businesses providing a range of services to trades and the residential community that are not suitable in activity centres.</i> ▪ <i>Large scale office developments are most suitably located within the activity centres of Broadmeadows, Donnybrook (Lockerbie), Mickleham (Merrifield) and in new business parks along Donnybrook Road with potential in expanded business facilities on Camp Road in Campbellfield.</i> ▪ <i>Employment land along the Hume Highway and Hume Freeway should be protected from non-industrial and commercial uses, notably large scale bulky goods retail precincts, owing to their economic importance to the Melbourne and Australian economy.</i> <p>HIGAP also seeks to build on the strengths of the economy of the Hume Corridor and support existing and future businesses to grow through a number of strategies including:</p> <ul style="list-style-type: none"> ▪ <i>Protecting employment land within the established employment areas along the Hume Highway and at Tullamarine and Gladstone Park.</i> ▪ <i>Restricting bulky goods retailing outside of the Metropolitan Activity Centres, the large activity centres, and the bulky goods centres on Map 3.3.</i> ▪ <i>Refusing proposals and permits that would lead to the encroachment of sensitive uses (notably residential) on land adjoining the employment areas in Map 3.2.</i> ▪ <i>Refusing permits for community, leisure and health facilities and large supermarkets in the employment areas on Map 3.2 unless it can be demonstrated that there are no alternative suitable and available locations within activity centres or residential areas.</i> <p>The vision articulated by HIGAP has been incorporated into Council’s revised <i>Municipal Strategic Statement (MSS)</i> proposed under Amendment C176 to the <i>Hume Planning Scheme</i>.</p>

Key Issue	Discussion
	<p>The proposed Amendment also implements and supports Clause 21.03-2 of the MSS by supporting, retaining and encouraging the development of the business sector to help foster and support local employment. Specifically the Amendment will:</p> <ul style="list-style-type: none"> ▪ Support the development of a network of vibrant and economically viable activity centres throughout Hume through ensuring inappropriate retail and commercial uses are discouraged from developing outside of designated activity centres. ▪ Ensure that land within the Hume Highway corridor is used and developed for a range of industry, warehousing, and service businesses. <p>The Amendment also implements and supports Clauses 21.06-3, 21.06-4 and 21.06-5 of the <i>Hume Planning Scheme</i> through ensuring the continued use of employment land within Campbellfield, Westmeadows, and Tullamarine as high quality business and industry parks. Specifically land within Campbellfield will be available for industry, warehousing and service business whilst the land within Tullamarine will continue to be utilised for a wide range of transport-related industry and businesses.</p> <p>Finally the Amendment will implement the objectives and strategies of Clause 22.01 (Industrial Land Policy) through continuing to promote existing business precincts within the municipality for their employment and investment potential.</p> <p><u>Activity Centre Hierarchy</u></p> <p>Hume City Council is committed to delivering high quality and valued activity centres throughout the municipality. Essential to this is protecting Council’s identified Activity Centre hierarchy and ensuring that activity centres remain the focus for a range of retail and non-retail uses and investment. This is recognised in both HIGAP and the MSS at Clause 21.03-2. The State Planning Policy (SPPF) also provides clear strategic direction for activity centres and activity centre planning.</p> <p>HIGAP contains a number of strategies aimed at ensuring development and investment is within identified activity centres including focusing restricted retail in the Metropolitan Activity Centres (MACs), large activity centres and identified bulky goods centres and restricting such development in other locations. Proposals for restricted retail outside of these nodes will be particularly discouraged in the Nationally Significant Industrial Precinct.</p> <p>The Commercial 2 Zone currently allows a number of uses to establish as-of-right in the precincts proposed to be rezoned, such as restricted retail. This provides an opportunity for the construction of out-of-centre developments through cheaper land options. This will impact the viability of existing centres as businesses opt for cheaper locations. Out-of-</p>

Key Issue	Discussion
	<p>centre retailing has impacts on sustainable development, with a heavier reliance on private vehicles, less opportunities for multi-purpose trips, thereby increasing greenhouse gas emissions.</p> <p>The Commercial 2 Zone no longer allows Council to specify floor space caps for offices. This will further limit Council’s ability to manage growth and control the scale of development outside of designated activity centres and could significantly undermine the delivery of an orderly hierarchy of activity centres. This would also jeopardise the sustainable network of centres required or sought by State and Local Planning Policies.</p> <p>The Amendment will ensure that major retail, residential, commercial, administrative, entertainment and cultural developments will continue to be concentrated into identified and proposed activity centres close to public transport and residential areas rather than create out-of-centre development in areas which are remote from these centres and not easily accessible to the community.</p> <p><u>Plan Melbourne</u></p> <p>Submitters have raised concerns that the Amendment is inconsistent with <i>Plan Melbourne</i> having regard to Policies 1.1.6 and 1.1.7. Policy 1.1.6 seeks to plan for industrial land in the right locations to support employment and investment opportunities including through ensuring there is enough industrial land available for development near transport gateways, particularly in outer suburban areas, and protecting state significant industrial precincts from incompatible land uses to allow for their future growth. Policy 1.1.6 also highlights that demand for new industrial land has been driven by the freight, logistics and manufacturing sectors.</p> <p>The precincts proposed to be rezoned are located close to major arterial roads and the Melbourne Airport. The Amendment will thus ensure that there is sufficient strategically located land available for industrial development that is linked to the principal freight network and transport networks, particularly for the business precincts that fall within the Northern Industrial Precinct, and will protect the land from inappropriate development to allow continual growth in freight, logistics, and manufacturing investment. By ensuring these precincts are protected from incompatible uses the Amendment will protect precincts located within the State Significant Northern Industrial Precinct from inappropriate development.</p> <p>Policy 1.1.7 seeks to plan for adequate commercial land across Melbourne. <i>Plan Melbourne</i> and Council policy have an identified activity centre hierarchy that will ensure commercial land is provided in well-located areas able to accommodate the demand for commercial land. The hierarchy is comprised of a range of existing centres and new centres either proposed or planned within Growth Corridor Plans, Precinct Structure Plans, Local Structure Plans, Structure Plans and Development Plans.</p>

Key Issue	Discussion
	<p>The Amendment will also support Policy 1.2.1 of <i>Plan Melbourne</i> which seeks to support the development of a network of activity centres linked by transport through ensuring that major retail, residential, commercial, administrative, entertainment and cultural developments will continue to be concentrated into identified and proposed activity centres rather than areas which are remote from these centres and which are not easily accessible to the community.</p> <p><u><i>Inappropriate outcomes</i></u></p> <p>Some submitters raised concern that Council did not provide any supporting evidence/justification of what are “inappropriate” outcomes arising from rezoning to the Commercial 2 Zone.</p> <p>The ramifications of the changes to the business zones were highlighted when Council received a planning application for a large development at 650 Hume Highway, Craigieburn which comprised a mix of uses including restricted retail, medical centre, supermarket, warehouses, offices, a convenience restaurant, and a residential hotel. The proposal was considered inconsistent with State and Local Policy as it provided for out-of-centre retail development and proposed a number of land uses that were inconsistent with the sites designation as a State-significant industrial precinct. The site was also not recognised as part of Council’s identified activity centre hierarchy which would have been better suited to support the range of uses proposed including the medical facility, supermarket and supporting retail uses and the hotel. However as the zoning of the land was translated to Commercial 2 as part of VC100 (it was originally Business 3), a number of the uses considered for the site are as-of-right and the application was later approved subject to a number of changes.</p> <p>Council has also begun to receive a number of hotels/serviced apartment applications in the precincts as a result of the Commercial 2 Zone allowing limited accommodation as a discretionary use. Accommodation, apart from a caretaker’s house, was previously prohibited in these areas under the existing Business 3 Zone.</p> <p>Hotels/serviced apartments are better suited to activity centres and well served by public transport rather than areas which are predominantly industrial. The potential for accommodation to be located in these precincts could lead to an erosion of the primary uses established in these areas which Council has sought to continually encourage and promote. This is due to the sensitive nature of accommodation uses and their sensitivity to change. Such sensitivity manifests itself in complaints which over time can lead to opposition and the introduction of limits on the operation of the primary uses within the precincts.</p>

Key Issue	Discussion
2	<p>The Amendment is contrary to the spirit and intent of Amendment VC100</p> <p>Amendment VC100 was approved by the State Government in 2013, replacing the existing business zones with two new commercial zones as well as making a number of changes to the existing industrial zones. The intent of the reformed commercial and industrial zones, as stated in the Ministerial Advisory Committee Report on the Reformed Zones, was to review the existing planning framework to <i>ensure they offer the most appropriate tools to support outcomes sought for activity centres and other areas where commercial and industrial development is appropriate</i>. Furthermore, the explanatory report for the amendment states that <i>the commercial and industrial zones will increase opportunities, open up competition, drive efficiency, provide greater planning certainty and maintain competitive advantages in a globally interconnected and changing world</i>.</p> <p>Through rezoning these precincts to Industrial 3, Council is continuing to meet the intent of Amendment VC100. As stated in the Explanatory Report, the amended industrial zones aim to support business investment and industry by responding to new and emerging trends regarding the mix of industry, office and some forms of limited retail, and provide greater incentives for business investment. This will enable the current mix of uses within the precincts to continue whilst cementing the longevity of these precincts for such uses and will also help ensure the outcomes Council seeks for its activity centre hierarchy continues to be supported and achieved.</p> <p>Furthermore, given the existing business zones were directly translated into the new Commercial zones, Council did not have the opportunity to determine whether the new Commercial 2 Zone was appropriate in the precincts that are now proposed to be rezoned as part of Amendment C218. There was also no empirical evidence provided with the consultation material for Amendment VC100 to show how the existing business zones constrained development and economic growth. Given Council's strategic position regarding preferred land uses for these precincts and their locational attributes, Council does not consider the Commercial 2 Zone to be the most appropriate tool in these locations to support outcomes sought for activity centres nor the development of appropriate industry. This is particularly so given the Commercial 2 Zone allows uses as-of-right that the existing Business 3 Zone did not or has allowed other uses to become discretionary which were previously prohibited.</p>
3	<p>The Amendment will result in time and cost implications in obtaining planning permits</p> <p>Concern has been raised that there will be potential time and cost implications in obtaining planning permits for discretionary uses that are currently as-of-right thus making the sites less attractive to prospective tenants/businesses/investors.</p>

Key Issue	Discussion
	<p>Officer Response</p> <p>Both the Commercial 2 Zone and Industrial 3 Zone require planning permits for buildings and works. Car parking requirements at Clause 52.06 may also trigger a permit application. Given most developments will require planning approval; any approval requiring consideration for a discretionary use is unlikely to have significant time and cost implications. This is particularly so if the discretionary use proposed is consistent with Council policy.</p>
<p>4</p>	<p>The appropriateness of the Industrial 3 Zone</p> <p>A number of issues were raised regarding the appropriateness of the Industrial 3 Zone when taking into account the purposes to the zone.</p> <p>Officer Response</p> <p>Being an industrial zone, the purposes and decision guidelines of the Industrial 3 Zone are primarily to allow industry to develop with consideration of the amenity of nearby residential areas. One purpose of the zone identifies the zone can provide a ‘buffer’ to the Industrial 1 and 2 Zones where more intensive industrial uses are supported. The application of the Industrial 3 Zone is not limited to areas having to provide a ‘buffer’ between more intense industry and areas comprising sensitive uses. The zone also seeks to provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict and impacts on residential areas.</p> <p>In reviewing the suite of zones available, the Industrial 3 Zone was considered to be the best alternative zone to the now redundant Business 3 Zone in terms of:</p> <ul style="list-style-type: none"> • Encouraging low-impact industrial type uses, • Allowing for limited retail, • The ability for office floor space caps to be specified and • Ensuring that uses do not affect the safety and amenity of adjacent, more sensitive land uses. <p>This is contrasted with the purpose of the CZ2 which is clearly more focused on encouraging retail and commercial type uses than offices and manufacturing industries. The CZ2 expands this focus to include ‘other retail uses.’ Over time, this expanded purpose may also erode the role Council has sought for the precincts as high-quality employment and business park destinations. The IN3Z will also provide opportunities for smaller light industrial uses to utilise the land rather than in areas zoned Industrial 1, undermining its heavy industrial role.</p>

REPORT NO:	GE209
REPORT TITLE:	S173 Agreements - Building Over Easement - 1 April 2017 - 30 June 2017
SOURCE:	Peter Jolly, Municipal Building Surveyor
DIVISION:	Planning and Development
FILE NO:	90.02.0002
POLICY:	Construct Buildings Over Easements
STRATEGIC OBJECTIVE:	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
ATTACHMENT:	1. <i>Section 173 Agreements - 1 April 2017 - 30 June 2017</i>

1. SUMMARY OF REPORT:

This report details agreements entered into under Section 173 of the *Planning and Environment Act 1987* (the Act). 45 Section 173 Agreements relating to consent to build over easements granted with conditions were entered into during the period 1 April 2017 to 30 June 2017. This report advises Council of the signing of the Agreements under Council delegation. The signing of the listed agreements finalises these consents.

2. RECOMMENDATION:

That Council notes the listing of all Agreements under Section 173 of the *Planning and Environment Act 1987* dealt with under delegation between 1 April 2017 and 30 June 2017 (Attachment 1).

3. LEGISLATIVE POWERS:

3.1 *Building Regulations 2006*.

3.2 S173 of the *Planning and Environment Act 1987*.

4. DISCUSSION:

4.1 Proposal

4.1.1 Regulation 310 (1) of the *Building Regulations 2006* requires the consent and report of a Council and other service authorities to an application for a Building Permit to construct a building over an easement vested in the Council or a service authority.

4.1.2 Section 173 of the *Planning and Environment Act 1987* enables a Responsible Authority to enter into an agreement with a landowner for an area covered by a planning scheme for which it is the responsible authority.

4.1.3 Council has received applications to construct buildings over drainage easements and can consent to these proposals pursuant to Regulation 310(1) of the *Building Regulations 2006*.

4.1.4 The Municipal Building Surveyor has delegated authority to consent to construction over a drainage easement.

4.1.5 Council has adopted the *Construct Buildings over Easements Policy*, which guides staff in assessing such applications where easements are vested in Council. The procedure for assessing such applications is as follows:

- (a) Plans of the proposal, together with a copy of the property title and relevant service authority comments (if available), are referred to the Traffic and Civil Design teams for comment.

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- (b) If the application is to be approved, the owner is required to enter into an agreement, made pursuant to Section 173 of *the Planning and Environment Act 1987*, which preserves Council's interests in the easement.
- (c) When the agreement is completed, the consent is granted and a building permit can be issued.
- (d) Council must execute the completed agreement. The signed agreement is lodged with the Office of Titles for registration on the certificate.

5. CONCLUSION:

This report provides details of Section 173 Agreements signed under Council delegation. The signing of the listed agreements finalises these consents.

Ref.	Address
BRC20120442	55 Lot 207 Graham Street, Broadmeadows, Victoria, 3047
BRC20160121	1 Lot 310 Dunn Street, Broadmeadows, Victoria, 3047
BRC20160144	38 Lot 98 Gosford Crescent, Broadmeadows, Victoria, 3047
BRC20160423	77-93 Lot 3 National Boulevard, Campbellfield, Victoria, 3061
BRC20160438	11 Lot 18 Lara Way, Campbellfield, Victoria, 3061
BRC20160452	1005 Lot 1 Pascoe Vale Road, Jacana, Victoria, 3047
BRC20160454	46 Lot 201 Greenvale Gardens Boulevard, Greenvale, Victoria, 3059
BRC20160468	1 Lot 35 Rothesay Place, Greenvale, Victoria, 3059
BRC20170003	1 Lot 2268 Sulby Place, Gladstone Park, Victoria, 3043
BRC20170033	45 Lot 7 Bamford Avenue, Westmeadows, Victoria, 3049
BRC20170043	2 Lot 5 Hume Street, Sunbury, Victoria, 3429
BRC20170046	8 Lot 1838 Divan Place, Craigieburn, Victoria, 3064
BRC20170051	Shop 3/128 Lot 3 Hothlyn Drive, Craigieburn, Victoria, 3064
BRC20170057	8 Lot 319 Finden Court, Craigieburn, Victoria, 3064
BRC20170065	Shop 4/126 Lot 4 Hothlyn Drive, Craigieburn, Victoria, 3064
BRC20170068	1 Lot 457 Kinloch Grove, Greenvale, Victoria, 3059
BRC20170074	16 Lot 65 Decarla Crescent, Roxburgh Park, Victoria, 3064
BRC20170082	10 Lot 461 Rayfield Avenue, Craigieburn, Victoria, 3064
BRC20170084	6 Lot 1 Marcus Crescent, Coolaroo, Victoria, 3048
BRC20170090	350 Lot 1 Elizabeth Drive, Sunbury, Victoria, 3429
BRC20170100	10 Lot 489 Medway Road, Craigieburn, Victoria, 3064
BRC20170103	8 Lot 632 Roma Court, Tullamarine, Victoria, 3043
BRC20170111	7 Lot 326 Lewis Place, Sunbury, Victoria, 3429
BRC20170119	17 Lot 306 Bannon Avenue, Sunbury, Victoria, 3429
BRC20170120	28 Lot 307 Beacon Hills Cres., Craigieburn, Victoria, 3064
BRC20170125	10 Lot 932 Anne Court, Broadmeadows, Victoria, 3047
BRC20170129	25 Lot 3 Turner Street, Westmeadows, Victoria, 3049
BRC20170130	309 Lot 2 Fawcner Street, Westmeadows, Victoria, 3049
BRC20170131	653 Lot 545 Somerton Road, Greenvale, Victoria, 3059
BRC20170132	15 Lot 327 Bliburg Street, Jacana, Victoria, 3047
BRC20170146	2 Lot 25 Hopetoun Court, Westmeadows, Victoria, 3049
BRC20170149	20 Lot 2342 Middle Way, Mickleham, Victoria, 3064
BRC20170166	15 Lot 27A Northpark Drive, Somerton, Victoria, 3062
BRC20170167	3 Lot 1 Wyton Close, Westmeadows, Victoria, 3049
BRC20170170	72 Lot 601 Phillip Drive, Sunbury, Victoria, 3429

BRC20170171	36 Lot 343 Positano Grove, Greenvale, Victoria, 3059
BRC20170174	15 Lot 839 Lampton Way, Sunbury, Victoria, 3429
BRC20170184	16 Lot 1918 Ortakoy Street, Craigieburn, Victoria, 3064
BRC20170185	139 Lot 609 South Circular Road, Gladstone Park, Victoria, 3043
BRC20170186	18 Lot 245 Mietta Terrace, Greenvale, Victoria, 3059
BRC20170199	5 Lot 29 Tangemere Avenue, Tullamarine, Victoria, 3043
BRC20170203	5 Lot 1 Fraser Court, Sunbury, Victoria, 3429
BRC20170207	8 Lot 264 Fidge Court, Jacana, Victoria, 3047
BRC20170211	9 Lot 24 Bicknell Court, Broadmeadows, Victoria, 3047
BRC20170215	2 Lot 2751 Eucalyptus Place, Meadow Heights, Victoria, 3048

REPORT NO:	GE210
REPORT TITLE:	Building Control Services Delegations Report - 1 April 2017 - 30 June 2017
SOURCE:	Peter Jolly, Municipal Building Surveyor
DIVISION:	Planning and Development
FILE NO:	90.01.0001
POLICY:	-
STRATEGIC OBJECTIVE:	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
ATTACHMENT:	1. <i>Approvals Granted 1 April 2017 - 30 June 2017</i>

1. SUMMARY OF REPORT:

- 1.1 Council has discretionary powers under the *Building Act 1993 'Act'* and the *Building Regulations 2006 'Regulations'* to approve building proposals that do not comply with the “deemed to satisfy” Rescode provisions of the regulations.
- 1.2 Council also has discretionary powers to approve other siting matters such as constructing buildings over easements, on land not sewered, on flood prone land and on designated land.
- 1.3 Places of Public Entertainment are required to comply with requirements for Occupancy Permits.
- 1.4 The siting and erection of Prescribed Temporary Structures require approval as set out in the Act and the Regulations.
- 1.5 This report provides Council with a summary of the 125 approvals granted during the period 1 April 2017 to 30 June 2017.

2. RECOMMENDATION:

- 2.1 **That this report be received and noted.**

3. LEGISLATIVE POWERS:

- 3.1 *Building Act 1993*
- 3.2 *Building Regulations 2006*

4. DISCUSSION:

- 4.1 Council is responsible for the administration and enforcement of the *Building Act 1993* and the *Building Regulations 2006* within the municipal district. The legislation gives discretionary powers to Council to approve building proposals that do not meet the “deemed to satisfy” provisions in the regulations. Such applications are processed and decided under delegation from Council.
- 4.2 Part 4 of the regulations (which mirrors Rescode in the Planning Scheme) controls the siting and design of single dwellings and associated outbuildings on allotments of area greater than 300m². A person may apply to Council for approval of a building design that does not comply with the standard (deemed to satisfy) siting provisions. The legislation refers to such approval as being the “Report and Consent” of Council. Such approval must be granted to facilitate the issue of a Building Permit.
- 4.3 It should be noted that Building Regulations ‘Rescode’ siting requirements do not apply to multi dwelling developments or single dwellings on allotments with a site area less than 300m²; and do not override Planning Permit siting requirements. For example, the minimum street setback applying to a dual occupancy development is determined by ‘Rescode’ under the Planning scheme and administered through the relevant Planning Permit. The Building Regulations do not apply.

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- 4.4 The Municipal Building Surveyor has delegated authority from Council to decide such applications. The powers are exercised in accordance with the Planning Minister's Guideline MG/12 and Council's instrument of delegation. Part 4 of the regulations controls 23 separate building siting and design matters as follows:
- 4.4.1 Regulation 408 - Maximum street setback
 - 4.4.2 Regulation 409 - Minimum street setback
 - 4.4.3 Regulation 410 - Building height
 - 4.4.4 Regulation 411 - Site coverage
 - 4.4.5 Regulation 412 - Permeability
 - 4.4.6 Regulation 413 - Car parking
 - 4.4.7 Regulation 414 - Side and rear setbacks
 - 4.4.8 Regulation 415 - Walls on boundaries
 - 4.4.9 Regulation 416 - Daylight to existing habitable room
 - 4.4.10 Regulation 417 - Solar access to existing north-facing windows
 - 4.4.11 Regulation 418 - Overshadowing of recreational private open space
 - 4.4.12 Regulation 419 - Overlooking
 - 4.4.13 Regulation 420 - Daylight to habitable room windows
 - 4.4.14 Regulation 421 - Private open space
 - 4.4.15 Regulation 422 - Siting of Class 10a buildings
 - 4.4.16 Regulation 424 - Front fence height
 - 4.4.17 Regulation 425 - Fence setbacks from side and rear boundaries
 - 4.4.18 Regulation 426 - Fences on or within 150mm of a side or rear boundary
 - 4.4.19 Regulation 427 - Fences on street alignments
 - 4.4.20 Regulation 428 - Fences and daylight to windows in existing dwellings
 - 4.4.21 Regulation 429 - Fences and solar access to existing north-facing habitable room windows
 - 4.4.22 Regulation 430 - Fences and overshadowing of recreational private open space
 - 4.4.23 Regulation 431 - Masts, poles etc.
- 4.5 Council also has powers to approve (give Report and Consent) the construction of buildings in other circumstances. Such applications are decided under delegation by the Municipal Building Surveyor in consultation with other relevant departments. Such approval must be granted to facilitate the issue of a Building Permit. The relevant regulatory provisions are:
- 4.5.1 Regulation 310(1) prohibits the construction of a building over an easement unless the Report and Consent of the service authority has been granted. Council is the service authority where an easement is vested in the Council. Council has adopted the Policy No. CP2006/05/72 to guide the administration of such applications.
 - 4.5.2 Regulation 801 prohibits the construction of a building on land that does not have connection to sewerage unless the Report and Consent of Council has been granted.

REPORT NO: GE210 (cont.)

- 4.5.3 Regulation 802 prohibits the construction of buildings on land designated as being flood prone unless the Report and Consent of Council has been granted.
- 4.5.4 Regulation 806 prohibits the construction of buildings on land designated under Part 10 of the *Water Act* 1989 unless the report and Consent of Council has been granted.
- 4.6 Places of Public Entertainment (*POPE*) are subject to requirements in the legislation for Occupancy Permits. Events involving the gathering of a large number of people, such as Concerts, Festivals, Fairs, Carnivals and Shows, are covered by the requirement for an Occupancy Permit, whether held on public or privately owned land.
- 4.7 Section 57 of the Act requires that the Municipal Building Surveyor approve the siting and erection of any Prescribed Temporary Structure on any land within the municipal district. This requirement applies to structures such as circus tents, large marquees, concert stages and the like, whether they are associated with a POPE or a private event.
- 4.8 Council has adopted the Policy No. CP2006/03/65 “Building Control Policy for Places of Public Entertainment and Prescribed Temporary Structures” which guides Council’s Building Surveyors in the assessment and approval of such applications. The purpose of the policy is to ensure that permits and approvals are granted taking into account public safety and amenity.
- 4.9 There were 125 of these various matters approved during the period 1 April 2017 to 30 June 2017 as shown in Attachment 1.

5. CONCLUSION:

Council has various discretionary powers under building legislation to approve building siting and design proposals to facilitate the issue of a Building Permit. These powers are exercised by Council officers under delegation. Policy and procedures have been put in place to ensure that permits and approvals for Places of Public Entertainment and Prescribed Temporary Structures take into account public safety and amenity. This report provides Council with a summary of the approvals granted within the three month period to 30 June 2017.

Application Ref:	Approval Date:	Property Address:	Application Approval Description:
BRC20140158	20/4/2017	13 TOONGABBIE PL CRAIGIEBURN VIC 3064	Regulation 415, to allow a Carport sited within 1000mm of north side allotment boundary to have a total wall length of 24950mm (combined with the length of existing buildings) in lieu of 16970mm.
BRC20140243	12/5/2017	29 BURRORA WAY CRAIGIEBURN VIC 3064	Regulation 310, Alfresco constructed over an easement.
BRC20150211	4/5/2017	9 BICKNELL CT BROADMEADOWS VIC 3047	Regulation 310(1), Carport (U3) constructed over an easement.
BRC20160144	1/5/2017	38 GOSFORD CRES BROADMEADOWS VIC 3047	Regulation 310(1), Garage constructed over an easement.
BRC20160423	19/4/2017	77-93 NATIONAL BVD CAMPBELLFIELD VIC 3061	Regulation 310(1), Stormwater Pipe, Sewer Pipe & Ground Vent constructed over an easement.
BRC20160426	29/5/2017	6 PINOT CT SUNBURY VIC 3429	Regulation 415(3)(a), to allow the Carport/Shed adjacent the southern allotment boundary to have a maximum average wall height of 3860mm in lieu of 3200mm, and Regulation 415(3)(b), to allow the Carport/Shed adjacent the southern allotment boundary to have a maximum height of 4477mm in lieu of 3600mm as normally allowed.
BRC20160427	30/5/2017	6 PINOT CT SUNBURY VIC 3429	Regulation 410, to allow an attached Carport and Shed wall sited within 1000mm of the southern allotment boundary to be 4477mm high in lieu of 3600mm.
BRC20160441	28/4/2017	459 BROOKFIELD BVD MICKLEHAM VIC 3064	Regulation 427, to allow a 2000mm high fence to be built within 9m of a point of intersection of street alignments.
BRC20160452	12/5/2017	1005 PASCOE VALE RD JACANA VIC 3047	Regulation 310(1), Sheds (U2, U3 & U4) constructed over an easement.
BRC20160463	5/4/2017	245 NEWBURY BVD CRAIGIEBURN VIC 3064	Regulation 411, to allow site coverage of 64.45 percent of the allotment area in lieu of 60 percent.
BRC20160467	13/6/2017	43 MITCHELL CRES MEADOW HEIGHTS VIC 3048	Regulation 410, to allow a Carport sited within 1000mm of the western allotment boundary to be 3800mm high in lieu of 3600mm.
BRC20170003	6/6/2017	1 SULBY PL GLADSTONE PARK VIC 3043	Regulation 310(1), Dwelling Eave, Verandah and Shed constructed over an easement.
BRC20170007	13/4/2017	48 HIGHLANDER DR CRAIGIEBURN VIC 3064	Regulation 416, to allow a Garage wall to be sited 904mm from an adjoining habitable room window located on the northern allotment boundary.
BRC20170030	26/4/2017	10 LYNCH PL ROXBURGH PARK VIC 3064	Regulation 412, to allow the allotment to have impermeable area of 92.0 percent of the allotment area in lieu of 80.0 percent.
BRC20170031	22/5/2017	10 LYNCH PL ROXBURGH PARK VIC 3064	Regulation 414, to allow a Verandah to be setback 390mm from the eastern allotment boundary in lieu of 500mm.

BRC20170041	19/4/2017	140 GREVILLEA ST CRAIGIEBURN VIC 3064	Regulation 420, to allow a habitable room window of the study, bedroom 1 and bedroom 2 on the southern side of the dwelling to face a light court having a width open to the sky of 600mm in lieu of 1000mm.
BRC20170042	6/4/2017	3 BRIO DR CRAIGIEBURN VIC 3064	Regulation 415, to allow a combined length of walls adjacent the north side boundary to be 15900mm in lieu of 15500mm.
BRC20170044	1/6/2017	16 MAXWELL CT ATTWOOD VIC 3049	Regulation 409, to allow a dwelling to be setback 4500mm from the front street alignment boundary in lieu of 8300mm
BRC20170049	18/4/2017	8 DIVAN PL CRAIGIEBURN VIC 3064	Regulation 415(3)(a), to allow the Garage adjacent the eastern allotment boundary to have a maximum average wall height of 3480mm in lieu of 3200mm, and Regulation 415(3)(b), to allow the Garage adjacent the eastern allotment boundary to have a maximum height of 3743mm in lieu of 3600mm.
BRC20170053	17/5/2017	11 ANGOVE ST CRAIGIEBURN VIC 3064	Regulation 420, to allow the Bedroom 1 habitable room window to have a 990mm wide light court in lieu of 1000mm.
BRC20170057	24/4/2017	8 FINDEN CT CRAIGIEBURN VIC 3064	Regulation 310(1), Carport addition to an existing Garage constructed over easement.
BRC20170064	2/5/2017	5 HUNTINGFIELD ST CRAIGIEBURN VIC 3064	Regulation 411, to allow a dwelling, garage and proposed carport to have maximum total site coverage of 64 percent of the allotment area in lieu of 60 percent.
BRC20170068	27/4/2017	1 KINLOCH GR GREENVALE VIC 3059	Regulation 310(1), Retaining wall constructed over an easement.
BRC20170069	1/5/2017	4 DRAKE CL GLADSTONE PARK VIC 3043	Regulation 409, to allow a Dwelling to be setback 6160mm from the front street alignment boundary in lieu of 7180mm.
BRC20170070	1/5/2017	4 DRAKE CL GLADSTONE PARK VIC 3043	Regulation 414, to allow a 6600mm high Dwelling wall to be setback 1800mm from the north side allotment boundary in lieu of 1900mm.
BRC20170071	27/4/2017	1 KINLOCH GR GREENVALE VIC 3059	Regulation 409, to allow a stairway which exceeds 800mm in height to be set back 0mm from the front street alignment boundary in lieu of 6500mm
BRC20170072	12/4/2017	29 BREEZE WAY GREENVALE VIC 3059	Regulation 420, to allow a habitable room window and door serving a study and living room to face an outdoor space that is not 1m wide clear to the sky.
BRC20170073	13/4/2017	20 VENETO GR GREENVALE VIC 3059	Regulation 604(4), to allow the erection of 1800mm high temporary fencing to be erected 500mm over the eastern street alignment
BRC20170074	7/4/2017	16 DECARLA CRES ROXBURGH PARK VIC 3064	Regulation 310(1), Verandah constructed over an easement.

BRC20170076	18/4/2017	13 BRIDLE ST SUNBURY VIC 3429	Regulation 414, to allow an eave located on the western side of the Dwelling to encroach 688mm into the minimum setback in lieu of the 600mm.
BRC20170079	18/4/2017	24 EDARA CCT GREENVALE VIC 3059	Regulation 414, to allow a 6457mm high dwelling wall to be setback 1805mm from the western allotment boundary in lieu of the required 1857mm.
BRC20170081	26/4/2017	5 STOCKDALE AVE DALLAS VIC 3047	Regulation 409, to allow a Dwelling to be setback 7200mm from the front allotment boundary
BRC20170083	18/4/2017	22 SIDGEWICK ST ATTWOOD VIC 3049	Regulation 414, to allow a 320mm high decking that exceeds 2.0 square metres in floor area to be setback 0.0mm from the western and northern allotment boundaries in lieu of minimum setback of 900mm.
BRC20170084	24/5/2017	6 MARCUS CRES COOLAROO VIC 3048	Regulation 310(1), Carport (U2) constructed over an easement.
BRC20170085	24/4/2017	76 SANDOVER DR ROXBURGH PARK VIC 3064	Regulation 415, to allow a Carport sited within 1000mm of east side allotment boundary to have a total wall length of 16530 mm (combined with the existing Garage) in lieu of 16520mm.
BRC20170086	7/6/2017	76 SANDOVER DR ROXBURGH PARK VIC 3064	Regulation 420, to allow habitable room windows serving the kitchen/dining and living rooms to face a Carport which is not open for a third of its perimeter.
BRC20170088	13/4/2017	8 TORINO AVE GREENVALE VIC 3059	Regulation 414, to allow a verandah to be setback 200mm from the northern allotment boundary in lieu of 500mm
BRC20170090	19/4/2017	350 ELIZABETH DR SUNBURY VIC 3429	Regulation 310(1), Carport constructed over an easement.
BRC20170091	20/4/2017	4 LAUREATE CL SUNBURY VIC 3429	Regulation 414, to allow a Workshop to be setback 600mm from the south and east allotment boundaries in lieu of 1000mm.
BRC20170092	10/5/2017	16 ORTAKOY ST CRAIGIEBURN VIC 3064	Regulation 415, to allow a Garage wall adjacent the eastern allotment boundary to have an average height of 3427mm in lieu of 3200mm.
BRC20170095	26/5/2017	520 MT RIDLEY RD MICKLEHAM VIC 3064	Regulation 426, to allow a fence greater than 2.0m in height along the northern allotment boundary to have a length of 100.12m in lieu of the required 32.53m. And to allow a fence greater than 2.0m in height along the eastern allotment boundary to have a length of 59.468m in lieu of the required 31.275m
BRC20170096	26/5/2017	520 MT RIDLEY RD MICKLEHAM VIC 3064	Regulation 425, to allow a side and rear fence exceeding 2m in height to be setback 0.0mm in lieu of the required 1000mm.
BRC20170097	7/4/2017	520 MT RIDLEY RD MICKLEHAM VIC 3064	Regulation 427, to allow a fence within 9m of a point of intersection of street alignments to be a height of 1800mm.

BRC20170098	27/4/2017	33A DRUMMOND ST GREENVALE VIC 3059	Regulation 410, to allow a Garage wall sited within 1000mm of the east side of the allotment title boundary to have a maximum height of 3991mm high in lieu of 3600mm.
BRC20170099	27/4/2017	33A DRUMMOND ST GREENVALE VIC 3059	Regulation 415, to allow a dwelling wall sited along the eastern allotment boundary to have a maximum average height of 3180mm in lieu of 3200mm.
BRC20170100	5/5/2017	10 MEDWAY RD CRAIGIEBURN VIC 3064	Regulation 310(1), Garage and Carport constructed over an easement.
BRC20170101	7/4/2017	11 MUNDARING CRES CRAIGIEBURN VIC 3064	Regulation 415, to allow a Garage wall adjacent the eastern allotment boundary to have an average wall height of 3315mm in lieu of 3200mm.
BRC20170102	3/4/2017	6 TEPHRA CRES CRAIGIEBURN VIC 3064	Regulation 411, to allow a Dwelling and Garage to have maximum total site coverage of 65 percent of the allotment area in lieu of 60 percent.
BRC20170103	18/5/2017	8 ROMA CT TULLAMARINE VIC 3043	Regulation 310(1), Garage constructed over an easement.
BRC20170104	20/4/2017	67 BLUEBELL DR CRAIGIEBURN VIC 3064	Regulation 411, to allow a Dwelling and Garage to have total site coverage of 64.77 percent of the allotment area in lieu of 60.0 percent.
BRC20170105	13/4/2017	15 JAMESINA CT WESTMEADOWS VIC 3049	Regulation 409, to allow a Dwelling porch exceeding 3.6m in height to be setback 4530mm from the front street alignment boundary in lieu of 5000mm
BRC20170108	13/4/2017	16 WATER LILY CCT CRAIGIEBURN VIC 3064	Regulation 415, to allow a Garage wall adjacent the southern allotment boundary to have a maximum average height of 3414mm in lieu of 3200mm
BRC20170109	25/5/2017	16 WATER LILY CCT CRAIGIEBURN VIC 3064	Regulation 417, to allow a Garage sited 0.0mm from the southern allotment boundary in lieu of 1000mm, where on the adjoining allotment, and within 3000mm of the common boundary, there is a north facing habitable room window facing the proposed Garage.
BRC20170110	27/4/2017	7 LEWIS PL SUNBURY VIC 3429	Regulation 409, to allow a Dwelling to be setback 4189mm from the front street alignment boundary in lieu of the 5000mm
BRC20170111	5/5/2017	7 LEWIS PL SUNBURY VIC 3429	Regulation 310(1), Dwelling foundation element cut constructed over an easement.
BRC20170113	24/5/2017	16 WASHINGTON ST DALLAS VIC 3047	Regulation 409, to allow a Dwelling to be setback 7600mm from the front street alignment boundary in lieu of 9000mm.
BRC20170114	24/5/2017	16 WASHINGTON ST DALLAS VIC 3047	Regulation 416, to allow a Garage to be constructed adjacent the east side allotment boundary where on the adjoining allotment there are habitable room windows facing a light court that is 900mm wide in lieu of 1000mm
BRC20170115	26/5/2017	60 BALMAIN RD MICKLEHAM VIC 3064	Regulation 409, to allow a Dwelling to be setback 5280mm from the front street alignment boundary in lieu of 6000mm.

BRC20170116	9/6/2017	39 EMU RD SUNBURY VIC 3429	Regulation 420, to allow habitable room windows serving the Dining and Study rooms to face an Alfresco in lieu of a light Court 3m ² in area.
BRC20170117	10/5/2017	30 ROSENTHAL BVD SUNBURY VIC 3429	Regulation 414, to allow a 640mm high deck to be setback 310mm from the eastern side boundary in lieu of 900mm.
BRC20170118	19/4/2017	GOLF COURSE 2 FRANCIS BVD SUNBURY VIC 3429	S57 Municipal building Surveyor's Siting Approval for a Prescribed Temporary Structure- Eroni's Circus 21/04/2017 - 7/05/2017.
BRC20170119	22/5/2017	17 BANNON AVE SUNBURY VIC 3429	Regulation 310(1), Retaining Wall constructed over easement.
BRC20170120	28/4/2017	28 BEACON HILLS CRES CRAIGIEBURN VIC 3064	Regulation 310(1), Workshop constructed over an easement.
BRC20170121	2/5/2017	10 PARKERS CT ATTWOOD VIC 3049	Regulation 415, to allow a Garage wall adjacent the southern allotment boundary to have a maximum average wall height of 4120mm in lieu of 3200mm, and to allow a Garage wall adjacent the southern allotment boundary to have a maximum height of 4145mm in lieu of 3600mm.
BRC20170122	20/6/2017	7 TEMPY CT DALLAS VIC 3047	Regulation 414 to allow a 3500mm high Shed be setback 590mm from north-east side allotment boundary in lieu of 1000mm,
BRC20170125	28/6/2017	10 ANNE CT BROADMEADOWS VIC 3047	Regulation 310(1), Dwelling Garage's (Unit 3 and Unit 4) constructed over an easement.
BRC20170126	3/5/2017	185 SECTION RD GREENVALE VIC 3059	Regulation 801, to allow an extension to a Sports Pavilion to be constructed on land in an unsewered area.
BRC20170127	3/5/2017	15 MONTVALE DR CRAIGIEBURN VIC 3064	Regulation 415, to allow a Garage wall adjacent the eastern allotment boundary to have a maximum height of 3690mm in lieu of 3600mm and an average height of 3445mm in lieu of 3200mm
BRC20170128	26/5/2017	9 GLENMAGGIE CT MEADOW HEIGHTS VIC 3048	Regulation 415, to allow a Carport sited within 1000mm of east side allotment boundary to have a total wall length of 24118mm (combined with existing garage) in lieu of 17330mm.
BRC20170129	18/5/2017	25 TURNER ST WESTMEADOWS VIC 3049	Regulation 310(1), Dwelling (U6) Eaves and Retaining Wall constructed over an easement.
BRC20170130	16/5/2017	30 FAWKNER ST WESTMEADOWS VIC 3049	Regulation 310(1), Retaining Wall constructed over an easement.
BRC20170131	20/6/2017	653 SOMERTON RD GREENVALE VIC 3059	Regulation 310(1), Garage constructed over an easement.
BRC20170132	5/5/2017	15 BLIBURG ST JACANA VIC 3047	Regulation 310(1), Garage (U4) constructed over an easement.

BRC20170134	5/5/2017	18 CHAMBLY DR MICKLEHAM VIC 3064	Regulation 417, to allow; (1) the first floor wall of the south side of the proposed Dwelling to be setback 1920mm from the south side allotment boundary at a wall height of 5760mm, and (2) The ground floor Garage wall of the proposed Dwelling to be setback 0.04m from the south side allotment boundary in lieu of 1.0m.
BRC20170135	18/5/2017	11 ROKEBY CRES CRAIGIEBURN VIC 3064	Regulation 415, to allow a combined length of walls adjacent the eastern side allotment boundary to be 18000mm in lieu of 16530mm
BRC20170136	18/5/2017	8 ORTAKOY ST CRAIGIEBURN VIC 3064	Regulation 802(3), to allow a Dwelling and Garage to be constructed on land designated as being liable to flooding.
BRC20170137	19/5/2017	46 O'SHANASSY ST SUNBURY VIC 3429	Regulation 604(4), to allow the erection of 2700mm high temporary hoarding to be erected 1000mm over the eastern street alignment.
BRC20170138	25/5/2017	6 TRIBUTE RD CRAIGIEBURN VIC 3064	Regulation 417, to allow a Garage and Alfresco to be sited 200mm from the southern allotment boundary in lieu of 1000mm, where on the adjoining allotment, and within 3000mm of the common boundary, there are north facing habitable room windows facing the proposed Garage and Alfresco.
BRC20170139	2/6/2017	21 ARKLEY DR GREENVALE VIC 3059	Regulation 409, to allow a Dwelling porch exceeding 3600mm in height to be setback 5850mm in lieu of 6300mm
BRC20170140	8/6/2017	21 ARKLEY DR GREENVALE VIC 3059	Regulation 414, to allow the wall height of Bedroom 1 to be constructed to a maximum height of 6500mm with a side setback from the eastern allotment boundary of 1500mm in lieu of 1970mm and Bedroom 2 to be constructed to a maximum height of 4000mm with a side setback from the eastern allotment boundary of 1250mm in lieu of 1350mm.
BRC20170143	8/5/2017	1/8 CARE CL MEADOW HEIGHTS VIC 3048	Regulation 424, to allow a front fence to be constructed to a height of 1730mm in lieu of 1500mm.
BRC20170146	18/5/2017	2 HOPETOUN CT WESTMEADOWS VIC 3049	Regulation 310(1), Sheds (U5, U7 & U8) constructed over an easement.
BRC20170148	21/6/2017	1 MCKINLEY DR ROXBURGH PARK VIC 3064	Regulation 414, to allow a Verandah to be setback 0mm from the western allotment boundary in lieu of 500mm.
BRC20170149	16/5/2017	20 MIDDLE WAY MICKLEHAM VIC 3064	Regulation 301(1), Dwelling Fascia and Gutter constructed over an easement.
BRC20170150	27/6/2017	236 NEWBURY BVD CRAIGIEBURN VIC 3064	Regulation 417, to allow a Dwelling wall height of 6859mm to be setback 1955mm, from the southern allotment boundary in lieu of 2955mm.
BRC20170151	17/5/2017	19 CLIFTON RD GREENVALE VIC 3059	Regulation 420, to allow habitable room windows serving Bedroom 1 and Bedroom 3 to face balconies which are not open for a third of their perimeter.

BRC20170152	2/6/2017	37-41 GAP RD SUNBURY VIC 3429	Regulation 802, to allow a Veterinary Clinic to be constructed on the land designated as being liable to flooding.
BRC20170153	29/5/2017	24 TATTENHAM CT ATTWOOD VIC 3049	Regulation 409, to allow a Dwelling to be setback 2046mm from the front street alignment boundary in lieu 4000mm.
BRC20170154	29/5/2017	24 TATTENHAM CT ATTWOOD VIC 3049	Regulation 415, to allow a Dwelling wall sited along the eastern allotment boundary to have a maximum height of 3790mm in lieu of 3600mm.
BRC20170155	22/5/2017	42 ST GEORGES BVD MICKLEHAM VIC 3064	Regulation 415(2), to allow a new Carport to be constructed adjacent the west allotment boundary where the combined length of new Carport and existing Garage wall will have a total length of 18280mm in lieu of 14625mm.
BRC20170160	27/6/2017	24 MATRIX CCT CRAIGIEBURN VIC 3064	Regulation 409, to allow a balcony pier and bulkhead to protrude into the required front setback distance of 4000mm.
BRC20170161	27/6/2017	24 MATRIX CCT CRAIGIEBURN VIC 3064	Regulation 414, to allow; A first floor pier and bulkhead to be constructed to a maximum height of 6600mm with a side setback from the north and south allotment boundary of 1450mm in lieu of 1900mm
BRC20170162	31/5/2017	1/12 BANKSIA GR TULLAMARINE VIC 3043	Regulation 409, to allow a Dwelling to be setback 5635mm from the front street alignment boundary in lieu of 6245mm.
BRC20170165	10/5/2017	29 ELLSCOTT BVD MICKLEHAM VIC 3064	Regulation 411, to allow a Dwelling to occupy 68 percent of an allotment area in lieu of 60 percent.
BRC20170166	2/6/2017	15 NORTH PARK DR SOMERTON VIC 3062	Regulation 310(1), Rain Water Tank constructed over an easement.
BRC20170167	9/6/2017	3 WYTON CL WESTMEADOWS VIC 3049	Regulation 310(1), Verandah constructed over easement.
BRC20170169	26/5/2017	41 AMBITION DR GREENVALE VIC 3059	Regulation 420, to allow habitable room windows serving the family and dining rooms to face an outdoor room in lieu of a 3m ² light court open to the sky
BRC20170170	30/5/2017	72 PHILLIP DR SUNBURY VIC 3429	Regulation 310(1), Retaining Wall constructed over an easement.
BRC20170171	14/6/2017	36 POSITANO GR GREENVALE VIC 3059	Regulation 310(1), Retaining Wall and Swimming Pool Safety Barrier constructed over an easement.
BRC20170172	23/6/2017	36 POSITANO GR GREENVALE VIC 3059	Regulation 414, to allow a pool enclosure wall to be sited 300mm from the eastern allotment boundary and 500mm from the southern allotment boundary in lieu of 1000mm
BRC20170174	25/5/2017	15 LAMPTON WAY SUNBURY VIC 3429	Regulation 310(1), Dwelling foundation elements filling constructed over an eaement.
BRC20170175	2/6/2017	37-41 GAP RD SUNBURY VIC 3429	Regulation 604(4), to allow the erection of 2000mm high temporary fencing to be erected 600mm over the northern street alignment and on Council land.

BRC20170177	19/5/2017	180-220 SOMERTON RD ROXBURGH PARK VIC 3064	S57 Municipal building Surveyor's Siting Approval for a Prescribed Temporary Structure- Eroni's Circus 19/05/2017 - 4/06/2017.
BRC20170179	6/6/2017	3 HAMERSLEY RD CRAIGIEBURN VIC 3064	Regulation 411, to allow a building site coverage of 65.8 percent of the allotment area in lieu of 60 percent.
BRC20170182	14/6/2017	41B SIMMINGTON CCT GREENVALE VIC 3059	Regulation 411, to allow buildings to occupy 64 percent of an allotment area in lieu of 60 percent.
BRC20170183	15/6/2017	14 DECARLA CRES ROXBURGH PARK VIC 3064	Regulation 411, to allow buildings to occupy 62 percent of an allotment area in lieu of 60 percent.
BRC20170184	6/6/2017	16 ORTAKOY ST CRAIGIEBURN VIC 3064	Reg 310(1) Dwelling Construction over an Easement – Cut & Fill Maximum 200mm Deep
BRC20170185	13/6/2017	139 SOUTH CIRCULAR RD GLADSTONE PARK VIC 3043	Regulation 310(1), Dwelling Addition (Alfresco) constructed over an easement.
BRC20170186	8/6/2017	18 MIETTA TCE GREENVALE VIC 3059	Regulation 310(1), Dwelling constructed over an easement - Cut & Fill Maximum 200mm deep.
BRC20170187	31/5/2017	15 QUEENSFERRY PL GREENVALE VIC 3059	Regulation 424, to allow a Front fence to be constructed to a height of 1800mm in lieu of 1500mm.
BRC20170188	29/6/2017	20 SOLAR WAY MICKLEHAM VIC 3064	Regulation 416, to allow a Garage wall to be constructed adjacent the northern allotment boundary with an average height greater than 3000mm where on the adjoining property there is a habitable room window within 1350 mm in lieu of the required 1560mm.
BRC20170194	16/6/2017	20 VENETO GR GREENVALE VIC 3059	Regulation 425, to allow a fence to be located on the eastern allotment boundary to be constructed to a maximum height of 2720mm in lieu of 2000mm.
BRC20170197	9/6/2017	76 GALLANTRY AVE CRAIGIEBURN VIC 3064	Regulation 411, to allow site coverage of 64.26 percent in lieu of the required 60 percent
BRC20170199	13/6/2017	5 TANGEMERE AVE TULLAMARINE VIC 3043	Regulation 310(1), Dwelling Garage (U2) constructed over an easement.
BRC20170201	6/6/2017	26 LYDIA AVE CAMPBELLFIELD VIC 3061	Regulation 414, to allow a Shed wall to be setback 600mm from the rear northern allotment boundary in lieu of 1000mm.
BRC20170202	9/6/2017	13 SOLAR WAY MICKLEHAM VIC 3064	Regulation 411, to allow a site coverage of 62.61 percent of the allotment area in lieu of 60 percent.
BRC20170203	15/6/2017	5 FRASER CT SUNBURY VIC 3429	Regulation 310(1), Verandah constructed over easement.
BRC20170204	7/6/2017	1/8 CARE CL MEADOW HEIGHTS VIC 3048	Regulation 424, to allow a front fence that is within 3.0m of the front street alignment to be constructed to a height of 2.0m in lieu of 1.5m
BRC20170207	20/6/2017	8 FIDGE CT JACANA VIC 3047	Regulation 310(1), Sheds (U3 & U4) constructed over an easement.

BRC20170213	29/6/2017	7 WESTMINSTER GR SUNBURY VIC 3429	Regulation 409 to allow a Dwelling to be setback 7950mm from the front street alignment boundary in lieu of 8225mm, and a Porch which exceeds 3600mm in height to be setback 6000mm in lieu of 8225mm, and a stairway which exceeds 800mm in height to be setback 3990mm from the front street alignment boundary in lieu of 5725mm.
BRC20170215	28/6/2017	2 EUCALYPTUS PL MEADOW HEIGHTS VIC 3048	Regulation 310(1), Carport (U2) constructed over easement.
BRC20170217	20/6/2017	27-33 POTTER ST CRAIGIEBURN VIC 3064	Regulation 802, to allow a Factory and Office building to be constructed on land designated as being liable to flooding.
BRC20170221	28/6/2017	8 BURNHAM CT SUNBURY VIC 3429	Regulation 310(1), Dwelling Foundation Element Site Cut constructed over an easement.
BRC20170226	29/6/2017	26 ARJAY CT WESTMEADOWS VIC 3049	Regulation 310(1), Carport and Verandah constructed over an easement.
BRC20140158	20/4/2017	13 TOONGABBIE PL CRAIGIEBURN VIC 3064	Regulation 415, to allow a Carport sited within 1000mm of north side allotment boundary to have a total wall length of 24950mm (combined with the length of existing buildings) in lieu of 16970mm.

REPORT NO:	GE211
REPORT TITLE:	Proposal to Name a Pavilion at Langama Park, Sunbury
SOURCE:	Peter Faull, Coordinator Governance & Corporate Support; Brad Mathieson, Governance Support Officer
DIVISION:	Corporate Services
FILE NO:	HCC17/505
POLICY:	-
STRATEGIC OBJECTIVE:	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
ATTACHMENT:	Nil

1. SUMMARY OF REPORT:

- 1.1 At its meeting of 13 February 2017, Council resolved that a process be commenced to investigate the possibility of naming the refurbished pavilion at Langama Park, Sunbury, after the late Mr Peter Bethune. Mr Bethune passed away on 25 January 2017.
- 1.2 This report provides Council with information and recommendations regarding this naming proposal based on the now completed investigative process.

2. RECOMMENDATION:

- 2.1 **THAT Council does not name the unnamed pavilion located at Langama Park, Sunbury, after the late Mr Peter Bethune.**
- 2.2 **THAT Council explores other options to recognize the late Mr Peter Bethune's contribution to the Sunbury community.**

3. LEGISLATIVE POWERS:

Geographic Place Names Act 1998.

4. FINANCIAL IMPLICATIONS:

There is no expenditure associated with this proposal.

5. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:

Not applicable.

6. CLIMATE CHANGE ADAPTATION CONSIDERATIONS:

Climate Change Adaptations were considered and it was determined that no rights were engaged in this naming proposal.

7. CHARTER OF HUMAN RIGHTS APPLICATION:

The rights protected in *The Charter of Human Rights and Responsibilities Act 2006* were considered and it was determined that no rights were engaged in this naming proposal.

8. DISCUSSION

- 8.1 At its meeting of 13 February 2017, Council resolved General Business item POT243, being:

Recognition of Mr Peter Bethune - that Council officers commence the process to investigate the possibility of the refurbished pavilion at Langama Park being named after Mr Bethune.

REPORT NO: GE211 (cont.)

- 8.2 Proposals of this nature can be considered by Council under its Proposals for Memorialisation Within the Municipality of Hume policy.

Mr Peter Bethune – Community Service

- 8.3 Mr Bethune was a member and president of the Sunbury United Sporting Club, located at Langama Park, for over 20 years. He was also a member of the Sunbury Football Club and the Sunbury Bowling Club.
- 8.4 In August 2011, Mr Bethune was a recipient of Hume City Council's Resident of the Month award.
- 8.5 In 2011, Mr Bethune was also recognised as one of the '175 Faces of Sunbury'. In recognition of the 175 year anniversary of the founding of Sunbury, the Faces of Sunbury awards recognised the service of individuals in Sunbury who had made a significant contribution to the community. Residents were asked to identify leaders, volunteers, friends and family both past and present who had made a positive impact on the town. In receiving the award, Mr Bethune was recognised as a volunteer, for service to community sport, and for contributing many years of service to sports administration and to the management of the Sunbury United Sporting Club.

Consulting with Family

- 8.6 A proposal of this type could only be considered if family members of the deceased person were supportive of it.
- 8.7 As part of the process to investigate this naming proposal, a letter was sent to the family of Mr Bethune asking if they would be supportive of the proposal, if it was to ultimately be approved by Council.
- 8.8 Mr Bethune's family advised that their preference was not for the pavilion located at Langama Park Sunbury to be named after Mr Bethune, but rather that Council investigate other options for recognizing his contribution to the Sunbury community.
- 8.9 In considering Mr Bethune's family's response, it is recommended that the naming of the pavilion in honor of Mr Bethune does not proceed, and that Council explores other options to recognize Mr Bethune's contribution to the Sunbury community.

Assessment of Request Against Council's Policy

- 8.10 The Proposals for Memorialisation within the Municipality of Hume policy states that when considering a proposal, Council should consider it against certain criteria.
- 8.11 Whilst Council officers assessed the proposal against the criteria contained in this policy, and the assessment was positive, in keeping with the wishes of Mr Bethune's family that Council not proceed with this particular naming proposal, that assessment has not been included with this report.

9. CONCLUSION:

- 9.1 At its meeting of 13 February 2017, Council resolved that an investigation should commence into the possibility of the refurbished pavilion at Langama Park being named after the late Mr Peter Bethune.
- 9.2 This investigation is now complete, and based on the wishes of Mr Bethune's family, it is recommended that Council does not proceed with naming the pavilion at Langama Park, but that it explores other ways in which Mr Bethune's contribution to the Sunbury community can be recognised.

REPORT NO:	GE212
REPORT TITLE:	Discontinuance of Olivers Road Craigieburn - Craigieburn R2 DCP
SOURCE:	Fadi Srour, Manager Finance and Property Development; Michael Sharp, Manager Strategic Planning
DIVISION:	Corporate Services
FILE NO:	HCC16/245
POLICY:	-
STRATEGIC OBJECTIVE:	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
ATTACHMENTS:	1. <i>Road Closure Plan</i> 2. <i>Future uses of Olivers Road</i> 3. <i>Craigieburn R2 DCP</i>

1. SUMMARY OF REPORT:

This report seeks Council's authority to commence the statutory procedures to discontinue part of the road known as Olivers Road, Craigieburn (Road) which is shown hatched on the Road Closure Plan in Attachment 1.

2. RECOMMENDATION:

That Council:

- 2.1 commence the statutory procedures to discontinue the part of Olivers Road, Craigieburn shown on the Road Closure Plan contained in Attachment 1 (Road);**
- 2.2 gives public notice in the Hume Leader, Sunbury Leader and on Council's website in accordance with the requirements under sections 207A and 223 of the *Local Government Act 1989 (Act)* of its intention to discontinue the Road;**
- 2.3 authorises Council's Chief Executive Officer to undertake the administrative procedures necessary to enable Council to carry out its functions under section 223 of the Act in relation to this matter; and**
- 2.4 appoints a Committee of the Whole Council to consider any submission received pursuant to section 223 of the Act at a meeting to be held at a place, time and date to be advised within the public notice in item 2.2.**

Should there be no submissions received, Council further resolves that:

- 2.5 once having followed all the required statutory procedures to section 207A and 223 of the Act pursuant to its power under schedule 10, clause 3 of the Act and being of the opinion that the Road is not reasonably required for public use, Council:**
- 2.6 the Road is discontinued;**
- 2.7 a notice pursuant to the provisions of Clause 3 (a) of Schedule 10 of the Act be published in the Victorian Government Gazette;**
- 2.8 any rights, powers or interests held by Council or any other public authority in the Road in connection with any sewers, drains, pipes, wires or cables under the control of the authority in or near the Road are saved pursuant to section 207C of the Act; and**
- 2.9 the Chief Executive Officer is authorised to sign any documents required to be signed in connection with the discontinuance of the Road.**

REPORT NO: GE212 (cont.)

3. LEGISLATIVE POWERS:

Under Section 206 of the *Local Government Act* 1989 (Act), and by Clause 3 of Schedule 10 of the Act, Council is empowered to discontinue any road which is no longer required for a public road, subject to compliance with Sections 207A and 223 of the Act.

4. FINANCIAL IMPLICATIONS:

4.1 Council has no legal obligation to compensate any party for the acquisition of the Road. Discontinuing the Road will enable Council to use the Road for the purposes identified in the Craigieburn R2 Precinct Structure Plan (CR2PSP) and shown in Attachment 3.

4.2 Discontinuing the Road will vest the land in Council. This will enable Council to later sell part of the former Road which is identified in the CR2PSP for residential development to the developers of the surrounding land.

4.3 Council's legal, survey and other costs associated with discontinuing the Road are estimated to be approximately \$8,000.

5. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:

The proposal does not raise any such considerations.

6. CLIMATE CHANGE ADAPTATION CONSIDERATIONS:

The proposal does not raise any such considerations.

7. CHARTER OF HUMAN RIGHTS APPLICATION:

The proposal complies with the Victorian Charter of Human Rights and Responsibilities Act 2006.

8. COMMUNITY CONSULTATION:

8.1 No community consultation has been undertaken by Council prior to the preparation of this report.

8.2 Should Council adopt this recommendation, then the public notice process to discontinue the Road will commence with a notice published in the local newspapers and on Council's website. If any submissions are received, hearing and considering those submissions will be in accordance with the requirements of section 223 of the Act.

9. DISCUSSION:

9.1 The Road has an approximate land area of 1.03 hectares and is not constructed.

9.2 Council intends to discontinue the Road so that the land in the Road can be vested in Council and used for the purposes identified in the CR2PSP.

9.3 The CR2PSP identifies the Road as 'RR2' and proposes that the Road will be used, variously, for active open space (0.54ha), biodiversity protection area / stormwater management (0.15ha) and residential development with a developable area of (0.34ha). The future use of the Road once discontinued with dimensions is shown in Attachment 2.

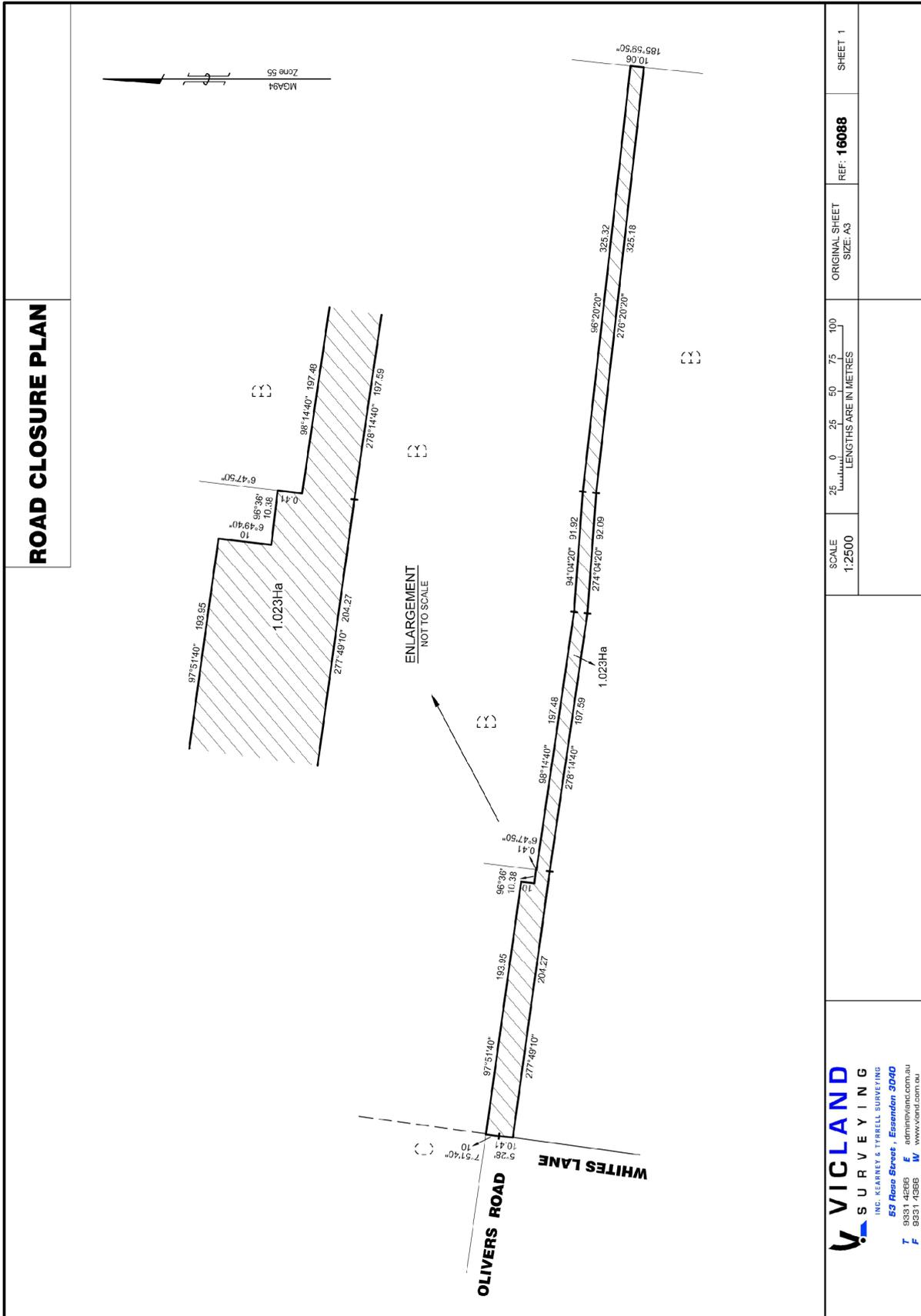
9.4 While the CR2PSP identifies that the remaining 0.03 hectares of the discontinued Road is required for future use as residential connector roads, there is no certainty that this will be the case because the final location of these residential connector roads is yet to be determined and will only be known following the subdivision of the surrounding adjoining land currently owned by Stockland Highlands Pty Ltd.

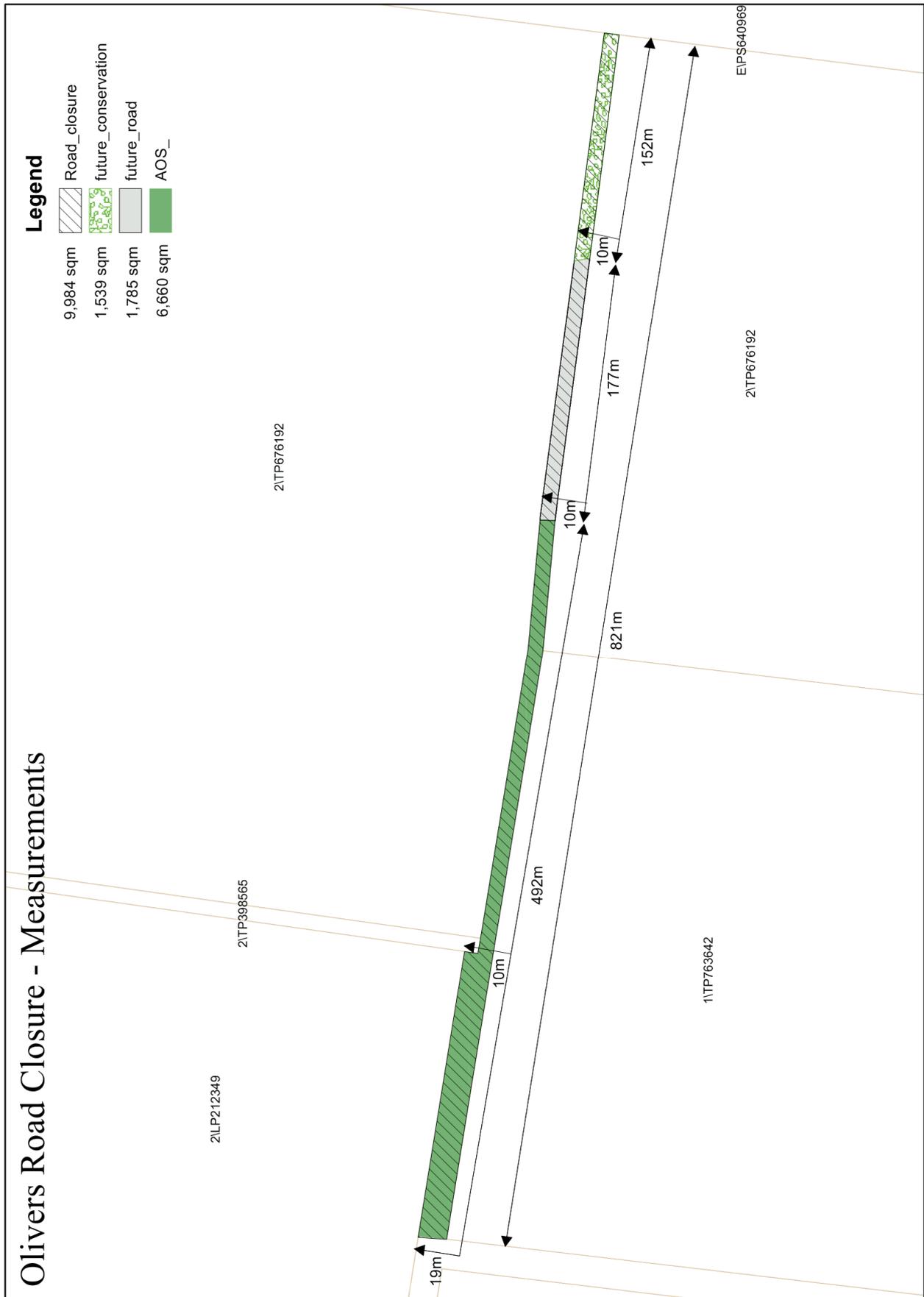
9.5 For this reason, the appropriate course of action is for the 0.3 hectares to be included rather than excluded from the Road to be discontinued. Should it prove to be the case that part of the discontinued Road will be required for public road purposes, then those small parts will be re-created as a road in the future.

REPORT NO: GE212 (cont.)

10. CONCLUSION:

Discontinuing the Road is the initial step in the process of making this land vested in Council and suitable for the residential development in accordance with the intended outcomes of the CR2PSP and furthermore will ensure that Council meets the long term strategic development objectives for the surrounding area.







REPORT NO:	GE213
REPORT TITLE:	Audio Recording of Council Meetings
SOURCE:	Gavan O'Keefe, Manager Governance
DIVISION:	Corporate Services
FILE NO:	HCC12/500
POLICY:	-
STRATEGIC OBJECTIVE:	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
ATTACHMENT:	1. <i>Draft Audio Recording of Council Meetings Policy</i>

1. SUMMARY OF REPORT:

- 1.1 At its meeting of 14 March 2017, Council resolved that a report on the possibility of podcasting Council meeting recordings be prepared.
- 1.2 This report provides Council with information and recommendations on publishing recordings of Council meetings to its website. Any parts of a Council meeting that are closed to members of the public are regarded as confidential. To ensure that this confidential and/or privileged material is not disclosed, those confidential parts of meetings which are not held in public will not be recorded. The information and recommendations provided in this report are therefore only applicable to those parts of Council meetings which are open to members of the public.

2. RECOMMENDATION:

- 2.1 That Council makes audio recordings of its Council meetings publically available by publishing audio files of meetings on its website following each meeting.
- 2.2 That Council adopts the *Audio Recording of Council Meetings Policy* (Attachment 1).
- 2.3 That Council incorporates the *Audio Recording of Council Meetings Policy* into Council's Code of Meetings Procedure at the time when that code is next reviewed.
- 2.4 That Council approves that the requirement of asking members of the gallery prior to a Council meeting if they wish to request Council's consent to make a video or audio recording of the meeting be amended, so that the gallery is advised that an audio recording of the meeting will be made and published to Council's website, and members of the gallery are only asked if they wish to ask for Council's consent to make a video recording of the meeting.
- 2.5 That Council approves that the Manager Governance will approve the final version of a meeting audio recording that will be made available on Council's website.
- 2.6 That Council notes that any parts of a Council meeting that are closed to members of the public are regarded as confidential are not recorded.
- 2.7 That Council approves that the recording and publishing on Council's website of meetings of special committees of Council established under section 86 of the *Local Government Act 1989* Council is not required.

3. LEGISLATIVE POWERS:

- 3.1 *Local Government Act 1989*
- 3.2 *Privacy Data and Protection Act 2014*
Council is required to comply with breach of privacy and disclosure of personal information principles contained in the *Privacy Data and Protection Act 2014*.

REPORT NO: GE213 (cont.)

3.3 *Classification (Publications, Films and Computer Games) (Enforcement) Act 1995*

Council may be liable for an offence under the *Classification (Publications, Films and Computer Games) (Enforcement) Act 1995* if it publishes content through a webcast or audio recording relating to sex, drugs, violence or revolting or abhorrent phenomena, which is likely to cause offence to a reasonable person.

4. FINANCIAL IMPLICATIONS:

This proposal includes an annual subscription by Council to the online audio distribution platform, SoundCloud. Premium subscription fees for SoundCloud are currently \$145 per year.

5. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:

Environmental Sustainability has been considered and the recommendations of this report give no rise to any matters.

6. CLIMATE CHANGE ADAPTATION CONSIDERATIONS:

There are no considerations that impact on climate change adaptation as a result of this report.

7. CHARTER OF HUMAN RIGHTS APPLICATION:

7.1 The rights protected in the *Charter of Human Rights and Responsibilities Act 2006* were considered and it was determined that no rights were engaged in this matter.

7.2 The recommendations of this report significantly promote Clause 4.2 of the Hume Social Justice Charter 2014 (Participatory Rights of Residents):

7.2.1 **The right to access information** – it is important that citizens access information about policies, programs and decisions that affect them and their wider community. Hume City Council will continue support this right by:

- Open and accessible Council meetings that are well advertised and at times/places that are accessible.
- Timely and accessible publication of meeting agenda and minutes, plans, policy, reports and budgets.
- Regular publication of relevant and useful information through newsletters, public notices, the local newspaper, social media and the Council's internet site.

7.2.2 **The right to accountability** – it is important that citizens can hold decision makers accountable for their decisions and that decisions made are transparent.

8. COMMUNITY CONSULTATION:

No community consultation is recommended on this matter.

9. DISCUSSION:

9.1 At its meeting of 14 March 2017, Council resolved General Business item JOH005, being:

That officers investigate and provide to a Strategy and Policy Briefing, a report on the possibility of podcasting Council Meeting recordings.

9.2 Currently, 14 of 79 Victorian Councils publish audio recordings of council meetings on their websites. A further 13 Councils live stream (via audio and/or video) their Council meetings. 52 of 79 Victorian Councils do not publish any audio or visual recordings of their meetings.

REPORT NO: GE213 (cont.)

- 9.3 Hume City Council currently publishes written minutes of its meetings on its website on the Friday following a Council meeting, but it does not provide any audio or video recordings of its meetings. Audio recordings are made of Council meetings to assist with the preparation of meeting minutes, but at present these recordings are not made public.

Proposal

- 9.4 The recommendations contained in this report apply to Ordinary Meetings of Council, Ordinary Town Planning Meetings of Council, Special Meetings of Council and Committee of Council Meetings (for example, a meeting of the Committee of the Whole Council).
- 9.5 It is recommended that the entire audio recording of Council meetings are made available on Council's website following each meeting, with recordings only being edited in a limited number of defined circumstances. Because audio recordings may need to be edited before publication, live streaming of meetings is not recommended. The cost to live stream Council meetings is also considered to be prohibitive.
- 9.6 Editing of meeting recordings may be required:
- (a) to prevent the publishing of material that is offensive, defamatory, breaches copyright or breaches an individual's privacy;
 - (b) when a member of the public who is addressing Council on a recommendation contained in a report, or at a submissions hearing, has advised that they do not wish for their comments to be included in the audio recording.
- 9.7 Audio recordings of Council meetings will not be edited:
- (a) because a speaker that has been recorded, being either a Councillor, a member of Council staff or a member of the public, regrets their remarks;
 - (b) to save embarrassment in regards to comments made and recorded;
 - (c) to edit out meeting procedural errors.
- 9.8 It is recommended that the Manager Governance will approve the final version of the meeting audio recording that will be made available on Council's website.
- 9.9 If required, meeting audio files can be edited before being made available on Council's website using Audacity software, and recordings can be listened to on Council's website by members of the public using an embedded SoundCloud audio player. Both Audacity and SoundCloud are commonly used pieces of software for this type of public use.

Benefits of Publishing Audio Recordings Online

- 9.10 Publishing recordings of Council Meetings improves accessibility of the community to decision making processes. Greater accessibility can contribute to greater community confidence in the integrity and accountability of Council decision making processes.

9.10.1 Greater Transparency of Council Decisions

- (a) Ombudsman's Report

In December 2016, the Victorian Ombudsman released a report titled: "Investigation into the transparency of local government decision making".

The following recommendations appear under **Recommendation 2** of the Ombudsman's report:

REPORT NO: GE213 (cont.)

- recording of public questions and answers at council meetings in minutes, or through audio or audio-visual recording and publication
- audio recording wherever practicable of both open and closed council meetings, and posting of audio recordings of open meetings on council websites.

(b) Objectives of the Hume City Council Plan:

Theme 5: A Well-Governed and Engaged Community

Community Expectation 5.3.4: The long term sustainability of Hume City Council is maintained through open and transparent governance practices and prudent financial management

Action: Improve transparency of Council decisions

- Review Council meeting procedures
- Implement options for communicating Council decision-making processes

Proposed Audio Recording of Council Meetings Policy

9.11 The proposed *Audio Recording of Council Meetings Policy* outlines how Council will manage the use of audio recordings. The policy includes processes for reducing risks associated with recording and publishing Council meetings. Of particular note in the proposed policy are the following matters:

- (a) Recordings will be made available on Council's website within 48 hours (2 working days) of the Council meeting.
- (b) Recordings will remain on the website, available for downloading, for a period of 12 months after the Council meeting date, however recordings more than 12 months old can be provided on request.
- (c) Councillors are bound by their expectations of behaviour as per the *Hume City Council Code of Conduct for Councillors 2016* when conducting business in the Council Chamber.
- (d) The 'Public Comment to Officer's Recommendation' form, completed by meeting attendees who wish to address Council on the recommendation in a report before Council debates and votes on the report, includes a declaration that speakers will not read material subject to copyright, unless it is reproduced for a purpose under the fair dealing provisions of the *Copyright Act 1968*.
- (e) All meeting attendees will be advised, via a notice at the entrance to the Chamber, that the meeting will be recorded and made available on Council's website.
- (f) Meeting attendees who nominate to speak to Council at a meeting will be advised when completing the 'Public Comment to Officer's Recommendation' form that their voice and comments will be recorded and included on the meeting audio recording which will be made available on Council's website. Those attendees who do not wish to be included on the audio recording can advise Council staff of their wishes and their comments will be edited out of the audio recording.
- (g) Online content will be accompanied by the following disclaimers, which may be included as part of the recording, or separately on the webpage prior to opening the audio file of the meeting recording:
 - (i) The opinions or statements made during the course of the Council meeting are those of the particular individual, and not the opinions or statements of council.

REPORT NO: GE213 (cont.)

- (ii) Council takes no responsibility for technical issues beyond its control which hinder or prevent the production and/or publishing of audio recordings, such as, failure of the recording device, power outages, or website unavailability.

Code of Meeting Procedures Update and Other Items to Consider

- 9.12 Council's Code of Meetings Procedures was last reviewed in 2013. At the time of next reviewing the Code of Meeting Procedure, which is due to be completed in 2017, the *Audio Recording of Council Meetings Policy*, if adopted by Council, will need to be included in, or referenced by, the updated code. Any update of the code will also require removal of the current offence for a person to make an audio record of a Council or committee meeting without the consent of the Council.
- 9.13 The current practice at Council meetings is that members of the gallery are asked prior to the meeting if they wish to request Council's consent to make a video or audio recording of the meeting. If the publishing of audio recordings of Council meetings to its website is adopted, this requirement will need to be amended so that the gallery is advised that an audio recording of the meeting will be made and published to Council's website, and members of the gallery are only asked if they wish to ask for Council's consent to make a video recording of the meeting. This section of the code will also need to be updated when Council's Code of Meetings Procedures is next reviewed.
- 9.14 If Council does approve the publishing of its meeting recordings to its website, it is recommended that Council also resolves that the recording and publishing on Council's website of meetings of special committees of Council is not required, so that there is no confusion in regards to this requirement for special committees.

10. CONCLUSION:

Publishing recordings of Council Meetings improves accessibility of the community to decision making processes. Greater accessibility can contribute to greater community confidence in the integrity and accountability of the decision making process. It is recommended that Council commences the process of publishing audio recordings of its meetings to its website, and adopts the *Audio Recording of Council Meetings Policy* to govern the production and use of these recordings.



AUDIO RECORDING OF COUNCIL MEETINGS POLICY

DRAFT

Policy Reference No.	
File No.	
Strategic Objective	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs
Date of Adoption	## 2017
Date for Review	## 2022
Responsible Officer	Manager Governance
Department	Governance

AUDIO RECORDING OF COUNCIL MEETINGS POLICY

1 POLICY STATEMENT

- 1.1 It is important that decisions of Council are made transparently. The publishing of audio recordings of Council Meetings on Council's website will improve resident accessibility to information about decisions that affect them and their wider community.

2 PURPOSE

- 2.1 The purpose of this policy is to set clear directions for how recordings will be produced, and how Council will manage the use of audio recordings.

3 SCOPE

- 3.1 This policy provides the policy direction and guidelines for Councillors, Officers and the community.
- 3.2 This policy applies to Ordinary Meetings of Council, Ordinary Town Planning Meetings of Council, Special Meetings of Council and Committees of Council Meetings (for example, a meeting of the Committee of the Whole Council).
- 3.3 The policy does not apply to meetings of special committees of Council established under section 86 of the *Local Government Act 1989*.

4 OBJECTIVE

- 4.1 That Council's decisions are communicated to a wider audience, and accessibility and community participation in relation to Council decision making processes is improved.
- 4.2 Community confidence in the integrity and accountability of Council's decision making process is improved by greater accessibility to the conducting of Council business.
- 4.3 That the entire audio recording of a Council meeting is made available on Council's website following the meeting, with recordings only being edited in a limited number of circumstances as defined in this policy.

5 POLICY IMPLEMENTATION

- 5.1 Council officers will make a recording of Council Meetings and upload to the council website, where the audio file is accessed by the public via an embedded MP3 player.
- 5.2 Council Meeting Recordings will be accessed on demand - meaning content can be downloaded and/or streamed from the internet after the meeting has concluded. Recordings will be made available online within 48 hours (2 working days) of the Council Meeting.
- 5.3 A copy of the recording will also be placed in Council's Record Management System to retain a more detailed historical record of meetings.
- 5.4 Recordings will remain on the website, available for downloading, for a period of 12 months after the meeting date.

Policy Reference No:		Responsible Officer:	Manager Governance
Date of Re/Adoption:	July 2017	Department:	Governance
Review Date:	July 2022		

AUDIO RECORDING OF COUNCIL MEETINGS POLICY

Parts of a Meeting Not Recorded

- 5.5 Any parts of Council's Meetings that are closed to members of the public under s.89(2) of the *Local Government Act* 1989 are regarded as confidential. To ensure that this confidential and/or privileged material is not disclosed, those confidential parts of meetings which are not held in public will not be recorded.

Editing of Meeting Recordings

- 5.6 Audio recordings of Council meetings will only be edited before being made available on Council's website in the following circumstances:
- a) when a member of the public who is addressing Council on a recommendation contained in a report, or at a submissions hearing, has advised that they do not wish for their comments to be included in the audio recording;
 - b) to prevent the publishing of material that is offensive, defamatory, breaches copyright or breaches an individual's privacy.
- 5.7 Audio recordings of Council meetings will not be edited:
- a) because a speaker that has been recorded, being either a Councillor, a member of Council staff or a member of the public, regrets their remarks;
 - b) to save embarrassment in regards to comments made and recorded;
 - c) to edit out meeting procedural errors.
- 5.8 The Manager Governance will approve the final version of the meeting audio recording that will be made available on Council's website.

Risks and Liabilities

- 5.9 Council may be liable for defamatory statements made by Councillors during a Council meeting. Council's liability risk is increased if the meeting is recorded and published online or made available to the public. In that case it may be liable for defamatory statements made by Councillors or members of the public, as it has published those comments.
- 5.10 It is an offence to use the Internet intentionally to disseminate material that results in a person being menaced or harassed. Federal criminal law, therefore, is available to address racial vilification where the element of threat or harassment is also present, although it does not apply to material that merely causes offence. It is a Federal offence to deliberately publish material that:
- a) Vilifies groups on religious or racial grounds
 - b) Results in a people being menaced or harassed, or
 - c) Incites hatred
- 5.11 Infringement of copyright occurs when a person uses copyright material without the consent of the owner and the use contravenes the 'exclusive rights' of the owner. If someone at a Council meeting reads material subject to copyright, without the consent of the copyright owner, the person may have violated the copyright owner's exclusive right to reproduce the material. Council may breach the person's exclusive right to the material if the material is published as an audio recording.
- 5.12 Recordings of Council meetings can be used in proceedings against Council or its Councillors. It should be noted that no protection is afforded to Councillors,

Policy Reference No:		Responsible Officer:	Manager Governance
Date of Re/Adoption:	July 2017	Department:	Governance
Review Date:	July 2022		

AUDIO RECORDING OF COUNCIL MEETINGS POLICY

Council employees or the public for comments made during Meetings which are subsequently challenged in a court of law and/or determined to be defamatory.

Risk Controls

- 5.13 Council control over data content becomes limited once the data exists in a public domain. A downloadable file can be accessed multiple times. Editing the content of recordings, in the circumstances defined in this policy, can reduce or even eliminate risks associated with publishing audio recordings.
- 5.14 The 'Public Comment to Officer's Recommendation' form, completed by meeting attendees wishing to address Council, includes a declaration that speakers will not read material subject to copyright, without the consent of the copyright owner.

Meeting Attendees

- 5.15 All meeting attendees will be advised, via a notice at the entrance to the Chamber, that the meeting will be recorded and published on the Council website.
- 5.16 Meeting attendees who nominate to speak to Council at a meeting will be advised when completing the 'Public Comment to Officer's Recommendation' form that their voice and comments will be recorded and included on the meeting audio recording which will be made available on Council's website. Those attendees who do not wish to be included on the audio recording can advise Council staff of their wishes and their comments will be edited out of the audio recording.

Disclaimers

- 5.17 The online content will be accompanied by the following disclaimers, which may be included as part of the recording, or separately on the webpage prior to opening the audio file of the meeting recording:
 - a) The opinions or statements made during the course of the Council meeting are those of the particular individual, and not the opinions or statements of council.
 - b) Council takes no responsibility for technical issues beyond its control which hinder or prevent the production and/or publishing of audio recordings, such as, failure of the recording device, power outages, or website unavailability.

6 DEFINITIONS AND ABBREVIATIONS

- 6.1 Public Comment to Officer's Recommendation' Form
- 6.2 Hume City Council Code of Conduct for Councillors 2016

Date Adopted	July 2017
Date Re-Adopted	
Review Date	July 2022

Policy Reference No:		Responsible Officer:	Manager Governance
Date of Re/Adoption:	July 2017	Department:	Governance
Review Date:	July 2022		

REPORT NO:	GE214
REPORT TITLE:	Dealing with Difficult and Vexatious Customers Policy
SOURCE:	Gavan O'Keefe, Manager Governance
DIVISION:	Corporate Services
FILE NO:	HCC10/669
POLICY:	-
STRATEGIC OBJECTIVE:	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
ATTACHMENT:	1. <i>Dealing with Difficult and Vexatious Customers Policy</i>

1. SUMMARY OF REPORT:

- 1.1 Council has accessible and effective procedures for residents to make contact requesting services, information or to express a point of view. There are also statutory and internal processes for people dissatisfied with their contact with Council to request a review of that contact and its outcome.
- 1.2 The attached policy proposes how Council will deal with the extremely small number of people who have inappropriate contact with Council officers and/or Councillors.

2. RECOMMENDATION:

That Council adopt the attached Policy - Dealing with Difficult and Vexatious Customers.

3. LEGISLATIVE POWERS:

Not applicable to this report.

4. FINANCIAL IMPLICATIONS:

Nil.

5. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:

There are no considerations that impact on the environmental sustainability as a result of this report.

6. CLIMATE CHANGE ADAPTATION CONSIDERATIONS:

There are no considerations that impact on climate change adaptation as a result of this report.

7. CHARTER OF HUMAN RIGHTS APPLICATION:

There are no considerations that impact on Human Rights as a result of this report.

8. COMMUNITY CONSULTATION:

The number of people who will be affected by the proposed Policy is expected to be minimal, therefore no community consultation is proposed.

9. DISCUSSION:

- 9.1 Council, on a daily basis deals with a large number of customers. Most customers are satisfied with the service provided by Council. On the rare occasion that a customer is not satisfied with a Council officer's response they can make a complaint via Council's Feedback and Complaints Handling Policy.
- 9.2 There are however some customers who are unreasonable or threatening in their dealings with Council. These complainants direct their unreasonable demands to both Council officers and Councillors. The persistent and/or threatening nature of the repeated contact with Council officers and/or Councillors diverts resources away from the delivery of equitable services to all residents and customers.

REPORT NO: GE214 (cont.)

- 9.3 Council is committed to providing access to residents and customers to request services and advice on issues that are of concern to them. Council has good procedures in place for customers to access services and make requests. Councillors provide their mobile phone and email contact details on Council's website. This accessibility provided to residents and customers by Council is unfortunately abused by some complainants.
- 9.4 Further, Council ensures that respectful conduct occurs at Council meetings through the advising of the gallery and anyone speaking to a Council report, that disruptive behaviour or comments that are abusive or defamatory will not be tolerated. Such behaviour would result in a person being required to leave the Council meeting or to cease speaking.
- 9.5 Council currently deals with persistent and difficult customers/residents on an individual basis. It is however desirable to have a policy that clearly sets out how Council will deal with difficult and vexatious customers.
- 9.6 This policy will be made available on Council's website and will be referred to when a customer or resident has inappropriate contact with Council. The policy, by having application to residents and customers who contact Councillors either via Council's central contact point or directly, will clarify when a Councillor may discontinue contact or stop responding to an individual's emails or telephone calls.
- 9.7 Councillors would, in circumstances described in the policy, be able to request the Chief Executive Officer to set up mechanisms where a designated individual's communications with individual Councillors are barred.
- 9.8 Residents and customers who consider that Council has not dealt with their complaints or processed their request appropriately, can lodge a complaint with the Victorian Ombudsman. Residents who consider that a Councillor has not appropriately communicated with them can ask the Local Government Inspectorate to investigate.
- 9.9 Given the options for customers and residents dissatisfied with their contact with Council, including Council's Customer Feedback and Complaints Handling Policy, it is envisioned that the proposed policy will have application to a very small number of people.

10. CONCLUSION:

The adoption of a policy on how Council defines and deals with difficult and vexatious customers and residents will give guidance to both the public, Councillors and Council officers on what is acceptable behaviour and the consequences of unacceptable behaviour.



DEALING WITH DIFFICULT AND VEXATIOUS CUSTOMERS POLICY

Policy Reference No:	
File Reference No:	HCC10/669
Strategic Objective:	Provide responsible and transparent governance services and infrastructure which respond to community needs.
Date of Adoption:	xxx 2017
Date for Review:	xxx 2022
Responsible Officer:	Manager Governance
Department:	Governance

DEALING WITH DIFFICULT AND VEXATIOUS CUSTOMERS POLICY

1. POLICY STATEMENT

- 1.1. Council needs to manage unsuitable customer conduct and unreasonable or excessive demands placed upon Council staff, Councillors and resources. This will include having options for redress for Council and identifies limits on communications with and services from Council.
- 1.2. Council is committed to balancing the rights of customers to make complaints, with the rights of staff and Councillors to safety and respect and the equitable allocation of time and resources to all customers.
- 1.3. This policy should be considered in conjunction with the Victorian Ombudsman's 'Managing Unreasonable Complaint Conduct Practice Manual' and the following Council documents:
 - 1.3.1. Customer Feedback and Complaints Handling Policy
 - 1.3.2. Code of Conduct for Councillors
 - 1.3.3. Staff Code of Conduct Policy
 - 1.3.4. Meeting Procedure and Governance Local Law
 - 1.3.5. Procedure for Dealing with Aggressive and Violent Customers

2. PURPOSE

- 2.1. This policy guides Council's management of complainants who, apart from having a complaint in relation to Council services, respond to Council in a manner which can be considered threatening, intimidating or extreme and which can have occupational health and safety risks for Council officers and others. This policy acknowledges the risks inherent in such conduct and aims to minimise the consequences of such behaviour in a reasonable and proportionate manner.
- 2.2. This policy complies with the Victorian Ombudsman's recommendations in 'Councils and Complaints – a report on current practice and issues' (May 2012) and 'Councils and Complaints – a good practice guide – a report on current practice and issues' (February 2015).

3. SCOPE

- 3.1. Applies to all customers, staff and Councillors of Hume City Council.
- 3.2. Where a reference is made within this policy for a determination or action by the Chief Executive Officer then, as appropriate, that determination or action can be made by a Councillor where the unreasonable communication is directed to the Councillor.

4. OBJECTIVE

- 4.1. This policy aims to:
 - 4.1.1 ensure Council services and resources are fair and equitable for all Council customers

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DEALING WITH DIFFICULT AND VEXATIOUS CUSTOMERS POLICY

- 4.1.2 ensure the health and safety of Council staff and Councillors
- 4.1.3 provide definitions of unreasonable complaints and conduct
- 4.1.4 provide guidance for Council customers, staff and Councillors for the assessment and determination of complaints considered in accordance with this policy
- 4.1.5 ensure that staff and Councillors are aware of their roles and responsibilities in relation to the management of unreasonable customer conduct and how these procedures will be used
- 4.1.6 ensure that staff and Councillors feel confident and supported in taking appropriate action to manage unreasonable customer conduct.

5. POLICY IMPLEMENTATION

5.1. Rights of Public Access:

- 5.1.1 Council recognises that in the absence of good reasons to the contrary, members of the public have a right of access to councillors and Council contact staff to seek advice, assistance or services that Council offers.
- 5.1.2 Criticism of, and complaints against, Council are a welcome, legitimate and necessary part of the relationship between Council and its local community. They are a valuable means of reflecting on the operations of Council and improving both those operations and the quality of Council's relationship with its local community.
- 5.1.3 Nobody, no matter how much time and effort is taken up in responding to their complaints and concerns shall be unconditionally deprived of the right to have those complaints or concerns addressed. However Council also has an obligation to use its resources efficiently and effectively and has obligations to its staff as an employer.
- 5.1.4 Accordingly Council has decided that there are circumstances in which it will limit the nature and scope of its responses to difficult customers.

5.2. Difficult/Vexatious Customers

There are various types of difficult customers and this policy shall apply to them all other than to those that are aggressive. Refer paragraph 5.3 – Aggressive behaviour.

5.2.1 Categories of difficult and vexatious customers:

- a) Those who cannot let go – i.e. people who are unreasonably persistent and who:
 - i. make excessive phone calls, or
 - ii. seek to exercise excessive personal contact, or

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DEALING WITH DIFFICULT AND VEXATIOUS CUSTOMERS POLICY

- iii. engage in lengthy correspondence.
 - b) Those who cannot be satisfied – i.e. people who demonstrate an unreasonable lack of co-operation as they:
 - i. cannot or will not accept that Council is unable to assist them, or
 - ii. cannot or will not accept that Council is unable to provide any further level of service other than that provided already, or
 - iii. disagree with the action Council has taken in relation to that complaint or concerns.
 - c) Those who make unreasonable demands – i.e. people who make unreasonable demands on Council whether by:
 - i. The amount of information, or
 - ii. The value and scale of services they seek, or
 - iii. The number of approaches they make.
 - d) Those who are rude and abusive – i.e. people who:
 - i. engage in personal abuse, or
 - ii. make inflammatory statements or comments, or
 - iii. make statements or comments clearly intended to intimidate.
- 5.3. Aggressive Behaviour
- 5.3.1 Council has a zero tolerance statement with regard to violence and aggressive behaviour towards councillors and its staff. Council has a duty to ensure that as far as is practically possible, it reduces the risk of violence, aggressive, or threatening behaviour towards its employees during the course of their work. Council affords the same protection to its elected members.
- 5.3.2 Section 5.4 gives guidance on limiting access and the way in which staff are instructed to deal with individuals that use inappropriate language and display abusive, aggressive, or threatening behaviour.
- 5.3.3 There are procedures in place across Council that provide guidance for staff to deal with aggressive customers.
- 5.4. Guiding principles on limiting access
- 5.4.1 Council will limit the nature and scope of access in the following circumstances:
- a) where full access would be likely to compromise Council's obligations as an employer

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- b) where full access would be likely to compromise any statutory obligations to which Council is subject
- c) where full access would be likely to be wasteful of Council's resources whether through excessive contact or use of services
- d) where full access would be likely to encourage or allow rude and abusive behaviour.

5.5. Limiting access in particular circumstances

5.5.1 Not replying to written communications

Where Council receives a written communication that contains substantial and clearly inappropriate content such as abusive or threatening language or adverse personal reflections on individuals, a written notification shall be sent to the author of the written communication asking that they reframe the communication so as to exclude the inappropriate content and advising that in the event that a further substantial and clearly inappropriate communication is received by Council, Council will not give a substantive reply other than to the extent that such communication provides evidence of or alerts Council to a matter of public safety, criminal act, a failure to comply with a legal duty or other malpractice by or on behalf of Council.

5.5.2 Terminating telephone calls

- a) Where a caller uses inappropriate language such as abusive or threatening language or casting adverse personal reflections on individuals then the caller will be warned that unless the caller is prepared to speak in a different way, the call will be terminated. If the caller then continues to use inappropriate language the call may be terminated provided that it is made clear that the caller may call back if the caller is then prepared to speak in a different way.
- b) In cases of persistent callers using inappropriate language a written notification shall be sent to the caller advising that in the event that any further telephone call is made and the caller uses inappropriate language, not only will the call be terminated but also that for a specified period all future business will only be transacted in writing or through a nominated and agreed intermediary. If threats against Council or staff are made, the caller shall be reported to the police.

5.5.3 Limiting face to face contact

- a) Where, during a personal attendance a customer uses inappropriate language or behaves inappropriately, the customer will be notified that unless the customer is prepared to speak or behave in a different way the personal attendance

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DEALING WITH DIFFICULT AND VEXATIOUS CUSTOMERS POLICY

will be terminated. If the customer then continues to use inappropriate language or behaves inappropriately, the personal attendance may be terminated provided that it is made clear that another personal attendance may be arranged by appointment if the customer is prepared to speak or behave in a different way. Such arrangement shall be for such specified period as the Chief Executive Officer or his delegate deem necessary, provided that the arrangement shall be reviewed in any case where such arrangement is in place for a period in excess of six months not less frequently than once every six months. The customer shall be notified in writing accordingly.

- b) In cases of persistent personal attendances where the customer uses inappropriate language or behaves inappropriately a written notification shall be sent to the customer advising that in the event that any further personal attendance takes place and the customer uses inappropriate language or behaves inappropriately, not only will the personal attendance be terminated but that also for a specified period all future business will only be transacted in writing or through a nominated and agreed intermediary.

5.5.4 Excessive access

- a) Where a customer:
 - i. makes excessive phone calls, or
 - ii. make excessive visits to Council Offices, or
 - iii. engages in excessive written communications, or
 - iv. raises the same issues with different staff

The Chief Executive Officer may nominate a member of Council staff to deal with all contact with the customer for a specified period and shall inform the customer in writing accordingly.

- b) Where a person or a group contacts Council on a wide range of issues all at once or in a selective way or in a constant stream, the Chief Executive Officer may notify the person or group in writing either that only significant and serious issues will be addressed by Council or that only a certain number of issues will be addressed by Council in any given period provided always that such arrangements shall not prevent the exercise of any statutory right of a customer to access Council services or any of them.

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- 5.6. Abusing the right to information
- 5.6.1 Individuals or groups may place excessive demands on the resources of Council in making continual and extensive demands for information such as sending large numbers of letters, each containing detailed requests for information or being unwilling to accept documented evidence to support an adequate response.
- 5.6.2 If the Chief Executive Officer is satisfied that the resource demands in responding to such contacts are excessive he/she may place limits on the manner and/or degree to which Council will respond to such demands (but not so as to prevent the exercise of any statutory rights of the public to information).
- 5.7. Declining to further investigate complaints
- 5.7.1 Where having exhausted Council's Customer Feedback and Complaints Handling Policy a complainant remains dissatisfied with the outcome of a complaint, the Chief Executive Officer will inform the complainant, in writing, that Council will decline to respond to any further attempted contact or communications concerning the issues raised by the complainant unless significant new information or new issues are raised which in the opinion of Council warrants action.
- 5.7.2 If the Chief Executive Officer believes that a complainant is deliberately providing fresh information in a selective way he/she will advise the complainant in writing to immediately pass on all relevant material to Council and will also advise the complainant that if such material is raised later that Council will require a satisfactory explanation as to why the material was not supplied earlier before agreeing to consider that material.
- 5.8. Miscellaneous
- Other circumstances in which it may be appropriate to limit access include:
- 5.8.1 Where a customer is unwilling to accept that the matter raised by them is not within the remit of Council.
- 5.8.2 Where a customer displays unreasonable demands or expectations and fails to recognise that these are unreasonable such as insisting on responses to be made more urgently than Council's response time.
- 5.9. Equality and diversity
- 5.9.1. Council recognises that, in some circumstances, customers may have a mental health problem and/or other disability where it may be difficult for them to either express themselves or communicate clearly and/or appropriately. Where unacceptable behaviour is evidenced under these circumstances, Council will consider the

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DEALING WITH DIFFICULT AND VEXATIOUS CUSTOMERS POLICY

individual needs and circumstances of the customer and our staff before deciding on how best to manage the situation.

This may include exploring other ways to deal with the complainant such as access via a relative, friend, carer or other professional. However it should always be remembered that the customer has a right to confidentiality and may not want certain people to be involved.

5.9.2 Persons under the age of 18 years

In the case of a difficult customer who is under the age of 18 one form of contact - generally by means of written communication - must always be maintained. It may be possible to arrange to deal with such a customer through their parent or guardian provided that written consent of both the customer and their parent or guardian is first obtained.

6. DEFINITIONS

Where reference is made to Council in this policy, it shall be read to also apply to an individual Councillor where the communication is directed to an individual Councillor.

7. RELATED DOCUMENTS

- 7.1. Customer Feedback and Complaints Handling Policy
- 7.2. Information Privacy and Health Records Policy
- 7.3. Meeting Procedure and Governance Local Law
- 7.4. Staff Code of Conduct
- 7.5. Councillor Code of Conduct
- 7.6. Local Government Act 1989
- 7.7. Protected Disclosure Act 2012
- 7.8. Charter of Human Rights and Responsibilities Act 2006
- 7.9. Privacy and Data Protection Act 2014
- 7.10. Freedom of Information Act 1982
- 7.11. Occupational Health and Safety Act 2004
- 7.12. Ombudsman Victoria – Managing Unreasonable Complainant Conduct Practice Manual 2nd Edition August 2012.

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REPORT NO:	GE215
REPORT TITLE:	Correspondence received from or sent to Government Ministers or Members of Parliament - June 2017
AUTHOR:	Paul White, Coordinator Knowledge Management
DIVISION:	Corporate Services
FILE NO:	HCC04/13
POLICY:	-
STRATEGIC OBJECTIVE:	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
ATTACHMENTS:	<ol style="list-style-type: none">1. <i>Financial Assistance Grant Program</i>2. <i>Amendment GC63 to Hume & Moreland Planning Scheme</i>3. <i>Community Crime Prevention Program - Grants</i>4. <i>Premier s Active April 2017</i>5. <i>Growing Suburbs Fund</i>6. <i>Funding for Road Infrastructure</i>7. <i>Calder Freeway & Calder Park Drive Overpass</i>8. <i>Funding Support for Universal Access</i>9. <i>Support of Jerilderie Proposition</i>10. <i>Car Registration Payments</i>11. <i>Parking Issues at Sunbury Train Station</i>12. <i>Education State Early Childhood Reform Plan</i>13. <i>Childrens Facilities Capital Program</i>14. <i>Municipal and Industrial Landfill Levy Funds</i>15. <i>Park Run In Sunbury</i>

1. SUMMARY OF REPORT:

This report presents a summary of correspondence relating to Council resolutions or correspondence that is considered to be of interest to Councillors received from and sent to State and Federal Government Ministers and Members of Parliament.

2. RECOMMENDATION:

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

3. DISCUSSION:

There is a range of correspondence sent to and received from State and Federal Government Ministers and Members of Parliament during the normal course of Council's operations. Correspondence of this nature registered in the Council recordkeeping system during June 2017 that is considered to be of interest to Councillors are summarised in the table below and copies of the documents are provided as attachments to this report.

REPORT NO: GE215 (cont.)

**CORRESPONDENCE RELATING TO COUNCIL RESOLUTIONS
OR OF INTEREST TO COUNCILLORS**

Direction	Subject	Minister or Member of Parliament	Date Received / Sent	Responsible Officer	Council Minute Reference	Attachment
Inwards	Financial Assistance Grant Program - Indexation Issue - Indexation will return to program from 1 July 2017 and deliver boost of \$78.3 million to councils across nation	Minister for Regional Development	2/06/2017	Manager Communications & Events		1
Inwards	Amendment GC63 to Hume and Moreland Planning Schemes - Camp Road Campbellfield Level Crossing Removal Project	Minister for Planning	2/06/2017	Manager Strategic Planning		2
Inwards	Community Crime Prevention Program - Grants of up to \$10,000.00 now available to help tackle local crime	Member for Yuroke	2/06/2017	Grants Coordinator		3
Inwards	Premier's Active April 2017 - Advise LGA Report 2017 - Thank You Council Support & Participation	Minister for Sport	7/06/2017	Manager Leisure Centres & Sports		4
Outwards	General Business - Growing Suburbs Fund	Minister for Local Government	9/06/2017	Manager Communications & Events	KUR010	5
Outwards	General Business - Lack of Funding For Road Infrastructure	Treasurer of Victoria Minister for Roads and Road Safety	9/06/2017	Manager Communications & Events	HAW005	6
Inwards	Calder Freeway & Calder Park Drive Calder Park - Consultation with Hume City Council on potential interchange solutions as investigation progresses	Minister for Roads and Road Safety	15/06/2017	Manager Assets		7
Inwards	Funding Support for Universal Access	Minister for Education & Training	16/06/2017	Manager Family Youth & Children's Services		8
Outwards	General Business - Support of Jerilderie Proposition	Prime Minister	16/06/2017	Manager Communications & Events	SHE004	9
Outwards	General Business - Twice Yearly Car Registration Payments	Minister for Roads and Road Safety	16/06/2017	Manager Assets	JOH011	10

REPORT NO: GE215 (cont.)

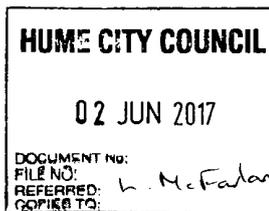
**CORRESPONDENCE RELATING TO COUNCIL RESOLUTIONS
OR OF INTEREST TO COUNCILLORS**

Direction	Subject	Minister or Member of Parliament	Date Received / Sent	Responsible Officer	Council Minute Reference	Attachment
Outwards	General Business - Request for Meeting to Discuss Car Parking Issues at Sunbury Train Station	Minister for Public Transport	16/06/2017	Manager Strategic Planning	MED206	11
Inwards	Education State Early Childhood Reform Plan - Ready for Kinder - Ready for School - Ready for Life	Minister for Families and Children	19/06/2017	Manager Family Youth & Children's Services		12
Inwards	Children's Facilities Capital Program (CFCP) for 2017-18	Minister for Families and Children	21/06/2017	Grants Coordinator		13
Outwards	Notice of Motion - Municipal and Industrial Landfill Levy Funds	Minister for Energy, Environment & Climate Change	26/06/2017	Manager Waste	NOM390	14
Inwards	Proposed Program To Commence A Park Run In Sunbury To Engage The Community In Physical Activity	Member for Sunbury	29/06/2017	Manager Leisure Centres & Sports		15



Senator the Hon Fiona Nash
Minister for Regional Development
Minister for Local Government and Territories
Minister for Regional Communications
Deputy Leader of The Nationals

Cr Drew Jessop
Mayor
Hume City Council
PO Box 119
DALLAS VIC 3047



PDR ID: MC17-002473

25 MAY 2017



HCC17/205

cc Kerry
Mayor
L. Leatler
P. White

Dear Mayor

The Turnbull-Joyce Coalition Government is delivering for our councils. Since becoming Minister for Local Government and Territories in July 2016, I have met with councils throughout Australia and heard first-hand about their challenges, opportunities and plans for the future.

One issue that councils have often raised with me is the indexation of the Financial Assistance Grant program. I am pleased to announce that indexation will return to the program from 1 July 2017 and will deliver a boost of \$78.3 million to councils across the nation.

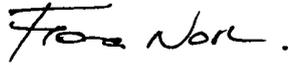
The total funding delivered under the Financial Assistance Grant program for 2017-18 will be almost \$2.4 billion, growing to almost \$2.6 billion by 2019-20. Your council's funding allocation for 2017-18 will be determined by your local government grants commission shortly.

The Coalition Government has also agreed to bring forward two quarterly payments to councils from 2017-18 to the current financial year. This will give councils the opportunity to start work immediately on projects they have been putting off and to benefit from additional interest on their cash in the bank.

Pausing indexation on the Financial Assistance Grant program was a difficult decision. However, the Coalition Government is committed to repairing the budget and the indexation pause, while unpopular, was necessary to contribute to this task. I thank local governments for their efforts in constraining costs and working within their existing budgets – something that all levels of government have had to do.

The Coalition Government is committed to assisting councils as they deliver essential local services to our communities. As the Minister for Local Government and Territories, I look forward to working with you to support this important work.

Yours sincerely

A handwritten signature in black ink that reads "Fiona Nash". The signature is written in a cursive style with a period at the end.

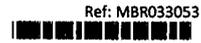
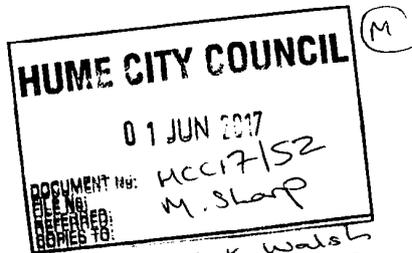
FIONA NASH



Hon Richard Wynne MP
Minister for Planning

8 Nicholson Street
East Melbourne, Victoria 3002
Telephone: 03 8683 0965
DX210098

Cr Drew Jessop
Mayor
Hume City Council
PO Box 119
DALLAS VIC 3047



Dear Mayor

**AMENDMENT GC63 TO THE HUME AND MORELAND PLANNING SCHEMES
CAMP ROAD, CAMPBELLFIELD LEVEL CROSSING REMOVAL PROJECT**

I am writing to advise that I have decided to exercise the power under section 20(4) of the *Planning and Environment Act 1987* to exempt myself from notice and prepare, adopt and approve Amendment GC63 to the Hume and Moreland Planning Schemes.

The amendment facilitates the level crossing removal at Camp Road, Campbellfield by introducing a new incorporated document into the Hume and Moreland Planning Schemes that allows the use and development of the land in the project area for the purposes of the project in accordance with the control in the *Camp Road, Campbellfield Level Crossing Removal Project Incorporated Document, April 2017*.

The amendment will come into effect when notice of its approval is published in the *Victoria Government Gazette*.

If you have any queries, please contact Paul Jarman, Director, State Project Facilitation, Department of Environment, Land, Water & Planning on (03) 8683 0921.

Yours sincerely

HON RICHARD WYNNE MP
Minister for Planning

2815167



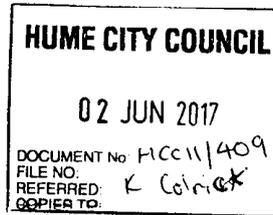
Ros Spence MP

STATE MEMBER FOR YUROKE



26th May 2017

Cr Drew Jessop
Mayor
Hume City Council
PO Box
DALLAS VIC 3047



cc to: M. Farlane
C. Brady
Mayor
to: ~~Collier~~ P. White

Dear Mayor Jessop,

I am writing to let you know that grants of up to \$10,000 are now available to help tackle local crime as part of the Victorian Government's \$19.4 million investment in the Community Crime Prevention Program.

The grants provide funding for councils and not-for-profit community groups to deliver projects that help prevent crime and support people to feel safer and more engaged in their communities. I strongly encourage Hume City Council to consider submitting an application.

Projects that may be funded under the Community Safety Fund grants include:

- new security equipment and infrastructure (locks, vandal-proof security lighting, security screens, alarms, fencing and gates)
- small-scale, physical improvements and upgrades to public spaces such as streetscapes, parks and reserves to improve community use of these areas
- education and awareness initiatives to help prevent motor vehicle and personal property theft and residential and retail burglaries.

Applications for the latest round are now open and close at 4.00pm on Friday 14 July 2017. For further information about the grants, including guidelines for applicants, please visit: crimeprevention.vic.gov.au or contact my office on 9305 7177.

Kind regards,

Ros Spence MP
State Member for Yuroke
Parliamentary Secretary for Public Transport
Parliamentary Secretary for Roads

CC Aitken Ward, Meadow Valley Ward Councillors

OFFICE: 3A Hamilton Street, Craigieburn, VIC 3064

POSTAL: PO Box 132, Craigieburn, VIC 3064

P: 9305 7177 **F:** 9305 7362 **E:** ros.spence@parliament.vic.gov.au





The Hon John Eren MP

Minister for Tourism and Major Events
Minister for Sport
Minister for Veterans

Reference: e4507801

Mr Domenic Isola
Chief Executive Officer
Hume City Council
PO Box 119
DALLAS VIC 3047

Dear Mr Isola

Thank you for Hume City Council's support of Premier's Active April in 2017.

This year the campaign broke all previous records with 112,568 participants making the commitment to 30 minutes of physical activity a day during April.

Premier's Active April continues to be a key component of the Victorian Government's commitment to boost Victorian's physical activity levels and promote the benefits of continuing with a healthy and active lifestyle.

Local councils played a critical role in promoting Premier's Active April and encouraging participation. By providing facility incentives, developing specific initiatives and programs, and assisting with various local events, the involvement of your council has helped encourage Victorians to be more active and healthy.

I am pleased to enclose a report summarising Premier's Active April participation in Hume City Council.

I welcome your comments on how we can continue to improve Premier's Active April. Please contact Ms Melanie Thomas, Sport and Recreation Victoria via email activeapril@sport.vic.gov.au to provide your feedback.

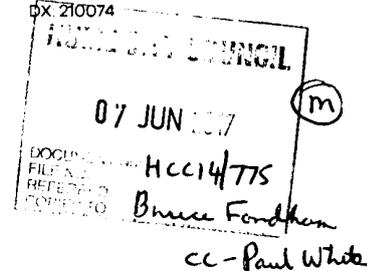
Thank you again for supporting Premier's Active April 2017.

Yours sincerely

THE HON JOHN EREN MP
Minister for Tourism and Major Events
Minister for Sport
Minister for Veterans
State Member for Lara

05 / 06 / 2017

121 Exhibition Street
Melbourne Victoria 3000
Telephone +61 3 9651 9999
PX 210074



2017 LGA REPORT

Hume City Council

Created at: Tue, May 2nd 2017, 3:35 pm



This report contains data from the following postcodes in Hume City Council:
3036, 3043, 3045, 3047, 3048, 3049, 3059, 3060, 3061, 3062, 3063, 3064, 3427, 3428,
3429, 3430

The following postcode(s) cross two or more LGA boundaries and have been
counted within all the relevant LGAs:
3036, 3043, 3060, 3064, 3427

Please note that not all fields were mandatory during registration (a participant
may have indicated gender but not age for example) so the totals will not always
add up.

TOTAL REGISTRATIONS

2016 Total	1852
2017 Total	1520

The detailed data below is based on 2017 registrations.

TOTAL NUMBER BY POSTCODE

Postcode 3429	499
Postcode 3064	361
Postcode 3060	132
Postcode 3043	123
Postcode 3047	116
Postcode 3059	68
Postcode 3048	63
Postcode 3036	58
Postcode 3049	55
Postcode 3427	16

Created at: Tue, May 2nd 2017, 3:35 pm

Postcode 3061	15
Postcode 3063	5
Postcode 3045	5
Postcode 3428	3
Postcode 3430	1

REGISTRATIONS BY AGE

0-4*	41
5-12	314
13-17	130
18-24	84
25-34	332
35-44	324
45-55	159
55+	102
Not provided	34

*Please note – this age group is an addition this year to identify who was/wasn't school age.

REGISTRATIONS BY GENDER

Female	909
Male	596
Other	2

GENDER BY AGE BREAKDOWN

Age	Male	Female	Other
0-4*	19	21	0
5-12	165	148	0

Created at: Tue, May 2nd 2017, 3:35 pm

13-17	53	77	0
18-24	26	58	0
25-34	116	215	1
35-44	118	204	1
45-55	52	107	0
55+	40	62	0
Not provided	7	17	0

*Please note – this age group is an addition this year to identify who was/wasn't school age.

TOP 10 SCHOOLS IN THE AREA

Killara Primary School	78
Penola Catholic College	27
Jacana School for Autism	19
Sunbury Downs Secondary College	12
Gladstone Park Secondary College	12
Lowther Hall Anglican Grammar School	9
Sunbury Primary School	9
Keilor Primary School	9
Willmott Park Primary School	9
Pascoe Vale Primary School	8

TOP 10 WORKPLACES

Broadly Actives! (Broadmeadows Health Service, 3047)	22
NestleCampbellfield (Nestle Australia Limited, 3061)	9
Airservices (Airservices Australia, 3043)	8
Neami Broadmeadows (Neami National , 3047)	6
AMES-DALLAS (AMES Australia , 3047)	4

Created at: Tue, May 2nd 2017, 3:35 pm

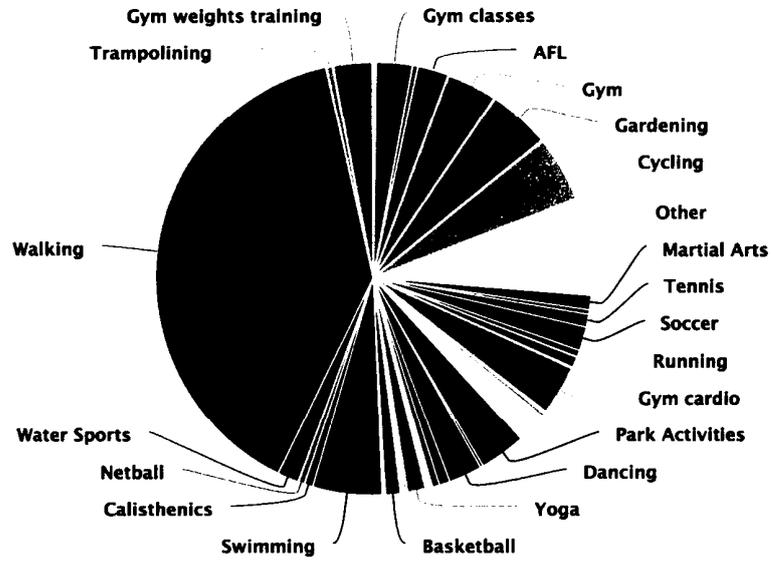
ENR124 (Airservices Australia, 3045)	1
Neami Broadmeadows (Neami National, 3047)	1

TOP 10 ACTIVITIES

Activity Type	Mins tracked
Walking	95811
Other	17439
Swimming	12563
Cycling	12235
Gardening	11386
Gym	9292
Running	9233
Park Activities	8377
Gym weights training	7237
Gym classes	6657

Created at: Tue, May 2nd 2017, 3:35 pm

ACTIVITY TYPES



Created at: Tue, May 2nd 2017, 3:35 pm

Our File: HCC16/387 (HCC-CM17/288)
Enquiries: Louise McFarlane
Telephone:



1079 PASCOE VALE ROAD
BROADMEADOWS
VICTORIA 3047

Postal Address:
PO BOX 119
DALLAS 3047

Telephone: 03 9205 2200
Facsimile: 03 9309 0109
www.hume.vic.gov.au

Friday 9 June 2017

The Hon Natalie Hutchins MP
Minister for Local Government
Level 27, 1 Spring Street
MELBOURNE VIC 3000

Dear Minister

A handwritten signature in blue ink that reads 'Natalie'.

RE: GROWING SUBURBS FUND

Hume City Council, at its meeting of Monday 22 May 2017, resolved:

"That Council write to the Minister for Local Government, the Hon Natalie Hutchins MP, stating that whilst it is disappointing that the Growing Suburbs Fund has been cut in half, Hume city Council is appreciative of the support provided by the State Government through the continuation of the Growing Suburbs Fund and suggest that funding for the Growing Suburbs Fund be particularly focussed on growth Councils like Hume city, instead of non-growth members of the interface group."

The Fund has ensured significant funding for the Hume Global Learning Centre – Sunbury, which will provide thousands of locals with easier access to learning. It will also help deliver much needed sporting facilities, such as Craigieburn's Aston Recreation Reserve development and Sunbury's Boardman Reserve upgrade.

As you are well aware, Hume is one of the fastest growing cities in Australia and we expect to welcome tens of thousands of residents over the next 20 years. The State Government's support, through programs such as the Growing Suburbs Fund, is imperative to ensuring adequate infrastructure is in place to support this significant growth.

Moving forward, we hope that the State Government will continue to support the Growing Suburbs Fund, with particular focus on growth councils such as Hume. Maintaining investment in Hume City will be essential to avoiding more complex and extensive intervention in the future.

Should you have any queries or require further information regarding this matter, please do not hesitate to contact Council's Manager Communications and Events, Ms Louise McFarlane on _____ or via email at _____

Yours sincerely

A handwritten signature in blue ink that reads 'Drew Jessop'.

**CR DREW JESSOP
MAYOR**

Our File: HCC17/30 (HCC-CM17/281)
Enquiries: Louise McFarlane
Telephone:



1079 PASCOE VALE ROAD
BROADMEADOWS
VICTORIA 3047

Postal Address:
PO BOX 119
DALLAS 3047

Telephone: 03 9205 2200
Facsimile: 03 9309 0109
www.hume.vic.gov.au

Friday 9 June 2017

The Hon Tim Pallas MP
Treasurer of Victoria
Level 4, 1 Treasury Place
EAST MELBOURNE VIC 3002

Dear Treasurer

**RE: STATE BUDGET 2017/18 AND LACK OF FUNDING FOR ROAD
INFRASTRUCTURE**

Hume City Council at its meeting of Monday 22 May 2017 resolved:

"That Council writes to the Minister for Roads and Road Safety, the Hon Luke Donnellan MP and the Treasurer of Victoria, the Hon Tim Pallas MP, expressing significant disappointment at the lack of funding for key road upgrades in Hume, particularly the duplication of Craigieburn, Somerton and Mickleham Roads."

On behalf of Hume City Council, I wish to express significant disappointment in regards to the State Budget 2017/18 and the lack of funding allocated to key infrastructure upgrades in Hume despite our ongoing advocacy and years of shared concerns with our local Member of Parliament and community.

The community in Hume desperately needs the State Government's support for road projects, particularly for the duplication of Craigieburn Road, Mickleham Road and Somerton Road. Craigieburn and its surrounds are growing very rapidly, with the current population of almost 40,000 predicted to increase to 60,000 by 2036. Traffic on some sections of Craigieburn Road already exceeds 28,000 vehicles per day.

In the five year period from 2011 to 2015, there were a total of 61 car crash incidents on Craigieburn Road, between Hanson Road and Mickleham Road. Sadly, this includes one fatality and eight car crashes of a serious nature.

The importance of this road cannot be understated - it provides access to a range of vital community services, such as medical facilities, schools, Craigieburn train station, established and developing residential areas in the east and west, as well as leisure facilities. State Government investment in the duplication of Craigieburn Road will alleviate current traffic congestion, impacts to the environment and improve overall community safety.

We urge the State Government to reconsider these current and future challenges and commit to urgent funding for the duplication of these roads.

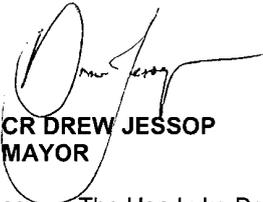
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- 2 -

We want to provide a safer road experience for our community, secure our population growth into the future and cut down time spent in traffic which could otherwise be spent with loved ones.

Should you have any queries or require further information regarding this matter, please do not hesitate to contact Council's Manager Communications and Events, Ms Louise McFarlane on _____ or via email at _____

Yours sincerely



CR DREW JESSOP
MAYOR

cc: The Hon Luke Donnellan MP, Minister for Roads and Road Safety; and Minister for Ports

Our File: HCC17/30 (HCC-CM17/281)
Enquiries: Louise McFarlane
Telephone:



1079 PASCOE VALE ROAD
BROADMEADOWS
VICTORIA 3047

Postal Address:
PO BOX 119
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www.hume.vic.gov.au

Friday 9 June 2017

The Hon Luke Donnellan MP
Minister for Roads and Road Safety
Minister for Ports
Level 22, 1 Spring Street
MELBOURNE VIC 3000

Dear Minister

**RE: STATE BUDGET 2017/18 AND LACK OF FUNDING FOR ROAD
INFRASTRUCTURE**

Hume City Council at its meeting of Monday 22 May 2017 resolved:

"That Council writes to the Minister for Roads and Road Safety, the Hon Luke Donnellan MP and the Treasurer of Victoria, the Hon Tim Pallas MP, expressing significant disappointment at the lack of funding for key road upgrades in Hume, particularly the duplication of Craigieburn, Somerton and Mickleham Roads."

On behalf of Hume City Council, I wish to express significant disappointment in regards to the State Budget 2017/18 and the lack of funding allocated to key infrastructure upgrades in Hume despite our ongoing advocacy and years of shared concerns with our local Member of Parliament and community.

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The importance of this road cannot be understated - it provides access to a range of vital community services, such as medical facilities, schools, Craigieburn train station, established and developing residential areas in the east and west, as well as leisure facilities. State Government investment in the duplication of Craigieburn Road will alleviate current traffic congestion, impacts to the environment and improve overall community safety.

We urge the State Government to reconsider these current and future challenges and commit to urgent funding for the duplication of these roads.

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- 2 -

We want to provide a safer road experience for our community, secure our population growth into the future and cut down time spent in traffic which could otherwise be spent with loved ones.

Should you have any queries or require further information regarding this matter, please do not hesitate to contact Council's Manager Communications and Events, Ms Louise McFarlane on _____ or via email at _____.

Yours sincerely



CR DREW JESSOP
MAYOR

cc: The Hon Tim Pallas MP, Treasurer of Victoria



The Hon Luke Donnellan MP

Minister for Roads and Road Safety
Minister for Ports

1 Spring Street
Melbourne, Victoria 3000 Australia
Telephone: +61 3 8392 6150
DX210292.

CMIN174608
(File No.: PC032023)

Cr Drew Jessop
Mayor
Hume City Council
PO Box 119
DALLAS VIC 3047



Dear Cr Jessop

Thank you for your letter dated 13 April 2017, regarding the intersection of the Calder Freeway and Calder Park Drive in Calder Park. I apologise for the delay in responding.

I acknowledge the significant growth along the Calder Freeway corridor.

VicRoads advises me that it has developed a proposal to reduce the afternoon outbound traffic queues (which can 'spill out' onto the Calder Freeway from Calder Park Drive), by extending the existing left turn slip lane. This proposal will be considered for funding in a future roads program.

In regards to a grade-separation option for this intersection, I understand that VicRoads recently conducted project workshops in January 2017 to investigate the broader transport needs of the Calder Freeway, focusing initially on the intersection of the Calder Freeway and Calder Park Drive. VicRoads is using the information gathered at these workshops to build on the previous planning work undertaken by VicRoads on a proposed interchange at this intersection to inform and shape the best solution for future funding consideration.

VicRoads will consult with the Hume City Council on potential interchange solutions as this investigation progresses.

Should you require any further information, Mr Mark Kulyk, VicRoads Team Leader, Investment Strategies – Metropolitan North West Region (Tel: 9313 1274), would be pleased to assist.

Yours sincerely

Hon Luke Donnellan MP
Minister for Roads and Road Safety

6/6/2017





Senator the Hon Simon Birmingham

Minister for Education and Training
Senator for South Australia

Our Ref MC17-001886

29 MAY 2017

Councillor Drew Jessop
Hume City Council
PO Box 119
DALLAS VIC 3047

Dear Mayor

Thank you for your letters dated 30 March 2017 to the Prime Minister, the Hon Malcolm Turnbull MP, the Attorney General, Senator the Hon George Brandis QC, and the Treasurer, the Hon Scott Morrison MP concerning future funding for preschool. As the matter you have raised falls within my portfolio responsibilities, your letters have been referred to me for response.

It is with great pleasure that I write to outline the Australian Government's commitment to continue funding support for universal access to quality preschool.

On 4 May 2017, I announced the Government is providing \$428 million to extend the existing National Partnership Agreement on Universal Access to Early Childhood Education for 2018. Quality preschool prepares children for school and gives them the best possible start in life. This is why the Government is committed to ensuring all children continue to get a quality preschool education.

While states and territories are responsible for preschool delivery, the Commonwealth will continue to provide a contribution to ensure families have nationally consistent access to 15 hours per week in 2018.

This announcement will take the level of Commonwealth investment in preschool to over \$3.2 billion since the first National Partnership was agreed in 2008 and provide consistency for preschools and long day care centres as the Government implements school and child care reforms next year.

This is great news for families and means that every preschool-aged child will attract around \$1237 in Commonwealth funding under the National Partnership in 2018. It is now up to the state and territory governments to ensure the fair distribution of this funding.

This extension to preschool support, combined with our landmark child care and school reforms, makes the Government's commitment to early childhood education clear.

Yours sincerely

Simon Birmingham

Adelaide
107 Sir Donald Bradman Drive, Hilton SA 5033
Ph 08 8354 1644

Canberra
Parliament House Canberra ACT 2600
Ph 02 6277 7350

HUME CITY COUNCIL (M)
15 JUN 2017
DOCUMENT No HCC11/708
FILE No
REFERRED
COPIES TO
Liza Letic
cc - Margaret Keady
cc - Karelle Cotnam
cc - Mayor
cc - Paul White

OFFICE OF THE MAYOR



Our File: HCC15/613 (HCC-CM17/312)
Enquiries: Louise McFarlane
Telephone:

1079 PASCOE VALE ROAD
BROADMEADOWS
VICTORIA 3047

Postal Address:
PO BOX 119
DALLAS 3047

Telephone: 03 9205 2200
Facsimile: 03 9309 0109
www.hume.vic.gov.au

Thursday, 15 June 2017

The Hon. Malcolm Turnbull MP
Prime Minister of Australia
House of Representatives
PO Box 6022
CANBERRA ACT 2600

Dear Prime Minister

RE: MONASH FOR FIELD MARSHAL

Hume City Council at its meeting of the 13 June 2017, resolved that it would write to your office in support of the Jerilderie Proposition; namely to posthumously promote General Sir John Monash to the rank of Field Marshal in the Australian Defence Force.

Furthermore, we hope that this can be achieved by November 11, 2018 at the latest.

Sir John Monash was recognised as the most effective commander in France, 1918.

He commanded an Army of five Australian Divisions, up to eight Divisions when international resources were added to his command at one time and designated a Corps by the British to keep the upstart "Dominion" of Australia in its place.

In the civil sphere, his engineering skills built much of Victoria's early infrastructure and mastered brown coal as a source for the State's electricity.

His community status enabled him to resolve a major police strike in Victoria and ensured there was no anti-Semitism in Australia and he stood staunchly against any fascism.

It would be appreciated if you could honour a great Australian by supporting the Jerilderie Proposition and posthumously promoting Sir John Monash to the rank of Field Marshal in the Australian Defence Force.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Drew Jessop', is written over a circular stamp. The stamp contains the text 'CR-DREW JESSOP' and 'MAYOR' in a bold, sans-serif font.

CR-DREW JESSOP
MAYOR

- OFFICE OF THE MAYOR -



Our File: HCC13/801 (HCC-CM17/315)
Enquiries: David Fricke
Telephone:

1079 PASCOE VALE ROAD
BROADMEADOWS
VICTORIA 3047

Postal Address:
PO BOX 119
DALLAS 3047

Telephone: 03 9205 2200
Facsimile: 03 9309 0109
www.hume.vic.gov.au

Friday 16 June 2017

The Hon Luke Donnellan MP
Minister for Roads and Road Safety
Level 22, 1 Spring Street
MELBOURNE VIC 3000

Dear Minister

RE: INSTALMENTS FOR ANNUAL VEHICLE REGISTRATION

Hume City Council at its Meeting on 13 June 2017 resolved:

"That Council write to the appropriate State Minister and/or VicRoads for consideration to be given to being able to have the option, similar to concession card holders, to pay the annual car registration in two instalments."

Councillors are concerned that for many people in the community who may not be entitled to a concession, the full cost of vehicle registration can be difficult to pay at one time. The option to pay for registration in instalments would assist in making the cost of vehicle registration more manageable for some of the more vulnerable members of our community.

Thank you for your consideration and Council looks forward to a favourable response.

In the meantime, should you have any further queries in relation to this matter, please do not hesitate to contact Council's Manager Assets, Mr David Fricke on

Yours sincerely

A handwritten signature in black ink, appearing to read 'Drew Jessop', is written over a large, stylized circular flourish.

**CR DREW JESSOP
MAYOR**

- OFFICE OF THE MAYOR -

Our File: HCC04/13 (HCC-CM17/318)
Enquiries: Michael Sharp
Telephone:



1079 PASCOE VALE ROAD
BROADMEADOWS
VICTORIA 3047

Postal Address:
PO BOX 119
DALLAS 3047

Telephone: 03 9205 2200
Facsimile: 03 9309 0109
www.hume.vic.gov.au

Friday 16 June 2017

The Hon Jacinta Allan MP
Minister for Public Transport
Level 20, 1 Spring Street
MELBOURNE VIC 3000

Dear Minister

**RE: REQUEST FOR MEETING TO DISCUSS CAR PARKING ISSUES AT
SUNBURY TRAIN STATION**

Hume City Council at its meeting of 13 June 2017 resolved:

"That Council write to the Minister for Public Transport, the Hon. Jacinta Allan MP, seeking a meeting to discuss the issues of parking in the Sunbury Town Centre and the Sunbury South Station."

As you may be aware, parking within the Sunbury Town Centre particularly at the train station is an issue of considerable community concern. Within the Sunbury Town Centre commuters, residents, traders and visitors are all competing for car parking around the station.

A large part of this issue has been caused by agreements and arrangements Public Transport Victoria has in place with various landowners. Some of these arrangements, which require an increase in supply, have not been enforced, resulting in an undersupply of commuter parking in the station precinct. Council has been working with the affected landowners and PTV for some time, however ultimately PTV has not been able to commit to the delivery of an outcome.

More recently, advice from your Department has indicated that the planned Sunbury South Station will be a 'park and ride' station which would address much of the demand for commuter parking in the Town Centre however, there is no commitment to the delivery of the station and as such a solution to the existing problem is unclear. Council would therefore welcome the opportunity to meet with you to discuss this matter further. Please contact my Personal Assistant, Ms Aida Baptista, on _____ to arrange a mutually convenient time for us to meet.

In the meantime, should you require further information in relation to this matter, please do not hesitate to contact Council's Director Planning and Development on _____ or via email at _____

Yours sincerely

A handwritten signature in black ink, appearing to read 'Drew Jessop', is written over a large, stylized, circular flourish.

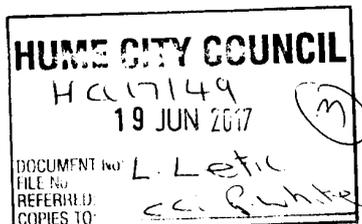
**CR DREW JESSOP
MAYOR**



Jenny Mikakos MP

Minister for Families & Children
Minister for Youth Affairs

GPO Box 4057
Melbourne Victoria 3001
DX: 210081
Telephone: 03 9096 0301
www.dhhs.vic.gov.au
www.education.vic.gov.au



COR032661

Dear MCH coordinator

I am pleased to announce that I recently launched the Education State *Early Childhood Reform Plan: Ready for kinder, ready for school, ready for life.*

The Plan is central to our commitment to make Victoria the Education State. It sets out a landmark \$202.1 million investment for early childhood, which will help give every Victorian child, regardless of their background or circumstance, the best start in life.

A key focus of the Plan is making sure every Victorian family enjoys the benefits of a high-quality and inclusive early childhood system. It includes a significant \$81.1 million investment to expand and strengthen Maternal and Child Health (MCH) and parenting services in Victoria.

It will make our already strong MCH and parenting services even better. It follows the Victorian Government's record \$133 million investment in MCH in the 2016/17 State Budget, ensuring Victoria maintains a world-class MCH Service.

As part of this year's investment, the Enhanced MCH service will be progressively expanded to support families with children from birth to three years of age who need extra support. This expansion will mean more families get additional support, for longer. The expansion will be guided by the work currently underway to revise and strengthen the Enhanced MCH Clinical Guidelines.

The Plan also includes investment to support an additional outreach visit for women and children who are experiencing, or are at risk of, family violence. MCH nurses will have the flexibility to undertake the additional visit in an appropriate location, such as the woman's home, or another convenient and safe place such as an early learning centre. MCH nurses will also be able to choose to extend an existing visit.

In order to improve parents' access to information and advice, additional staffing will also be provided for the MCH Line. This means the MCH Line will be able to answer around 20,000 more calls each year, to ensure parents get the support they need.

To support the roll out of these initiatives, funding will be provided for professional development for all MCH nurses. This includes training to help nurses respond to increasingly complex family needs, and tailored training for MCH nurses so they are able to confidently engage with families in conversations about family violence. Funding will also support initiatives to recruit new nurses to the MCH Service to support the service expansion.

In addition, supported playgroups will be expanded across Victoria. This will mean parents who need extra support across the state are able to access evidence-based playgroups, run by trained facilitators.



This package is a key part of the Education State early childhood reforms, and supports the *Roadmap for Reform: Strong Families, Safe Children*.

In addition to the MCH and parenting support package, we are investing \$108.4 million in funding for kindergarten services. This includes additional 'school readiness' funding, which will enable services to support children that need more help to learn and develop. Support could include improved training in literacy and language development, speech therapy, community outreach, parenting support or more time for one-on-one learning. This package also includes funding to help services to continue to improve their quality, infrastructure investments and initiatives to improve access to kindergarten for children who need it most.

We are also providing \$5.4 million to help Koorie communities to provide a strong foundation for their children's learning and development, and committing \$7.2 million to continue supporting families and the sector throughout the transition to the National Disability Insurance Scheme.

Through the Education State *Early Childhood Reform Plan: Ready for kinder, ready for school, ready for life*, Victoria is leading the nation in supporting every child to learn and thrive.

The Reform Plan has been guided by research and valuable feedback from people who care passionately about getting this right. Hundreds of parents, early childhood and maternal and child health professionals, experts and stakeholders participated in the Education State Early Childhood consultation that informed the Plan and I would like to thank those of you who contributed to this process.

A summary of the Plan is enclosed, along with a factsheet about the MCH and parenting reforms. The full version of the Plan is available at www.education.vic.gov.au/ecreform.

My Department will provide further information about these budget initiatives in due course. I am looking forward to working closely with our partners in the MCH service and in local government to implement these ground-breaking reforms.

Yours sincerely



Jenny Mikakos MP
Minister for Families & Children
Minister for Youth Affairs

15 / 06 / 2017



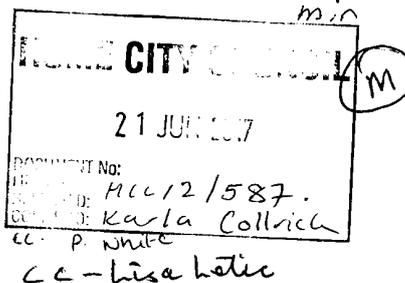
Jenny Mikakos MP

Minister for Families & Children
Minister for Youth Affairs

GPO Box 4057
Melbourne Victoria 3001
DX: 210081
Telephone: 03 9096 0301
www.dhhs.vic.gov.au
www.education.vic.gov.au

BRI011921

Mr Domenic Isola
Chief Executive Officer
Hume City Council
PO Box 119
DALLAS VIC 3047



Dear Mr Isola

I am writing in relation to the Children's Facilities Capital Program (CFCP) for 2017-18.

The Andrews Labor Government is committed to making Victoria the Education State, which means giving every child the opportunity to succeed in life, regardless of background, place or circumstance. It is well known that the first years of life are crucial to lifelong learning, wellbeing and success, and the Education State is focused on strengthening early childhood services for children and families. The CFCP is an important part of ensuring preschool children have the best possible start in life.

Through the CFCP, the Andrews Labor Government has committed \$70 million over four years in early childhood infrastructure. Of this, \$10 million has been allocated to the program specifically for growth councils, in recognition of the high demand these areas face, now and in the future. This investment will support the provision of high quality early years programs for children and their families by:

- increasing infrastructure capacity to deliver kindergarten programs for children in the year before school
- promoting integrated service delivery at one location where families can access early childhood education and care, health and development and family services
- improving access to local and responsive early childhood services for children from vulnerable and/or disadvantaged families, and
- establishing early childhood infrastructure on or near school sites.



With the next major grants round opening on 15 June 2017, I encourage you to begin planning for projects that fit the criteria. Funding is available for major grants under three categories, which are:

Grant Type	Max Grant	Purpose of Grant	Required co-Contribution	Eligible Organisations
Integrated Children’s Centre (ICC)	\$1,600,000	ICCs are key hubs for the community, bringing together a range of services where professionals work together to deliver education, care, health and support services to children and their families.	60%	<ul style="list-style-type: none"> • Councils • Not for profit community organisations • Government schools • Non-government schools
New Early Learning Facilities (NELF)	\$650,000	NELFs enable the provision of high quality early learning, including kindergarten in the year before school, at a neighborhood level.	25%	
Early Learning Facilities Upgrades (ELFU)	\$350,000	ELFU grants are for renovating or refurbishment of existing licensed early childhood education and care facilities, to expand licensed capacity and/or improve the quality of the learning environment.	25%	

Applications close on Friday 15 September 2017. Additional information about the CFCP can be found on the following site:

<http://www.education.vic.gov.au/childhood/providers/funding/Pages/capitalprogresources.aspx>.

If you require further information, please contact the Children’s Facilities Capital Program team at the Victorian School Building Authority via email: childrens.capital.program@edumail.vic.gov.au.

Yours sincerely



Jenny Mikakos MP
 Minister for Families & Children
 Minister for Youth Affairs

15/6/2017

- OFFICE OF THE MAYOR -



Our File: HCC04/13 (HCC-CM17/306)
Enquiries: Danny Eaton
Telephone:

1079 PASCOE VALE ROAD
BROADMEADOWS
VICTORIA 3047

Postal Address:
PO BOX 119
DALLAS 3047

Telephone: 03 9205 2200
Facsimile: 03 9309 0109
www.hume.vic.gov.au

Monday 26 June 2017

The Hon. Lily D'Ambrosio MP
Minister for Energy, Environment & Climate Change
Level 17, 8 Nicholson Street
EAST MELBOURNE VIC 3002

Dear Minister

RE: MUNICIPAL AND INDUSTRIAL LANDFILL LEVY

Hume City Council at its meeting of 13 June 2017, resolved to write to you in your capacity as the Minister for Energy, Environment and Climate Change to raise Council's concerns at the lack of a reasonable distribution of funds from the collection from the Municipal and Industrial Landfill Levy (Landfill Levy).

In 2015-2016 Hume City Council contributed \$3.5million and in 2016-2017 it is anticipated that \$3.7million will be contributed to the Sustainability Fund from the Landfill Levies collected by the Department of Environment, Land, Water and Planning (DELWP).

Council is aware of the various grants that have been offered to Local Government over the years from grants provided by Sustainability Victoria and Metropolitan Waste and Resource Recovery Group. In 2015-2016 Council received a Government grant of \$15,000 for Litter Hot Spot funding from the Landfill Levy. Hence over the last 2 years Council has received 0.2% in grant funds of the funds contributed.

Council therefore strongly urges you to allocate funding for projects that will increase the amount of waste being diverted from landfill including Energy from Waste, further waste education, increasing resource recovery and reducing illegal dumping of litter on roads and reserves.

Should you have any queries or require further information in relation to this matter, please do not hesitate to contact Council's Manager Waste, Mr Danny Eaton on or via email at

Yours sincerely

A handwritten signature in black ink, appearing to read 'Drew Jessop', is written over a large, stylized circular flourish.

**CR DREW JESSOP
MAYOR**

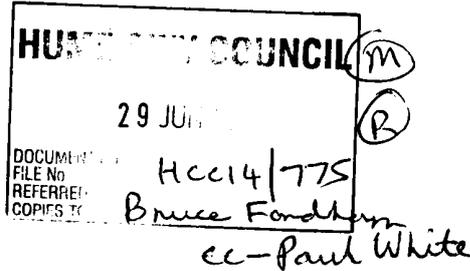
Josh Bull MP

STATE MEMBER FOR SUNBURY



26 June 2017

Mr Domenic Isola
Chief Executive Officer
Hume City Council
PO Box 119
DALLAS VIC 3047



Dear Domenic

Recently I was contacted by _____, to discuss
the possibility of starting a Park Run in Sunbury.

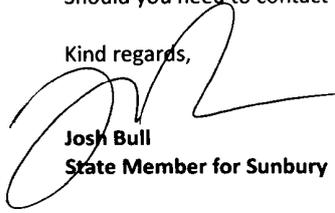
As you may be aware Park Run has been a highly successful program, that has received wide spread
community support in many areas.

Park Run enables members of our community to engage in physical activity in a fun and relaxed
manner.

I believe that there are many in Sunbury community that would take up and benefit from Park Run.

I wish to express my support for Park Run and am happy to discuss this with you at any time.

Should you need to contact me please phone me on the number below.

Kind regards,

Josh Bull
State Member for Sunbury



OFFICE: Shop 4, 33-35 Macedon Street Sunbury 3429
POSTAL: PO Box 635, Sunbury 3429
P: 9740 4091 **F:** 9740 4978 **E:** josh.bull@parliament.vic.gov.au