



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

**MONDAY, 26 FEBRUARY 2018**

**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.*

This meeting of the Hume City Council will be recorded and published in accordance with Council's Audio Recordings of Council Meetings Policy.



# HUME CITY COUNCIL

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**Notice of an  
ORDINARY COUNCIL (TOWN PLANNING) MEETING OF THE HUME CITY COUNCIL**  
to be held on Monday, 26 February 2018  
**at 7.00 pm**  
at the Council Chamber, Hume Global Learning Centre, Broadmeadows

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To: a: Council	Cr Geoff Porter Cr Carly Moore Cr Joseph Haweil Cr Jodi Jackson Cr Drew Jessop Cr Leigh Johnson Cr Naim Kurt Cr Jack Medcraft Cr Ann Potter Cr Karen Sherry Cr Jana Taylor	Mayor Deputy Mayor
b: Officers	Mr Domenic Isola Mr Peter Waite Mr Daryl Whitfort Ms Margarita Caddick Mr Michael Sharp Ms Kylie Ezzy	Chief Executive Officer Director Sustainable Infrastructure and Services Director Corporate Services Director Community Services Acting 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. CONDOLENCE MOTIONS****5. 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.

**Item No   Title Page**

**SUSTAINABILITY AND ENVIRONMENT**

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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:**

<b>Report No.</b>	<b>Title</b>	<b>Reason for Confidential</b>
COHE027	Contract - Provision of Electrical Services	(d) contractual matters
COCC024	2018 Broadmeadows Street Festival Community Grants Allocation	(a) personnel matters
COGE175	Rate Arrears as at 31 December 2017	(b) the personal hardship of any resident or ratepayer

COGE176	Capital Works Program 2017/18 - December 2017 Update	(d) contractual matters
COGE177	Contract - Provision of Corporate Apparel and Protective Uniforms for Hume City Council	(d) contractual matters
COGE178	Victorian Land Valuations - amendment to the Valuation of Land Act 1960	(h) any other matter which the Council or special committee considers would prejudice the Council or any person
COGE179	Designation of Information provided at Strategy and Policy Briefings as confidential information - 5 February 2018	(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**

**22/02/2018**

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<b>REPORT NO:</b>	SU278
<b>REPORT TITLE:</b>	12 Powlett Street, Sunbury - 2 lot subdivision and creation of access to a road in a road zone category 1
<b>SOURCE:</b>	Blake Hogarth-Angus, Town Planner (Growth Areas)
<b>DIVISION:</b>	Planning and Development
<b>FILE NO:</b>	P20444
<b>POLICY:</b>	Hume Planning Scheme
<b>STRATEGIC OBJECTIVE:</b>	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. <i>Locality Map</i></li><li>2. <i>Design Response Plan</i></li><li>3. <i>Subdivision Plan with Aerial</i></li><li>4. <i>Surveyed Plan of Subdivision</i></li></ol>

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<b>Application No:</b>	P20444
<b>Proposal:</b>	2 lot subdivision and creation of access to a road in a road zone category 1
<b>Location:</b>	12 Powlett Street, Sunbury
<b>Zoning:</b>	General Residential Zone
<b>Applicant:</b>	Calibre Consulting
<b>Date Received:</b>	12 <sup>th</sup> April 2017

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**1. SUMMARY OF REPORT:**

Planning approval is sought for the subdivision of land into two lots and the creation of access to a road in a road zone category 1 at 12 Powlett Street, Sunbury. A Failure to Determine appeal was lodged with the Victorian Civil and Administrative Tribunal (VCAT) in relation to this matter and a Hearing is scheduled for the 1 March 2018. The application has been assessed against the relevant policies and provisions of the *Hume Planning Scheme* and it has been concluded that the proposed access arrangements are unsatisfactory and therefore it is recommended that the application not be supported.

**2. RECOMMENDATION:**

**That Council, having considered the application on its merits, resolves to advise the Victorian Civil and Administrative Tribunal (VCAT) that Council has formed the view not to support the 2 lot subdivision and creation of access to a road in a road zone category 1 at 12 Powlett Street, Sunbury on the following Grounds:**

- 1. The subdivision does not meet the access management requirements for service roads as outlined in clause 56-06-8 of the *Hume Planning Scheme*.**
- 2. The subdivision represents an unacceptable development outcome for Council by proposing access to an unsealed service road. In the absence of an urban upgrade, the service road raises a number of concerns regarding safety, drainage, parking, dust suppression and ongoing maintenance of a piece of infrastructure requiring substantial urban standard upgrades**

**3. PROPOSAL:**

The proposal can be summarised as follows:

- The subject land will be subdivided into two lots.
- Lot 1 will be 506sqm with a 25.14m frontage to Macedon Street and a depth of 20.12m.
- Lot 2 will be 506sqm with a 20.12m frontage to Powlett Street and a depth of 25.14m.

REPORT NO: SU278 (cont.)

- Lot 1 proposes access to the unsealed service road adjacent to Macedon Street (categorized as a road in a road zone category 1).
- Lot 2 proposes access to Powlett Street on the south eastern boundary of the allotment

**4. SITE INFORMATION**

**Site And Surrounds**

- 4.1 12 Powlett Street, Sunbury is formally identified as Lot 1 on TP828030M and comprises a total area of 1022.18sqm. The site is located on the south-west corner of the intersection between Powlett Street and Macedon Street and is currently vacant with no existing vegetation present.
- 4.2 There is an existing unsealed service road parallel to Macedon Street, which runs in-between Powlett Street and Aitken Street. This unsealed road is within the Macedon Street Road reservation. No properties access the service road within the Powlett Street and Aitken Street section of Macedon Street.
- 4.3 A pedestrian footpath runs adjacent to the north east and south east perimeters of the site. A large nature strip exists between the service road parallel to the site and Macedon Street containing a number of large mature trees that form part of a larger avenue of trees along Macedon Road.
- 4.4 The surrounding area comprises largely of single detached dwellings; however there are examples of multi-unit developments in the immediate vicinity, at 82-90 Macedon Street and 20-22 Aitken Street.
- 4.5 The site is well located to benefit from a number of amenities, including:
- Sunbury town centre approximately 500 metres to the north west;
  - Jacksons Creek and the Craiglee and Goonawarra Vineyards immediately to the south east;
  - Sunbury Public Recreation Reserve and Bicentennial Park 200 metres to the north
  - Our Lady of Mount Carmel Primary School is 300 metres to the north west.

**Restrictions on Title**

- 4.6 There are no restrictions on title

**Aboriginal Cultural Heritage**

- 4.7 The subject site is within an area of Aboriginal Cultural Heritage sensitivity. However, a two lot subdivision is exempt from requiring a mandatory Aboriginal Cultural Heritage Management Plan under the *Aboriginal Heritage Regulations 2007*. The applicant has not elected to prepare a voluntary Aboriginal Cultural Heritage Management Plan.

**Planning History**

- 4.8 Planning permit P12244 was issued by Council on 12<sup>th</sup> May 2008 allowing for the development of three double storey dwellings.
- 4.9 Four extensions of time were granted to the permit, the last of which was issued on 31<sup>st</sup> May 2016. This permit has now expired as the development had to commence before 12<sup>th</sup> May 2017.
- 4.10 It is noted that as part of the assessment of this application, access was only permitted from Powlett Street. No access was permitted to the unsealed service road parallel to Macedon Street.

**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:

REPORT NO: SU278 (cont.)

<i>State Policies:</i>	Clause 11: Settlement Clause 15.01-1: Urban Design Clause 15.01-2: Urban Design Principles Clause 15.01-3 Neighbourhood and Subdivision Design Clause 15.01-5: Cultural Identity and Neighbourhood Character Clause 16.01-2: Location of Residential Development Clause 18.01-1 Land Use and Transport Planning
<i>Municipal Strategies:</i>	Clause 21.01-2 Key Issues and Influences Clause 21.01-3 Vision and Strategic Framework Plan
<i>Local Policies:</i>	Clause 21.02 Urban Structure and Settlement Clause 21.03 Liveable Neighbourhoods and Housing Clause 21.04 Built Environment and Heritage Clause 21.07 Transport Connectivity and Infrastructure
<i>Zones:</i>	Clause 32.08: General Residential Zone
<i>Overlays:</i>	Nil
<i>Particular Provisions:</i>	Clause 52.01 Public Open Space Contribution Clause 52.29 Land adjacent to a Road Zone Category 1 Clause 56 Residential subdivision
<i>General Provisions:</i>	Clause 65.02: Approval of an Application to Subdivide Land

- 5.2 Clause 18.01-1 seeks to plan urban development to ensure equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.
- 5.3 Clause 21.02 seeks to facilitate large scale change to meet the needs of Hume's growing population. One of the strategies to achieve this is to allow incremental infill development within proximity to facilities such activity centres, schools, community facilities, leisure and recreation facilities, road and public transport options.
- 5.4 Clause 21.03 seeks to increase the diversity of housing within Hume by ensuring subdivisions provide a mix of lot densities, including larger lots and medium density development sites to facilitate a range of housing products.
- 5.5 Clause 21.04 seeks to deliver high quality development by encouraging and supporting well designed infill residential development in areas characterised by single and double storey detached dwellings.

**Planning Permit Trigger/s**

- 5.6 Under clause 32.08-2 of the scheme, a permit is required to subdivide land within the General Residential Zone.
- 5.7 Under clause 52.29 of the scheme, a permit is required to create access to a road within a road zone category 1

**6. REFERRALS:**

- 6.1 The application was referred to VicRoads under section 55 of the Planning and Environment Act 1987. VicRoads did not object to the proposal subject to the crossover being constructed to their satisfaction.



**REPORT NO: SU278 (cont.)**

- 6.2 A two lot subdivision is exempt from all other service authority referrals, provided the mandatory conditions listed under clause 66 are placed on permit.
- 6.3 The application was referred internally to the Subdivisions and Traffic Engineering departments. Subdivisions Engineering had no objection to the proposal. Traffic Engineering has objected to the proposal in its current form as Lot 1 proposes to access the unsealed service road parallel to Macedon Street. The only way this can be supported is if the developer opts to enter into a special contributions scheme for the upgrade of the service road to an urban standard. This will be discussed in greater detail in the main body of the report below.

**7. ADVERTISING:**

- 7.1 The application was advertised under Section 52 of the *Planning and Environment Act 1987* by way of letters to adjoining land owners and occupiers and a notice board placed on site for a period of not less than 14 days. At the conclusion of the advertising period no submissions were received.

**8. ASSESSMENT**

**Access**

- 8.1 The subdivision has two access points; Lot 2 proposes a crossover to Powlett Street which Council have no objection to. Lot 1 proposes a crossover onto the unsealed service road which runs parallel to Macedon Street, between Powlett and Aitken Street. This is part of a larger chain of service roads which run between Jackson Street and Vaughan Street which is 6 metres wide and 120 metres long. The service road is surfaced with crushed rock and has shallow table drains on both sides which convey stormwater flows to the underground drainage system. Whilst other sections of the service road provide direct access to properties which front the road, the section of service road between Powlett Street and Aitken Street does not provide actual vehicle access to any abutting properties.
- 8.2 It should be noted that whilst part of the application is to create access to a road in a road zone category 1 and therefore triggers referral to VicRoads, the service road is actually under Council's management.
- 8.3 Council received a letter from the Body Corporate Management company for units 1-9 at 64 Macedon Street, Sunbury in June 2017. The letter raised the following concerns:
- Non residents parking along the service road to access the commercial area west of Jackson Street
  - Service road being used as pick up and drop off areas for students of Our Lady Of Mount Carmel Primary School
  - Service Road being used as a rat run between intersections
  - The level of dust being generated in the area by vehicles driving over the unsealed surface.
- 8.4 The letter requested that Council seal the service road but at no cost to the owners.
- 8.5 As a result of this correspondence and other complaints received, Council's Traffic Engineering department prepared a Council report in October 2017 which provided the potential options for each of the three service road sections. For the section of service road abutting the subject site, the report acknowledged that no properties access the service road and therefore it could be easily removed and landscaped, with the existing footpath retained. Removal of the service road is Council's preferred option given these circumstances.
- 8.6 For the section of service road between Powlett and Aitken Street, Council adopted the recommendation to write to abutting property owners to confirm their most preferred outcome. The letters were sent in November 2017 and summarised three options for the future of the service road:

REPORT NO: SU278 (cont.)

**Option 1- Construct to urban standard**

8.7 The service road will be constructed to an urban standard to have a 5.5 metre wide one-way road pavement with parking on one side and will include kerb & channel, underground drainage and nature strips. These works will be carried out via a Special Charge Scheme under Section 163 of the Local Government Act 1989. Special Charge Schemes are initiated by Council to construct new infrastructure and the property owners that directly benefit are charged a cost for the new works by an apportioned method adopted by Council. Council fund 50% of the proposed works and the property owners fund the remaining 50%. Council has not undertaken a detailed design of the works, and has provided indicative costings to the property owners.

**Option 2- The service road to remain unsealed**

8.9 This option is to leave the service road unsealed in its current state. Council will continue to maintain the road to keep it in a serviceable condition. This option would have no financial implications to the property owners.

8.10 This option can only be acceptable to Council if the status quo (i.e. no new/additional crossings) is maintained. As outlined in the Council Report of October 2017, in the instance that further development is proposed (such as this application) the owners must agree to participate in the Special Charge Scheme to provide for the urban upgrade.

**Option 3 – Remove the service road**

8.11 This option is to remove the service road entirely. The existing service road could be landscaped to improve the appearance of Macedon Street as well as eliminate the dust issue. The area would still remain road reserve but bollards would be installed to stop vehicles entering the service road. The footpath would also still remain. This option would have no financial implications to the property owners.

8.12 The letter concluded by stating that if no reply is provided, Council will assume the owner is in favour of option 3- removal of the service road.

8.13 For the subject portion of service road, the preferred outcome indicated by the owners was option 2- leave the service road unsealed. However, this is not an option where further development is proposed. The Special Charge Scheme has not been progressed based on the response from owners.

8.14 In the event that the service road remains unsealed in situ and increased development occurs, Council have a number of concerns with the operation and function of the unsealed service road. There are concerns over the safety of the existing road in terms of its alignment with Macedon Street, movement of traffic and car parking. If the road was to be upgraded under the charge scheme, the alignment of the road would be altered to allow for safer entry and exit points and the 5.5 metre road reserve would provide for dedicated parking on one side and adequate room for vehicles to pass. The formalised nature of the upgraded road would also ensure only one way traffic is permitted. This would limit the movement of vehicles and prevent cars from parking on the nature strip, which can lead to damaged vegetation. As part of the sealed surface with kerb and channel upgrades, formalised drainage would also be provided.

8.15 The urban upgrade of the road would mitigate traffic ability, car parking and the dust management issues currently experienced by surrounding residents and exacerbated by the under-utilised and unsealed state of the service road infrastructure.

8.16 For all of the above reasons, Council does not support a proposal which seeks to provide direct access to the existing service road. The option of entering into a special charge scheme has been offered to the applicant; however at this stage they have declined and wish to develop using the road in its current form. This is an unacceptable outcome for Council.

***Public Open Space Contribution and Subdivision***

REPORT NO: SU278 (cont.)

8.17 Clause 52.01 of the *Hume Planning Scheme* relates to public open space contributions and subdivisions. Generally, a person who proposes to subdivide land must make a contribution to Council for public open space. Under clause 52.01-1 of the scheme, two lot subdivisions would be exempt from paying a contribution where Council considers it unlikely that each lot will be further subdivided. In this instance, the two lots created are 506 square metres each and have a likelihood of being developed for medium density housing and further subdivided. Therefore, in the event that a permit issues, a condition requiring a s173 agreement will be put on the permit to ensure that if the land is further subdivided, a public open space contribution must be paid.

**Clause 56 Assessment**

8.18 An application for subdivision of two lots within the General Residential Zone must meet the following standards of ResCode (56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2 of the Hume Planning Scheme). A detailed discussion of the proposal against this clause is provided below. It is important to note that from a subdivision layout and design perspective the proposal satisfies the relevant provisions of Rescode, with the exception of Standard C21.

Clause 56.03-5 – Neighbourhood Character objective (Standard C6)

8.19 The proposed subdivision would be in keeping with the existing neighbourhood character, creating two substantial lots which would seamlessly integrate with the surrounds. The proposal is similar to the predominant lot sizes and subdivision pattern in the surrounding area. No vegetation is proposed to be removed.

Clause 56.04-2 Lot area and building envelopes objective (Standards B1 to B5)

8.20 The proposed lots are in excess of 500sqm and capable of containing an adequate building envelope.

Clause 56.04-3 Solar orientation of lots objective (Standard C9)

8.21 The proposed lots are well positioned to benefit from optimum solar orientation while enabling a future dwelling to be sited in a manner that will maximise through north facing living areas.

Clause 56.04-5 – Common area objectives (Standard C11)

8.22 No common areas are proposed.

Clause 56.06-8 Lot access objective (Standard C21)

8.23 The lot access objective seeks to ensure safe vehicle access between roads and lots. Under this standard, vehicle access to lots abutting arterial roads is to be provided from service roads and in accordance with the access management requirements of the relevant road authority.

8.24 The Hume City Council Infrastructure Standards Manual is used to determine the access management requirements within the municipality. In this instance, the proposed access to an unsealed service road does not meet the access requirements of the Hume City Council Infrastructure Standards Manual. To meet these requirements, a subdivision proposing access would need to upgrade the service road to a sealed urban standard.

8.25 No additional access can be approved to the unmade service road until this road has been appropriately upgraded.

Clause 56.07 to Clause 56.09 Integrated water management, site management and Utilities (Standards C22-C30)

8.26 As the proposed subdivision is an in-fill development within an established area, there are adequate opportunities for the provision of water, gas, electricity and telecommunications.

REPORT NO: SU278 (cont.)

**Garden Area Requirement**

8.27 As the proposed subdivision creates two vacant lots, each lot created must contain the minimum garden area set out in Clause 32.08-4.

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 square metres	25%
501 - 650 square metres	30%
Above 650 square metres	35%

8.28 The proposed lots in the application are 506m each. As per the above table, 30% (minimum) of the land must be set aside for a garden space. The applicant has demonstrated compliance with these requirements and if a permit is issued, a condition will mandate a section 173 agreement to be entered into showing a building exclusion zone.

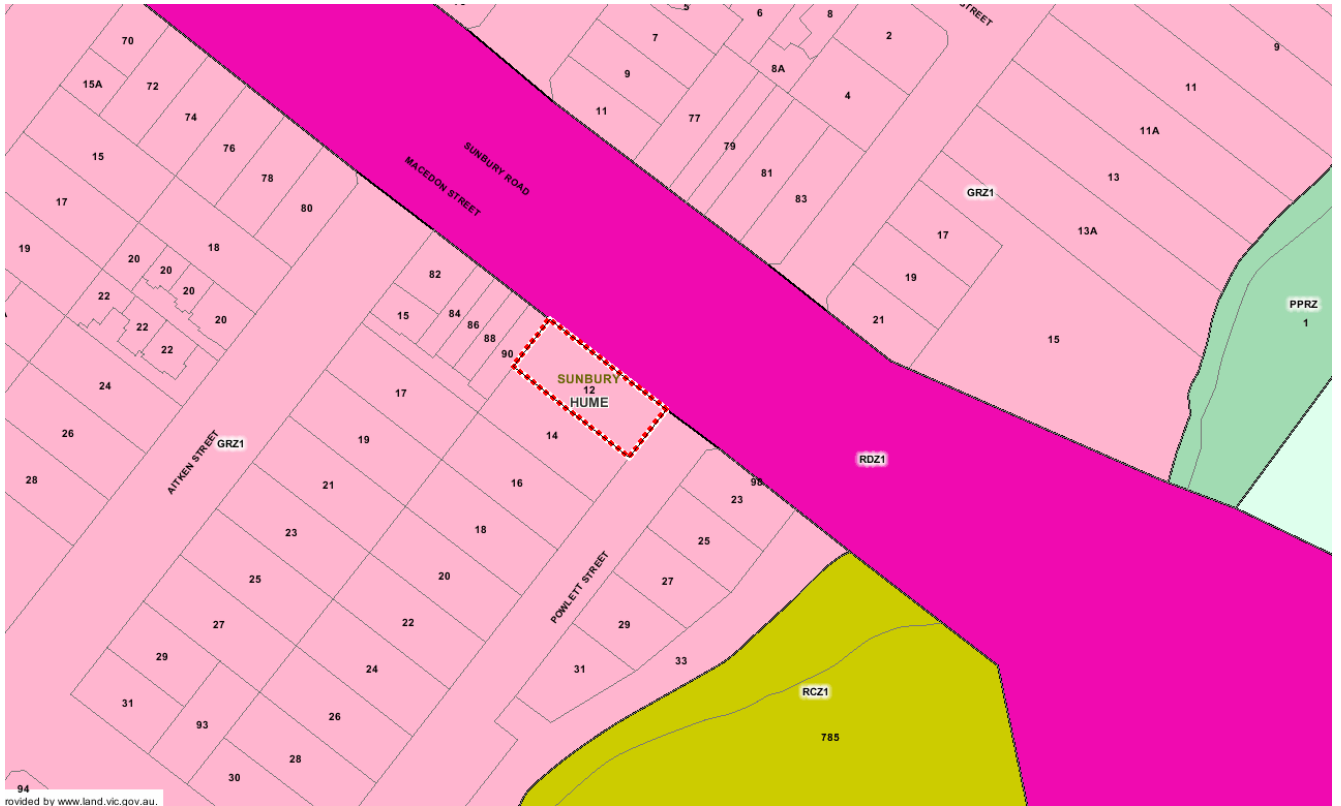
**9. CONCLUSION**

9.1 Whilst there is no in principle objection with the design and layout two lot subdivision, Lot 1 proposes access to an existing unsealed service road. The developer has not opted to enter into a Special Charges Scheme for the upgrade of this road. Any further development without an upgrade to the service road does not meet the access requirements of clause 56-06-8 of the Hume Planning Scheme. This is an unacceptable outcome for Council given the concerns over safety, drainage, parking, dust suppression and ongoing maintenance of a piece of infrastructure requiring substantial urban standard upgrades.

9.2 For these reasons it is recommended that Council not support this application.

ZONING MAP- P20444

12 Powlett Street, Sunbury



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rovided by www.land.vic.gov.au.



EXISTING STREET VEGETATION	○
EXISTING POWER POLE	○
EXISTING DRAINAGE CULVERT	—X—
EXISTING PAVED FOOTPATH	---
EXISTING DRAIN	—
EXISTING CROSS-OVER	- - -
PROPOSED CROSS-OVER	—

HUME CITY COUNCIL  
 Received 'X'  
 12 APR 2017  
 by STATUTORY PLANNING



Subdivision Design Response  
 12 Powlett Street - Sunbury  
 Version A  
 Version Date: 29.3.17  
 17-000497DRA.DWG  
 Ref: 17-000497

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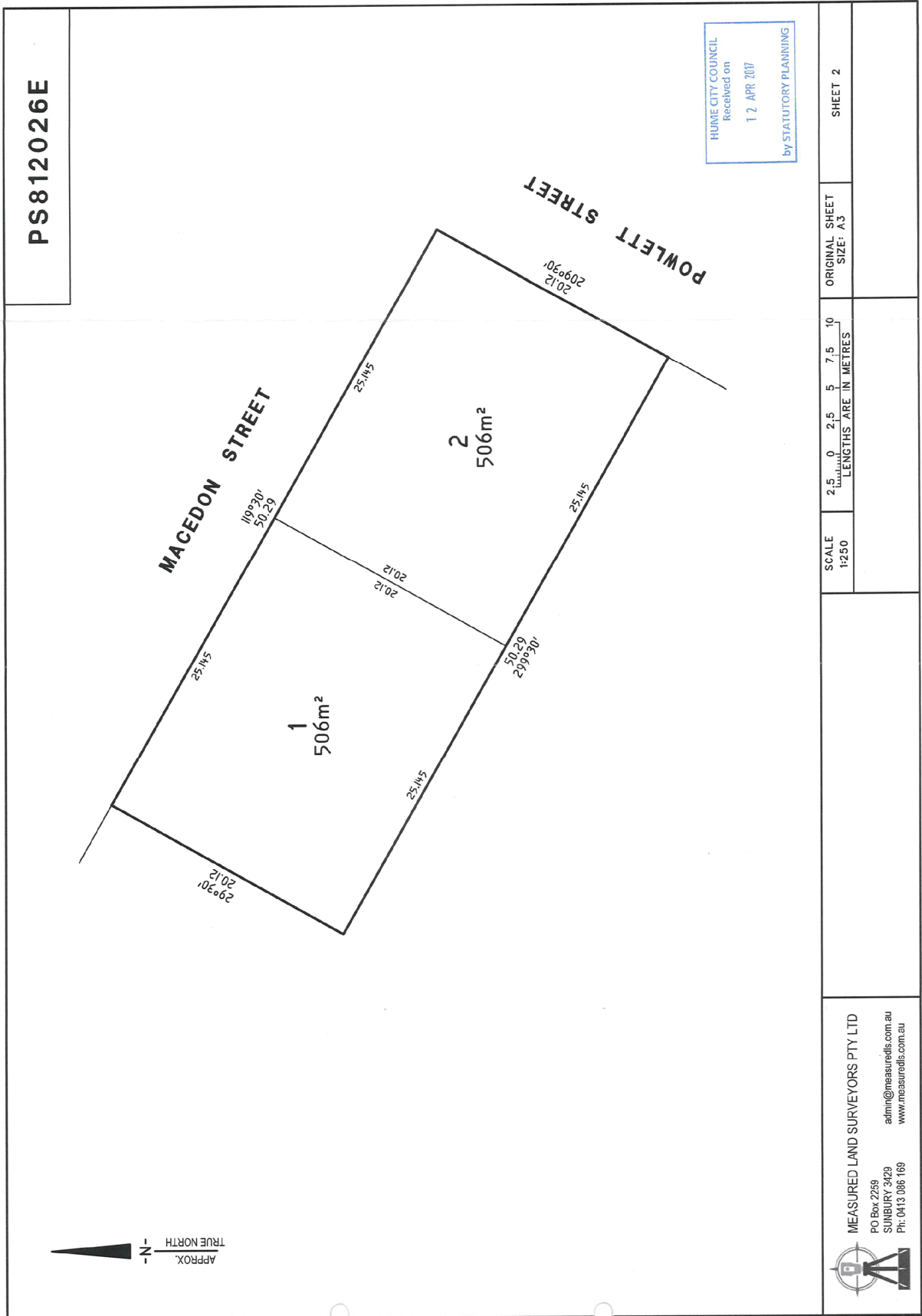
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<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS812026E</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> BUTTLEJORRK <b>TOWNSHIP:</b> SUNBURY <b>SECTION:</b> 1 <b>CROWN ALLOTMENT:</b> 1 (PT) <b>CROWN PORTION:</b> - <b>TITLE REFERENCE:</b> VOLUME 10733 FOLIO 178  <b>LAST PLAN REFERENCE:</b> TP 828030M <b>POSTAL ADDRESS:</b> 12 POWLETT STREET (at time of subdivision) SUNBURY 3429  <b>MGA CO-ORDINATES:</b> E: 300 410 ZONE: 55 (of approx centre of land in plan) N: 5 838 020 GDA 94		<b>NOTATIONS</b>  WARNING: THIS PLAN IS UNREGISTERED  THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF AN APPLICATION FOR PLANNING PERMIT AND IS NOT BASED ON SURVEY. BOUNDARY DIMENSIONS ARE SUBJECT TO SURVEY.  THIS PLAN IS SUBJECT TO ALTERATION BY MEASURED LAND SURVEYORS ONCE BOUNDARY DIMENSIONS HAVE BEEN SURVEYED AND AT THE REQUEST OF REFERRAL AUTHORITIES, COUNCIL OR LAND VICTORIA.  THIS PLAN MAY NOT BE REPRODUCED WITHOUT THIS NOTATION.  THIS PLAN SHOULD NOT BE USED FOR ANY OTHER PURPOSE.		
<b>VESTING OF ROADS AND/OR RESERVES</b>				
IDENTIFIER	COUNCIL /BODY/PERSON			
<b>NOTATIONS</b>				
<b>DEPTH LIMITATION</b> Nil				
<b>SURVEY:</b> This plan is not based on survey.  <b>STAGING:</b> This is not a staged subdivision. Planning Permit No.  This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No.				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
				
 MEASURED LAND SURVEYORS Pty Ltd 11 Rees Road SUNBURY 3429 Ph: 0413 086 169 admin@measuredls.com.au www.measuredls.com.au		SURVEYORS FILE REF: 1010		ORIGINAL SHEET SIZE: A3
				SHEET 1 OF 2





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<b>REPORT NO:</b>	SU279
<b>REPORT TITLE:</b>	7-9 Export Road Craigieburn - development of a mezzanine floor to the existing warehouse and a reduction to the statutory car parking requirement
<b>SOURCE:</b>	Tess Manolis, Town Planner
<b>DIVISION:</b>	Planning and Development
<b>FILE NO:</b>	P20239
<b>POLICY:</b>	Hume Planning Scheme
<b>STRATEGIC OBJECTIVE:</b>	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. <i>Locality plan</i></li><li>2. <i>Ground floor plan</i></li><li>3. <i>First floor plan</i></li><li>4. <i>Elevation plan</i></li><li>5. <i>Elevation plan</i></li></ol>

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<b>Application No:</b>	P20239
<b>Proposal:</b>	Development of a mezzanine to the existing warehouse and a reduction to the statutory car parking requirement
<b>Location:</b>	7-9 Export Road, Craigieburn
<b>Zoning:</b>	Industrial 3 Zone
<b>Applicant:</b>	Storage King Craigieburn Pty Ltd
<b>Date Received:</b>	4 July 2017

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**1. SUMMARY OF REPORT:**

Planning approval is sought to develop a mezzanine floor to an existing warehouse and a reduction to the statutory car parking requirement. The subject site is located at 7-9 Export Road, Craigieburn. The application was not advertised. The application has been assessed against the relevant policies and provisions of the *Hume Planning Scheme* and fails to comply with key car parking policies. In particular, the proposal fails to provide sufficient car parking for the development, while almost doubling the usable floor area. Accordingly, it is recommended that the application be refused.

**2. RECOMMENDATION:**

**That Council, having considered the application on its merits, resolves to issue a Notice of Refusal to Grant a Planning Permit for the development of a mezzanine floor to the existing warehouses and reduction of the statutory car parking requirements at 7-9 Export Road, Craigieburn, for the following reasons:**

1. **The proposal is inconsistent with Clause 22.01 of the *Hume Planning Scheme – Local Industrial Policy - Car Parking*.**
2. **The proposal is inconsistent with Clause 52.06 of the *Hume Planning Scheme – Car Parking***

**3. PROPOSAL:**

It is proposed to develop a mezzanine floor within the existing warehouses on the land as follows:

REPORT NO: SU279 (cont.)

- The proposal seeks to develop a mezzanine floor level within the two existing adjoining warehouses. The warehouses were recently completed and are currently vacant. Both warehouses are to be used as a self-storage facility for Storage King.
- The two existing adjoining warehouses were previously approved under Planning Permit P20214. The warehouses contain ground and first floor offices, 18 car parking spaces (including two disabled spaces), and two loading bays.
- The proposed mezzanine encompasses a net floor area of 597 square metres for warehouse 1, and 736 square metres for warehouse 2. This represents a total net floor area increase of 1333 square metres.
- No additional car parking is proposed to be provided.
- The proposed development of the mezzanine will bring the total net warehouse floor area to 2985 square metres.

4. SITE AND SURROUNDS:

Site and Surrounds

- 4.1 The site encompasses both 7 and 9 Export Road, Craigieburn. The lots are located on the northern side of Export Road and are of an irregular shape with the northern boundary splaying outwards from the east to the west. The site has a 59.65 metre frontage and ranges in depth from between 30.2 metres to 47.36 metres. The total site area is approximately 2315 square metres.
- 4.2 Eight car parking spaces have been provided to warehouse 1 (including one disabled space), while warehouse 2 has been provided with 10 car parking spaces (including one disabled space). A loading bay is also provided to each warehouse. Areas for landscaping have been provided to the southern boundary of the site.
- 4.3 The immediate area contains both existing and establishing industrial and warehouse developments within a recent subdivision.

Restrictions on Title

- 4.4 No.7 Export Road, Craigieburn is encumbered by one covenant AE807571A. Details of the covenant are as follows:

*“AND the said transferee for himself his heirs, executor, administrators and assigns the registered proprietor or proprietors for the time being of the land hereby transferred and of every part thereof or (being a Company) for itself, its successors and assigns, the registered proprietor or proprietors for the time being of the land hereby transferred and of every part thereof (herein referred to as “the transferee”) DOES HEREBY and as separate covenants COVENANTS with the said ACTOPAN PTY. LTD. (CAN 006 017 858) or other registered proprietor or proprietors for the time being of all the land on Plan of Subdivision No. 531739E, and each and every part thereof other than the Lot hereby transferred (hereinafter called “the transferor”) as follows:*

- a. Not to use or permit or suffer to be used the set-back area from streets, on the land hereby transferred or any part thereof, as required by the Planning and Environment Act or any permits issued or schemes made thereunder except as paved walks, paved driveways, paved car parks, lawns and landscaping and not to allow dust on any part of the land hereby transferred which is not covered by paving, buildings lawn or landscaping.*
- b. Not to erect or cause to be erected on the land hereby transferred or any part thereof any building other than a building of which the whole of the walls (saved for provision for windows doors, fascias and gables and architectural elements) are constructed of brick, masonry, finished concrete or glass.*

REPORT NO: SU279 (cont.)

- c. *Not to store or suffer or permit goods materials or any other commodities to be stored on the land hereby transferred unless the storage area is screened from view by a masonry wall (or other screening approved by the said ACTOPAN PTY. LTD. In writing prior to 30 June 2008) at least two (2) metres in height or rising fifty (50) centimetres above the stored goods, whichever is the higher, provided no such wall (or screen) shall exceed three point five (3.5) metres in height.*
  - d. *Not to use or allow the land hereby transferred to be used for:*
    - i. *The manufacture of:*
      - (a) *Chemical fertilizers, synthetic resins or synthetic rubber;*
      - (b) *Ammunition, explosives or fireworks;*
      - (c) *Petroleum or coal products;*
      - (d) *Cement, concrete or stone products;*
      - (e) *Railway locomotives or rolling stock.*
    - ii. *The tanning or finishing of leather.*
    - iii. *Log or timber sawmilling.*
    - iv. *A foundry.*
  - e. *The collection or storage or sale of scrap metals, second hand timber or building materials, containers, waste paper, rags, bottles or other materials (unless those materials are by the by-product of other processes carried on upon the land and the production thereof is not a major part of the transferee's business).*
  - f. *The collection, dismantling storage or salvaging of motor vehicles or any part thereof.*
  - g. *Any business or industry which by reason of the process involved or the method of manufacture or the nature of the materials or goods used or products stored, is likely to cause or causes effluvia fumes or vapours or gases or discharge dust of foul liquid or blood or other impurities or matter liable to become foul so as to be injurious revolting or disgusting to persons upon neighbouring land and other occupations.*
  - h. *The collection, dismantling storage or salvaging of machinery (other than motor vehicles) or any part thereof where the same is carried out other than with the interior of any building erected upon the land.*
  - i. *Motor vehicle panel beating, motor vehicle detailing or similar usage.*
  - j. *Not to use the lot hereby sold for the use of a restaurant, milkbar, sandwich bar or take away food outlet.*
- 4.5 No.9 Export Road, Craigieburn is also encumbered by covenant AE811909P, which consists of the same restriction as the above covenant AE807571A.
- 4.6 The proposal does not breach the restrictions of both covenants.

**Planning History**

- 4.7 P20214 was issued on 21 March 2017 for the proposed warehouse and office development (2) with associated car parking in accordance with Hume City Council reduced standard car parking rate. The development has been completed as per the permit, with this application altering the existing building.

**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:

REPORT NO: SU279 (cont.)

<i>State Policies:</i>	Clause 17.02-1: Industrial Land Development Clause 17.02-2: Design of Industrial Development
<i>Municipal Strategies:</i>	Clause 22.01: Industrial Local Policy
<i>Zones:</i>	Clause 33.03: Industrial 3 Zone
<i>Overlays:</i>	Nil
<i>Particular Provisions:</i>	Clause 52.06: Car Parking
<i>General Provisions:</i>	Clause 65.01: Approval of an Application or Plan

- 5.2 It is State policy to protect and carefully plan industrial areas to, where possible, facilitate further industrial development. It is also policy to minimise inter-industry conflict.
- 5.3 For the purpose of characterisation of the use, a self-storage facility is characterised as a 'warehouse' in the *Scheme*.
- 5.4 In relation to Industry, Clause 22.01 seeks:
- *To establish and maintain a consistently high quality industry and business environment that protects and enhances the investment of those who choose to locate and work within, and the amenity of those who reside near, the City's business parks.*
- 5.5 In relation to Car Parking, Clause 52.06 seeks:
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- 5.6 Clause 52.06-2 requires that before a new use commences or before the floor area or site area of an existing use is increased, the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority.
- 5.7 Clause 52.06-5 states the requirements of the Clause will not apply if a car parking requirement for the use is specified under another provision of the planning scheme.

**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*.

**Major Electricity Transmission Line**

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

**Planning Permit Trigger/s**

- 5.10 Clause 33.03-4 of the *Scheme* stipulates that a planning permit is required to construct a building or construct or carry out works.
- 5.11 Clause 52.06-3 of the *Scheme* stipulates that a planning permit is required to reduce the number of car parking spaces required.

**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*.
- 6.2 Internal referral was made to Council's Assets Department. Council's traffic engineer raised concerns in relation to the car parking dispensation sought, stating the substantial floor area increase and lack of further parking provision is inconsistent with the Local Industrial Policy, and is therefore not supported.

**REPORT NO: SU279 (cont.)**

- 6.3 Council's traffic engineer further raised issues in relation to on-site vehicle manoeuvrability of loading vehicles. A development of this size should allow for a 12.5 metre heavy rigid truck to drive in and out of the site in a forward motion. It is also noted that vehicles towing a trailer cannot manoeuvre within the site as there is no turning area provided. The proposal is therefore non-compliant with *Australian Standard AS 2890.2-2002* as vehicles are unable to manoeuvre and enter and exit the site in a forward motion.
- 6.4 Council's civil engineer from the Assets department has not raised any issues and requested standard conditions to be included should approval be granted.

**7. ADVERTISING:**

- 7.1 The application was not advertised in view of the recommendation to refuse the application.

**8. ASSESSMENT:**

- 8.1 A detailed discussion of the proposal against the particular requirements of Clauses 22.01 and 52.06 is provided below. In short, the proposal fails to achieve sufficient compliance with the relevant objectives of these clauses in the *Scheme*.

**Car parking**

- 8.2 The site currently provides 18 car parking spaces in total. The existing warehouse has been allocated the appropriate number of car parking spaces as required by the *Scheme*.
- 8.3 Pursuant to the requirements of Clause 52.06-5 of the *Scheme*, the proposed mezzanine to the warehouse would require an additional 1.5 car parking spaces per 100 square metres of net floor area. The mezzanine floor would therefore require an additional 20 car parking spaces. This has not been provided and is therefore non-compliant with Clause 52.06.
- 8.4 Notwithstanding the above, Clause 22.01 (Local Industrial Policy) of the *Scheme* prescribes an alternative car parking rate which is to be applied to this application. Under this Clause, a warehouse is required to provide 1.1 car parking spaces per 100 square metres of net floor area. The proposed mezzanine floor comprises a net floor area increase of 1333 square metres. This requires the provision of 14 additional car parking spaces. No additional spaces are provided.
- 8.5 In addition to the lack of adequate car parking provision, Council's traffic engineer also raised issue with the lack of vehicle manoeuvrability of larger vehicles and vehicles with trailers. This concern cannot be resolved due to lack of vehicle turning area.

**9. CONCLUSION**

This development fails to sufficiently provide the required car parking for the site. The proposal has the potential to create further pressure relating to the on street car parking demand, which is an undesirable outcome. The proposal is therefore unsuitable for support.

# LOCALITY PLAN

Permit Application: P20639

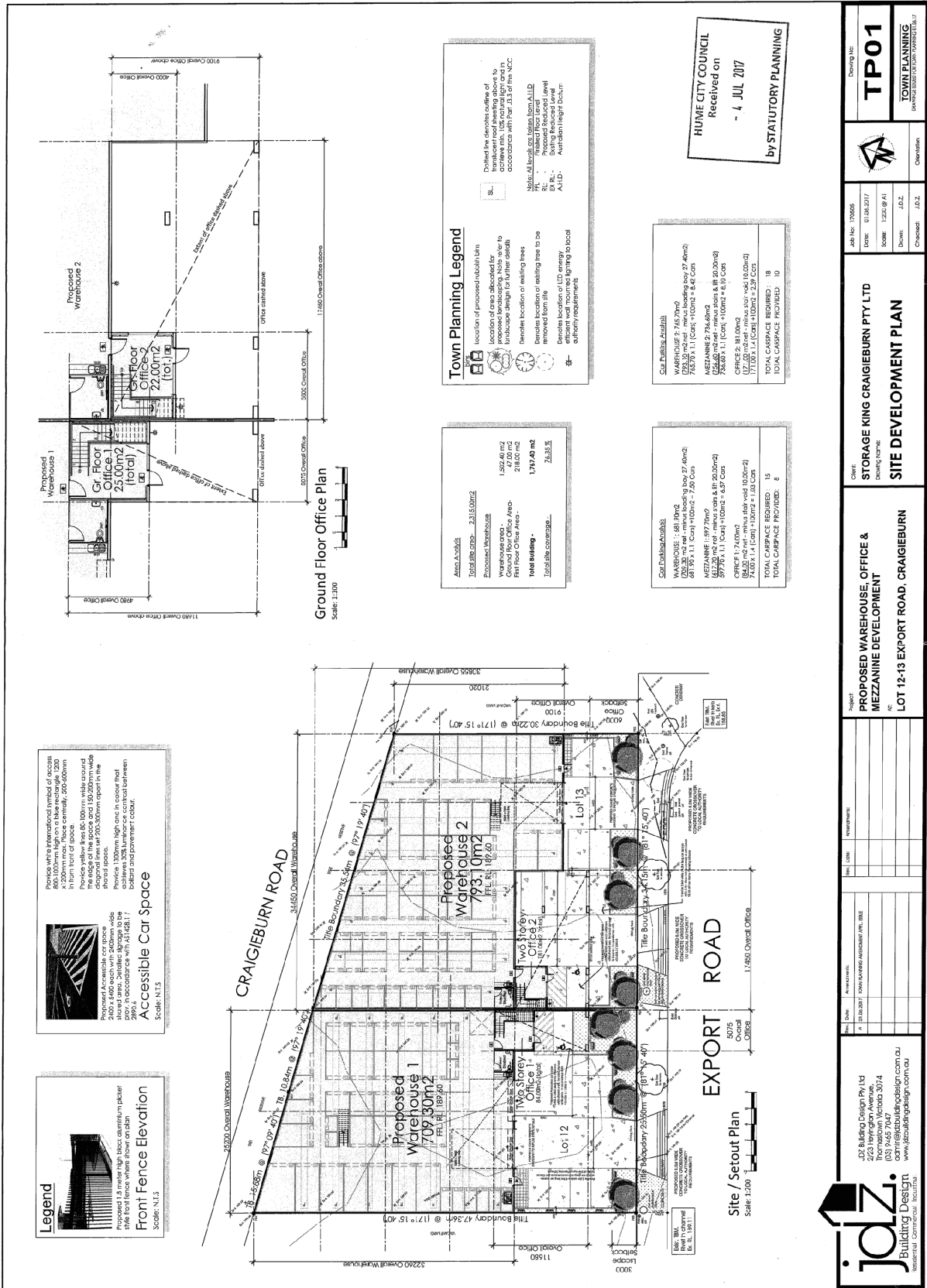
Site Address: 7-9 Export Drive, Craigieburn.

**Subject Site**



**Subject Site**





HUME CITY COUNCIL  
Received on  
- 4 JUL 2017  
by STATUTORY PLANNING

Job No: 170005  
Date: 01 JUL 2017  
Scale: 1:200 @ A1  
Drawn: J.D.Z.  
Checked: J.D.Z.

Drawn By:  
**TP01**  
TOWN PLANNING  
DRAWING ROOM TOWN PLANNING

Client:  
**STORAGE KING CRAIGIEBURN PTY LTD**  
Drawing Name:  
**SITE DEVELOPMENT PLAN**

Project:  
**PROPOSED WAREHOUSE, OFFICE & MEZZANINE DEVELOPMENT**  
At:  
**LOT 12-13 EXPORT ROAD, CRAIGIEBURN**

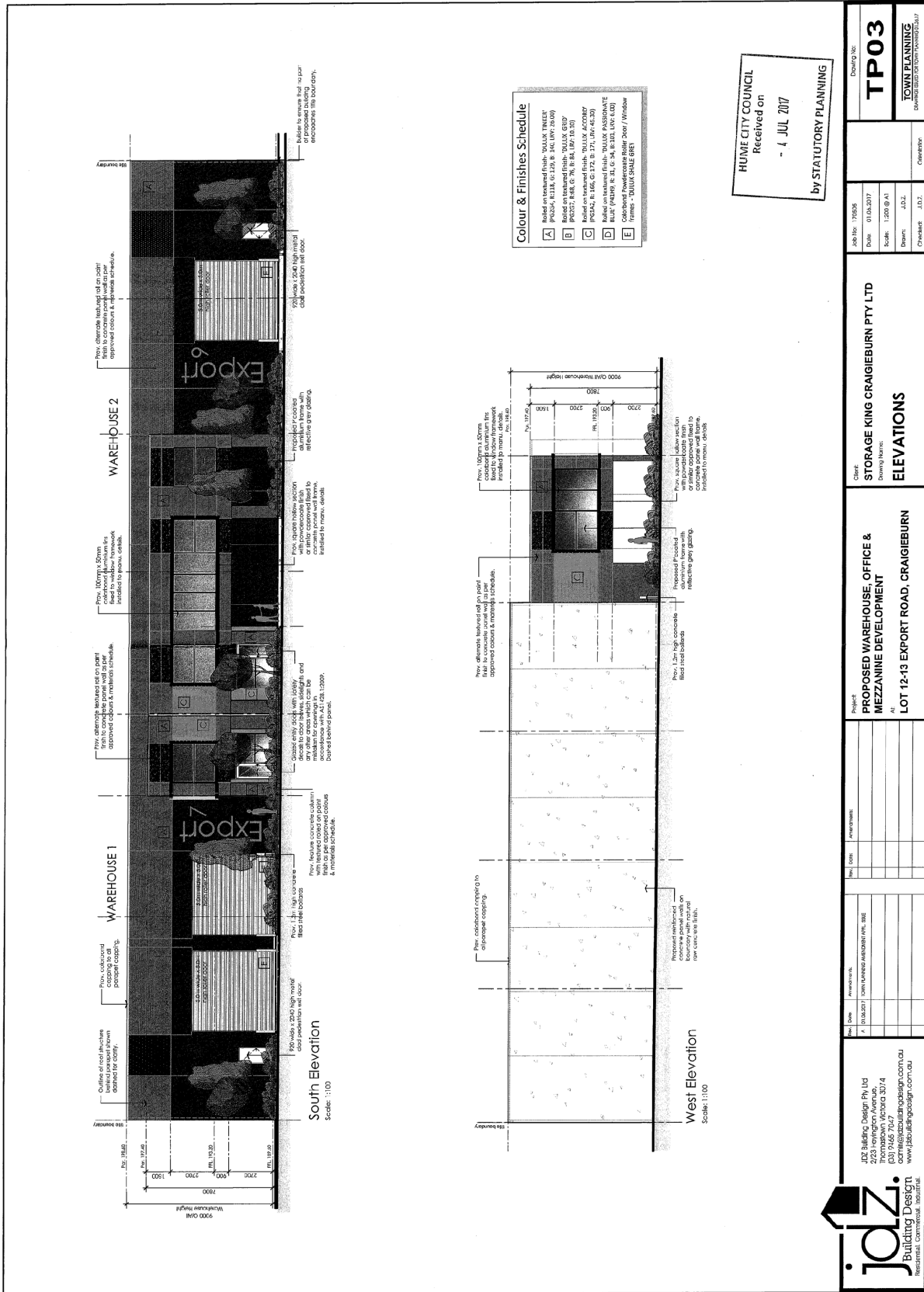
NO.	DATE	REVISIONS

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Residential Commercial Industrial

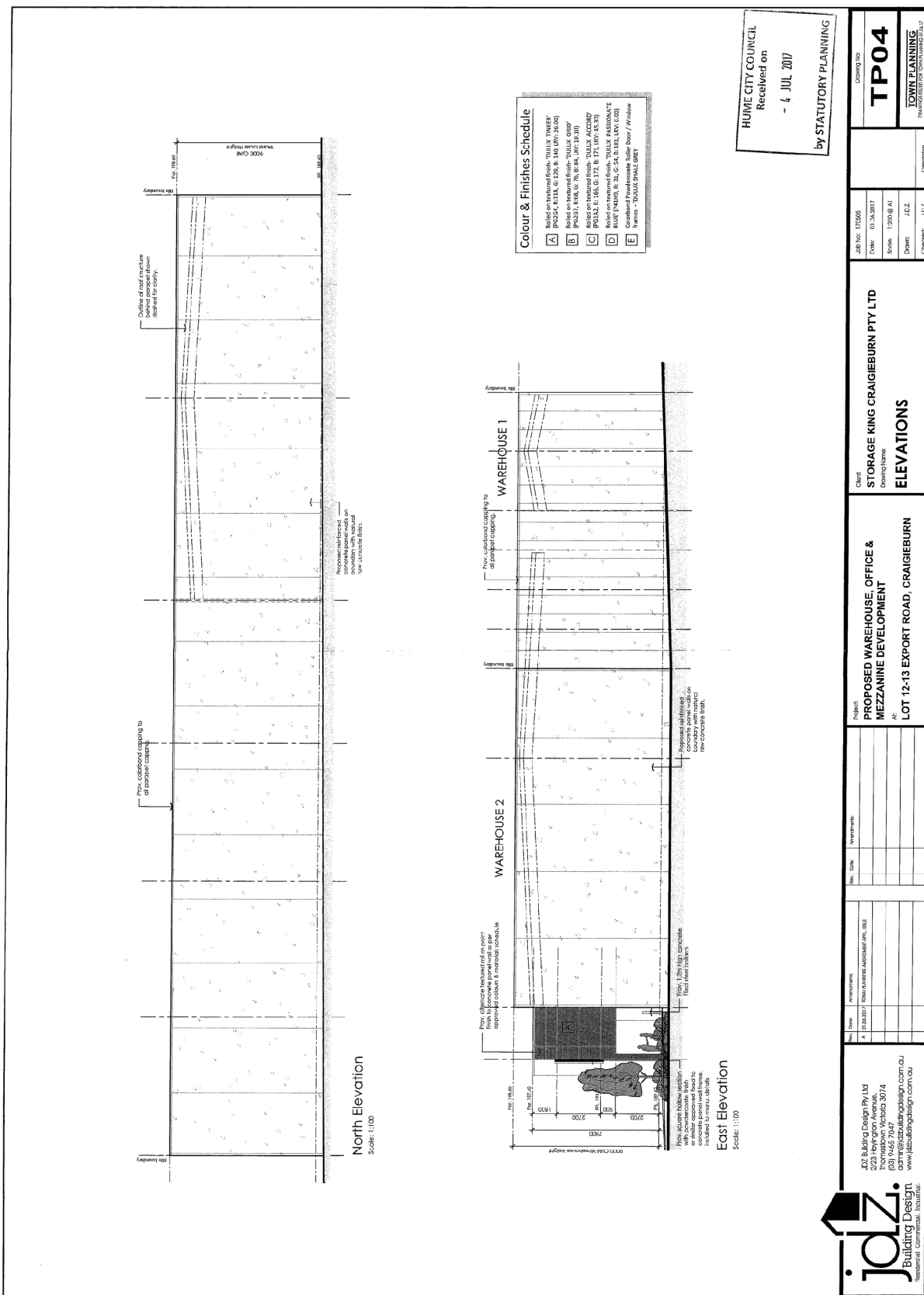






HUME CITY COUNCIL  
Received on  
- 4 JUL 2017  
by STATUTORY PLANNING

<p>Drawn: J.D.Z.</p> <p>Checked: J.D.Z.</p> <p>Client: STORAGE KING CRAIGIEBURN PTY LTD</p> <p>Project: PROPOSED WAREHOUSE, OFFICE &amp; MEZZANINE DEVELOPMENT AT LOT 12-13 EXPORT ROAD, CRAIGIEBURN</p> <p>Project Name: MEZZANINE DEVELOPMENT AT LOT 12-13 EXPORT ROAD, CRAIGIEBURN</p> <p>Project Address: LOT 12-13 EXPORT ROAD, CRAIGIEBURN</p> <p>Project Date: 01/03/2017</p> <p>Project Scale: 1:200 @ A1</p> <p>Project Drawing No: TP03</p> <p>Project Title: TOWN PLANNING</p> <p>Project Description: STATUTORY PLANNING</p>	<p>Drawn: J.D.Z.</p> <p>Checked: J.D.Z.</p> <p>Client: STORAGE KING CRAIGIEBURN PTY LTD</p> <p>Project: PROPOSED WAREHOUSE, OFFICE &amp; MEZZANINE DEVELOPMENT AT LOT 12-13 EXPORT ROAD, CRAIGIEBURN</p> <p>Project Name: MEZZANINE DEVELOPMENT AT LOT 12-13 EXPORT ROAD, CRAIGIEBURN</p> <p>Project Address: LOT 12-13 EXPORT ROAD, CRAIGIEBURN</p> <p>Project Date: 01/03/2017</p> <p>Project Scale: 1:200 @ A1</p> <p>Project Drawing No: TP03</p> <p>Project Title: TOWN PLANNING</p> <p>Project Description: STATUTORY PLANNING</p>
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Rev. Date: A 01/03/2017  
Approved: TERRY WAINWRIGHT, PERS. REG.  
Rev. Date: N/A

Project: PROPOSED WAREHOUSE, OFFICE & MEZZANINE DEVELOPMENT  
At: LOT 12-13 EXPORT ROAD, CRAIGIEBURN

Client: STORAGE KING CRAIGIEBURN PTY LTD  
Drawing Name: ELEVATIONS

Job No: 175505  
Date: 01/03/2017  
Scale: 1:200 @ A1  
Drawn: J.E.L.  
Checked: J.E.L.

Drawing No: TP04  
TOWN PLANNING  
MANAGED BY CIVIL ENGINEERING

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<b>REPORT NO:</b>	SU280
<b>REPORT TITLE:</b>	15 Norcal Court, Greenvale - development of five double storey dwellings
<b>SOURCE:</b>	Brydon King, Senior Town Planner
<b>DIVISION:</b>	Planning and Development
<b>FILE NO:</b>	P20704
<b>POLICY:</b>	Hume Planning Scheme
<b>STRATEGIC OBJECTIVE:</b>	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
<b>ATTACHMENTS:</b>	1. <i>Locality Plans</i> 2. <i>Proposed layout plans and elevations</i>

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<b>Application No:</b>	P20704
<b>Proposal:</b>	Development of five double storey dwellings
<b>Location:</b>	15 Norcal Court, Greenvale
<b>Zoning:</b>	General Residential Zone Schedule 1
<b>Applicant:</b>	View Building Design and Construction
<b>Date Received:</b>	28 July 2017

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**1. SUMMARY OF REPORT:**

Planning approval is sought for the construction of five double storey dwellings on land at 15 Norcal Court, Greenvale. The application was advertised and three objections were received. The application has been assessed against the relevant policies and provisions 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 grant 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 five double storey dwellings on the land at 15 Norcal Court, Greenvale subject to the following conditions:**

- 1. Before the development permitted by this permit commences, three copies of 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 this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show:
  - (a) Habitable rooms windows on the upper level of each dwelling facing east and west to be appropriately screened in accordance with Clause 55.04-6 of the *Hume Planning Scheme* (Standard B22) with highlight windows of a sill height of 1.7 metres to finished floor level or fixed obscure glazing proposed to a height of 1.7 metres.****
- 2. The development shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.**
- 3. Before the development starts, a schedule of external building materials and colours, to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. Once approved, the schedule will be endorsed and will then form part of the permit.**

**REPORT NO: SU280 (cont.)**

- 4. All services, including water, electricity, gas, sewerage and telephone, must be located and installed underground to the satisfaction of the responsible authority.**
- 5. 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.**
- 6. Before the development is occupied, areas set aside for parking, protective kerbs or other barriers must be provided to the satisfaction of the responsible authority to prevent damage to fences or landscaped areas**
- 7. The development permitted by this permit must not be commenced until a satisfactory landscape plan for the whole of the subject land is submitted to and approved by the responsible authority. Such plan must show the area(s) set aside for landscaping and in accordance with Council's guidelines and include a schedule of all proposed trees, shrubs and groundcover (including size of maturity and botanical names), and when approved an endorsed copy must form part of this permit.**
- 8. Before the development is occupied, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.**
- 9. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that it is well presented to neighbouring properties in a manner to the satisfaction of the responsible authority.**
- 10. Outdoor lighting must be provided to the entrances of all dwellings and designed, baffled and located to the satisfaction of the responsible authority to prevent any adverse effect on neighbouring land.**
- 11. All mailboxes are to be located abutting the front property boundary and designed to relevant Australian Post Standards.**
- 12. Any equipment required for refrigeration, air-conditioning, heating and the like must be located on the subject land and must be suitably insulated for the purpose of reducing noise emissions, to the satisfaction of the responsible authority.**
- 13. Stormwater from all paved area has to be drained to underground stormwater system.**
- 14. Any cut or fill must not interfere with the natural overland stormwater flow.**
- 15. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during construction.**
- 16. This permit will expire if one of the following circumstances applies:**
  - a) the development is not commenced within three years of the date of this permit; or**
  - b) 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 the permit expires or within six months afterwards.**

**Notes:**

- Application for Legal Point of Stormwater discharge is required to obtain approval for the connection to the legal point of discharge.**
- Approval is required from Council and other responsible authorities, for the sheds to be built over an easement.**

REPORT NO: SU280 (cont.)

- Drainage investigation is required for this development (fees apply). Plans to be submitted to Council's Civil Design section for assessment. This will determine if on-site detention system, upgrading of Council's existing drainage pipes or new drainage pipes are required by the owners/developers.
- Following the Drainage Investigation, internal drainage plans to be submitted to Council Civil Design section for approval.
- Prior to commencement of any works within the road reserve, 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.
- 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

3. PROPOSAL:

3.1 The proposal seeks to develop five, double storey dwellings on the land at 15 Norcal Court, Greenvale. The details of the proposal as advertised relate to plans by View Building Design and Construction marked dated 20 September 2017. Details of the proposal is as follows:

- The dwellings are proposed to be located on the western side of the site with Dwelling 1 setback 4.9 metres from Norcal Court. A common driveway servicing Dwelling 2, 3, 4 and 5 will be located on the eastern boundary.
- The dwellings proposed are to be setback from side and rear boundaries with the exception of the garage for Dwelling 1 which is proposed to be located on the western boundary for 6.4 metres.
- The dwellings are to have living areas at ground level and a bedroom or bedrooms. The upper level containing bedrooms and in some cases retreat rooms. The dwellings are all proposed to have three bedrooms with Dwelling 1 proposed to have four bedrooms.
- Dwelling 1 is proposed to have vehicle access directly from Norcal Court with a single garage and tandem space. The remaining dwellings are proposed to have double garages accessed from the common driveway.
- The dwellings are to be serviced by ground level open space areas accessed from living rooms and with access to northern sunlight.
- The new dwellings are proposed to have a maximum height of 8.2 metres and be constructed in brick with a lightweight rendered cladding at the upper level. Pitched tiles roofs are proposed to all dwellings.
- The site is to be bounded by 2.1 metre high Colourbond fencing on the side and rear boundary and no fencing is proposed to the front boundary.

3.2 The following table provides a summary of the proposed development:

Site Area:	1537 square metres
Dwelling Density:	1:307 square metres
Site Coverage:	44% (60% max)
Permeability:	21% (20% min)

3.3 The General Residential Zone requires the site to meet the garden area requirement at Clause 32.08-4 of 35% of the site. The proposal allows for 35% of the site as garden area satisfying the provision.

REPORT NO: SU280 (cont.)

4. SITE AND SURROUNDS:

Site and Surrounds

- 4.1 The subject site is situated in a recently subdivided residential estate. The subject site is situated on the north side of Norcal Court, Greenvale and comprises a rectangular block of land that is currently vacant. The site has a frontage of 16.8 metres to Norcal Court with an overall area of 1537 square metres. No significant vegetation is found on the land.
- 4.2 A two metre wide easement extends along the width of the rear northern boundary.
- 4.3 The site has an approximate fall of 14 metres from the front (southern) boundary to the rear (northern) boundary of the site. This is displayed via a gradual slope down the site.
- 4.4 Land to the east of the site has planning permission for four double storey dwellings via permit P19946 however the site is currently vacant. Land to the west of the site is being developed with one double storey dwelling. Land further to the west includes smaller lots developed with dwellings and the south side of Norcal Court has a number of dwellings with access to Kirkwell Court further to the south. An open space and drainage reserve exists to the north of the site.
- 4.5 The neighbourhood generally features two storey contemporary dwellings on substantial lots with established gardens. In a two kilometre radius of the site exists a number of open space areas, a primary school and shopping centres.

Restrictions on Title

- 4.6 No registered restrictive covenants are recorded on title.

Planning History

- 4.7 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:

<i>State Policies:</i>	Clause 11:	Settlement			
	Clause 11.06:	Metropolitan Melbourne			
	Clause 15:	Built Environment and Heritage			
	Clause 16:	Housing			
	Clause 18:	Transport			
<i>Municipal: Strategies:</i>	Clause 19:	Infrastructure			
	Clause 21:	Hume Municipal Strategic Statement			
	Clause 21.01-3:	Vision and Strategic Framework Plan			
	Clause 21.02:	Urban Structure and Settlement			
	Clause 21.02-1:	Managing Growth and Increasing Housing Choice			
	Clause 21.03:	Liveable Neighbourhoods and Housing			
	Clause 21.03-1:	Liveable Communities			
	Clause 21.03-2:	Housing			
	Clause 21.04:	Built Environment & Heritage			
	Clause 21.04-1:	Urban Design			
Clause 21.04-2:	Environmentally Sustainable Design and Development				

REPORT NO: SU280 (cont.)

*Local Policies* Not applicable

*Zones:* Clause 32.08: General Residential Zone Schedule 1

*Overlays:* Nil

*Particular* Clause 52.06: Car Parking

*Provisions:* Clause 55: Two or More Dwellings on a Lot and Residential Buildings

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

*Provisions:* Clause 66: Referral and Notice Provisions

- 5.2 The State and Local Planning Policy Frameworks aim to provide housing diversity within urban settlements that are sustained by supporting infrastructure while ensuring development responds to the landscape and urban character of areas.
- 5.3 New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space. Planning for housing should include the provision of land for affordable housing that is close to jobs, transport and services.
- 5.4 Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through appropriately located uses and developments and quality urban design.
- 5.5 The Hume Municipal Strategic Statement (MSS) identifies the single detached dwelling as the most common type of housing throughout the municipality. It forecasts this will remain for some years even though the size and type of households is gradually changing. One of the challenges for Council is to increase the range of housing types available to meet the changing accommodation and lifestyle needs of the community.
- 5.6 In order to address this, the Hume MSS recognizes the following relevant 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.*

**Aboriginal Cultural Heritage**

- 5.7 The land is not located within an area identified as having Aboriginal cultural heritage sensitivity and a Cultural Heritage Management Plan is not required.

**Major Electricity Transmission Line**

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

**Planning Permit Triggers**

- 5.9 A planning permit is required under the provisions of the General Residential Zone Schedule 1 for the development of more than one dwelling on a lot pursuant to Clause 32.08-6 of the Hume Planning Scheme. Clause 55 is relevant to the assessment of more than one dwelling.
- 5.10 The General Residential Zone also requires that a garden area be provided on the site totaling 35% of the site.

**6. REFERRALS:**

- 6.1 The application was referred to Council's Assets (Engineering and Traffic) Department.



**REPORT NO: SU280 (cont.)**

- 6.2 The Assets Department advised that they have no objection to the application. Original traffic advice included changes to the design to assist with vehicle movement which were addressed in the advertised plans. Standard conditions related to vehicle access and drainage were suggested and these have been included as conditions or notes in the recommendation.

**7. ADVERTISING:**

- 7.1 The application was advertised under Section 52 of the Planning and Environment Act 1987 (the Act) by way of letters to adjoining owners and occupiers and sign was placed on the site for a minimum of 14 days as prescribed under the Act. A total of three objections were received.

- 7.2 The grounds of objections can be summarised as follows:

- The development will create increased issues related to street car parking and traffic.
- The scale and number of the dwellings proposed will detract from the character of the area.
- Property devaluation

**8. OBJECTIONS**

- 8.1 The grounds of objections are addressed as below:

8.2 The development will create increased issues related to street car parking and traffic

The dwellings proposed are all to have at least three bedrooms each. Clause 52.06 of the Hume Planning Scheme outlines that a three bedroom dwelling is required to have two car parking spaces. The dwellings proposed are all to be serviced by two car parking spaces each consistent with the standard. Norcal Court can take up to 300 to 1000 vehicle movements per day and the proposed dwellings are not considered to have a significant impact to the capacity of the road.

8.3 The scale and number of the dwellings proposed will detract from the character of the area.

The land is located in the General Residential Zone which encourages housing diversity and housing growth. The zone also allows for built forms up to a height of 11 metres. In this context the development of five two storey dwellings on the site is considered a reasonable expectation within the area subject to overall impact on streetscape and amenity of adjoining properties. The dwellings proposed will step down the site and the main element to the streetscape will feature Dwelling 1 which will read consistently with other built form in the area. The two storey dwellings proposed have upper level footprints that are smaller than the ground level footprints and allow for separation between the upper level forms and separation from the side and rear boundaries. In this regard the proposed form allows for appropriate spacing between buildings and will provide an appropriate response to the streetscape.

8.4 Property devaluation

The Tribunal has upheld on numerous occasions that the devaluation of surrounding properties is not a valid planning objection as there are many factors that impact on valuation of property.

**9. ASSESSMENT:**

- 9.1 A detailed discussion of the proposal against the particular requirements of Clauses 52.06 and 55 of the Hume Planning Scheme is provided below. The proposal is able to satisfy the requirements of the respective provisions subject to the inclusion of permit conditions.

**REPORT NO: SU280 (cont.)**

- 9.2 The proposal allows for 35% of the site as garden area of Clause 32.08-4 satisfying the provision.

**Clause 52.06 – Car Parking**

- 9.3 Clause 52.06-5 requires car parking at the following rates:
- One car space for each one or two bedroom dwelling.
  - Two car spaces for each three or more bedroom dwellings, with one space under cover.
  - One car space for visitors for developments of five or more dwellings.
- 9.4 The proposed dwelling all have at least three bedrooms and each dwelling will be provided with a double car garage or single garage and tandem space for Dwelling 1 satisfying the provisions of Clause 52.06. The development also includes a visitor space located between Dwelling 1 and 2 which complies with the requirement of Clause 52.06.

**Clause 55 (Two or More Dwellings on a Lot and Residential Buildings):**

- 9.5 A satisfactory neighbourhood and site description and design response plan has been provided for consideration. Assessment of the proposal against the requirements of Clause 55 of the Scheme is provided below. In summary, the proposal satisfies all objectives of the code subject to conditions being placed on any permit issued.

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

- 9.6 Neighbourhood character objectives seek to ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character and that the development responds to the features of the site and the surrounding area.
- 9.7 The concept of two storey development is generally acceptable in principle. The proposed development appropriately manages its bulk impacts by breaking up the extent of two storey form and providing generous upper level setbacks from side and rear boundaries. Overall it has appropriate regard for the expected broader pattern of residential development.
- 9.8 The dwellings have a traditional design with pitched roof forms, eaves, large windows, porches and utilise materials common to this locality (brick, render and roof tiles).
- 9.9 The proposed dwellings have been appropriately located in the context of an established urban environment with the site being connected to all relevant services and utilities within an area where infill residential development is considered appropriate. The design provides an appropriate response demonstrating consistency with relevant housing policy objectives.
- 9.10 The proposed dwellings are appropriately set back, designed and laid out contributing positively to the enhancement of the local urban environment. The site will also have convenient access to the relevant services and utilities present in the area.

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

- 9.11 Dwelling 1 is proposed to have a 4.9 metre setback to Norcal Court. A dwelling is being constructed on land to the west of the site which has a setback of 4.1 metres and land to the east is vacant. The setback proposed is therefore consistent with the requirement of Standard B6.
- 9.12 The proposed development has a maximum height of 8.2 metres. This is compliant with the height restrictions of Standard B7 which allows a maximum height of 11 metres in the General Residential Zone.

**REPORT NO: SU280 (cont.)**

- 9.13 The development will result in a site coverage of 44% which is within the maximum 60% specified under Standard B8. Site permeability is noted as being 21% which meets the minimum 20% required under Standard B9.
- 9.14 The new dwellings proposed on the site have been designed in a manner that takes advantage of the northern orientation allowing habitable living areas and private open space areas to have access to northern sunlight.
- 9.15 The layout of the development provides suitable safety and security to residents of the property. This has been achieved by ensuring that the entrances of the dwellings are not obscured or isolated and that they are clearly visible from the street or internal access way.
- 9.16 Space is provided for the proposed dwellings to establish suitable landscaping including areas for mature canopy trees. Submission of a detailed landscape plan to the satisfaction of the responsible authority will be included as a condition on any permit issued to ensure that the development provides appropriate landscaping and contributes to the landscape character of the surrounding area.
- 9.17 Vehicle access is generally safe, manageable, and convenient, in accordance with Standard B14 (Access Objective). Access from Norcal Court will be via an existing crossing for Dwellings 2 to 5 and a new crossing will be constructed for Dwelling 1. Habitable room windows adjacent the driveway will have appropriate setbacks and sill heights per Standard B15.

**Clause 55.04 – Amenity Impacts (Standards B17 to B24)**

- 9.18 The setback from boundaries for the new dwellings will satisfy setbacks required under Standard B17 (Side and Rear Setbacks Objective).
- 9.19 Dwelling 1 has a proposed single storey wall located on the western boundary. The length of wall along the western boundary is approximately 6.4 metres and a height of 3.2 metres which is well within the limits of B18.
- 9.20 The neighbouring sites are currently vacant or in the process of being developed and Standard B19 (Daylight to Existing Windows Objective) and B20 (North Facing Windows Objective) are not applicable however setbacks proposed will ensure neighbouring parcels can be developed with adequate access to sunlight.
- 9.21 Shadowing is within acceptable limits and complies with Standard B21 (Overshadowing Open Space Objective).
- 9.22 The proposal relies on proposed 2.1 metre high boundary fencing and some obscure windows to manage potential overlooking from upper level habitable room windows. It is considered the boundary fencing proposed will manage the potential for ground level overlooking and upper level habitable room windows to the east and west should be treated in accordance with Standard B22 to prevent future overlooking. A condition will be included in the recommendation accordingly.
- 9.23 Windows have been located and designed with sills at 1.7 metres on the north and south elevation of the dwellings to manage internal overlooking as required under Standard B23 (Internal Views Objective).
- 9.24 There will be no unreasonable noise impacts generated from the proposed development. It is anticipated that the only additional noise generated by the proposed dwellings will be consistent with the residential use of the land.

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

- 9.25 The site slope does make accessibility a challenge however the dwelling entries are potentially accessible or can be easily modified for people with limited mobility due to minimal steps at the entries. Internal modifications could also be easily accommodated in the future if the need arises, consistent with Standard B25 (Accessibility Objective).

**REPORT NO: SU280 (cont.)**

- 9.26 Each dwelling is generally visible and easily identifiable from the street frontages. Each dwelling is provided with a sense of personal address and a transitional space around the entries, consistent with Standard B26 (Dwelling Entry Objective).
- 9.27 All proposed habitable rooms are provided with windows that have the required dimensions clear to the sky. The daylight provisions of Standard B27 (Daylight to New Windows Objective) are therefore met.
- 9.28 The secluded private open space areas to each of the dwellings have good northern orientation to allow ample solar access into these spaces and will be directly accessible from the living spaces, meeting the requirements of Standard B29 (Solar Access to Open Space Objective). The areas of secluded private open space meet the minimum size and dimension requirements as detailed below:
- Dwelling 1 = 36 square metres
  - Dwelling 2 = 53 square metres
  - Dwelling 3 = 56 square metres
  - Dwelling 4 = 71 square metres
  - Dwelling 5 = 116 square metres
- 9.29 Each dwelling has been allocated a storage shed that accords with Standard B30 (Storage Objective).

**Clause 55.06 – Detailed Design (Standards B31 to B34)**

- 9.30 The proposed design of the dwellings, including the proposed hipped roof profiles and the use of brick and render, as well as the contemporary fenestration, are all suitable in the context of the existing character of the area.
- 9.31 No front fence is proposed for the development.
- 9.32 The layout of the site will provide for a common driveway in future subdivision and the layout will allow for easy maintenance and management of this area per Standard B33 (Common Property Objectives).
- 9.33 The plans suitably demonstrate the location of bin storage, mailboxes and clotheslines.

**10. CONCLUSION**

- 10.1 The proposed development is considered appropriate for the site and surrounding area and generally complies with the Hume Planning Scheme and in particular Clause 52.06 and Clause 55 provisions. The objections have been given due regard, and it is considered that the application will provide an increase in a diversity of housing choice within this area of Greenvale while respecting the established amenity and neighbourhood character of the surrounds.
- 10.2 For these reasons, it is recommended that a Notice of Decision to Grant a Permit be issued.

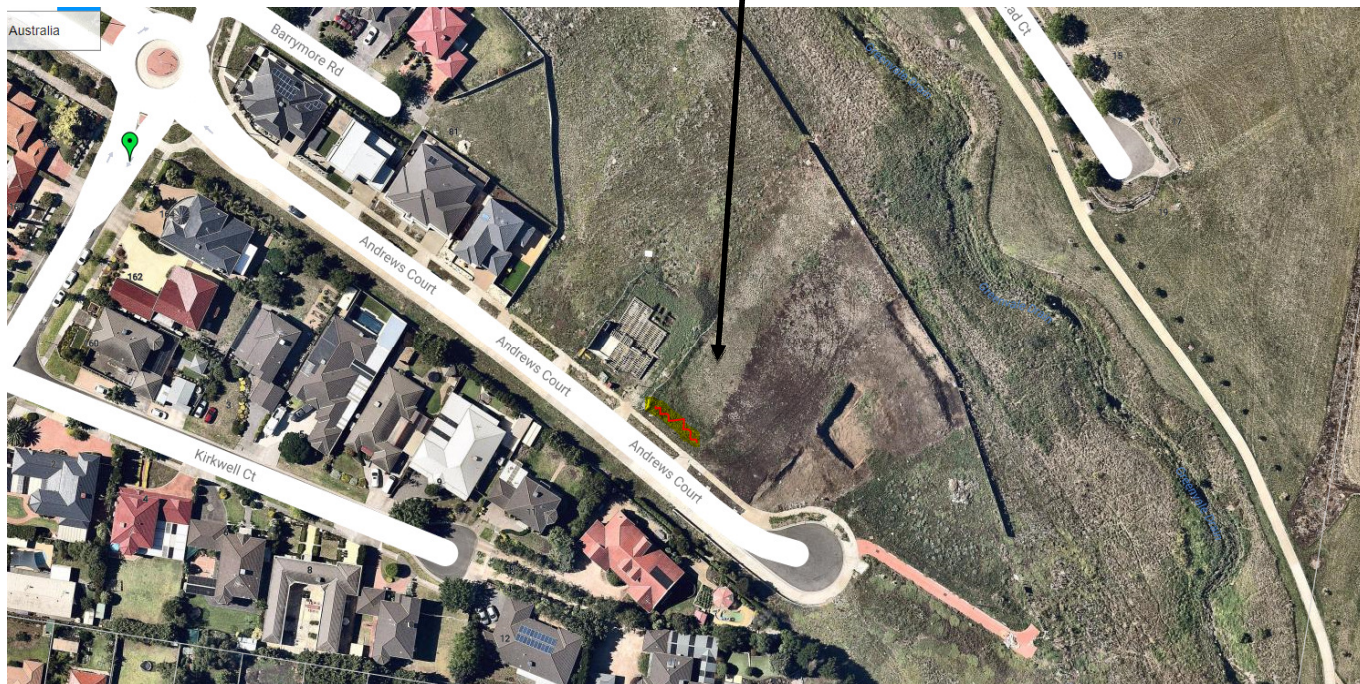
# LOCALITY PLAN

Permit Application: P20704

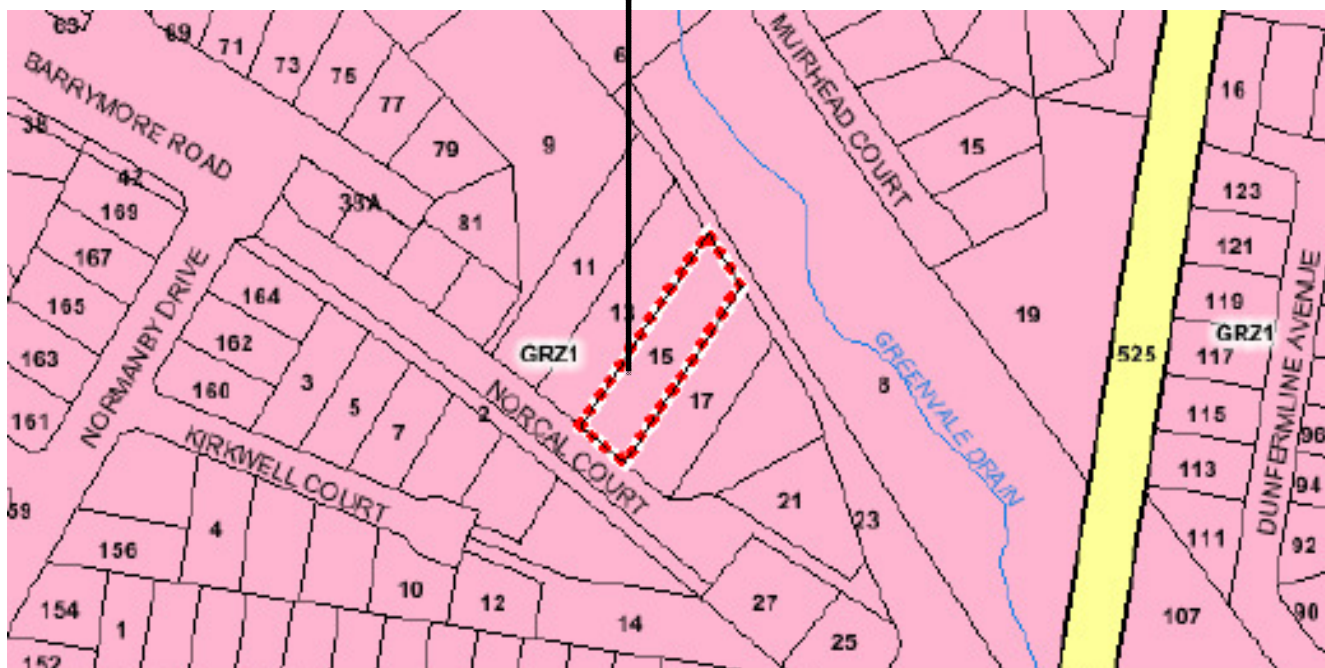
Site Address: 15 Norcal Court, Greenvale.

## Subject Site

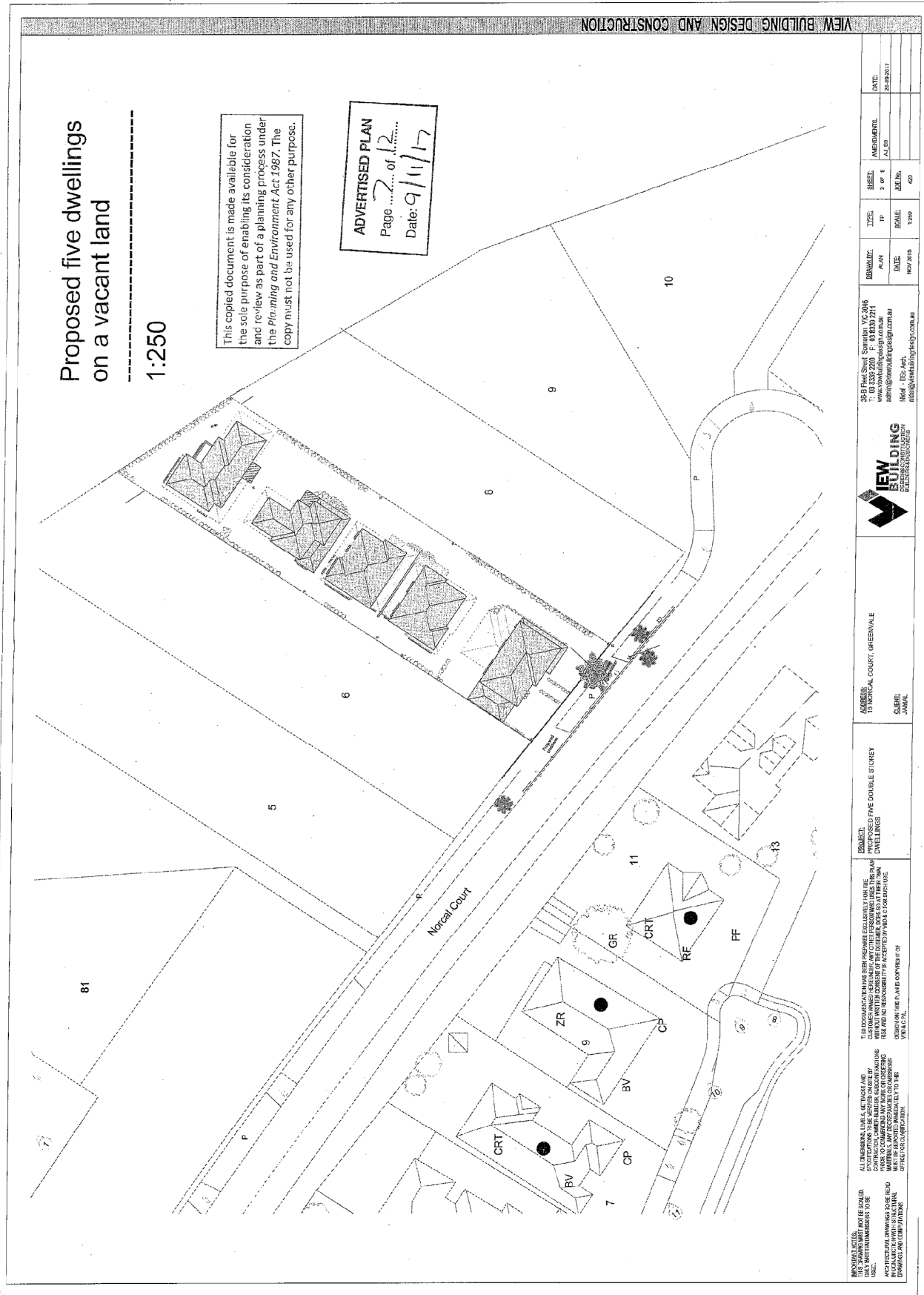
(Note: Andrews Court now Norcal Court – see zoning map below)



## Subject Site







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Date: 9/11/17

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**PROJECT:**  
PROPOSED FIVE DOUBLE STOREY DWELLINGS

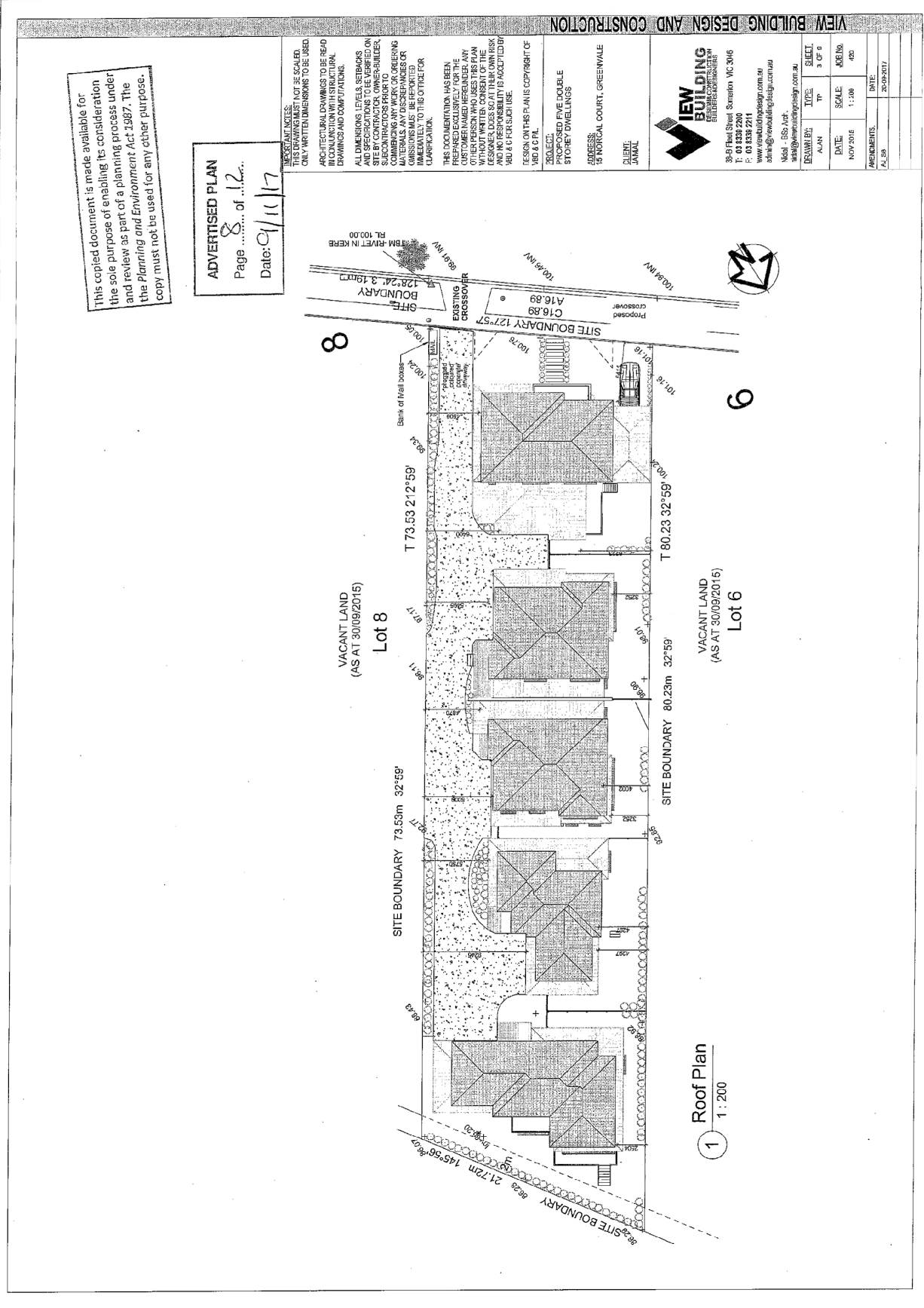
**ADDRESS:**  
15 NORVALA COURT, GREENVALE

**CLIENT:**  
JAVVAL

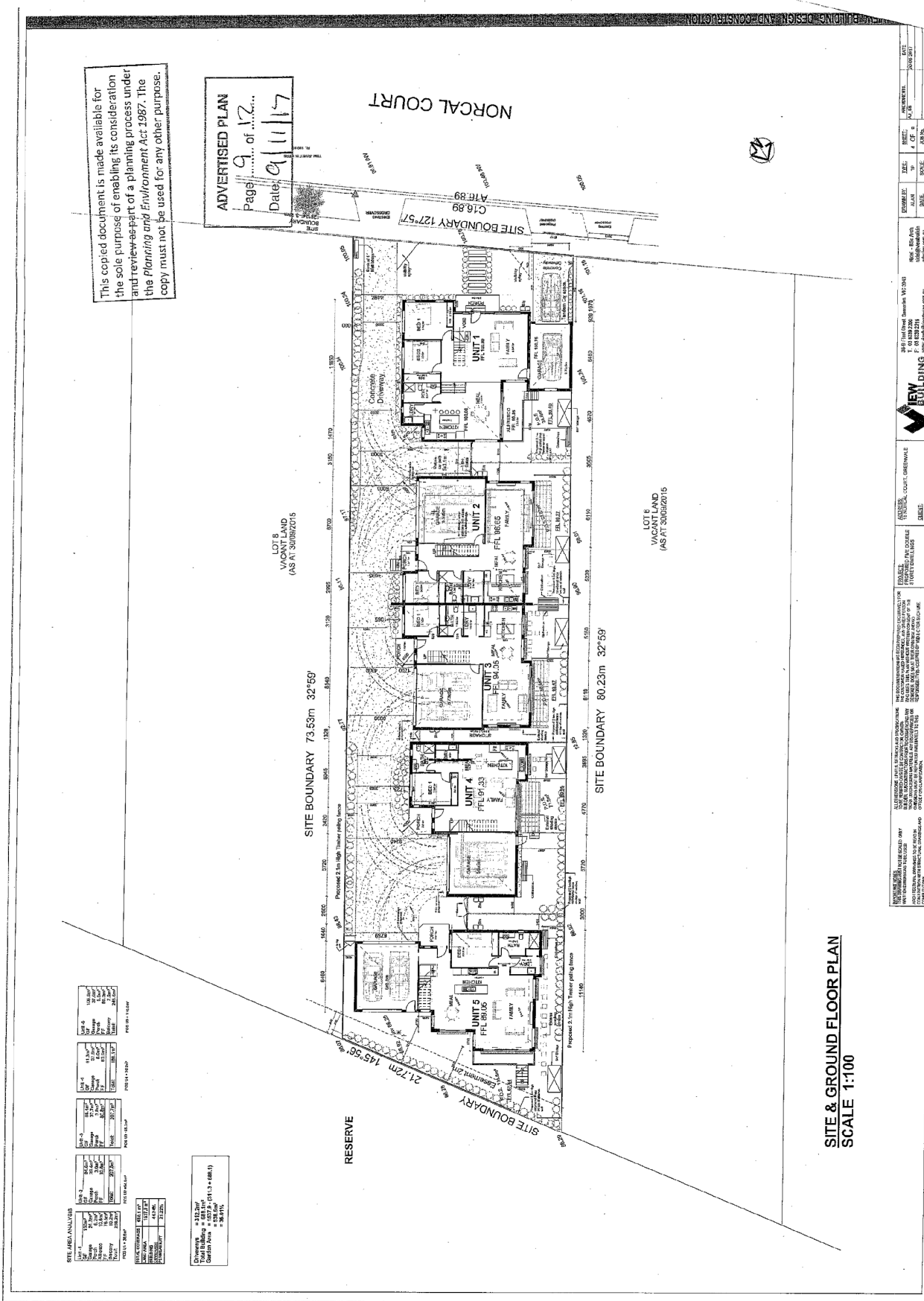


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REVISIONS	DATE	BY	DESCRIPTION
1	NOV 2016		1:100
2			400







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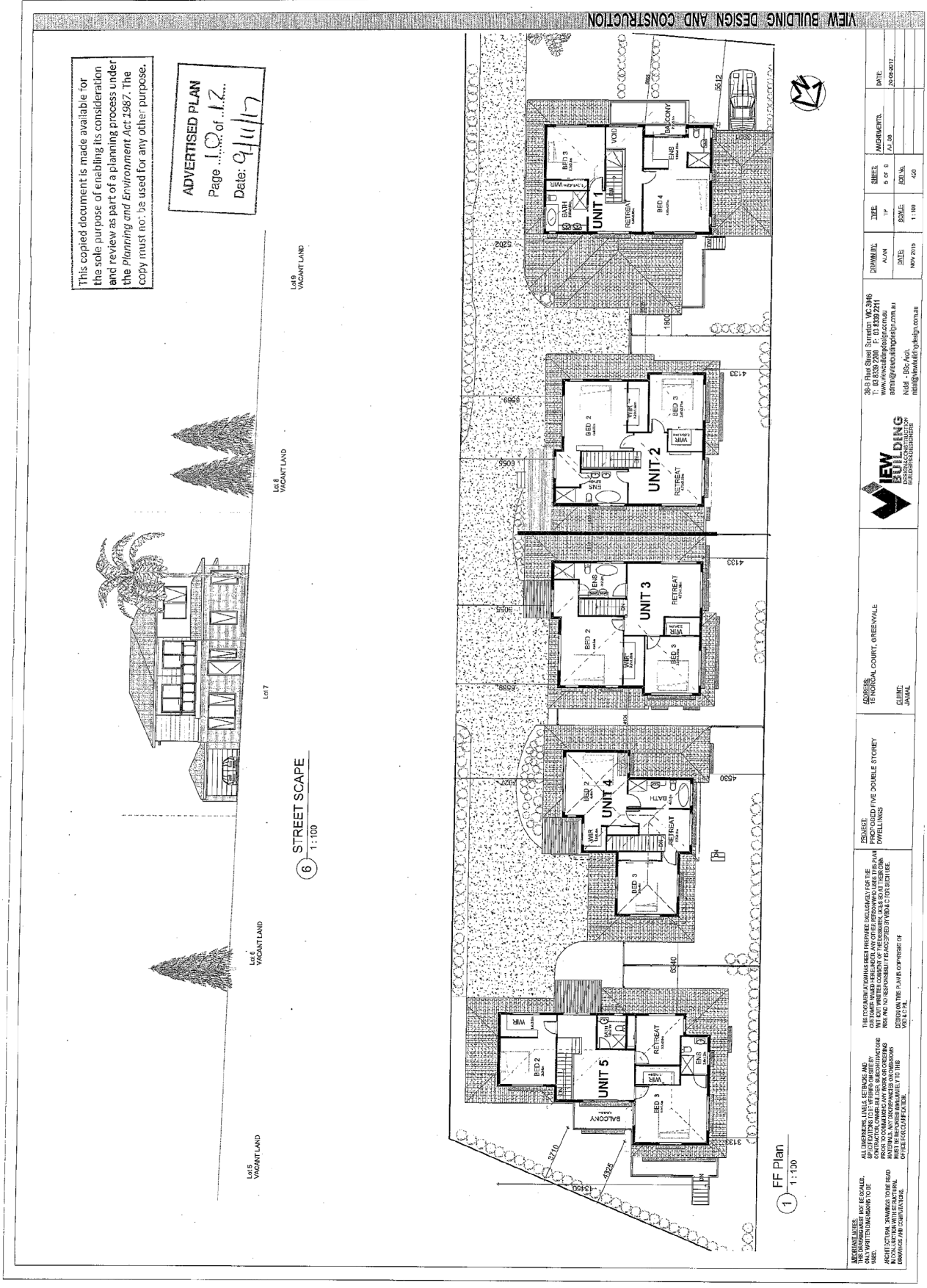
ADVERTISED PLAN  
 Page 9 of 12  
 Date: 9/11/17

**SITE AREA ANALYSIS**

Category	Value
Site Area	10,512.00 m <sup>2</sup>
Impervious Area	6,123.00 m <sup>2</sup>
Permeable Area	4,389.00 m <sup>2</sup>
Roof Area	1,234.56 m <sup>2</sup>
Asphalt Area	1,567.89 m <sup>2</sup>
Grass Area	2,345.67 m <sup>2</sup>
Other Area	3,234.56 m <sup>2</sup>

Site Covering = 13.28m  
 Total Building = 68.5m<sup>2</sup> (0.65% of 10,512)  
 Carpark Area = 335.5m<sup>2</sup> (3.19% of 10,512)

PROJECT NO:	1701
DATE:	09/11/17
DRAWN BY:	JD/MB
CHECKED BY:	MB
SCALE:	1:100
TITLE:	SITE & GROUND FLOOR PLAN
CLIENT:	VIEW BUILDING
ADDRESS:	2101 (Lot 8) & 3000 (Lot 16) BURNING TREE ROAD, WOODBURN VIC 3003
CONTACT:	VIEW BUILDING
WEBSITE:	www.viewbuilding.com.au



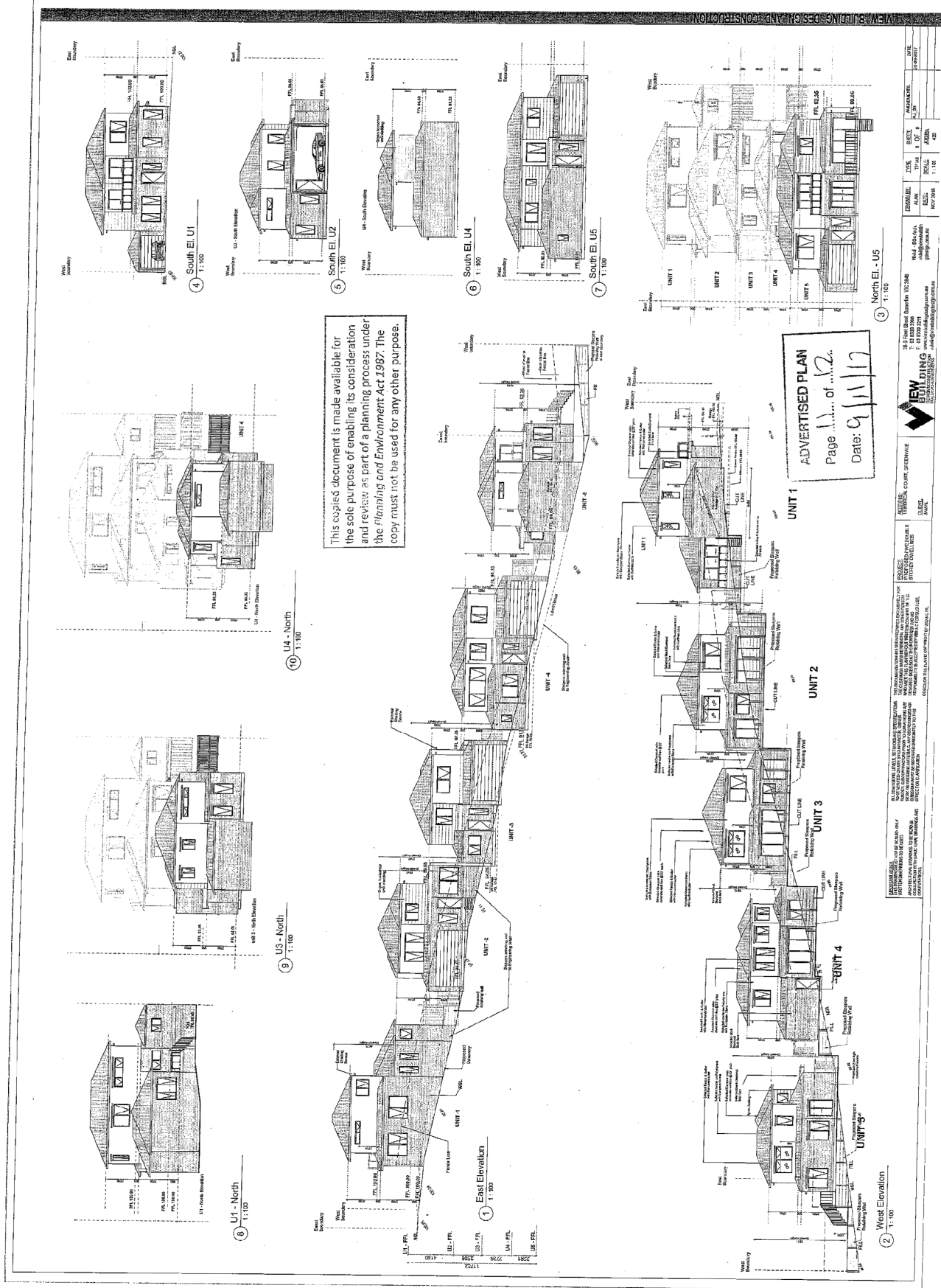
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**6 STREET SCOPE**  
 1:100

**1 FF Plan**  
 1:100

<p>38-8 First Street, Stratford, VIC 3066                  Tel: 03 9457 1111                  www.viewbuilding.com.au                  admin@viewbuilding.com.au                  Adelaide - BSC Arch.                  info@viewbuilding.com.au</p>	<p>DATE: 26/09/2017</p>
	<p>AMENDMENTS:                  1: 01/10                  2: 09/03/17</p>
<p>DRAWN BY:                  ALAN                  DATE: Nov 2016</p>	<p>TYPE:                  1P</p>
<p>PROJECT:                  1: 199</p>	<p>AREA:                  420</p>
<p><b>VIEW BUILDING</b>                  ARCHITECTURAL DESIGN</p>	
<p>LOT: 6                  600/1000 COURT, GREENVALE                  COLLEGE                  JAWAH</p>	
<p>PROPOSED: PROPOSED FIVE DOUBLE STOREY DWELLINGS</p>	
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**22 Sep**  
9 AM  
1 : 250

1

**22 Sep**  
12 PM  
1 : 250

2

**22 Sep**  
3 PM  
1 : 250

3

**ADVERTISED PLAN**  
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 niall@viewbuildingdesign.com.au

DATE	SCALE	SHEET	NO. OF SHEETS
NOV 2016	1:250	7	9

AMENDMENTS:

NO.	DATE	REVISION
1/1		

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PROJECT: 15 NORTAL COURT, GREENVALE  
DRAWN BY: ALAN  
CHECKED BY: TRACY  
DATE: NOV 2016  
SCALE: 1:200  
JOB NO: 420  
DRAWING NO: 2016-0017

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34-36 Field Street, Smeaton VIC 3046  
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admin@viewbuilding.com.au  
Niall - 033 9339 2200  
niall@viewbuilding.com.au

602mm Lathes with 25% transparency to be fitted to the top of East boundary fence to prevent overlooking

**1**  
Overlooking over East boundary  
1:200

**U1**  
Bed 4: North elevation window  
Fence: No overlooking  
Alfresco: No overlooking

**U2**  
Bed 2: North elevation window  
Corner bed between U2 & U3  
Fence: No overlooking

**U3**  
Bed 3: No overlooking  
Fence: No overlooking

**U4**  
Overlooking line  
Fence: No overlooking

**U5**  
Bed 5: No overlooking  
Overlooking line  
Fence: No overlooking

**2**  
Overlooking over W & N boundaries  
1:200

VIEW BUILDING DESIGN AND CONSTRUCTION

DATE:	25.02.2017
AMENDMENTS:	A1, B5
SHEET:	9 of 9
AREA:	420
SCALE:	1:100
DATE:	NOV 2014

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**ADVERTISED PLAN**  
Page 5 of 12  
Date: 9/11/17

**CLIENT:** JAMAL

**ARCHITECT:** VIEW BUILDING DESIGN AND CONSTRUCTION

**PROJECT:** PROPOSED FIVE DOUBLE STOREY DWELLINGS

**ADDRESS:** METROPOLITAN COURT, GREENVALE

**PROJECT NO:** 30-4 First Street, Somerton VIC 3046  
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<b>REPORT NO:</b>	SU281
<b>REPORT TITLE:</b>	Statutory Planning Monthly Report February 2018
<b>SOURCE:</b>	Richard Siedlecki, Coordinator Statutory Planning
<b>DIVISION:</b>	Planning and Development
<b>FILE NO:</b>	-
<b>POLICY:</b>	Hume Planning Scheme
<b>STRATEGIC OBJECTIVE:</b>	4.1 Facilitate appropriate urban development while protecting and enhancing the City's environment, natural heritage and rural spaces.
<b>ATTACHMENTS:</b>	Nil

---

**1. SUMMARY OF REPORT:**

This report incorporates the VCAT appeals update and decisions made by Council officers under delegation for the months of December 2017 and January 2018. 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 December increased by 30% when compared to November and then fell by 63% in January. The number of permits issued in December increased by 17% to that issued in November. The number of permits issued in January fell by 49% this can be attributed to holiday period and staff leave. The number of outstanding applications rose by 1% in December and decreased by 1% in January.

The percentage of applications decided in 60 days or less decreased by 11% in December however increased by 15% in January being the best result for the past twelve months. The average number of gross days taken to determine planning applications increased by 37% in December and increased by a further 8% in January.

The percentage of simple applications issued in 60 days or less increased by 10% in December and fell by 5% in January while average applications issued in 60 days or less increased by 4% in December and fell by 1% in January. Thirty-five percent of complex applications were issued in sixty days or less in December an increase of 2% on November, while no approvals were issued for complex applications in January.

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

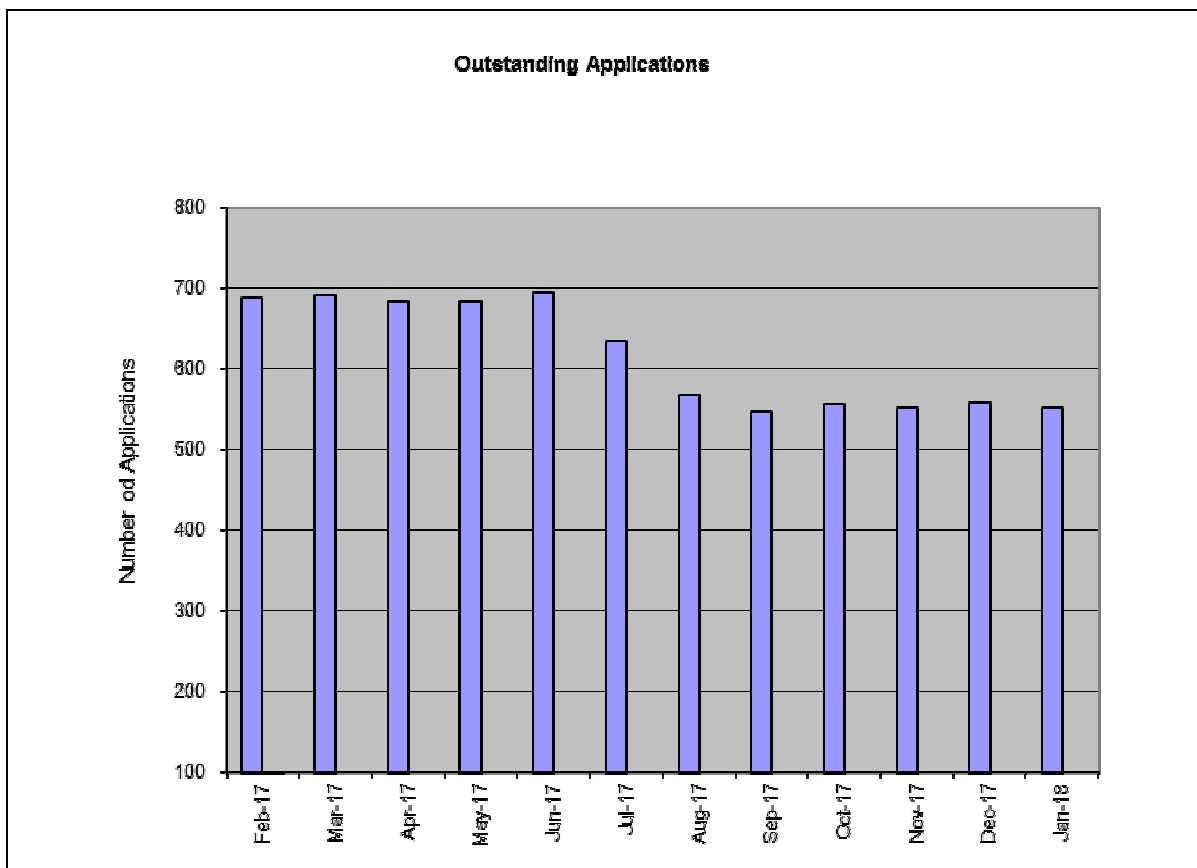
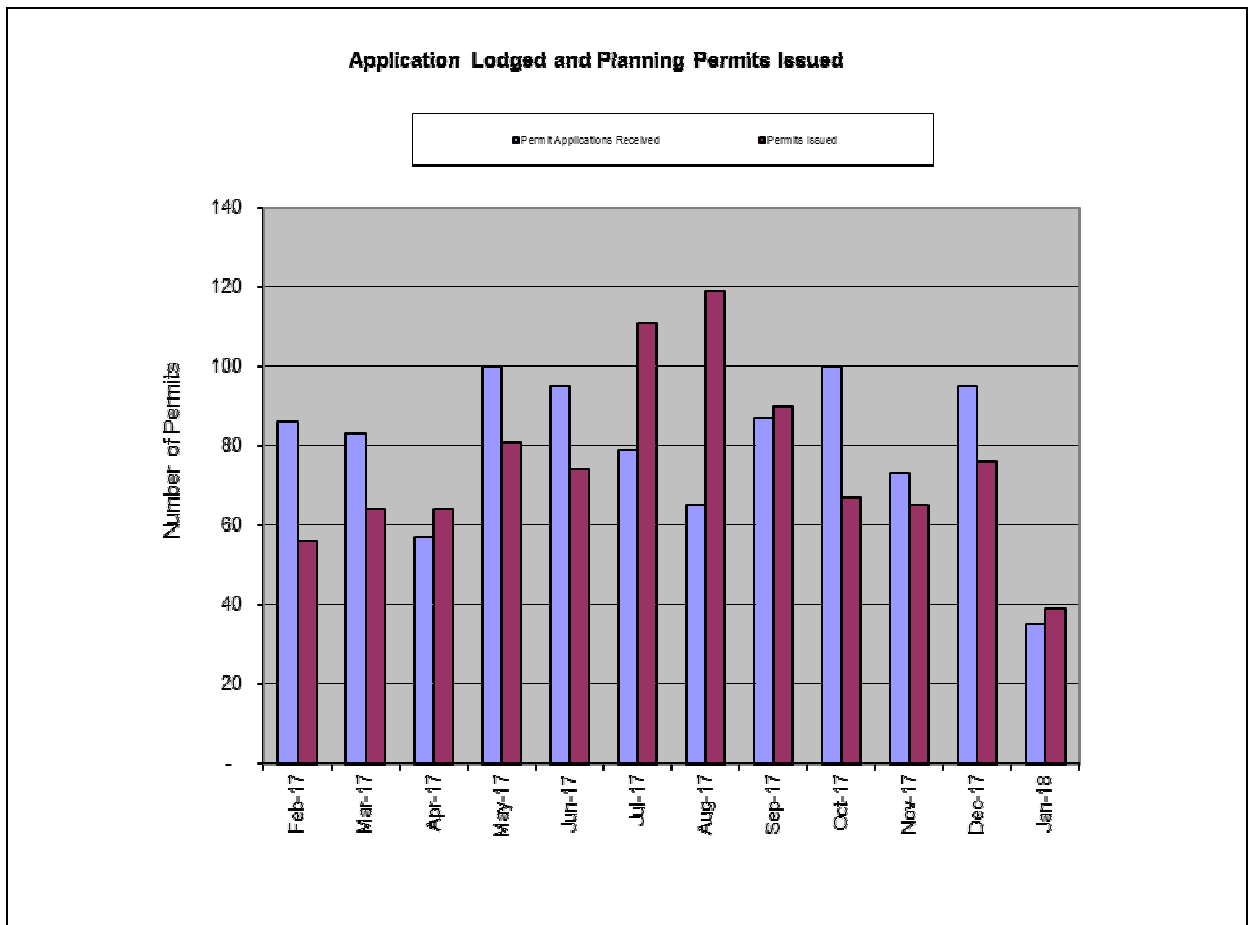
**1.2 Delegated matters**

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.

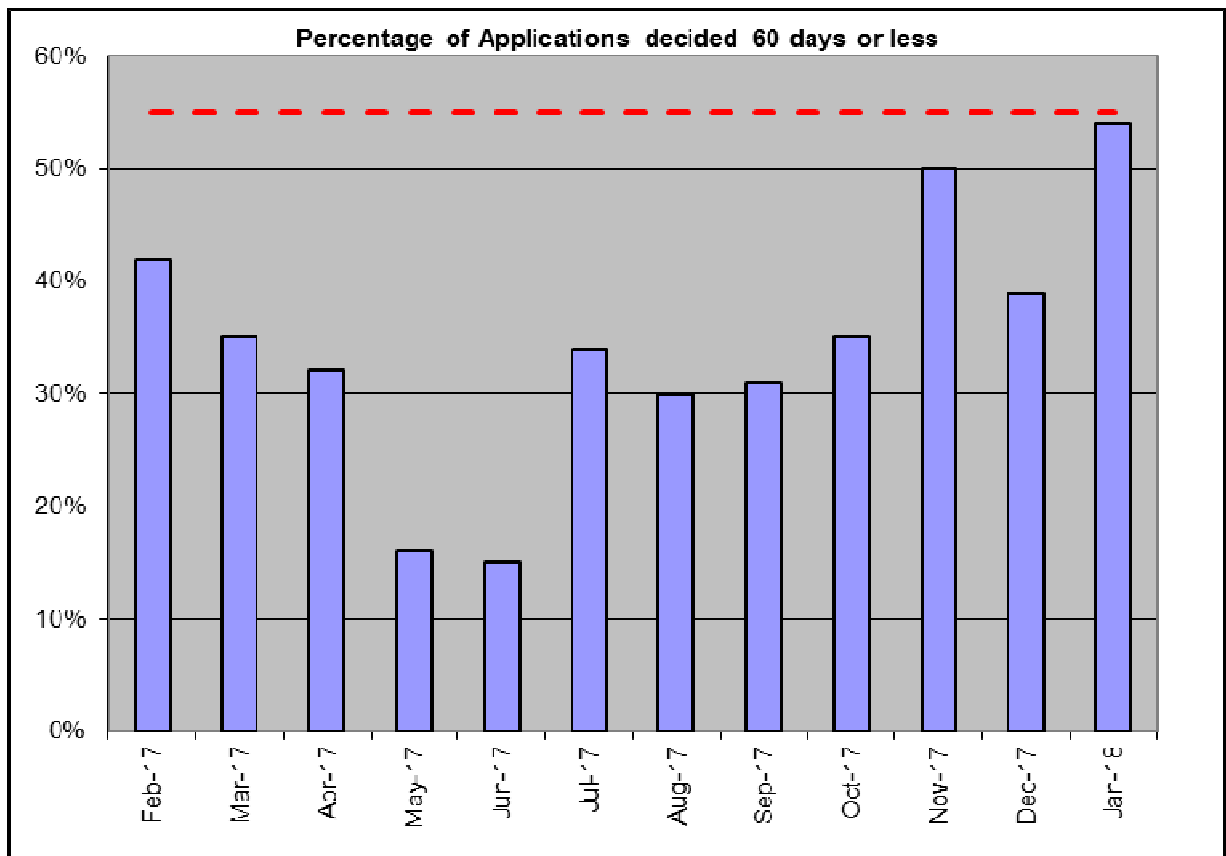
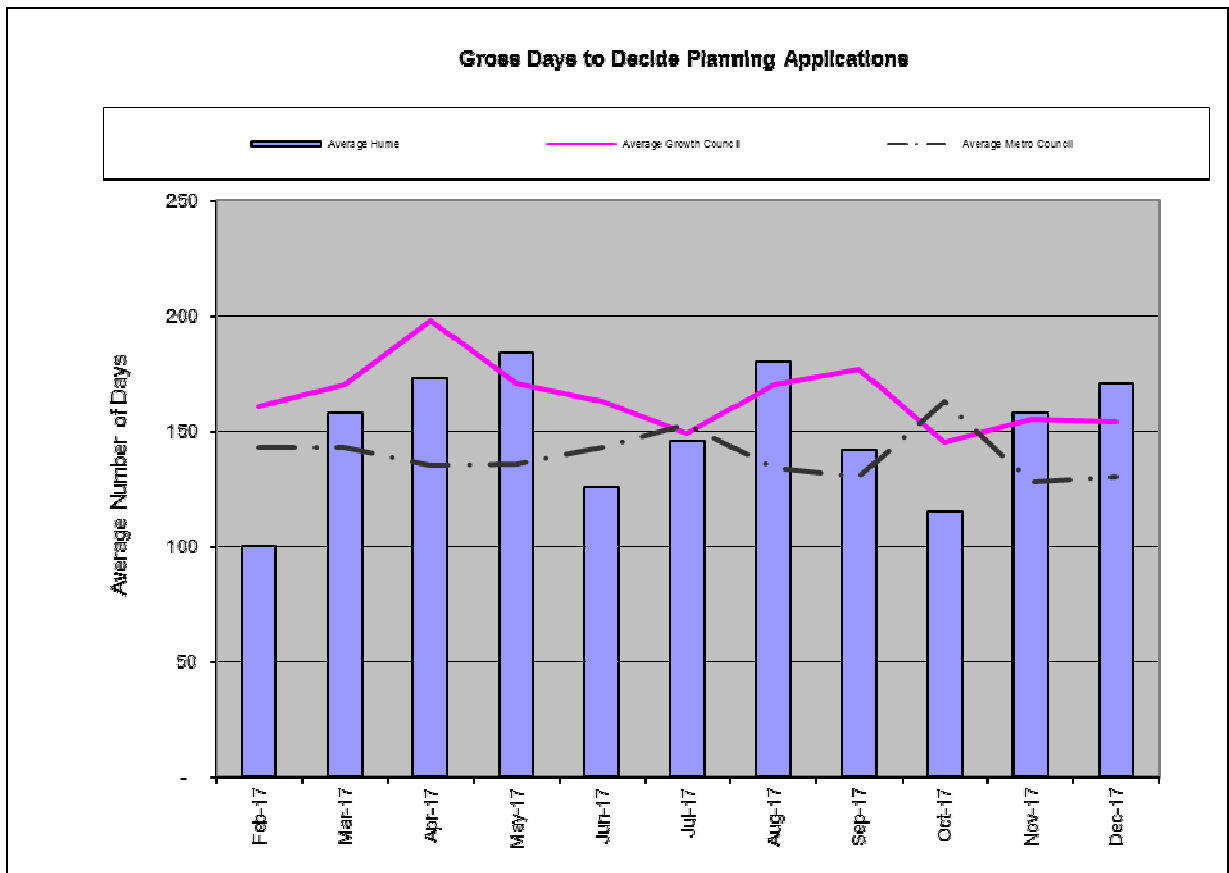
**2. RECOMMENDATION:**

**That the report be noted.**

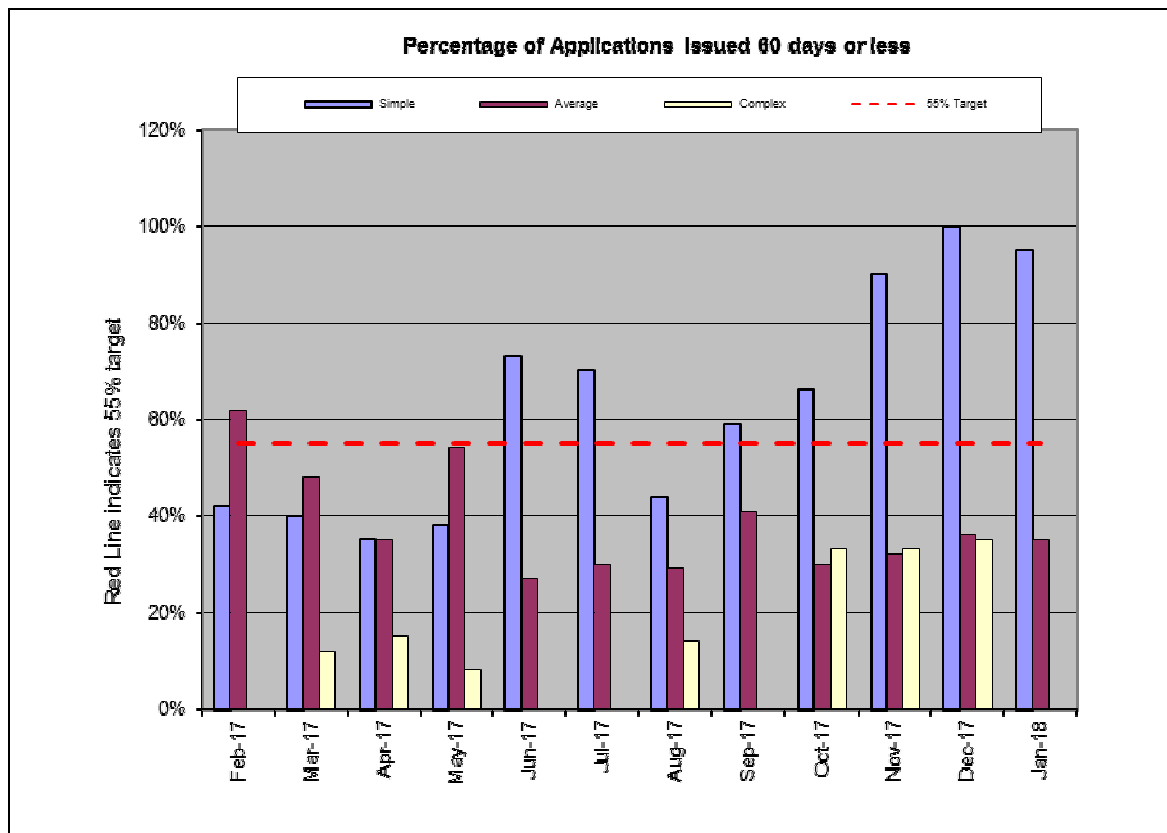
REPORT NO: SU281 (cont.)







REPORT NO: SU281 (cont.)



**3. APPEAL DECISIONS TO DATE:**

- 3.1 This report includes all VCAT decisions received in the months of December 2017 and January 2018 and further includes the current month prior to the Council meeting to give Council a more up to date report on VCAT decisions.
- 3.2 VCAT affirmed Council’s decision not to support a nine storey residential hotel proposed at 133-141 Western Avenue, Westmeadows. The Tribunal noted that the failure to provide around half the parking rate required indicated the applicant was asking too much of the land.
- 3.3 In an appeal by the applicant against conditions and an objector appealing against the proposed use for a function centre and restaurant at 267 Mickleham Road, Westmeadows, the Tribunal determined to vary Council’s decision. The Tribunal on the whole after some refinement on conditions, considered Council’s assessment of the application and the balancing of all relevant interests in the interests of net community benefit was appropriate.
- 3.4 An appeal by objectors against Council’s decision to issue a Notice of Decision to Grant a Permit for four double storey dwellings at 3 Leech Court, Jacana, resulted in VCAT varying Council’s decision by adding an additional condition relating to obscure glazing being required to first floor windows of the east, north and west elevations.
- 3.5 VCAT affirmed Council’s decision to refuse to grant a permit for nine double storey dwellings at 6-10 Bliburg Street, Jacana. The Tribunal considered the proposal does not provide an acceptable response to neighbourhood character and is inconsistent with key policies and provisions of the Planning Scheme.

**REPORT NO: SU281 (cont.)**

- 3.6 A Practice Day Hearing was conducted at VCAT on 15 December 2017 related to an appeal against Council's failure to determine a child care centre proposal at 162 Elevation Boulevard, Craigieburn. Progress was made between Council and the applicant at the hearing resulting in the likelihood of consent orders being drafted.
- 3.7 The Tribunal directed that a permit for 53 dwellings at 11-33 Sommeville Drive, Roxburg Park issue after Council's failure to determine the application within the prescribed period. The Tribunal considered that the proposal did reflect the proposed subdivision of the land, was an acceptable design response and that waste management, traffic and car parking considerations had been carefully addressed.
- 3.8 A Compulsory Conference relating to the use of land at 82A, 82-88 and 90-110 Maffra Street, Coolaroo as a recycling centre was conducted at VCAT on 19 December 2017. VCAT directed that the owners of the site provide to Council a Fire Risk Report, Fire Management Report and submit a planning permit application for two sites with deadlines attached. These deadlines are being monitored and if breached further action will be taken.

WARD	APP. NUMBER	PROPOSAL	ADDRESS	DECISION	APPEAL TYPE	DATE	STATUS
Meadow Valley Ward	P20112	Residential hotel and waiver of bicycle requirements	133-141 Western Avenue, Westmeadows	Failure to determine	Appeal by applicant	5/12/2017	VCAT affirmed Council's decision.
Aitken Ward	P18144	Education Centre	22-38 Malcolm Street, Kalkallo	Notice of Refusal to Grant a Permit.	Appeal by applicant	Full hearing on 12/2/2018	To be heard
Aitken Ward	P18044	Function Centre and Restaurant	267 Mickleham Road, Westmeadows	Notice of Decision to Grant a permit	Appeal by objector	27/11/2017	Council decision varied by VCAT
Meadow Valley Ward	P19659	Four double storey dwellings	3 Leech Court, Jacana	Notice of Decision to Grant a Permit	Appeal by objectors	16/11/2017	Council decision varied by VCAT.
Meadow Valley Ward	P19595	Nine double storey and three single storey dwellings	6-10 Bliburg Street, Jacana.	Notice of Refusal	Appeal by applicant	21/11/2017	VCAT affirmed Council's decision.
Jacksons Creek Ward	P19995	Six storey serviced apartments with gym and cafe	1-3 Freight Drive, Tullamarine.	Notice of Decision to Grant a Permit	Appeal by objector	3/7/2018	To be heard
Jacksons Creek Ward	P19725	Retaining Wall	40 McNabs Road, Keilor	Notice of Decision to Grant a Permit	Appeal by objector	2/2/2018	VCAT require more information. Awaiting order.
Aitken Ward	P20182	Two double and one single storey dwellings	64 Hanson Road, Craigieburn	Failure to determine	Appeal by applicant	26/3/2018	To be heard
Meadow Valley	P20402	Five dwellings and waiver of visitor space	87 Cuthbert Street, Broadmeadows	Failure to determine	Appeal by applicant	11/04/2018	To be heard.
Jacksons Ward	P20014	Restricted place of assembly, Place of worship and removal of native vegetation	220 Thompsons Road, Diggers Rest.	Failure to determine	Appeal by applicant	26/04/2018	To be heard

**REPORT NO: SU281 (cont.)**

WARD	APP. NUMBER	PROPOSAL	ADDRESS	DECISION	APPEAL TYPE	DATE	STATUS
Meadow Valley Ward	P19325	Extension to existing primary school	38-50 Warragul Street, Dallas	Notice of Decision to Grant a Permit	Appeal by objectors	10/05/2018	To be heard
Jacksons Creek Ward	P20444	Two lot subdivision	12 Powlett Street, Sunbury	Failure to determine	Appeal by applicant	1/03/2018	To be heard
Aitken Ward	P20624	Child Care Centre	162 Elevation Boulevard, Craigieburn.	Failure to determine	Appeal by applicant	15/12/2017 (Practice day hearing)	Consent orders being drafted.
Aitken Ward	P20276	Two lot subdivision and carriageway easement	350 Konagaderra Road, Oaklands Junction	Notice of Refusal to Grant a Permit	Appeal by applicant	1/03/18 compulsory conference 18/04/18 Full hearing.	To be heard
Aitken Ward	P20621	Child care centre, service station, medical centre, retail shops and signage	670 Somerton Road, Greenvale	Failure to determine	Appeal by applicant	5/03/18 Compulsory conference 26/04/18 Full hearing	To be heard
Meadow Valley Ward	P90/301, P8244 P9344 P11175	Non-compliance with several planning permits	82A and 82-88, 90-110 Maffra Street, Coolaroo	Enforcement Order	Submitted by Council	19 /12/2017 (Compulsory Conference)	Agreement reached on providing documents.
Jacksons Creek Ward	P13310	Stone extraction without permit	40 Batey Court, Bulla	Enforcement Order	Submitted by Council	Date to be set down	To be heard
Aitken Ward	P20276	Two lot subdivision and carriageway easement.	350 Konagaderra Road, Oaklands Junction	Notice of Refusal to Grant a permit.	Appeal by applicant	1/03/18 Compulsory conference 18/04/18 Full hearing.	To be heard
Meadow Valley Ward	P20326	Fourteen double storey dwellings.	11 Hillcrest Avenue, Westmeadows	Notice of Refusal to grant a permit	Appeal by applicant.	3/08/18	To be heard
Aitken Ward.	P20008	Subdivision	450 Donnybrook Road, Mickleham.	Permit issued	Appeal by applicant that permit ultra vires	17/04/18	To be heard
Jacksons Creek Ward	No application number in this instance	Removal of trees	4,5,11,17 and 22 Alexander Court, Sunbury	To allow part approval of tree removal	Applicant seeking declaration from VCAT to have all trees removed.	18/06/18	To be heard
Aitken Ward	P19248	Fifty-three dwellings	11-13 Sommeville Drive, Roxburg Park	Failure to determine	Appeal by applicant	23/12/17	Permit granted by VCAT.

**4. MATTERS DETERMINED UNDER DELEGATION:**

The following table lists all matters dealt with under delegation between 28 November 2017 and 29 January 2018.

<b>MATTERS DEALT WITH UNDER DELEGATION</b>			
P14608	Four double storey dwellings	105 Camp Rd, Broadmeadows	Amended plans endorsed (Secondary Consent)
P15055	Dwelling, swimming pool, metal garage and workshop, greenhouse, two x water tanks and change of use of existing shed to a studio	40 Callaway Dr, Mickleham	Extension of Time issued
P15609	Three lot subdivision	1/14 Shankland Bvd, Meadow Heights	Extension of Time issued

**REPORT NO: SU281 (cont.)**

<b>MATTERS DEALT WITH UNDER DELEGATION</b>			
P4131	Quarry rehabilitation landfill for Category C contaminated soils, acid sulphate soils, asbestos and clean fill	600 Sunbury Rd, Bulla	Amended plans endorsed (Secondary Consent)
P16092	Restricted place of assembly and reduction in car parking	1/15 Motto Dr, Coolaroo	Amended plans endorsed (Secondary Consent)
P16278	Two double storey dwellings and one single storey dwelling	29 Banksia Gr, Tullamarine	Amended plans endorsed (Secondary Consent)
P16501	Two double storey dwellings and one single storey dwelling	48 Gordon St, Tullamarine	Amended plans endorsed (Secondary Consent)
P14742.02	Three double storey dwellings	318 Camp Rd, Broadmeadows	Extension of Time issued
P17225	Double storey dwelling to the rear of an existing dwelling	2 Hesse Ct, Westmeadows	Extension of Time issued
P17393	One single storey dwelling to the rear of an existing dwelling	9 Wandin Ct, Meadow Heights	Extension of Time issued
P17614	Three dwellings on one lot	2 Dartmoor Ct, Meadow Heights	Extension of Time issued
P15241.02	Eight factories, one warehouse, café, 14 first floor offices and business signage	882-900 Cooper St, Somerton	Amended plans endorsed (Secondary Consent)
P17792	Two double storey dwellings, one single storey dwelling and creation of easement	22 Elliott Ave, Broadmeadows	Extension of Time issued
P17878	Double storey dwelling to the rear of an existing dwelling	10 Dunkeld St, Meadow Heights	Extension of Time issued
P17892	Six unit development comprising of five double storey dwellings and one single storey dwelling	6 Dunn St, Broadmeadows	Amended plans endorsed (Secondary Consent)
P17904	Double storey dwelling to the rear of an existing dwelling	8 Arncliffe Bvd, Greenvale	Extension of Time issued
P17983	Two double storey dwellings and one single storey dwelling	30 Waratah Ave, Tullamarine	Amended plans endorsed (Secondary Consent)
P18070	One double storey dwelling to the rear of an existing dwelling	118 Malmsbury Dr, Meadow Heights	Extension of Time issued
P18110	Use of site for service station, buildings and works associated with a convenience restaurant, convenience shop and erection of signage and alterations to Road Zone Category 1	264-270 Craigieburn Rd, Craigieburn	Extension of Time issued
P18279	Three double storey dwellings	13 Carol Gr, Tullamarine	Extension of Time issued
P18280	Two double storey dwellings and one single storey dwelling	33 Birch Ave, Tullamarine	Extension of Time issued
P18588	Two warehouses and reduction in car parking (6 spaces)	8 Rushwood Dr, Craigieburn	Extension of Time issued
P18602	Two double storey dwellings	40 Gordon St, Tullamarine	Amended plans endorsed (Secondary Consent)
P18762	Dwelling (MAEO2 overlay)	22 Kalimna Cres, Coolaroo	Amended plans endorsed (Secondary Consent)
P19261	Two double storey dwellings	101 Kenny St, Westmeadows	Amended plans endorsed (Secondary Consent)

**REPORT NO: SU281 (cont.)**

<b>MATTERS DEALT WITH UNDER DELEGATION</b>			
P19434	Alterations and additions to existing hotel, increase to area in which liquor is allowed to be consumed and business signage	186-202 Mickleham Rd, Gladstone Park	Amended plans endorsed (Secondary Consent)
P15564.08	Buildings and works - Stage 1 Craigieburn Town Centre, reduction in car parking and bicycle requirements and creation of access to Road Zone 1	340 Craigieburn Rd, Craigieburn	Amended plans endorsed (Secondary Consent)
P19635	Uniform shop for Salesian College Rupertswood	1 Macedon St, Sunbury	Amended plans endorsed (Secondary Consent)
P19862	Warehouse and reduction of car parking	27 The Gateway, Broadmeadows	Amended plans endorsed (Secondary Consent)
P20198	Buildings and works for existing warehouse in Melbourne Airport Environs Overlay	3 Aerolink Dr, Tullamarine	Amended plans endorsed (Secondary Consent)
P20360	Single storey dwelling on land affected by Melbourne Airport Environment Overlay	5 Stockdale Ave, Dallas	Amended plans endorsed (Secondary Consent)
P20450	Warehouse with ancillary office	47-53 Capital Link Dr, Campbellfield	Amended plans endorsed (Secondary Consent)
P20860	Installation of modular portable unit and carport (connected to existing) for accommodation of one CFA personnel	33 Barrymore Rd, Greenvale	Amended plans endorsed (Secondary Consent)
P19483.01	Sale or consumption of liquor to existing licensed premises (restaurant) and change of use from convenience store to licensed supermarket	27-29 Princes Cct, Craigieburn	Amended permit issued
P19029.01	Take away food premises and associated illuminated and non-illuminated signage	2/1488-1489 Sydney Rd, Campbellfield	Amended permit issued and amended plans endorsed
P6027.03	Extractive industry	290 Oaklands Rd, Oaklands Junction	Amended plans endorsed
P15936.03	Staged residential subdivision and dwellings on lots less than 250m <sup>2</sup>	870 Somerton Rd, Greenvale	Amended plans endorsed
P18338.01	Caretaker's house and four warehouses with reduction in car parking	29 Barry Rd, Campbellfield	Amended permit issued
P17115.06	Use of existing building for purpose of restaurant in conjunction with agricultural use and utilise rural outbuildings as art and craft centre with eco-tourism related activities and access to road in Road Zone Category 1	45-165 Old Sydney Rd, Mickleham	Amended permit issued and amended plans endorsed
P20202.01	One double storey dwelling and one single storey dwelling	13 Parnell Cres, Gladstone Park	Amended permit issued
P19845.01	Warehouse with office space and reduction in car parking requirements	4 Military Rd, Broadmeadows	Amended permit issued and amended plans endorsed
P19887.01	Double storey dwelling	10/1-5 Heversham Gr, Greenvale	Amended plans endorsed
P17569.01	Ambulance branch	274-304 Craigieburn Rd, Craigieburn	Amended permit issued & amended plans endorsed
P19713.01	Staged multi-lot subdivision, creation of entry, reserves and reserve for drainage purposes	50 Donnybrook Rd, Mickleham	Amended plans endorsed

**REPORT NO: SU281 (cont.)**

<b>MATTERS DEALT WITH UNDER DELEGATION</b>			
P18750	Vehicle store	1 Sarah St, Campbellfield	Permit issued
P19187	Two double storey dwellings and one single storey dwelling	42 Dianne Ave, Craigieburn	Permit issued
P19276	Thirteen townhouses, service station, convenience shop, car wash, convenience restaurant, childcare centre and creation of access to Road Zone Category 1	910 Mickleham Rd, Greenvale	Permit issued
P19594	Three double storey dwellings	20 Smiley Rd, Broadmeadows	Permit issued
P19863	Supermarket, retail shops, residential apartments, offices, medical centre, gym, swim school, petrol station and reduction of car and bicycle parking provisions and display of pylon sign	40A Dwyer St, Kalkallo	Permit issued
P20209	One single storey dwelling to the rear of an existing dwelling	69 Bicentennial Cres, Meadow Heights	Permit issued
P20211	Warehouse and associated offices, signage and reduction of car parking	23 Flight Dr, Tullamarine	Permit issued
P20268	Transfer station and reduction of car parking	235 Maygar Bvd, Broadmeadows	Permit issued
P20301	One double storey dwelling to the rear of an existing dwelling	56 Melba Ave, Sunbury	Permit issued
P20384	Five double storey dwellings, waiver of visitor car parking and create an access to road in Road Zone Category 1	348 Camp Rd, Broadmeadows	Permit issued
P20387	Three double storey dwellings	1013 Pascoe Vale Rd, Jacana	Permit issued
P20390	One hundred and twenty place child care centre and reduction of car parking	34 Zakwell Ct, Coolaroo	Permit issued
P20392	Single storey dwelling to the rear of an existing dwelling	12 Brodie Ct, Meadow Heights	Permit issued
P20433	Warehouse with ancillary office space and reduction of car parking	31 Scammel St, Campbellfield	Permit issued
P20458	Three double storey dwellings and one single storey dwelling	24 Stanhope St, Broadmeadows	Permit issued
P20461	Indoor recreation facility (F-45 Training franchise) and reduction of car parking	12-14 Maygar Bvd, Broadmeadows	Permit issued
P20467	Automated entry door, new fire exit door and car park access way levels raised as required to warehouse	1473 Sydney Rd, Campbellfield	Permit issued
P20480	Three double storey dwellings and one single storey dwelling	28 Shadforth St, Westmeadows	Permit issued
P20559	Two warehouses with ancillary office space and reduction of car parking	11 Metrolink Cct, Campbellfield	Permit issued
P20567	Two double storey dwellings	40 Janus St, Tullamarine	Permit issued
P20568	Industry (blinds/curtain manufacturing) and mezzanine level	3/1 Nova Ct, Craigieburn	Permit issued
P20582	Three units	36 Ernest St, Broadmeadows	Permit issued
P20593	Single storey dwelling adjacent to an existing single storey dwelling	15 Mossfield Mews, Tullamarine	Permit issued
P20597	Two warehouses and office and reduction of car parking	63 Yellowbox Dr, Craigieburn	Permit issued

**REPORT NO: SU281 (cont.)**

<b>MATTERS DEALT WITH UNDER DELEGATION</b>			
P20603	Sixteen warehouses with ancillary office space and reduction of car parking	8 Motto Dr, Coolaroo	Permit issued
P20612	Three warehouses with ancillary office space and reduction of car parking	65-67 Metrolink Cct, Campbellfield	Permit issued
P20613	Two lot subdivision	11-13 Broad St, Westmeadows	Permit issued
P20620	Two double storey dwellings and one single storey dwelling	8 Woodburn Cres, Meadow Heights	Permit issued
P20628	Four double storey dwellings	31 Ophir St, Broadmeadows	Permit issued
P20629	Single storey dwelling to the rear of an existing dwelling	2 Salcombe Ct, Craigieburn	Permit issued
P20637	Transfer station	23-25 Lara Way, Campbellfield	Permit issued
P20646	Factory and associated office	31 Northpark Dr, Somerton	Permit issued
P20662	Shed in Green Wedge Zone	20 Creasey Ct, Bulla	Permit issued
P20668	Warehouse with reduction of car parking	70-80 Premier Dr, Campbellfield	Permit issued
P20674	Four single storey dwellings	175 James Mirams Dr, Roxburgh Park	Permit issued
P20689	Three double storey dwellings	2 Cooper St, Broadmeadows	Permit issued
P20690	Double storey dwelling and swimming pool in Green Wedge Zone	242 McGregor Rd, Sunbury	Permit issued
P20692	Two single storey dwellings	3 Leveque Loop, Craigieburn	Permit issued
P20693	Two single storey dwellings	9 Roebuck Way, Craigieburn	Permit issued
P20697	Factory and office development and reduction of car parking	42 Yellowbox Dr, Craigieburn	Permit issued
P20721	Two single storey dwellings	124 South Circular Rd, Gladstone Park	Permit issued
P20742	Outbuilding associated with existing dwelling	55 Arcadia Ave, Mickleham	Permit issued
P20757	Alter existing aged care facility	15-25 Anderson Rd, Sunbury	Permit issued
P20759	Display advertising signage including internally illuminated panel sign, flood-lit business sign and promotion sign	28-32 Carrick Dr, Tullamarine	Permit issued
P20763	Removal of easement	75 Brendan Rd, Greenvale	Permit issued
P20766	Extension to front of existing dwelling	1/27 Gerbert St, Broadmeadows	Permit issued
P20770	Dwelling and garage	280 Loemans Rd, Bulla	Permit issued
P20774	Temporary creation/alteration of access to/from a Road Zone Category 1 (Hume Freeway) to facilitate construction of Yarra Valley Water sewer	10 Donnybrook Rd, Mickleham	Permit issued
P20776	Upgrade of Ashes oval and basketball courts	Salesian College and grounds, 3-5 Macedon St, Sunbury	Permit issued
P20781	Two single storey dwellings	13 Osway St, Broadmeadows	Permit issued
P20787	Two lot subdivision	32 Cassinia Cres, Meadow Heights	Permit issued



**REPORT NO: SU281 (cont.)**

<b>MATTERS DEALT WITH UNDER DELEGATION</b>			
P20808	Carport associated with existing dwelling	700 Riddell Rd, Sunbury	Permit issued
P20817	Six double storey dwellings and eight lot subdivision	425 Donnybrook Rd, Mickleham	Permit issued
P20824	Change of use to restricted recreation facility	2 Newton Dr, Somerton	Permit issued
P20829	Farm shed	45 Cranesbill Lane, Mickleham	Permit issued
P20832	Removal of easement	31 Robinson St, Jacana	Permit issued
P20842	Outbuilding associated with existing dwelling	50 Bardwell Dr, Mickleham	Permit issued
P20846	Four double storey dwellings	91 Carrick Dr, Gladstone Park	Permit issued
P20847	Partial change of use to education centre	5/195 Somerton Rd, Coolaroo	Permit issued
P20853	Relocation of existing illuminated sign and installation of two new illuminated signs	25-29 Horne St, Sunbury	Permit issued
P20859	Upgrade existing business identification signage	832-834 Cooper St, Somerton	Permit issued
P20863	Manufacture and sale to public of bakery products	2/882 Cooper St, Somerton	Permit issued
P20879	Twelve warehouses with car parking and reduction of car parking	15-23 The Gateway, Broadmeadows	Permit issued
P20884	Five double storey dwellings	15 Prosperity Way, Roxburgh Park	Permit issued
P20888	Five double storey dwellings	15 Prosperity Way, Roxburgh Park	Permit issued
P20889	Business signage and promotional signage	15 Polaris Rd, Mickleham	Permit issued
P20901	Installation of two additional concrete storage silos at existing concrete batching plant	221 Northbourne Rd, Campbellfield	Permit issued
P20903	Reduction of car parking and erection of internally illuminated signage in association with medical centre	199 Melrose Dr, Tullamarine	Permit issued
P20912	Alterations to existing convenience restaurant including advertisements	173 Mickleham Rd, Westmeadows	Permit issued
P20925	Double storey dwelling on allotment under 300m <sup>2</sup>	50 Pimelea St, Sunbury	Permit issued
P20927	Four lot subdivision	8 Fidge Ct, Jacana	Permit issued
P20933	Addition of first floor mezzanine storage area in existing warehouse and reduction of car parking	4/15 Nathan Dr, Campbellfield	Permit issued
P20940	Alterations and additions to first floor office to existing warehouse	3/148 Northbourne Rd, Campbellfield	Permit issued
P20942	Supply and install two cantilever structures for shade in existing car park	The Meadows, 80 Northcorp Bvd, Broadmeadows	Permit issued
P20948	Four warehouses and associated offices with reduction of car parking	50 McDougall Rd, Sunbury	Permit issued
P20958	Warehouse and associated office with reduction of car parking	48 McDougall Rd, Sunbury	Permit issued
P20960	Four lot subdivision	140 Graham St, Broadmeadows	Permit issued
P20968	Warehouse and reduction of car parking	25 Thornycroft St, Campbellfield	Permit issued

**REPORT NO: SU281 (cont.)**

<b>MATTERS DEALT WITH UNDER DELEGATION</b>			
P20974	Two lot subdivision	44 Grattan Cove, Craigieburn	Permit issued
P20983	Four lot subdivision	48 Mitchells Lane, Sunbury	Permit issued
P20993	Licensed premises	Shop 1/2/130-132 Hothlyn Dr, Craigieburn	Permit issued
P21000	Two lot subdivision	8 Warragul St, Dallas	Permit issued
P21001	Three lot subdivision	84 Gallantry Ave, Craigieburn	Permit issued
P21006	Three lot subdivision	25 Stewarts Lane, Sunbury	Permit issued
P21059	Two lot subdivision	11 Hamilton St, Craigieburn	Permit issued
S008148	Two lot subdivision	17 Norwich Crescent, Campbellfield	Plan Certified 28 November 2017
	41 lot subdivision	Lot A Kelberg Road, Kalkallo	Plan Certified 29 November 2017
S008414	Five lot subdivision	138 Kitchener Street, Broadmeadows	Plan Certified 29 November 2017
S008296	Two lot subdivision	51 The Gateway, Broadmeadows	Plan Certified 29 November 2017
S008098	Two lot subdivision	10 Pebble Beach Court, Sunbury	Plan Certified 30 November 2017
S008002	117 lot subdivision Merrifield Estate	500 Donnybrook Road, Mickleham	Statement of Compliance 30 November 2017
S007868	49 lot subdivision	175 James Mirams Drive, Roxburgh Park	Statement of Compliance 30 November 2017
S008329	Two lot subdivision	61 Burge Drive, Sunbury	Plan Certified 30 November 2017
S008263	Three lot subdivision	26 Osway Street, Broadmeadows	Statement of Compliance 30 November 2017
S008225	Four lot	5 Broadmeadows Road, Tullamarine	Statement of Compliance 30 November 2017
S008305	Two lot subdivision	4 Huntly Court, Meadow Heights	Plan Certified with Statement of Compliance 30 November 2017
S008332	Two lot subdivision	27 Johnstone Street, Jacana	Plan Certified with Statement of Compliance 30 November 2017
S008095	Two lot subdivision	31 Janus Street, Tullamarine	Plan Certified 30 November 2017
S008116	Eighty-three lot subdivision	805 Somerton Road, Greenvale	Plan Re-Certified 30 November 2017
S008233	Eighty lot subdivision	805 Somerton Road, Greenvale	Plan Certified 30 November 2017
S008358	Thirty-five lot subdivision	2090 Mickleham Road, Mickleham	Plan Certified 30 November 2017
S008068	Sixty-two lot subdivision	500 Donnybrook Road, Mickleham	Statement of Compliance 1 December 2017
S008227	Two lot subdivision	14 Metrolink Circuit, Campbellfield	Plan Certified 1 December 2017

**REPORT NO: SU281 (cont.)**

<b>MATTERS DEALT WITH UNDER DELEGATION</b>			
S008087	Four lot subdivision - multi unit	55 Eumarella Street, Tullamarine	Plan Certified 4 December 2017
S007897	Forty-eight lot subdivision	535A Mt Ridley Road, Mickleham	Plan Re-Certified 4 December 2017
S008098	Two lot subdivision	10 Pebble Beach Court, Sunbury	Statement of Compliance 4 December 2017
S008209	Three lot subdivision	23 Malcolm Place, Campbellfield	Statement of Compliance 4 December 2017
S007977	Twenty-seven lot subdivision	Lot X Carmichael Road, Craigieburn	Plan Re-Certified 13 December 2017
S008023	Ninety-three lot subdivision	475B Mt Ridley Road, Craigieburn	Plan Re-Certified 13 December 2017
S008191	Two lot subdivision	90 Barkly Street, Sunbury	Plan Re-Certified 13 December 2017
S008187	Six lot subdivision	49 Gibson Street, Broadmeadows	Plan Certified 13 December 2017
S008330	Twenty-eight lot subdivision	61 Burge Drive, Sunbury	Plan Certified 13 December 2017
S008042	Two lot subdivision	4 Waverley Court, Craigieburn	Plan Certified 13 December 2017
S007918	Seventy-four lot subdivision	110 Dwyer Street, Kalkallo	Plan Re-Certified 14 December 2017
S008107	Two lot subdivision	102 Waranga Crescent, Broadmeadows	Statement of Compliance 15 December 2017
S008149	Twenty-four lot subdivision	11-33 Sommeville Drive, Roxburgh Park	Plan Re-Certified 15 December 2017
S008279	Ten lot subdivision	40-42 Barkly Street, Sunbury	Plan Re-Certified 18 December 2017
S008201	Fifteen lot subdivision	41 Furlong Street, Craigieburn	Statement of Compliance 18 December 2017
S008022	Forty-four lot subdivision	425 Donnybrook Road, Mickleham	Plan Re-Certified with Statement of Compliance 18 December 2017
S008113	Fifty-six lot subdivision	425 Donnybrook Road, Mickleham	Plan Re-Certified 18 December 2017
S008197	Sixty lot subdivision	425 Donnybrook Road, Mickleham	Plan Re-Certified 18 December 2017
S008200	Four lot subdivision	12 Broadmeadows Road, Tullamarine	Plan Certified with Statement of Compliance 18 December 2017
S008069	One hundred and sixty-one lot subdivision	500 Donnybrook Road, Mickleham	Plan Re-Certified 19 December 2017
S007897	Forty-eight lot subdivision	535A Mount Ridley Road, Mickleham	Statement of Compliance 19 December 2017
S008208	Four lot subdivision	1 Dacelo Avenue, Broadmeadows	Plan Certified with Statement of Compliance 19 December 2017
S007792	Thirty-three lot subdivision	495 Donnybrook Road, Mickleham	Plan Re-Certified 20 December 2017
S008114	Two lot subdivision	438/189B South Centre Road,	Plan Certified with Statement of

**REPORT NO: SU281 (cont.)**

<b>MATTERS DEALT WITH UNDER DELEGATION</b>			
		Tullamarine	Compliance 21 December 2017
S008315	Forty-nine lot subdivision	1140 Hume Highway, Kalkallo	Plan Certified 21 December 2017
S007919	Three lot subdivision	47 Meredith Street, Broadmeadows	Plan Certified 21 December 2017
S007394	Seven lot subdivision	39 Clarendon Avenue, Craigieburn	Plan Certified with Statement of Compliance 21 December 2017
S008428	Two lot subdivision	90 Vineyard Road, Sunbury	Plan Certified with Statement of Compliance 21 December 2017
S007960	Thirty-four lot subdivision	355 Donnybrook Road, Mickleham	Plan Re-Certified 21 December 2017
S007951	Forty-five lot subdivision	Lot E Dwyer Street, Kalkallo	Plan Re-Certified 21 December 2017
S008430	Two lot subdivision	64 Merola Way, Campbellfield	Plan Certified 22 December 2017
S007178	Two lot subdivision	Lot J Grand Boulevard, Craigieburn	Statement of Compliance 22 December 2017
S008237	Two lot subdivision	20 Gillingham Crescent, Craigieburn	Plan Certified 27 December 2017
S008141	Two lot subdivision	2 Lysterfield Drive, Greenvale	Plan Certified 10 January 2018
S008033	Four lot subdivision	50 Donnybrook Road, Mickleham	Plan Re-Certified 12 January 2018
S008003	One hundred and fifty-seven lot subdivision	500 Donnybrook Road, Mickleham	Statement of Compliance 12 January 2018
S008379	Five lot subdivision	9 Harfield Avenue, Mickleham	Statement of Compliance 12 January 2018
S008321	Two lot subdivision	20 Woodburn Crescent, Meadow Heights	Plan Certified with Statement of Compliance 15 January 2018
S008338	Three lot subdivision	1 Distinction Avenue, Craigieburn	Plan Certified 15 January 2018
S008329	Two lot subdivision	61 Burge Drive, Sunbury	Statement of Compliance 16 January 2018
S007257	Two lot subdivision	10 Bradford Avenue, Greenvale	Statement of Compliance 16 January 2018
S008042	Two lot subdivision	4 Waverley Court, Craigieburn	Statement of Compliance 16 January 2018
S007680	Two lot subdivision	63 Mont Albert Drive, Campbellfield	Statement of Compliance 16 January 2018
S008436	Two lot subdivision	15 Northpark Drive, Sunbury	Plan Certified 16 January 2018
S008279	Two lot subdivision	40-42 Barkly Street, Sunbury	Statement of Compliance 17 January 2018

**REPORT NO: SU281 (cont.)**

<b>MATTERS DEALT WITH UNDER DELEGATION</b>			
S008191	Two lot subdivision	90 Barkly Street, Sunbury	Statement of Compliance 18 January 2018
S008092	Four lot subdivision	3 Campbell Street, Campbellfield	Plan Certified with Statement of Compliance 18 January 2018
S007713	Fifty-nine lot subdivision	Lot M Elevation Boulevard, Craigieburn	Plan Re-Certified 18 January 2018
S008106	Three lot subdivision	144 Widford Street, Broadmeadows	Plan Certified 19 January 2018
S008141	Two lot subdivision	2 Lysterfield Drive, Greenvale	Statement of Compliance 19 January 2018
S007904	Thirty-seven lot subdivision	555 Mt Ridley Road, Mickleham	Statement of Compliance 22 January 2018
S008282	Four lot subdivision	10 Graham Street, Broadmeadows	Statement of Compliance 23 January 2018
S008306	Two lot subdivision	10 Tarwin Place, Meadow Heights	Plan Certified with Statement of Compliance 24 January 2018
S008347	Two lot subdivision	4 Spring Valley Avenue, Craigieburn	Statement of Compliance 25 January 2018
S008106	Three lot subdivision	144 Widford Street, Broadmeadows	Statement of Compliance 25 January 2018
S007509	Two lot subdivision	10 Bodmin Court, Craigieburn	Statement of Compliance 25 January 2018
S008442	Creation of Reserves	60 Donnybrook Road, Mickleham	Plan Certified 25 January 2018
S008221	Two lot subdivision	63 Vantage Boulevard, Craigieburn	Statement of Compliance 25 January 2018
S007738	Fifteen lot subdivision	2-20 The Gateway, Broadmeadows	Plan Certified 29 January 2018

<b>MATTERS DEALT WITH UNDER DELEGATION WITH OBJECTIONS</b>			
<b>FILE</b>	<b>PROPOSAL</b>	<b>ADDRESS OF PROPERTY</b>	<b>ACTION TAKEN</b>
P19232	Staged development of existing secondary school with new buildings (some multi level), sport fields, playground facilities, car parking, bicycle spaces and landscaping provisions and signage	26-44 Kiewa Cres, Dallas	Notice of Decision to Grant a Permit
P20072	One shop and one dwelling with reduction to parking	31 Augusta Ave, Campbellfield	Notice of Decision to Grant a Permit
P20724	One triple storey dwelling and five double storey dwellings	6 Formosa Mews, Greenvale	Notice of Decision to Grant a Permit

**REPORT NO: SU281 (cont.)**

<b>SECTION 173 AGREEMENTS SIGNED UNDER DELEGATION</b>			
<b>FILE</b>	<b>PROPOSAL</b>	<b>ADDRESS OF PROPERTY</b>	<b>ACTION TAKEN</b>
P20502	Three lot subdivision	4 Arncliffe Blvd, Greenvale	Agreement signed on 18 January 2018
P20021	Two lot subdivision	8 Burnett St, Somerton	Agreement signed on 22 January 2018
P19438	Two lot subdivision	29 Haddington Cres, Greenvale	Agreement signed on 24 January 2018

<b>VICSMART PERMITS SIGNED UNDER DELEGATION</b>			
<b>FILE</b>	<b>PROPOSAL</b>	<b>ADDRESS OF PROPERTY</b>	<b>ACTION TAKEN</b>
P20256	Two lot subdivision	2 Lysterfield Dr, Greenvale	Permit issued
P20643	Two lot subdivision	51A The Gateway, Broadmeadows	Permit issued
P20672	Warehouse	36 Rushwood Dr, Craigieburn	Permit issued
P20860	Installation of modular portable unit and carport (connected to existing) for accommodation of one CFA personnel	33 Barrymore Rd, Greenvale	Permit issued
P20975	Two lot subdivision	64 Merola Way, Campbellfield	Permit issued
P20985	Two lot subdivision	15 Northpark Dr, Somerton	Permit issued
P20998	Two lot subdivision	52 Gillingham Cres, Craigieburn	Permit issued
P21018	Two lot subdivision	17 Lalor Cres, Sunbury	Permit issued
P21050	Two lot subdivision	24 Hopkins Way, Meadow Heights	Permit issued
P21051	Two lot subdivision	69 Wattleglen St, Craigieburn	Permit issued
P21066	Two lot subdivision	20 Amstel St, Craigieburn	Permit issued
P21071	Car wash to rear of site and display of two advertising signs and reducing requirements for loading	1470-1474 Sydney Rd, Campbellfield	Permit issued

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<b>REPORT NO:</b>	SU282
<b>REPORT TITLE:</b>	Addressing Illegal Dumping in Pinnaroo Circuit, Meadow Heights
<b>SOURCE:</b>	Katie Byrne, Waste and Litter Education Officer
<b>DIVISION:</b>	Sustainable Infrastructure and Services
<b>FILE NO:</b>	521210
<b>POLICY:</b>	-
<b>STRATEGIC OBJECTIVE:</b>	4.2 Create community pride through a well-designed and maintained City.
<b>ATTACHMENT:</b>	1. <i>Locality Map of Pinnaroo Circuit, Meadow Heights</i>

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**1. SUMMARY OF REPORT:**

- 1.1 A joint letter was received by Council on 27 June 2017 requesting assistance from Council to address an illegal dumping issue in the reserve between Woods Close and Pinnaroo Circuit, Meadow Heights.
- 1.2 This report is in response to the Council Resolution (PJL 269) 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 Waste for investigation.”

**2. RECOMMENDATION:**

- 2.1 **That the reserve at 22 Pinnaroo Circuit Meadow Heights be maintained in its current state with additional monitoring to be performed by the Waste department with the provision of a footpath to be reviewed by the Community and Activity Centre Planning department in accordance with Walking and Cycling Strategy.**

**3. LEGISLATIVE POWERS:**

Not applicable.

**4. FINANCIAL IMPLICATIONS:**

- 4.1 The cost of opening the reserve as a thoroughfare including installation of a path, removal of current gate and landscaping in the reserve is estimated at \$25,000.

**5. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:**

There are no environmental sustainability considerations in increasing landscaping of Pinnaroo Circuit Reserve.

**6. CLIMATE CHANGE ADAPTATION CONSIDERATIONS:**

There are no climate change adaptation considerations in increasing landscaping of Pinnaroo Circuit 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:**

- 8.1 Community consultation will be conducted as part of a footpath provision evaluation in line with the Walking and Cycling Strategy. Opening up of the land for use as a thoroughfare will impact the neighbouring properties by increasing pedestrian traffic adjacent to these houses. It is proposed to consult with these neighbouring properties and signatories to the petition to gauge support for an access path to Shankland-Tarcoola Reserve.

REPORT NO: SU282 (cont.)

**9. DISCUSSION:**

**9.1 Background**

- 9.1.1 A joint letter containing seven signatures was tabled at Council's meeting on Monday 10 July 2017. The joint letter requested that Council address the illegal dumping issue in the reserve at 22 Pinnaroo Circuit, Meadow Heights. The residents raised their concern that the illegal dumping was a regular, ongoing occurrence and is affecting the amenity of the area.
- 9.1.2 Council resolved at the meeting 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 Waste for investigation."

**9.2 Situational Analysis**

- 9.2.1 The reserve is located at 22 Pinnaroo Circuit, Meadow Heights joining Woods Close. The reserve is currently closed at the Woods Close end with a steel gate, which allows mowing access. The Pinnaroo Circuit frontage allows pedestrian access only through bollards. This arrangement prevents the reserve being accessed as a thoroughfare as pedestrian traffic is blocked by the gate at Woods Close.
- 9.2.2 The parcel of land is 93m long and up to 20m wide at the centre, without lighting, currently making the area a difficult location for passive surveillance, refer to attachment one for a locality map.
- 9.2.3 Council's Community and Activity Centre Planning department have advised that the reserve could provide a corridor for residents to access the Shankland-Tarcoola Reserve and main bus route along Shankland Boulevard. The provision of a footpath will be reviewed in line with the Walking and Cycling Strategy and in consultation with residents in close proximity to 22 Pinnaroo Circuit, Meadow Heights. The Walking and Cycling Strategy provides criteria to guide the development of paths and any associated infrastructure.
- 9.2.4 Council has received 9 Merits in relation to dumped rubbish in the reserve at 22 Pinnaroo Circuit since 1 July 2016.

**9.3 Proposed Actions**

- 9.3.1 Following discussions with Environmental Services, Community and Activity Centre Planning and Parks Asset Management several management options for the area were proposed, including:
- (a) Installation of 'Illegal dumping' signage at either end of the reserve;
  - (b) Removing of the bollards and replacement with a gate as per Woods Close entrance, to prevent access to the reserve; or
  - (c) Increase access and passive surveillance of the area by removing gates and opening pedestrian access as a thoroughfare.
- 9.3.2 Based on the access benefits for the community and the increased passive surveillance gained by opening the reserve as a thoroughfare this is the preferred option for the reserve.

**10. CONCLUSION:**

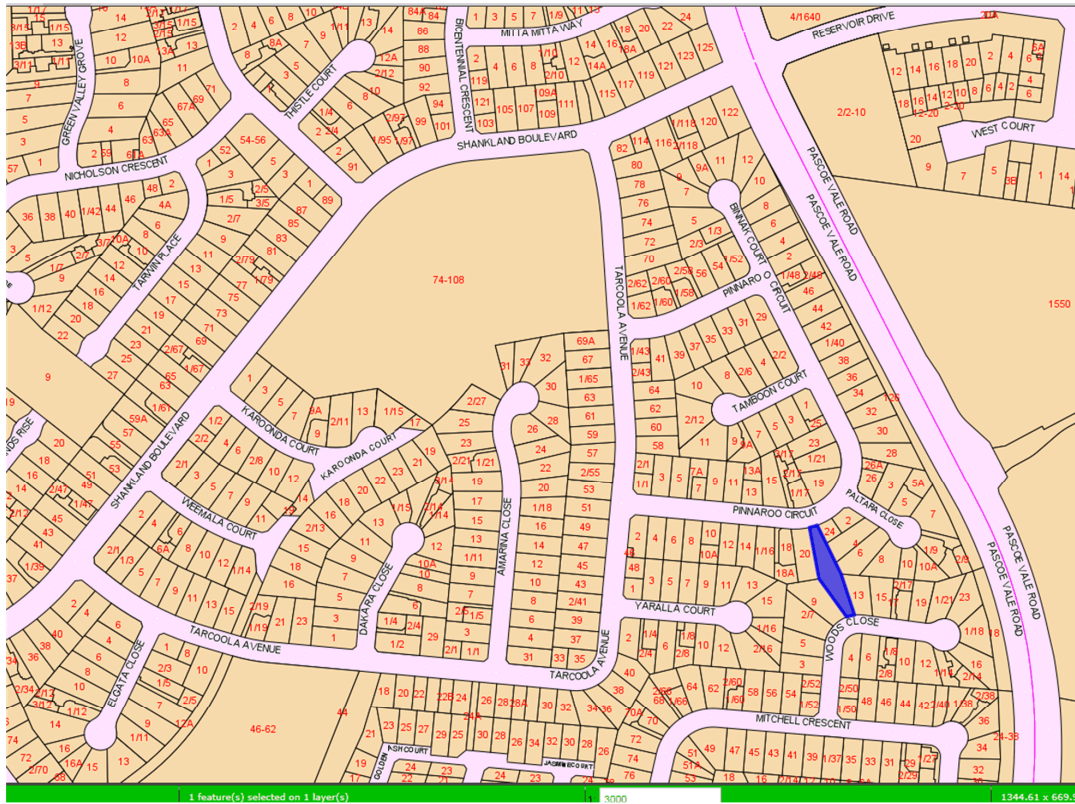
- 10.1 The reserve at 22 Pinnaroo Circuit is currently an underutilised parcel of land that is attracting illegal dumping. The Waste department will continue to monitor the parcel and address illegal dumping issues with existing signage and surveillance practices.



**REPORT NO: SU282 (cont.)**

- 10.2 Increasing access to the reserve as a thoroughfare would increase passive surveillance to the reserve and may reduce illegal dumping while providing access for residents to the Shankland-Tarcoola Reserve and main bus route through Shankland Boulevard.
- 10.3 It is proposed the path and landscaping works in Pinnaroo Circuit be referred to the Community and Activity Centre Planning department for consideration and community consultation is undertaken with surrounding residents.

Attachment 1 – Locality Map of Pinnaroo Circuit, Meadow Heights



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<b>REPORT NO:</b>	GE251
<b>REPORT TITLE:</b>	S173 Agreements - Building Over Easement - 1 October - 31 December 2017
<b>SOURCE:</b>	Peter Jolly, Municipal Building Surveyor
<b>DIVISION:</b>	Planning and Development
<b>FILE NO:</b>	90.02.0002
<b>POLICY:</b>	Construct Buildings Over Easements
<b>STRATEGIC OBJECTIVE:</b>	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
<b>ATTACHMENT:</b>	1. <i>Building Section 173 Report - 1 October 2017 to 31 December 2017</i>

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**1. SUMMARY OF REPORT:**

This report details agreements entered into under Section 173 of the *Planning and Environment Act 1987* (the Act). 48 Section 173 Agreements relating to consent to build over easements granted with conditions were entered into during the period 1 October 2017 to 31 December 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 October 2017 and 31 December 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:

**REPORT NO: GE251 (cont.)**

- (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.
- (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.

<b>Ref.</b>	<b>Address</b>
eBRC20170003	20 Lot 36 Lambert Avenue, Sunbury, Vic. 3429
eBRC20170018	14 Lot 941 Luster Circuit, Greenvale, Vic. 3059
eBRC20170020	50 Lot 77 Yarcombe Crescent, Craigieburn, Vic. 3064
eBRC20170044	7 Lot 641 Athena Close, Tullamarine, Vic. 3043
eBRC20170045	44 Barkly Street, Sunbury, Vic. 3429
eBRC20170046	36 Lot 1005 Congram Street, Broadmeadows, Vic. 3047
eBRC20170049	31 Lot 4601 Cradle Mountain Drive, Craigieburn, Vic. 3064
eBRC20170052	40 Lot 40 Hothlyn Drive, Craigieburn, Vic. 3064
eBRC20170053	4 Lot 28 Milburn Place, Craigieburn, Vic. 3064
eBRC20170064	506 Lot 21301 Grand Boulevard Craigieburn, Vic. 3064
eBRC20170068	15 Lot 857 Bindweed Street, Sunbury, Vic. 3429
eBRC20170073	16 Lot 957 Argenta Street, Mickleham, Vic. 3064
eBRC20170079	2 Lot 961 Luster Circuit, Greenvale, Vic. 3059
eBRC20170086	59 Lot 847 Pimelea Street, Sunbury, Vic. 3429
eBRC20170087	12 Lot 851 Bindweed Street, Sunbury, Vic. 3429
eBRC20170095	25 Lot 51 Emily Street, Greenvale, Vic. 3059
BRC20160439	26 Lot 5001 Positano Grove, Greenvale, Vic. 3059
BRC20170163	42 Lot 29 Zakwell Court, Coolaroo, Vic. 3048
BRC20170267	20 Lot 321 Bentham Street, Roxburgh Park, Vic. 3064
BRC20170293	1 Lot 1 Gwilt Street, Westmeadows, Vic. 3049
BRC20170298	3 Lot 2329 Middle Way, Mickleham, Vic. 3064
BRC20170299	5 Lot 600 Fisher Court, Sunbury, Vic. 3064
BRC20170313	3 Lot 25 Gwilt Street, Westmeadows, Vic. 3049
BRC20170316	19 Lot 510 Perugia Avenue, Greenvale, Vic. 3059
BRC20170320	18 Lot 956 Argenta Street, Mickleham, Vic. 3064
BRC20170322	10 Lot 1522 Chamney Place, Roxburgh Park, Vic. 3064
BRC20170328	24 Lot 28432 Montreal Circuit, Craigieburn, Vic. 3064
BRC20170331	65 Lot 132 Hanson Road, Craigieburn, Vic. 3064
BRC20170336	139 Lot 932 Hothlyn Drive, Craigieburn, Vic. 3064
BRC20170342	68 Lot 110 Somerset Road, Campbellfield, Vic. 3061
BRC20170350	61 Lot 832 Gibson Street, Broadmeadows, Vic. 3047
BRC20170353	4 Lot 6009 Lemnos Walk, Greenvale, Vic. 3059
BRC20170361	14 Lot 1384 Barclay Close, Gladstone Park, Vic. 3043
BRC20170362	3 Unit 2 Lot 2 Bronco Court, Meadow Heights, Vic. 3048
BRC20170365	37 Lot 607 Nathalia Street, Broadmeadows, Vic. 3047

<b>BRC20170366</b>	<b>12 Lot 6005 Lemnos Walk, Greenvale, Vic. 3059</b>
<b>BRC20170367</b>	<b>14 Lot 6004 Lemnos Walk, Greenvale, Vic. 3059</b>
<b>BRC20170368</b>	<b>16 Lot 6003 Lemnos Walk, Greenvale, Vic. 3059</b>
<b>BRC20170369</b>	<b>18 Lot 6002 Lemnos Walk, Greenvale, Vic. 3059</b>
<b>BRC20170370</b>	<b>20 Lot 6001 Lemnos Walk, Greenvale, Vic. 3059</b>
<b>BRC20170381</b>	<b>6 Lot 2607 Magnolia Boulevard, Meadow Heights, Vic. 3048</b>
<b>BRC20170384</b>	<b>135 Lot 5 Cuthbert Street, Broadmeadows, Vic. 3047</b>
<b>BRC20170385</b>	<b>3 Lot 8 Dhemre Place, Dallas, Vic. 3047</b>
<b>BRC20170386</b>	<b>3-5 Unit 5 Lot 5 Anderson Road, Sunbury, Vic. 3429</b>
<b>BRC20170388</b>	<b>5-9 PC374395 Drummond Street, Greenvale, Vic. 3059</b>
<b>BRC20170393</b>	<b>11 Lot 710 Abercarn Avenue, Craigieburn, Vic. 3064</b>
<b>BRC20170401</b>	<b>29 Lot 202 St Georges Boulevard, Mickleham, Vic. 3064</b>
<b>BRC20170407</b>	<b>84 Lot 65 Dunfermline Avenue, Greenvale, Vic. 3059</b>

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<b>REPORT NO:</b>	GE252
<b>REPORT TITLE:</b>	Building Control Services Delegations Report - 1 October 2017 to 31 December 2017
<b>SOURCE:</b>	Peter Jolly, Municipal Building Surveyor
<b>DIVISION:</b>	Planning and Development
<b>FILE NO:</b>	90.01.0001
<b>POLICY:</b>	-
<b>STRATEGIC OBJECTIVE:</b>	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
<b>ATTACHMENT:</b>	1. <i>Building Delegations Report 1 October 2017 - 31 December 2017</i>

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**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 170 approvals granted during the period 1 October 2017 to 31 December 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 300m<sup>2</sup>. 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 300m<sup>2</sup>; 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.

**REPORT NO: GE252 (cont.)**

- 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: GE252 (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 170 of these various matters approved during the period 1 October 2017 to 31 December 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 31 December 2017.

Application Ref:	Approval Date:	Property Address:	Application Approval Description:
BRC20170328	2/10/2017	24 MONTREAL CCT CRAIGIEBURN VIC 3064	Regulation 310(1), Dwelling foundation element Site Cut constructed over an easement.
BRC20170333	2/10/2017	6 UPTHORPE LOOP MICKLEHAM VIC 3064	Regulation 411, to allow building site coverage of 62 percent of the allotment area in lieu of 60 percent
eBRC20170025	2/10/2017	19 WINKLER ST MICKLEHAM VIC 3064	Regulation 420, to allow habitable room windows serving the kitchen, meals and family rooms to face a Verandah which is not open for a third of its perimeter.
BRC20170310	2/10/2017	15 LEWIS PL SUNBURY VIC 3429	Regulation 414, to allow a Garage wall to be sited between 150mm - 1000mm from the northern allotment boundary in lieu of 200mm or 1000mm.
BRC20170275	3/10/2017	8 BURNHAM CT SUNBURY VIC 3429	Regulation 409, to allow a Dwelling to be setback 4610mm from the front street alignment boundary in lieu of 6500mm.
BRC20170336	3/10/2017	139 HOTHLYN DR CRAIGIEBURN VIC 3064	Regulation 310(1), Garage (Unit 2) constructed over an easement.
BRC20170338	5/10/2017	10 LUSCO ST KALKALLO VIC 3064	Regulation 420, to allow a habitable room window serving a Study to face an Alfresco which is not open for one third of its perimeter.
BRC20170339	5/10/2017	9 GLENMAGGIE CT MEADOW HEIGHTS VIC 3048	Regulation 414 to allow A Verandah to be setback 150mm from the western allotment boundary and a Carport to be setback 200mm from the eastern allotment boundary in lieu of 500mm.
eBRC20170046	6/10/2017	36 CONGRAM ST BROADMEADOWS VIC 3047	Regulation 310(1), Dwelling (U3) eaves constructed over an easement.
BRC20170299	6/10/2017	5 FISHER CT SUNBURY VIC 3429	Regulation 310(1), Shed constructed over an easement.
eBRC20170022	6/10/2017	20 LANDSCAPE PL SUNBURY VIC 3429	Regulation 414, to allow a Dwelling wall to have a maximum height of 6242mm with a setback of 1280mm from the northern allotment boundary in lieu of 1792mm.
eBRC20170023	6/10/2017	20 LANDSCAPE PL SUNBURY VIC 3429	Regulation 415, to allow a Dwelling wall adjacent the southern allotment boundary to have a maximum average wall height of 3990mm in lieu of 3200mm and a maximum wall height of 4203mm in lieu of 3600mm.
BRC20170267	9/10/2017	20 BENTHAM ST ROXBURGH PARK VIC 3064	Regulation 310(1), Verandah and Decking constructed over an easement.
BRC20170326	9/10/2017	47 STATION ST SUNBURY VIC 3429	Regulation 802(3) and 806(1), to allow building work for the construction of four Dwellings (Units) to be built on land designated as being liable to flooding.

BRC20170321	10/10/2017	15 O'MALLEY CT SUNBURY VIC 3429	Regulation 414, to allow a Verandah to be setback 250mm from the southern allotment boundary in lieu of the required 500mm.
BRC20170349	10/10/2017	1 PIPIT WAY SUNBURY VIC 3429	POPE Occupancy Permit - Callums Fun Day Fundraising Event - Saturday 14th October 2017
eBRC20170010	11/10/2017	50 SASSAFRAS DR SUNBURY VIC 3429	Regulation 410, to allow a Shed to be constructed to a height of 3930mm at a distance of 1000mm from the northern allotment boundary in lieu of 3600mm
BRC20170289	11/10/2017	5-9 DRUMMOND ST GREENVALE VIC 3059	Regulation 424, to allow a Front Fence to be constructed to a height of 2150mm in lieu of 1500mm.
BRC20170344	13/10/2017	28 EYRE ST WESTMEADOWS VIC 3049	Regulation 411, to allow a site coverage of 67 percent of the allotment area in lieu of 60 percent.
BRC20170320	13/10/2017	18 ARGENTA ST MICKLEHAM VIC 3064	Regulation 310(1), Dwelling foundation element site cut constructed over an easement.
BRC20170335	17/10/2017	123 RESERVOIR RD SUNBURY VIC 3429	Regulation 414, to allow a Garage to be sited 500mm from the southern allotment boundary in lieu of 1000mm.
eBRC20170045	20/10/2017	44 BARKLY ST SUNBURY VIC 3429	Regulation 310(1), Carport (U6), constructed over an easement.
BRC20170351	23/10/2017	24 RIVERSIDE DR CRAIGIEBURN VIC 3064	Regulation 420, to allow a habitable room window serving the kitchen to face a carport which is not open for one third of its perimeter.
eBRC20170044	23/10/2017	7 ATHENA CL TULLAMARINE VIC 3043	Window canopy, concrete paving slab and stormwater drains constructed over an easement.
BRC20170371	23/10/2017	65 TADSTAN DR TULLAMARINE VIC 3043	Regulation 409, to allow a Dwelling to be setback 4000mm from the front street alignment boundary in lieu of 6717mm.
BRC20170364	24/10/2017	61 ROKEBY CRES CRAIGIEBURN VIC 3064	Regulation 409, to allow a Garage to be setback 6000mm from the front street alignment boundary in lieu of 7600mm.
BRC20170357	24/10/2017	75 TADSTAN DR TULLAMARINE VIC 3043	Regulation 416(3), to allow a Garage wall that exceeds 3000mm in height to be setback 1200mm from an adjoining habitable room window in lieu of 1800mm.
BRC20170358	24/10/2017	75 TADSTAN DR TULLAMARINE VIC 3043	Regulation 415, to allow a Garage wall adjacent the northern allotment boundary to have a maximum average height of 3370mm in lieu of 3200mm.

BRC20170360	24/10/2017	75 TADSTAN DR TULLAMARINE VIC 3043	Regulation 414, to allow the proposed first floor wall to be constructed to a maximum height of 6290mm with a side setback from the southern allotment boundary of 1450mm in lieu of 1807mm.
BRC20170359	24/10/2017	75 TADSTAN DR TULLAMARINE VIC 3043	Regulation 409, to allow a Dwelling to be setback 5430mm from the front street alignment boundary in lieu of 7600mm.
eBRC20170051	24/10/2017	16 MORGAN CT ROXBURGH PARK VIC 3064	Regulation 420, to allow a kitchen, dining and bedroom window to face a Carport which is not open for a third of its perimeter.
BRC20170380	25/10/2017	10 CHAMNEY PL ROXBURGH PARK VIC 3064	Regulation 414, to allow a Garage to have a tapered setback of between 150mm and 1000mm from the northern allotment boundary in lieu of 0mm or 1000mm.
BRC20170373	25/10/2017	23 AITKEN ST SUNBURY VIC 3429	Regulation 802(3), to allow two Dwellings to be constructed on the land designated as being liable to flooding.
eBRC20170068	25/10/2017	15 BINDWEED ST SUNBURY VIC 3429	Reg 310(1), Dwelling foundation element (fill) constructed over the easement.
BRC20170330	25/10/2017	227 FEEHANS RD WILDWOOD VIC 3429	Pope Occupancy Permit - 2017 Husqvarna Motorcycles Wildwood Rock Extreme Enduro
eBRC20170012	26/10/2017	126-128 FREIGHT DR SOMERTON VIC 3062	Regulation 424, to allow a front fence to be constructed height of 2.3m in lieu of 1.5m.
BRC20170341	26/10/2017	1727-1787 SYDNEY RD CAMPBELLFIELD VIC 3061	Regulation 802(3), to allow an Office Design building to be constructed on land designated as being liable to flooding.
BRC20170374	26/10/2017	2 GRASMERE CT GREENVALE VIC 3059	Regulation 310(1), Timber Deck and Pool Safety Barrier constructed over an easement.
BRC20170375	26/10/2017	188 ERINBANK CRES ATTWOOD VIC 3049	Regulation 419, to allow overlooking of existing habitable room windows and private open space of the Dwelling on the adjoining allotment (Lot 256) to the north.
BRC20170318	26/10/2017	26 DECARLA CRES ROXBURGH PARK VIC 3064	Regulation 415, to allow a Carport sited within 1000mm of north side allotment boundary to have a total wall length of 16780mm (combined with existing garage) in lieu of 13750mm.
BRC20170319	26/10/2017	26 DECARLA CRES ROXBURGH PARK VIC 3064	Regulation 420, to allow a family room window to face a Carport which is not open for at least two or more sides and one third of its perimeter.

BRC20170317	26/10/2017	26 DECARLA CRES ROXBURGH PARK VIC 3064	Regulation 411 to allow buildings to occupy 70 percent of an allotment area in lieu of 60 percent.
BRC20170361	27/10/2017	14 BARCLAY CL GLADSTONE PARK VIC 3043	Regulation 310(1), Carport constructed over an easement.
BRC20170262	27/10/2017	10 WINGED FOOT CT SUNBURY VIC 3429	Regulation 414, to allow a Garage to be sited at an angle of between 200mm and 1000mm from the north side allotment boundary in lieu of 200mm or 1000mm.
BRC20160120	27/10/2017	7 WOLFSON CT ATTWOOD VIC 3049	Regulation 415, to allow a Dwelling extension wall sited along the western allotment boundary to have a maximum average height of 3354mm in lieu of 3200mm.
eBRC20170073	30/10/2017	80 CHAMPION PDE CRAIGIEBURN VIC 3064	Regulation 420, to allow a Kitchen and Bedroom 3 to face a Verandah that is not open at least one third of its perimeter.
BRC20170365	30/10/2017	37 NATHALIA ST BROADMEADOWS VIC 3047	Regulation 310(1), Garage (U1) constructed over an easement.
BRC20170385	30/10/2017	3 DHEMRE PL DALLAS VIC 3047	Building Over an Easement vested in Council S173
BRC20170329	31/10/2017	2 DAWN CT SUNBURY VIC 3429	Regulation 409, to allow the construction of a patio with a setback of 200mm from the side and rear boundary in lieu of 2000mm.
BRC20170298	1/11/2017	3 MIDDLE WAY MICKLEHAM VIC 3064	Regulation 310(1), Retaining Wall constructed over an easement.
BRC20170386	1/11/2017	5/3-5 ANDERSON RD SUNBURY VIC 3429	Regulation 310(1), Verandah and Deck constructed over an easement.
BRC20170343	1/11/2017	1 KLEIN CRES ROXBURGH PARK VIC 3064	Regulation 409, to allow a Dwelling (Granny Flat Development) to be setback 350mm and 800mm (respectively) from the side street alignment boundary in lieu of 2000m.
BRC20170352	1/11/2017	2 LEMNOS WALK GREENVALE VIC 3059	Regulation 310(1) Carport constructed over an easement.
BRC20170362	2/11/2017	2/3 BRONCO CT MEADOW HEIGHTS VIC 3048	Regulation 310(1), Dwelling (U6) eaves and decking constructed over an easement.
eBRC20170060	2/11/2017	17-19 MCDOUGALL RD SUNBURY VIC 3429	Regulation 425, to allow a 2400mm high Chain Mesh Fence to be setback 0.0m of the south and east allotment boundary in lieu of 1000mm

eBRC20170061	2/11/2017	50 SASSAFRAS DR SUNBURY VIC 3429	Regulation 415(4), to allow, a Shed wall adjacent the northern allotment boundary to have an average wall height of 3700mm in lieu of 3200mm and a maximum height of 3700mm in lieu of 3600mm.
eBRC20170037	2/11/2017	16 ARGENTA ST MICKLEHAM VIC 3064	Regulations 310(1), Retaining wall constructed over an easement.
eBRC20170072	3/11/2017	12 BARWICK RD SUNBURY VIC 3429	Regulation 310(1), Sleeper retaining wall constructed over and easement.
eBRC20170026	3/11/2017	56 STETTLER BVD MICKLEHAM VIC 3064	Regulation 417, to allow a Garage to be setback 0mm from the southern allotment boundary in lieu of 1000mm, where on the adjoining allotment and facing the boundary, there is a north facing window.
BRC20160155	3/11/2017	9 BRAVEHEART RD CRAIGIEBURN VIC 3064	Regulation 310(1), Dwelling eaves (U2) constructed over an easement.
eBRC20170018	3/11/2017	15 LUSTER CCT GREENVALE VIC 3059	Regulation 310(1), Dwelling fascia and gutter constructed over an easement.
BRC20170379	3/11/2017	85 DIMBOOLA RD BROADMEADOWS VIC 3047	Regulation 424, to allow a front Fence to be constructed to a height of 1910mm in lieu of 1500mm.
BRC20170353	8/11/2017	4 LEMNOS WALK GREENVALE VIC 3059	Regulation 310(1) Carport constructed over an easement.
BRC20170377	8/11/2017	9 MERRICA CT CRAIGIEBURN VIC 3064	Regulation 417, to allow a Dwelling wall height of 6050mm to be setback 2150mm, from the southern allotment boundary in lieu of 2700mm.
eBRC20170020	8/11/2017	50 YARCOMBE CRES CRAIGIEBURN VIC 3064	Regulation 310(1), Shed constructed over an easement.
BRC20170123	8/11/2017	78 BALYANG WAY CRAIGIEBURN VIC 3064	Regulation 411, to allow a site coverage of 65.41 percent in lieu of 60 percent.
BRC20170354	9/11/2017	6 LEMNOS WALK GREENVALE VIC 3059	Regulation 310(1), Carport constructed over an easement.
BRC20170355	9/11/2017	8 LEMNOS WALK GREENVALE VIC 3059	Regulation s310(1), Carport Constructed over an easement.
BRC20170356	9/11/2017	10 LEMNOS WALK GREENVALE VIC 3059	Regulation 310(1), Carport constructed over an easement.
BRC20170388	9/11/2017	5-9 DRUMMOND ST GREENVALE VIC 3059	Regulation 310(1), Masonry fence constructed over an easement.
eBRC20170032	9/11/2017	15 JAMESINA CT WESTMEADOWS VIC 3049	Regulation 409, to allow a Dwelling to be setback 5.11m from the front street alignment in lieu of 6.5m.

eBRC20170081	9/11/2017	16 WELTER ST SUNBURY VIC 3429	Regulation 420(3) to allow habitable room windows, lounge, kitchen, dining on the west and bedrooms on the east to be set back from the boundary 1200mm.
BRC20170325	9/11/2017	5 MOOR PARK DR CRAIGIEBURN VIC 3064	Regulation 411, to allow site coverage of 64.54 percent of the allotment area in lieu of 60 percent.
BRC20170324	9/11/2017	72 DEBONAIR PDE CRAIGIEBURN VIC 3064	Regulation 417, to allow a Garage to be constructed adjacent the southern side 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.
eBRC20170085	9/11/2017	1 CLYNE CT TULLAMARINE VIC 3043	Regulation 310(1), Garage constructed over an easement.
eBRC20170043	10/11/2017	19 COACH HOUSE DR ATTWOOD VIC 3049	Regulation 420, to allow habitable room windows and a door to face a Verandah which is not open for a third of its perimeter.
BRC20170382	13/11/2017	4 ARRAN CT SUNBURY VIC 3429	Regulation 415, to allow a garage wall to be constructed to a height of 4100mm in lieu of 3600mm as normally allowed and as depicted in the endorsed lodge plans.
eBRC20170063	13/11/2017	15 CROSSKEYS RD CRAIGIEBURN VIC 3064	Regulation 420, to allow Dwelling habitable room windows (Bedroom 1 and Living) on the northern side of the Dwelling to face a Verandah that is not open for at least one third of its perimeter.
eBRC20170069	13/11/2017	8 EMILY ST GREENVALE VIC 3059	Regulation 411, to allow a site coverage of 60.83 percent of the allotment area in lieu of 60 percent.
eBRC20170062	13/11/2017	15 CROSSKEYS RD CRAIGIEBURN VIC 3064	Regulation 411, to allow the construction of a Verandah where the total site coverage will be 67.4% percent of the allotment area in lieu of 60% percent.
BRC20170393	13/11/2017	11 ABERCARN AVE CRAIGIEBURN VIC 3064	Regulation 310(1), Garage constructed over an easement.
eBRC20170088	13/11/2017	23 BUDBURST DR SUNBURY VIC 3429	To allow the construction of a veranda where the site coverage will be 62.5% percent of the allotment area in lieu of 60% percent.
BRC20170285	13/11/2017	16 GLENCARA CL WESTMEADOWS VIC 3049	Regulation 418, to allow overshadowing of recreational private open space on the adjoining land 14 Glencara Cl Westmeadows.
eBRC20170094	14/11/2017	25 EMILY ST GREENVALE VIC 3059	Regulation 411, to allow a building site coverage of 63.4 percent of the allotment area in lieu of 60 percent.

**REPORTS – GOVERNANCE AND ENGAGEMENT**
**26 FEBRUARY 2018**
**ORDINARY COUNCIL (TOWN PLANNING)**

Attachment 1 - Building Delegations Report 1 October 2017 - 31 December 2017

BRC20170394	14/11/2017	13 GLENCAIRN DR GREENVALE VIC 3059	Regulation 409, to allow a shed to be setback 500mm from the side street alignment boundary in lieu of 2000mm.
eBRC20170096	15/11/2017	10 ARGENTA ST MICKLEHAM VIC 3064	Regulation 310(1), Retaining Wall and earthworks over the rear easement.
BRC20170366	15/11/2017	12 LEMNOS WALK GREENVALE VIC 3059	Regulation 310(1), Carport constructed over an easement.
eBRC20170095	15/11/2017	25 EMILY ST GREENVALE VIC 3059	Regulation 310(1), Dwelling foundation elements site cut constructed over an easement.
BRC20170383	15/11/2017	4 ARRAN CT SUNBURY VIC 3429	Regulation 410, to allow a shed to be constructed to a height of 4294mm at a distance of 1000mm from the boundary in lieu of 3600mm as normally allowed and as depicted in the endorsed lodged plans.
BRC20170367	15/11/2017	14 LEMNOS WALK GREENVALE VIC 3059	Regulation 310(1), Carport constructed over an easement.
BRC20170368	15/11/2017	16 LEMNOS WALK GREENVALE VIC 3059	Regulation 310(1), Carport constructed over an easement.
BRC20170369	15/11/2017	18 LEMNOS WALK GREENVALE VIC 3059	Regulation 310(1), Carport constructed over an easement.
BRC20170370	15/11/2017	20 LEMNOS WALK GREENVALE VIC 3059	Regulation 310(1), Carport constructed over an Easement.
BRC20170395	15/11/2017	23 PRIMROSE CRES MICKLEHAM VIC 3064	Regulation 310(1), Verandah constructed over easement.
BRC20170397	15/11/2017	51 BALMAIN RD MICKLEHAM VIC 3064	Regulation 409, to allow a Dwelling porch exceeding 3.6m in height to be setback 3950mm from the front street alignment boundary in lieu of 6000mm.
BRC20170312	16/11/2017	495 DONNYBROOK RD MICKLEHAM VIC 3064	Regulation 604(4), to allow the erection of an 1800mm high and 270000mm long temporary fencing on Council land.
eBRC20170067	17/11/2017	3/1 FAWKNER ST WESTMEADOWS VIC 3049	Regulation 310(1), Verandah constructed over an easement.
eBRC20170039	17/11/2017	11 EDINGTON WAY CRAIGIEBURN VIC 3064	Regulation 420, to allow a Family room window to face a carport that does not have two or more sides open or is not open for at least one third of its perimeter.
BRC20170378	20/11/2017	2-24 KING WILLIAM ST BROADMEADOWS VIC 3047	Regulation 604(4), Protection of the public, to allow the erection of precautions over the street alignment.
BRC20170392	21/11/2017	129 RESERVOIR RD SUNBURY VIC 3429	Regulation 409 to allow a Verandah to be setback 2000mm from the eastern side street allotment boundary.
BRC20170350	21/11/2017	61 GIBSON ST BROADMEADOWS VIC 3047	Regulation 310(1), Garage constructed over an easement.



BRC20170405	22/11/2017	16 OBSERVATION WAY ROXBURGH PARK VIC 3064	Regulation 420, to allow habitable room windows serving the family and meals to face aa Alfresco which is not open for a third of its perimeter.
BRC20170381	22/11/2017	6 MAGNOLIA BVD MEADOW HEIGHTS VIC 3048	Regulation 310(1), Dwelling eaves constructed over easement.
BRC20170327	22/11/2017	12 SILKY OAK GR SUNBURY VIC 3429	Regulation 414, to allow a Verandah to be setback 230mm from the northern allotment boundary in lieu of 500mm.
BRC20170342	22/11/2017	68 SOMERSET RD CAMPBELLFIELD VIC 3061	Regulation 310(1), Garage constructed over an easement.
BRC20170401	23/11/2017	29 ST GEORGES BVD MICKLEHAM VIC 3064	Regulation 310(1), Pool Fence constructed over can easement.
BRC20170398	23/11/2017	8 EUPHORIA ST CRAIGIEBURN VIC 3064	Regulation 417(2), to allow the proposed dwelling garage wall to be constructed to a maximum height of 3600mm on the southern boundary and 1800mm from the side of a habitable room window on the adjoining allotment in lieu of 3000mm.
eBRC20170086	24/11/2017	59 PIMELEA ST SUNBURY VIC 3429	Regulation 310(1), Dwelling foundation elements (filling) constructed over an easement.
BRC20170390	24/11/2017	4A CASABLANCA CT GREENVALE VIC 3059	Regulation 422, to allow the construction of a Class 10a Storage Shed on the allotment where there is not another building of another class to which it is appurtenant.
eBRC20170015	27/11/2017	11 DIANNE AVE CRAIGIEBURN VIC 3064	Regulation 414, to allow a Balcony to have a maximum height of 4950mm with a setback of 1200mm on the western allotment boundary in lieu of 1405mm, and to allow a Landing setback of 150mm on the western allotment boundary in lieu of 500mm, and to allow Balcony screening to be setback 150mm on the western allotment boundary in lieu of 500mm.
eBRC20170016	28/11/2017	11 DIANNE AVE CRAIGIEBURN VIC 3064	Regulation 410(3), to allow Balcony screening to be constructed to a height of 4300mm at a distance of 150mm from the western allotment boundary in lieu of 3600mm.
eBRC20170017	28/11/2017	11 DIANNE AVE CRAIGIEBURN VIC 3064	Regulation 411, to allow site coverage of 66.11 percent of the allotment area in lieu of 60 percent.
eBRC20170087	28/11/2017	12 BINDWEED ST SUNBURY VIC 3429	Regulation 310(1), Dwelling foundation elements (Site Cut) constructed over an easement.
eBRC20170079	28/11/2017	2 LUSTER CCT GREENVALE VIC 3059	Regulation 310(1), Dwelling foundation element (Site Cut 300mm) constructed over an easement.

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**ORDINARY COUNCIL (TOWN PLANNING)**

Attachment 1 - Building Delegations Report 1 October 2017 - 31 December 2017

eBRC20170064	28/11/2017	506 GRAND BVD CRAIGIEBURN VIC 3064	Regulation 310(1), Dwelling foundation element (Site Cut) constructed over an easement.
BRC20170056	29/11/2017	60 CENTRAL PARK AVE CRAIGIEBURN VIC 3064	POPE Occupancy Permit - 2017 Craigieburn Festival
eBRC20170103	29/11/2017	6 YARRADALE DR MICKLEHAM VIC 3064	Regulation 409, to allow a Dwelling to be setback 4400mm from the front street alignment boundary in lieu of 5000mm.
eBRC20170106	29/11/2017	14 BARCLAY CL GLADSTONE PARK VIC 3043	Regulation 420, to allow a habitable room window (Dining room) to face a carport which is not open for one third of its perimeter.
BRC20170410	29/11/2017	9 ARKOSE ST GREENVALE VIC 3059	Regulation 420, to allow habitable room windows serving the kitchen and meals room to face a Verandah which is not open for a third of its perimeter.
BRC20170409	29/11/2017	9 ARKOSE ST GREENVALE VIC 3059	Regulation 415, to allow a Verandah to be constructed adjacent the eastern allotment boundary to have a maximum wall length of 14200mm and a total wall on boundary length of 20670mm in lieu of a total length of 12470mm.
BRC20170402	30/11/2017	60 CENTRAL PARK AVE CRAIGIEBURN VIC 3064	POPE Occupancy Permit - Carols by Candlelight 2017
eBRC20170053	30/11/2017	4 MILBURN PL CRAIGIEBURN VIC 3064	Regulation 310(1), Fence constructed over an easement.
eBRC20170065	1/12/2017	2 BURN CT CRAIGIEBURN VIC 3064	Regulation 415, to allow a combined length of walls adjacent the southern allotment boundary to be 25000mm in lieu of 18750mm.
eBRC20170052	1/12/2017	40 HOTHLYN DR CRAIGIEBURN VIC 3064	Regulation 310(1), Carpark constructed over an easement.
BRC20170400	1/12/2017	1 FISHER GR TULLAMARINE VIC 3043	Regulation 604(4), to allow 1800mm high and 18000mm long temporary fencing on Council land.
eBRC20170083	1/12/2017	54 SELKIRK WAY MICKLEHAM VIC 3064	Regulation 416, to allow a Garage wall that exceeds 3000mm in height to be setback 1175mm from an adjoining habitable room window in lieu of the required 1596mm.
eBRC20170082	1/12/2017	27 HANSON RD CRAIGIEBURN VIC 3064	Regulation 310(1), Garage (Unit 4) constructed over an easement.
BRC20170387	4/12/2017	5-9 DRUMMOND ST GREENVALE VIC 3059	Regulation 427, to allow a fence within 9000mm of a point of intersection of street alignments to be a height of 2150mm, in lieu of 1000mm

BRC20150352	4/12/2017	138 DALLAS DR DALLAS VIC 3047	Regulation 409, to allow a Carport to be setback 5875mm from the front street alignment boundary in lieu of 9445mm.
BRC20170290	5/12/2017	55 ASHLEIGH CRES MEADOW HEIGHTS VIC 3048	Regulation 415, to allow a combined length of walls adjacent the northern side boundary to be 20420mm in lieu of 16650mm.
eBRC20170075	5/12/2017	28 WINDERMERE CRES GLADSTONE PARK VIC 3043	Regulation 410(3), to allow a Garage (parapet) to be constructed to a height of 4034mm at a distance of 1000mm from the eastern allotment boundary in lieu of 3600mm.
eBRC20170112	5/12/2017	109 LENOAK ST GLADSTONE PARK VIC 3043	Regulation 415, to allow a Carport to be constructed adjacent the south western boundary where the height will be an average of 3500mm in lieu of 3200mm.
eBRC20170066	5/12/2017	460 BARRY RD COOLAROO VIC 3048	Regulation 416 (1), to allow a Carport to be setback 650mm from the eastern allotment boundary in lieu of 1000mm from a habitable room window in an existing Dwelling on an adjoining allotment. upon further investigation the window was found to be non habitable.
BRC20170316	5/12/2017	19 PERUGIA AVE GREENVALE VIC 3059	Regulation 310(1), Dwelling founding element (Site Cut) over an easement.
BRC20170416	6/12/2017	11 ROCKLEY RD MICKLEHAM VIC 3064	Regulation 420(1)(b), to allow a Dwelling family and dining habitable room windows, to face an outdoor space or light court not having a minimum area of 3m <sup>2</sup> and a minimum dimension of 1.0m clear to the sky.
BRC20170297	6/12/2017	2-30 HAMPTON ST CRAIGIEBURN VIC 3064	POPE Occupancy Permit - Craigieburn Unity Festival - December 2017.
BRC20170404	6/12/2017	6 ALEXO RD MICKLEHAM VIC 3064	Regulation 415 - to allow a dwelling wall on the western boundary to have a length of 16530mm in lieu of 14000mm normally required, and as depicted on the endorsed lodged plans.
eBRC20170038	6/12/2017	11 EDINGTON WAY CRAIGIEBURN VIC 3064	Regulation 415, to allow a combined length of walls adjacent the northern side boundary to be 25620mm in lieu of 17860mm.
eBRC20170109	6/12/2017	55 MACKELLAR DR ROXBURGH PARK VIC 3064	Regulation 411, to allow the construction of a Dwelling and Garage where total site coverage is 63.3 percent of an allotment area in lieu of 60 percent.
eBRC20170076	7/12/2017	28 WINDERMERE CRES GLADSTONE PARK VIC 3043	Regulation 409, to allow a Dwelling to be setback 5640mm from the front street alignment boundary in lieu of 7900mm.

BRC20170417	7/12/2017	13 NORMAN AVE SUNBURY VIC 3429	Regulation 415, to allow a verandah adjacent the western allotment boundary to have a maximum height of 3780mm and an average height of 3350mm in lieu of an average height of 3200mm and a maximum average height of 3600mm.
eBRC20170077	7/12/2017	28 WINDERMERE CRES GLADSTONE PARK VIC 3043	Regulation 414, to allow a parapet wall to have a maximum height of 4034mm with a setback of 0mm from the eastern allotment boundary in lieu of 1130mm.
eBRC20170078	8/12/2017	28 WINDERMERE CRES GLADSTONE PARK VIC 3043	Regulation 415, to allow a Garage adjacent the eastern allotment boundary to have a maximum average wall height of 3289mm in lieu of 3200mm.
eBRC20170034	8/12/2017	15 JAMESINA CT WESTMEADOWS VIC 3049	Regulation 415, to allow a Garage adjacent the northern allotment boundary to have a maximum average wall height of 3555mm in lieu of 3200mm and a maximum wall height of 3763mm in lieu of 3600mm.
eBRC20170033	8/12/2017	15 JAMESINA CT WESTMEADOWS VIC 3049	Regulation 410, to allow a Garage to be constructed to a height of 4205mm at a distance of 1000mm from the northern allotment boundary in lieu of 3600mm.
eBRC20170035	8/12/2017	15 JAMESINA CT WESTMEADOWS VIC 3049	Regulation 419, to allow overlooking of existing private open space of the dwelling on the adjoining allotment (No 13 Jamesina Crt).
eBRC20170074	8/12/2017	6 ARGENTA ST MICKLEHAM VIC 3064	Regulation 310(1), Retaining Wall & earthworks constructed over and easement.
eBRC20170049	8/12/2017	31 CRADLE MOUNTAIN DR CRAIGIEBURN VIC 3064	Regulation 310(1), Verandah constructed over an Easement.
BRC20130438	11/12/2017	85 DIMBOOLA RD BROADMEADOWS VIC 3047	Regulation 427, to allow a fence within 9000mm of a point of intersection to be a height of 1910mm, in lieu of 1000mm.
eBRC20170108	11/12/2017	29 PARNELL CRES GLADSTONE PARK VIC 3043	Regulation 415, to allow a Carport sited within 200mm of west side allotment boundary to have a total wall length of 25300mm (combined with existing garage) in lieu of 15570mm.
eBRC20170107	11/12/2017	29 PARNELL CRES GLADSTONE PARK VIC 3043	Regulation 411, to allow the construction of a Carport and Verandah where total site coverage will be 65 percent of the allotment area in lieu of 60 percent.
BRC20170419	12/12/2017	15 QUEENSFERRY PL GREENVALE VIC 3059	Regulation 424, to allow a front fence to be constructed to a height of 1850mm in lieu of 1500mm.

eBRC20170091	12/12/2017	8 BINDWEED ST SUNBURY VIC 3429	Regulation 415, to allow the Carport/Shed adjacent the southern allotment boundary to have a maximum height of 3445mm in lieu of 3600mm.
eBRC20170090	12/12/2017	8 BINDWEED ST SUNBURY VIC 3429	Regulation 410, to allow a Garage to be constructed to a height of 3904mm at a distance of 1000mm from the southern allotment boundary in lieu of 3600mm.
BRC20170384	12/12/2017	135 CUTHBERT ST BROADMEADOWS VIC 3047	Regulation 310(1), Garage constructed over an easement.
BRC20170296	13/12/2017	11 WATCHET CT CRAIGIEBURN VIC 3064	Regulation 415, to allow a combined length of walls adjacent the north western side boundary to be 21815mm in lieu of 17080mm.
BRC20170407	13/12/2017	84 DUNFERMLINE AVE GREENVALE VIC 3059	Regulation 310(1), Shed constructed over an easement.
BRC20170408	13/12/2017	4 ROMA CT TULLAMARINE VIC 3043	Regulation 424, to allow a front Fence to be constructed to a height of 1800mm in lieu of 1500mm.
BRC20170332	14/12/2017	29 BANJOLINA CCT CRAIGIEBURN VIC 3064	Regulation 411, to allow a Dwelling and Garage to be constructed where the total site coverage will be 66.4 percent of the allotment area in lieu of 60 percent.
BRC20170054	15/12/2017	532 ELIZABETH DR SUNBURY VIC 3429	Regulation 310(1), Garage (U3) constructed over an easement.
eBRC20170059	18/12/2017	44 TATURA CRES BROADMEADOWS VIC 3047	Regulation 420(1)(b), to allow habitable room windows to face a Verandah which is not open for a third of its perimeter.
eBRC20170100	19/12/2017	41 PIMELEA ST SUNBURY VIC 3429	Regulation 411, to allow construction of a Dwelling and Garage where total site coverage will be 61.73 percent of the allotment area in lieu of 60 percent.
BRC20170421	20/12/2017	15 GOLDINGTON ST MICKLEHAM VIC 3064	Regulation 411, to allow a Dwelling and Garage to be constructed where the total site coverage will be 60.59 percent of the allotment area in lieu of 60 percent.
eBRC20170125	20/12/2017	15 FILLY CCT SUNBURY VIC 3429	Regulation 420, to allow habitable room windows (Dining, Study room) to face a light court that is not a minimum of 3m <sup>2</sup> and 1.0m clear to the sky as depicted in the endorsed lodged plans.
eBRC20170009	21/12/2017	11 JEDBURGH PL GREENVALE VIC 3059	Regulation 424, to allow a Front Fence to be constructed to a height of 2230mm in lieu of 1500mm.
BRC20170411	21/12/2017	10 SERPENS CT ROXBURGH PARK VIC 3064	Regulation 415, to allow a combined length of walls (Garage and Carport) adjacent the western side boundary to be 16230mm in lieu of 15390mm.

eBRC20170113	21/12/2017	57 ALEXO RD MICKLEHAM VIC 3064	Regulation 310(1), Foundation element (fill) constructed over an easement.
eBRC20170114	21/12/2017	38 RIGGALL ST DALLAS VIC 3047	Regulation 310(1), Garage (U3) and eaves constructed over an easement.
BRC20170234	22/12/2017	109 LENOAK ST GLADSTONE PARK VIC 3043	Regulation 310(1), Carport constructed over an easement.
eBRC20170056	22/12/2017	45 MCDOUGALL RD SUNBURY VIC 3429	Regulation 310(1), Retaining wall constructed over an easement.

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<b>REPORT NO:</b>	GE253
<b>REPORT TITLE:</b>	Quarterly Financial Report - December 2017
<b>SOURCE:</b>	Fadi Srour, Manager Finance and Property Development
<b>DIVISION:</b>	Corporate Services
<b>FILE NO:</b>	HCC17/205
<b>POLICY:</b>	-
<b>STRATEGIC OBJECTIVE:</b>	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
<b>ATTACHMENT:</b>	1. <i>Quarterly Financial Statements</i>

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**1. SUMMARY OF REPORT:**

The quarterly financial report provides information to the community and stakeholders on the financial performance and position of Council as at 31 December 2017, as required on a quarterly basis under section 138 – Quarterly Statements of the *Local Government Act, 1989*.

**2. RECOMMENDATION:**

**That the Finance Report for the six months ended 31 December 2017 be noted.**

**3. FINANCIAL IMPLICATIONS:**

3.1 The financial statements consist of three main reports:

1. The Income Statement;
2. The Balance Sheet; and
3. The Statement of Cash Flows.

3.2 Two additional reports have also been included showing the level of payments Council directly makes to businesses, community groups, individuals and employees within Hume.

3.3 From a governance and accountability perspective, Council receives quarterly reports on key financial data with detailed commentary on variance analysis and actions being undertaken. The reporting of this key financial data on a quarterly and annual basis adds to the commitment Council has made to govern in an open manner and be accountable to residents for the management of resources and funding.

3.4 Income Statement [Attachment 1]

3.4.1 The Income Statement measures how well Council has performed from an operating or recurrent nature. It reports revenue and expenditure from the activities and functions undertaken with the net effect being the resulting surplus figure.

3.4.2 Attachment 1 identifies that Council has generated \$207.9m in revenue and \$103.1m in expenses. This has resulted in a surplus of \$104.9m which is \$23.2m above budget for the six months ended 31 December 2017. This favourable variance is largely due to growth related income including statutory and user fees and contributions.

3.4.3 Council's Revenue Base

- (a) The majority of Council's revenue is derived from rates and charges. During the financial year ended 30 June 2017, rates income was \$163.4m. This equated to 38% of Council's total revenue of \$427.9m.

**REPORT NO: GE253 (cont.)**

- (b) For the six months ended 31 December 2017, rates revenue was \$86.5m. This equates to 42% of Council's total revenue. Therefore, Council continues to be reliant on its rates revenue as a major source of income.
- (c) For the six months ended 31 December 2017, the major items of revenue earned by Council include:
  - (i) Rates and charges \$ 86.5m
  - (ii) Contributions – non-monetary \$ 44.4m
  - (iii) Contributions – monetary \$ 22.4m
  - (iv) User fees \$ 13.0m
  - (v) Grants – recurrent \$ 19.7m

**3.4.4 Council's Expense Base**

- (a) The majority of Council's expenses relates to employee benefits. During the financial year ended 30 June 2017, employee benefits were \$98.2m. This equated to 45% of Council's total expenses of \$218.9m.
- (b) For the six months ended 31 December 2017, employee benefits were \$46.3m. This equates to 45% of Council's total expenditure.

**3.4.5 For the six months ended 31 December, the major items of expenditure incurred by Council include:**

- (a) Employee benefits \$ 46.3m
- (b) Materials and services \$ 30.4m
- (c) Depreciation and amortisation \$ 20.5m

**3.5 Balance Sheet [Attachment 2]**

- 3.5.1 The Balance Sheet is a statement at a point in time which shows all the resources controlled by Council and the obligations of Council. The aim of the balance sheet is to summarise the information contained in the accounting records relating to assets, liabilities and equity in a clear and intelligible form.
- 3.5.2 The major item on the balance sheet consists of property, infrastructure, plant and equipment. These fixed assets made up 91% of Council's total asset base in 2016/17 – a total of \$2.55b. As at 31 December 2017, fixed assets made up 91% of Council's total asset base – a total of \$2.6b.
- 3.5.3 The impact of sound financial management can be seen in the ratepayer equity of \$2.81b which reflects the strong financial position of Council. The information contained within the balance sheet also demonstrates that liquidity is strong as demonstrated by the favourable cash balance. Council assets are increasing, which is largely due to developer contributed assets and a substantial capital works program. All of these factors have led to favourable key ratios as identified in this report.

**3.6 Statement of Cash Flow [Attachment 3]**

- 3.6.1 The Statement of Cash Flow shows what was actually received and paid by Council, not what was owed or what was recorded. This is largely why it is different to the Income Statement which shows what income was raised and payments incurred during the same period.
- 3.6.2 For example, Council may make a purchase of some goods/services today but may not make payment for those goods/services for another 30 days (in accordance with Council's credit terms). However, as the goods/services have already been provided, the accounting standards require that the cost of these goods/services be recorded in the Income Statement as soon as they have been provided.



**REPORT NO: GE253 (cont.)**

3.6.3 Another reason for the difference between the surplus figure reported in the income statement and the cash flow statement is the depreciation and amortisation recorded as expense, \$20.5m at 31 December 2017, (in the income statement) with no resulting cash payments.

3.6.4 For the six months ended 31 December 2017, Council’s cash position is \$207m which is \$47.8m favourable to budget. This is largely due to commencing the year with a higher than expected cash balance primarily as a result of a larger than expected carried forward in the capital works program, favourable cash contributions from developers, less capital works expenditure in the first six months of the year and a favourable operating result.

**3.7 Buying Local [Attachment 4]**

3.7.1 The Buying Local report highlights the level of payments made by Council to businesses, community groups and individuals within the municipality. The report includes payments for grants and contributions, materials and services, building and utility costs and contractor and other services. For the six months ended 31 December 2017, Council made payments to local suppliers totalling \$10.2m. Significantly, the level of local expenditure as a proportion of Council’s total payments (including capital works) was 17.06% as at 31 December 2017.

3.7.2 It should be noted that the report only includes payments to suppliers whose mailing address is listed within Hume. There is therefore the possibility that the level of payments to local suppliers is in fact higher.

**3.8 Employees Residing within Hume [Attachment 5]**

3.8.1 The Employees Residing within Hume report highlights the level of salaries paid to employees who reside within Hume and also the number of employees who reside within Hume.

3.8.2 For the six months ended 31 December 2017, Council paid salaries to employees residing within Hume totalling \$21.1m, representing 46% of total employee benefits. Also for the six months ended 31 December 2017, there were 898 employees residing within Hume representing 53% of total employees.

**3.9 Financial Ratios**

The following financial ratios are required to be included in Council’s financial report at year-end. Although their value may be limited as key financial indicators, they do provide information on trends.

<b>Ratios</b>	<b>Six Months to 31-Dec-17 2017/18</b>	<b>Six Months to 31-Dec-16 2016/17</b>	<b>Twelve Months to 30-Jun-17 2016/17</b>
<p><b><u>Debt Servicing Ratio (Target &lt; 3%)</u></b></p> <p>This ratio measures the extent to which long-term debt is impacting on the annual total income of Council and identifies the capacity of Council to service outstanding debt. The ratio expresses the amount of interest paid as a percentage of Council’s total revenue. (The lower the ratio the better).</p>	0.01%	0.04%	0.03%
<p><b><u>Debt Commitment Ratio (Target &lt; 15%)</u></b></p>			

REPORT NO: GE253 (cont.)

Ratios	Six Months to 31-Dec-17 2017/18	Six Months to 31-Dec-16 2016/17	Twelve Months to 30-Jun-17 2016/17
<p>This ratio identifies Council's debt redemption strategy and expresses the percentage of rate revenue utilised to pay interest and redeem debt principal. (The lower the ratio the better).</p> <p>During the month of March 2016, Council repaid borrowings in full resulting in an unusually high ratio.</p>	0.34%	0.36%	0.35%
<p><b><u>Revenue Ratio (Target 65% - 70%)</u></b></p> <p>This ratio identifies Council's reliance on rates as a source of income. (The lower the ratio the better).</p>	41.58%	44.35%	38.18%
<p><b><u>Debt Exposure Ratio</u></b></p> <p>This ratio identifies Council's exposure to debt and expresses the total indebtedness to total realisable assets. (The lower the ratio the better).</p>	2.96%	6.58%	4.55%
<p><b><u>Working Capital Ratio (Target 100% - 150%)</u></b></p> <p>This ratio identifies Council's ability to meet current liabilities and enables an assessment of Council's liquidity and solvency. The ratio compares the current assets to current liabilities. (The higher the ratio the better).</p>	645.82%	367.99%	311.75%

**4. ENVIRONMENTAL SUSTAINABILITY CONSIDERATIONS:**

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

**5. CHARTER OF HUMAN RIGHTS APPLICATION:**

The Charter of Human Rights and Responsibility has been considered and the recommendations of this report give no rise to any matters.

**6. CONCLUSION:**

The quarterly report has been prepared on an accrual basis and in accordance with accounting practices, including an Income Statement, Balance Sheet and Statement of Cash Flows. Council's financial performance is ahead of expectations.

Attachment 1

INCOME STATEMENT

For the six months ended 31 December 2017

	Six months to 31/12/2017 ACTUAL 2017/18 \$'000	Six months to 31/12/2017 BUDGET 2017/18 \$'000	Twelve months to 30/06/2017 ACTUAL 2016/17 \$'000
<b>Income</b>			
Rates and charges	86,476	85,046	163,372
Statutory fees and fines	7,648	6,463	13,135
User fees	13,022	11,691	23,819
Grants - recurrent	19,672	22,160	46,705
Property rental	1,032	891	1,740
Interest	2,724	1,058	3,810
Fair value adjustment on investment property	-	-	3,591
<b>Total income</b>	<b>130,574</b>	<b>127,310</b>	<b>256,172</b>
<b>Expenses</b>			
Employee benefits	46,271	50,767	98,183
Materials and services	30,421	30,244	68,039
Utility costs	2,459	2,818	5,101
Grants, contributions and donations	2,006	2,166	4,169
Bad and doubtful debts	262	-	713
Depreciation and amortisation	20,511	20,551	40,173
Finance costs	30	19	129
Other expenses	1,124	1,291	2,400
<b>Total expenses</b>	<b>103,084</b>	<b>107,855</b>	<b>218,906</b>
<b>Underlying surplus</b>	<b>27,490</b>	<b>19,456</b>	<b>37,266</b>
Net gain on disposal of property, plant, equipment and infrastructure	100	-	171
Net gain on property development	5,236	4,963	2,626
Contributions - non-monetary assets	44,382	32,910	114,183
Contributions - monetary	22,368	14,556	33,697
Grants - capital	5,314	9,823	21,085
<b>Surplus for the year</b>	<b>104,890</b>	<b>81,707</b>	<b>209,028</b>
<b>Other comprehensive income</b>			
Net asset revaluation increment	-	-	147,285
<b>Comprehensive result</b>	<b>104,890</b>	<b>81,707</b>	<b>356,313</b>

**Attachment 2**

**BALANCE SHEET**

As at 31 December 2017

	Six months to 31/12/2017 ACTUAL 2017/18 \$'000	Six months to 31/12/2016 ACTUAL 2016/17 \$'000	Twelve months to 30/06/2017 ACTUAL 2016/17 \$'000
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	206,999	120,971	157,568
Trade and other receivables	21,468	14,161	32,327
Non-current assets classified as held for sale	2,885	7,207	10,517
Other assets	-	-	1,620
<b>Total current assets</b>	<b>231,352</b>	<b>142,339</b>	<b>202,032</b>
<b>Non-current assets</b>			
Trade and other receivables	300	306	300
Property, infrastructure, plant and equipment	2,606,726	2,331,445	2,553,778
Investment property	39,680	31,382	38,422
Financial assets	310	310	310
Non-current assets classified as held for sale	-	9,629	2,635
<b>Total non-current assets</b>	<b>2,647,016</b>	<b>2,373,071</b>	<b>2,595,445</b>
<b>Total assets</b>	<b>2,878,368</b>	<b>2,515,411</b>	<b>2,797,477</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	6,145	4,231	24,495
Interest-bearing loans and borrowings	1,517	1,366	1,221
Provisions	24,787	24,029	26,128
Development fee obligation	3,374	9,054	12,962
<b>Total current liabilities</b>	<b>35,823</b>	<b>38,680</b>	<b>64,806</b>
<b>Non-current liabilities</b>			
Interest-bearing loans and borrowings	-	633	559
Trust funds and deposits	7,493	4,732	3,899
Provisions	24,071	27,199	24,210
Development fee obligation	-	12,097	3,310
<b>Total non-current liabilities</b>	<b>31,564</b>	<b>44,661</b>	<b>31,978</b>
<b>Total liabilities</b>	<b>67,388</b>	<b>83,341</b>	<b>96,784</b>
<b>Net assets</b>	<b>2,810,980</b>	<b>2,432,070</b>	<b>2,700,693</b>
<b>Equity</b>			
Accumulated surplus	1,584,087	1,392,323	1,479,278
Other reserves	1,226,893	1,039,747	1,221,415
<b>Total equity</b>	<b>2,810,980</b>	<b>2,432,070</b>	<b>2,700,693</b>

**Attachment 3**

**STATEMENT OF CASH FLOWS**

For the six months ended 31 December 2017

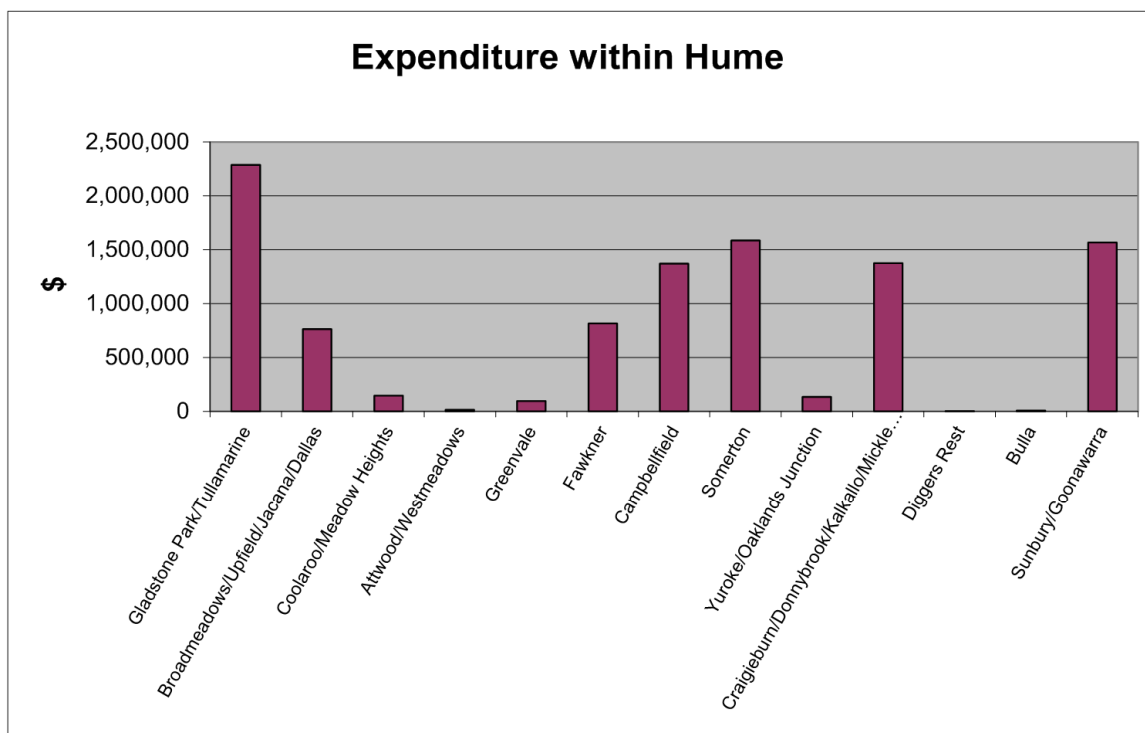
	Six months to 31/12/2017 ACTUAL 2017/18 \$'000	Six months to 31/12/2017 BUDGET 2017/18 \$'000	Twelve months to 30/06/2017 ACTUAL 2016/17 \$'000
<b>Cash flows from operating activities</b>			
<b>Receipts</b>			
General rates	96,067	92,276	156,470
Grants - operating	19,672	22,160	46,704
Grants - capital	8,899	9,823	18,822
User fees	14,840	11,748	24,574
Statutory fees and fines	7,129	6,574	12,955
Property rental	951	866	1,740
Interest	1,239	1,058	3,309
Net trust funds and deposits	681	-	2,514
Contributions - monetary	19,854	14,513	33,992
Net GST refund	-	-	13,743
	<b>169,332</b>	<b>159,019</b>	<b>314,823</b>
<b>Payments</b>			
Payments to employees	(49,452)	(52,350)	(97,086)
Materials and services	(41,060)	(39,076)	(86,316)
Other expenses	(1,124)	(1,291)	(2,411)
Grants, contributions and donations	(2,006)	(2,166)	(4,168)
	<b>(93,642)</b>	<b>(94,884)</b>	<b>(189,980)</b>
<b>Net cash provided by operating activities</b>	<b>75,690</b>	<b>64,135</b>	<b>124,843</b>
<b>Cash flows from investing activities</b>			
Payments for property, plant, equipment and infrastructure	(29,203)	(54,454)	(70,202)
Proceeds from sale of property, plant, equipment and infrastructure	632	400	900
Proceeds from property development	2,605	2,320	1,405
<b>Net cash used in investing activities</b>	<b>(25,966)</b>	<b>(51,734)</b>	<b>(67,897)</b>
<b>Cash flows from financing activities</b>			
Finance costs	(30)	(24)	(129)
Repayment of interest bearing loans and borrowings	(263)	(262)	(450)
<b>Net cash used in financing activities</b>	<b>(293)</b>	<b>(286)</b>	<b>(579)</b>
<b>Net increase in cash and cash equivalents</b>	<b>49,431</b>	<b>12,114</b>	<b>56,367</b>
Cash and cash equivalents at the beginning of the period	157,568	147,067	101,201
<b>Cash and cash equivalents at the end of the period</b>	<b>206,999</b>	<b>159,181</b>	<b>157,568</b>

Attachment 4

**Buying Local  
Expenditure by Locality**

As at 31 December 2017

Postcode	Suburb	Amount \$
3043	Gladstone Park/Tullamarine	2,288,871
3047	Broadmeadows/Upfield/Jacana/Dallas	763,947
3048	Coolaroo/Meadow Heights	146,060
3049	Attwood/Westmeadows	14,831
3059	Greenvale	95,007
3060	Fawkner	816,744
3061	Campbellfield	1,371,139
3062	Somerton	1,587,446
3063	Yuroke/Oaklands Junction	134,438
3064	Craigieburn/Donnybrook/Kalkallo/Mickleham/Roxburgh Park	1,377,162
3427	Diggers Rest	2,045
3428	Bulla	6,569
3429	Sunbury/Goonawarra	1,566,386
<b>Total</b>		<b>10,170,646</b>



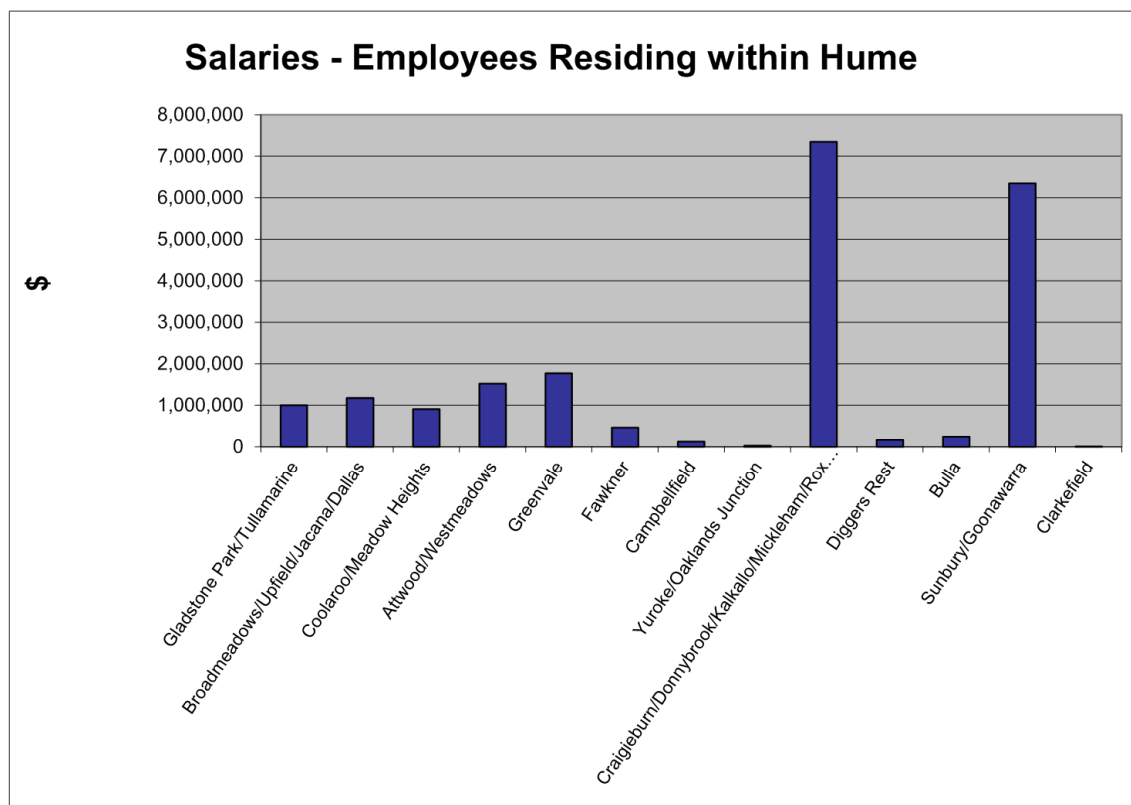
Attachment 5

Employees Residing within Hume

As at 31 December 2017

Postcode	Suburb	Gross Salaries \$
3043	Gladstone Park/Tullamarine	998,777
3047	Broadmeadows/Upfield/Jacana/Dallas	1,176,386
3048	Coolaroo/Meadow Heights	905,172
3049	Attwood/Westmeadows	1,519,827
3059	Greenvale	1,772,341
3060	Fawkner	461,222
3061	Campbellfield	122,422
3063	Yuroke/Oaklands Junction	27,555
3064	Craigieburn/Donnybrook/Kalkallo/Mickleham/Roxburgh Park	7,349,386
3427	Diggers Rest	165,041
3428	Bulla	241,721
3429	Sunbury/Goonawarra	6,350,911
3430	Clarkefield	2,432
<b>Total</b>		<b>21,093,193</b>

Total number of employees paid that reside within Hume was 898.



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<b>REPORT NO:</b>	GE254
<b>REPORT TITLE:</b>	Correspondence received from or sent to Government Ministers or Members of Parliament - December 2017 / January 2018
<b>AUTHOR:</b>	Paul White, Coordinator Knowledge Management
<b>DIVISION:</b>	Corporate Services
<b>FILE NO:</b>	HCC04/13
<b>POLICY:</b>	-
<b>STRATEGIC OBJECTIVE:</b>	5.3 Provide responsible and transparent governance, services and infrastructure which responds to and supports community needs.
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. <i>Victoria Remembers Minor Grants Program</i></li><li>2. <i>Grants open to honour the service and sacrifice of veterans in Yuroke</i></li><li>3. <i>Domestic Animals Amendment (Puppy Farm and Pet Shop Bill) 2016</i></li><li>4. <i>Domestic Animals Amendment (Puppy Farm and Pet Shop Bill) 2016 - Further explanation</i></li><li>5. <i>Visitor Economy</i></li><li>6. <i>Sporting Club Grants Program 2018</i></li><li>7. <i>Sporting Club Grants Program 2018</i></li><li>8. <i>Hume Planning Scheme Amendment C205 and Hume's Inter Urban Break</i></li><li>9. <i>Application for Integrated Children's Centre</i></li><li>10. <i>Children's Capital Grants Fund - Congratulations</i></li><li>11. <i>Melbourne Airport Rail Link</i></li><li>12. <i>Engage! 2018-20 program to deliver the Hume Youth Action</i></li><li>13. <i>LaunchVic</i></li><li>14. <i>Investment attraction and job creation in Hume</i></li><li>15. <i>Duplication of Bulla Bridge</i></li><li>16. <i>Meeting regarding City of Sunbury back on the agenda</i></li></ol>

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**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 December 2017 and January 2018, 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: GE254 (cont.)**

<b>CORRESPONDENCE RELATING TO COUNCIL RESOLUTIONS OR OF INTEREST TO COUNCILLORS</b>						
<b>Direction</b>	<b>Subject</b>	<b>Minister or Member of Parliament</b>	<b>Date Received / Sent</b>	<b>Responsible Officer</b>	<b>Council Minute Reference</b>	<b>Attachment</b>
Inwards	Notification Applications for the Victoria Remembers Minor Grants Program will be Closing 11 December 2017	Member for Yuroke	29/11/2017	Coordinator Grants and Advocacy		1
Inwards	Grants open to honour the service and sacrifice of veterans in Yuroke	Member for Yuroke	19/12/2017	Coordinator Grants and Advocacy		2
Inwards	Domestic animals amendment (Puppy Farm and Pet Shop Bill) 2016 - Notification to councils changes will occur following Royal Ascent	Minister for Agriculture	30/11/2017	Manager Governance		3
Inwards	Domestic Animals Amendment (Puppy Farm and Pet Shop Bill) 2016 - Further explanation regarding changes	Minister for Agriculture	5/12/2017	Manager Governance		4
Outwards	Visitor Economy - Thank you for taking the time to tour the Marnong Estate tourism development - Advocating for Destination Melbourne	Minister for Tourism and Major Events	1/12/2017	Manager Economic Development		5
Inwards	Media release - Sporting Club Grants Program 2018 - Sports clubs in Broadmeadows area encouraged to apply for new grants in next round of \$4.6 million program	Member for Broadmeadows	4/12/2017	Manager Leisure Centres & Sports		6
Inwards	Sporting Club Grants Program 2018 - The new round of \$4.6 Million program is now open and will close on 24th January 2018	Member for Yuroke	8/12/2017	Manager Leisure Centres & Sports		7
Inwards	Hume Planning Scheme Amendment C205 and Hume's Inter Urban Break - Victorian Planning Authority currently reviewing submissions on Amendment C205 - Encourage Council to raise concerns at panel hearing	Minister for Planning	12/12/2017	Manager Strategic Planning		8
Inwards	Application for Integrated Children's Centre Grant for the Greenvale West Integrated Community Centre has been successful \$1,600,000 through	Minister for Early Childhood Education	18/12/2017	Manager Community & Activity Centre Planning		9

**REPORT NO: GE254 (cont.)**

<b>CORRESPONDENCE RELATING TO COUNCIL RESOLUTIONS OR OF INTEREST TO COUNCILLORS</b>						
<b>Direction</b>	<b>Subject</b>	<b>Minister or Member of Parliament</b>	<b>Date Received / Sent</b>	<b>Responsible Officer</b>	<b>Council Minute Reference</b>	<b>Attachment</b>
	Children's Facilities Capital Program					
Inwards	Congratulating Hume City Council On Receiving \$1.6 Million Grant From The Andrews Labour Governments Children Capital Grants Fund To Help Build The Greenvale West Integrated Children's Centre	Member for Yuroke	5/1/2018	Coordinator Grants and Advocacy		10
Inwards	Melbourne Airport Rail Link	Minister for Infrastructure and Transport	19/12/2017	Manager Strategic Planning	MED220	11
Inwards	Notification of Hume City Council receiving \$100,000 through the Engage 2018-2020 program to deliver the Hume Youth Action Committee project from 1 January 2018 to 31 December 2020 - subject to conditions	Minister for Youth Affairs	29/12/2017	Coordinator Grants and Advocacy		12
Inwards	LaunchVic - Start-up Guide and Toolkit for Local Government - Support and Develop local start-up communities - Round 6 Grant Funding close 22 March 2018	Member for Yuroke	5/01/2018	Manager Economic Development		13
Inwards	RESPONSE - Investment attraction and job creation in Hume – Economic Plan	Prime Minister	8/01/2018	Manager Economic Development	TAY017	14
Inwards	Duplication of Bulla Bridge	Minister for Roads and Road Safety	11/01/2018	Manager Assets	MED222	15
Outwards	Request to meet regarding story appearing in the Star Weekly newspaper 'The City of Sunbury back on the agenda'	Leader of the Opposition	12/01/2018	Mayor		16

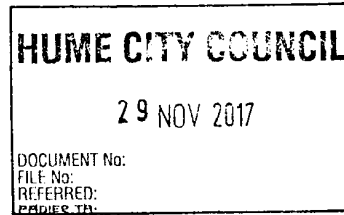
# Ros Spence MP

STATE MEMBER FOR YUROKE



23<sup>rd</sup> November 2017

Cr Geoff Porter  
Mayor  
Hume City Council  
PO Box 117  
DALLAS VIC 3049



Dear *Geoff* Mayor,

I am writing to let you know that applications for the Victoria Remembers Minor Grant Program will be closing on 11 December this year.

Victoria Remembers Minor grants provide funding for projects which honour or commemorate the service and sacrifice of veterans and educate Victorians about the contribution made by our veterans in their service to the nation and the state.

Eligible projects can include commemorative events, new or upgraded war memorials, public education projects and the preservation of wartime heritage.

I encourage you to circulate details of this grant program among your networks.

For more information, please visit the Victoria Remembers grants page at [www.veterans.vic.gov.au](http://www.veterans.vic.gov.au). I am also available to assist with local applications, and can be contacted 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; Joel Kimber*

**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](mailto:ros.spence@parliament.vic.gov.au)



# Ros Spence MP

STATE MEMBER FOR YUROKE



Cr Geoff Porter  
Mayor of Hume City Council  
PO Box 119  
Dallas VIC 3043

**HUME CITY COUNCIL**  
19 DEC 2017  
DOCUMENT ID:  
FILE No:  
REFERRED:  
BORING TR: *Joel Kimber*

**HUME CITY COUNCIL**  
19 DEC 2017  
DOCUMENT ID:  
FILE No:  
REFERRED:  
BORING TR:

15 December 2017

*Geoff*  
Dear Mayor,

*cc Mayor  
cc Bruce Fordham  
cc P. White*

## GRANTS OPEN TO HONOUR THE SERVICE AND SACRIFICE OF VETERANS IN YUROKE.

The Andrews Labor Government will help commemorate the sacrifice of local veterans and educate the wider community about their service.

We have announced the opening of three veterans grant programs that will provide support for local projects in Yuroke that will do just that.

- Restoring Community War Memorials and Avenues of Honour – supports communities to ensure local war memorials, honour rolls and avenues of honour are restored to their original condition or improved to reflect the service history of the local community. Grants of up to \$30,000 per project are available.
- Victoria Remembers Major Grants – supports projects or activities that commemorate wars, conflicts and peacekeeping operations in which Victorians have served. Grants of between \$30,000 and \$80,000 are available for projects with significant commemorative or educational benefit for Victoria's diverse community.
- Anzac Centenary Community Grants – supports projects that leave a lasting legacy for future generations of those who served in World War One, both overseas and on the home front. Grants of up to \$20,000 per project are available.

Applications for each grant program close on 12 February 2018.

To apply or for more information on these and other veteran grant opportunities visit: [www.veterans.vic.gov.au/grants](http://www.veterans.vic.gov.au/grants).

Regards,

**Ros Spence MP**  
State Member for Yuroke  
Parliamentary Secretary for Public Transport  
Parliamentary Secretary for Roads  
CC: Joel Kimber, Aitken Ward and 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](mailto:ros.spence@parliament.vic.gov.au)



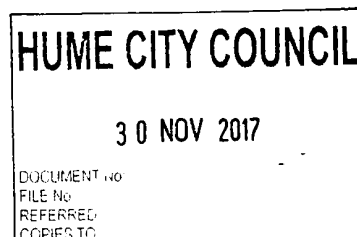
The Hon Jaala Pulford MP

Minister for Agriculture  
Minister for Regional Development

1 Spring Street  
Melbourne, Victoria 3000 Australia  
Telephone: +61 3 8392 6000  
DX 210292

Ref: BMIN17003461R

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



28 November 2017

Dear Mr Isola

**DOMESTIC ANIMALS AMENDMENT (PUPPY FARM AND PET SHOP BILL) 2016**

As you may be aware, in 2016 the Andrews Labor Government introduced proposed changes to the Domestic Animals Act 1994 (the Act) through the Domestic Animals Amendment (Puppy Farms and Pet Shops) Bill 2016 (the Bill).

Our government is putting animal welfare first by ending industrial scale breeding of puppies and kittens, and introducing lifetime traceability for dogs and cats – so dodgy breeders cannot hide.

To ensure the successful implementation of the Bill, I am now writing to all councils to inform them of the changes that will occur following Royal Assent. The majority of these changes will come into effect on 10 April 2018, except for certain sections.

Since the initial introduction of the Bill and the Parliamentary Inquiry, I have been consulting widely with key stakeholders, including pet industry representatives and community groups. My department, the Department of Economic Development, Jobs, Transport and Resources (DEDJTR) has also worked with the Municipal Association of Victoria, and a number of councils to ensure that council concerns were taken into consideration in amending the Bill. The Government is now introducing the amendments to the Bill in Parliament, which take on board that consultation.

I acknowledge there was concern regarding the potential increase in workload for council officers from the original Bill. This concern was also outlined in responses to the



Parliamentary Inquiry into the Bill late last year. As a result, I have made a number of amendments to the Bill, which are cognisant of authorised officer workloads.

We have made a number of amendments to the Bill in relation to domestic animal businesses. We will no longer be requiring that all premises with a fertile female dog or cat register with council, nor will all Applicable Organisation members with fertile female dogs or cats be required to register. We will be continuing with the requirements under the current Act, whereby only those with three or more fertile female dogs or cats and not a member of an Applicable Organisation are required to register with council.

We have also introduced a process for approving a commercial breeding establishment in exceptional circumstances, for businesses with 11-50 fertile female dogs. To gain this approval, a breeder must apply to me after obtaining a domestic animal business registration with council. Businesses will not be able to operate a commercial breeding establishment with council approval alone. Consistent with the Government's election commitment, existing dog breeding businesses will have until 10 April 2020 to reduce their fertile female numbers through natural retirement.

We have introduced two new categories of breeders: 'recreational breeders' and 'microbreeders'. Recreational breeders are members of Applicable Organisations with up to ten fertile females; microbreeders own one or two fertile females that they breed from.

Neither recreational breeders nor microbreeders will be required to register as a Domestic Animal Business with councils. However, both new categories of breeders will be required to self-enrol on the Pet Exchange Register for the purposes of advertising dogs and cats for sale or to give away. Your officers will have access to the details of these breeders, and will be able to identify breeding members' location, through the register.

I am also aware that the original Bill raised some concern regarding the status of farm working dog owners (particularly around registration as a domestic animal business). We have clarified this in the amended Bill, by defining a farm working dog and ensuring that any dog registered with their council as a farm working dog, will not count towards a property's fertile female limit. DEDJTR is creating a registration template that may be adopted by your council, to assist in identifying dogs that meet the new definition of farm working dog.

The final Bill also removes the requirement for councils to be involved in animal sales permits, or for any bird sale. DEDJTR will notify your council if a sale has been scheduled to occur within your municipality.

A new scheme to allow for the voluntary enrolment of foster carers by councils is established. This will allow foster carers to receive a reduced registration rate for animals in their care. Foster carers are only able to keep up to five adult equivalent animals in their care (excluding their own pets) before being required to register as a shelter.

DEDJTR will assist councils through the creation of a template for this voluntary enrolment. This template will be a guide only, and not mandatory.

The change to pet store sales has been retained from the original Bill. Pet stores are only able to source animals from registered pounds, shelters or registered foster carers. Pet shops are not able to sell dogs until they are six months old, while kittens are allowed to be sold from eight weeks. This change will assist in rehoming animals from pounds. We have also extended the time for pet shops to implement these reforms until the end of June 2018, with offences commencing on 1 July 2018.

A new register, to be known as the Pet Exchange Register, will be established. The Pet Exchange Register will allow council officers to see the details of businesses registered across the state. All domestic animal businesses, recreational breeders, microbreeders and members of the public who are advertising cats or dogs are required to have their details on the register.

The Pet Exchange Register will generate a unique source number for all advertisers of cats and dogs. To improve traceability on advertisements, an advert must include a valid microchip, and a valid source number. New penalties are created for both the advertiser and the organisation publishing the advertisement. Prospective cat or dog owners will be able to verify the source of their future pet via limited information on the public facing page of the Pet Exchange Register.

Councils will only be responsible for updating the details of domestic animal businesses and registered foster carers on this database. DEDJTR are currently creating the database system and will work with council officers on how best to design the data input. The Pet Exchange Register will commence no later than 1 July 2019.

A number of provisions have also been amended to further assist councils in enforcing the Act. The amendments:

- enable an authorised officer to seek a warrant to enter a residence and search for and seize documents or things in relation to domestic animal businesses and Greyhound Racing Victoria (GRV) greyhounds
- extend the Court's power to make an order under section 84WA of the Act to the new offences relating to domestic animal businesses and pet shops
- provide a clear mechanism to recover the costs of maintenance, care, removal, transport and disposal of a forfeited animal from an owner.

The amended Bill also sets the due date for councils' future Domestic Animal Management (DAM) Plans from 2021.

I have also written to your Mayor to briefly explain the changes being made to the Act. As discussed above, DEDJTR will be in touch to organise the relevant information sessions and provide the relevant templates.

I have enclosed further information on the changes that are being made.

If you require further information, please contact Ms Sally Fensling, Executive Director Domestic Animals, Fisheries, Forestry and Game Policy, DEDJTR on telephone (03) 8392 6897 or [sally.fensling@ecodev.vic.gov.au](mailto:sally.fensling@ecodev.vic.gov.au).

Yours sincerely



**Hon Jaala Pulford MP**  
Minister for Agriculture

Encl. Improving the welfare of our pets  
Victorian dog breeders  
Farm working dogs  
Dogs Victoria members  
Bird sales



Domestic Animals (Puppy Farms and Pet Shops) Bill 2016

# Improving the welfare of our pets

What has the government already done?

**+\$5million**  
100+ investigations  
1000+ animals assessed

**Pre-mating health checkup**

**Reinstated five litter limit**

**Increased enforcement powers**

The Government has provided an additional \$5 million to RSPCA (Victoria) to strengthen its Special Investigation Unit (SIU). The SIU is responsible for investigating and responding to reports of illegal puppy farming.

The Government has revised the *Code of Practice for the Operation of Breeding and Rearing Businesses* to:

- require pre-mating vet checks for female dogs
- reinstate the five litter limit for female dogs.

The Government has given Local Councils increased powers to seize animals from illegal puppy farms. Banned registration of breeders found guilty of animal cruelty.

What will the amended Domestic Animals (Puppy Farms and Pet Shops) Bill 2016 do?

**Puppies and kittens can only be sourced from registered suppliers**

**New Pet Exchange Register**

**Code of Ethics for recreational breeders Registration and compliance for commercial breeding businesses**

**Support for dog and cat foster carers**

Pet shops must only sell dogs (over 6 months old and cats (over 8 weeks old) that have been sourced from registered pounds and shelters and foster carers. This will increase pet re-homing rates, and remove access to retail stores for puppy farmers.

People are banned from co-registering breeding, shelter, pound and/or pet shop domestic animal businesses on a single rateable property or by the same person in Victoria. This will prevent illegal breeders establishing a supply chain to funnel puppies and kittens into a pet shop.

Any puppy and kitten brokers' must comply with relevant legislation and code requirements, with the inclusion of rearing in the definition of a domestic animal business.

We will be able to trace our pets better than ever before (so puppy farmers cannot hide), and online sales will be better regulated.

From 1 July 2019, a source number from the **Pet Exchange Register** will be required in any advertisements for a dog or cat (including free to good home).

Both source and microchip numbers must be included in any advertisements.

Purchasers of puppies and kittens will be able to access basic information from this Register to validate a source number.

It will be an offence to publish an advertisement to sell or give away a dog or cat, without including a valid microchip number and Pet Exchange Register source number. This offence applies to individuals selling pets, as well as those publishing any non-compliant advertisements.

Additional enforcement powers will be granted to **Authorised Officers** within the department, Councils and RSPCA (Victoria).

Applicable organisations (such as Dogs Victoria) will be required to continue to ensure their members abide by their Codes of Ethics.

The government has required applicable organisations to improve their codes of ethics.

A new category of "recreational breeders" will be introduced for applicable organisation members with 10 or less fertile female dogs.

A commercial dog breeder permit will allow, in exceptional circumstances, breeders to have more than 10 fertile females, if they demonstrate they can replicate a home-like environment and socialisation. These businesses:

- will be capped at a maximum of 50 fertile female dogs;
- must apply to the Minister for commercial dog breeder approval and will only be recommended for approval on advice from Victoria's Chief Veterinary Officer;
- are required to meet additional reporting and dog socialisation requirements and are subject to regular audits and inspections;
- must also be registered with Council as a domestic animal business and comply with the *Code of Practice for the Operation of Breeding and Rearing Businesses*.

A new voluntary scheme will be available to assist dog and cat foster carers. Foster carers who choose to enrol with their Local Council will benefit from reduced pet registration fees and the ability to give animals to pet shops to sell should they choose.

This is not compulsory. Community Foster Care Networks and their members are able to continue without change.


For more information visit  
[vic.gov.au/pets](http://vic.gov.au/pets)



Domestic Animals (Puppy Farms and Pet Shops) Bill 2016

# Victorian dog breeders

NON-DOGS VICTORIA MEMBERS



**Breeders with  
1 – 2  
fertile female dogs**

**No registration  
with Local Council  
required**

Defined as **Microbreeders** – members of the public (non-Dogs Victoria members) with 1-2 fertile females, who allow their animals to breed, and then sell or give away the puppies.

From 1 July 2019, **microbreeders** will be required to enrol for a source number from the **Pet Exchange Register** before advertising dogs for sale (or free to good home). Both source and microchip numbers must be included in any advertisements.

Source number and local government area will be made available to the public on the **Pet Exchange Register**. This will allow the buyer to check against any advertisement that the seller is registered in Victoria to sell a dog.



**Breeders with  
3 – 10  
fertile female dogs**

**Registration  
with Local Council  
required**

Register with Local Council as a **Domestic Animal Business** and comply with the mandatory **Code of Practice for the Operation of Breeding and Rearing Businesses**.

From 1 July 2019, breeding **Domestic Animal Businesses** will receive a source number from the **Pet Exchange Register** before advertising dogs for sale (or free to good home). Both source and microchip numbers must be included in any advertisements.

Source number and local government area will be made available to the public on the **Pet Exchange Register**. This will allow the buyer to check against any advertisement that the seller is registered in Victoria to sell a dog.



**Breeders with  
11 – 50  
fertile female dogs**

**Defined as a  
Commercial Dog  
Breeder**

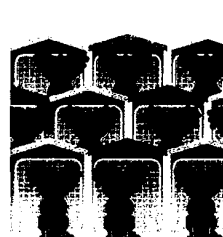
Register with Local Council as a **Domestic Animal Business** and comply with the mandatory **Code of Practice for the Operation of Breeding and Rearing Businesses**.

Apply to the Minister for **Commercial Dog Breeder** approval – granted in exceptional circumstances only.

Subject to additional reporting and dog socialisation requirements, audits and inspections of premises.

From 1 July 2019, breeding **Domestic Animal Businesses** will receive a source number from the **Pet Exchange Register**. Both source and microchip numbers must be included in any advertisements of dogs for sale (or free to good home).

Source number and local government area will be made available to the public on the **Pet Exchange Register**. This will allow the buyer to check against any advertisement that the seller is registered in Victoria to sell a dog.



**Breeders with  
51 +  
fertile female dogs**

**Reduce numbers  
to 50 or less, by  
2020 by naturally  
breeding out  
their dogs**

Cannot acquire additional fertile female dogs from now, as numbers are to be reduced over time following retirement of breeding females and/or rehoming these animals.

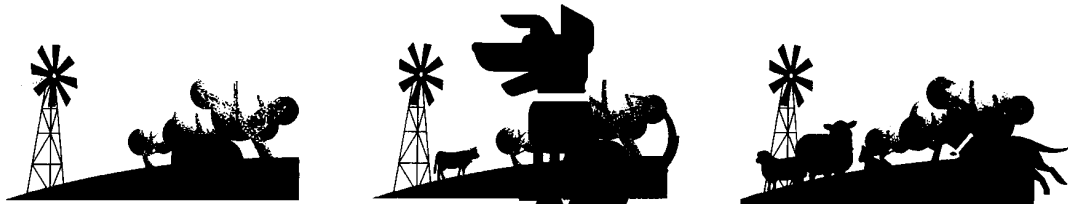
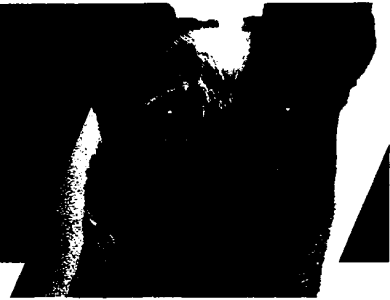
Note  
These examples do not apply to Dogs Victoria members

For more information visit  
[vic.gov.au/pets](http://vic.gov.au/pets)



Domestic Animals (Puppy Farms and Pet Shops) Bill 2016

# Farm working dogs



**Are you, or are you contracted by, a primary producer?**

Defined as someone whose primary source of income is generated from primary production as per the land tax definition, specifically in relation to animal production.

NO

No exemptions for farm working dogs apply

Owners of working dog breeds that do not meet the primary producer and farm working dog definitions, are not eligible for legislative exemptions.

These breeders must register as a **Domestic Animal Business** with their Local Council if they have 3 – 10 fertile female dogs. If they have 11-50 fertile female dogs, they must also apply for a commercial dog breeder approval. They must comply with the *Code of Practice for the Operation of Breeding and Rearing Businesses*.

**Dogs Victoria** members with working dogs that are not registered as farm working dogs must comply with the *Dogs Victoria Code of Ethics* if they have 10 or less fertile female dogs. Dogs Victoria members with 11-50 fertile female dogs must register as a Domestic Animal Business with the Local Council, comply with the Code of Practice for the Operation of Breeding and Rearing Businesses, and apply for a commercial dog breeder approval.

From 1 July 2019, dogs will require a source number from the **Pet Exchange Register** before being advertised for sale (or free to good home) or when being microchipped. Both source and microchip numbers must be linked and included in any advertisements.

YES

**Is your dog a farm working dog?**

Defined as a dog usually kept on rural land, by a primary producer, or a person employed by a primary producer and primarily kept or trained for the purpose of droving, protecting, tending, or working stock on a farm.

NO

YES

**Dog is registered for a reduced fee with Council, as a farm working dog**

Dog not required to have an identification marker outside of premises.

Does not count towards a property's fertile female dog breeding limit.

Regardless of the number of farm working dogs registered, owners only need to abide by laws applying to breeders of 1 – 2 fertile female dogs (if breeding of farm working dogs occurs) i.e. no requirement to register as a Domestic Animal Business NOR meet the Breeding Code of Practice.

From July 2019, owners of working dogs will be required to apply for a source number from the **Pet Exchange Register** before advertising dogs for sale (or free to good home). Both source and microchip numbers must be included in any advertisements.

It is an offence to knowingly register a non-farm working dog as a farm working dog

For more information visit  
[vic.gov.au/pets](http://vic.gov.au/pets)



Domestic Animals (Puppy Farms and Pet Shops) Bill 2016

# Dogs Victoria members



**10 or less**  
fertile female dogs

Defined as a **Recreational Breeder**

Be a member of **Dogs Victoria** and comply with **Dogs Victoria's Code of Ethics**.

Must have no more than 2 fertile female dogs not registered with **Dogs Victoria**.

From 1 July 2019, recreational breeders will be required to apply for a source number from the **Pet Exchange Register** before advertising dogs for sale (or free to good home). Both source and microchip numbers must be included in any advertisements (the **Dogs Victoria** member number may also be included).

Limited information on the **Pet Exchange Register** will be made available to the public. This will allow the buyer to check against any advertisement that the seller is registered in Victoria to sell a dog.

**11 – 50**  
fertile female dogs

Defined as an **Approved Commercial Dog Breeder**

Register with Council as a **Domestic Animal Business**.

Apply to the **Minister for Commercial Dog Breeder Approval**.

Comply with the mandatory **Code of Practice for the Operation of Breeding and Rearing Businesses**.

Comply with **additional reporting requirements, audits and inspections** of premises.

From 1 July 2019, approved commercial dog breeders receive a source number from the **Pet Exchange Register**. Both source and microchip numbers must be included in any advertisements (the **Dogs Victoria** member number may also be included).

Limited information on the **Pet Exchange Register** will be made available to the public. This will allow the buyer to check against any advertisement that the seller is registered in Victoria to sell a dog.

**51+**  
fertile female dogs

Reduce numbers to 50 or less, by 2020

Cannot acquire additional fertile female dogs. Numbers are to reduce following retirements of breeding females and/or rehoming these animals.

For more information visit  
[vic.gov.au/pets](http://vic.gov.au/pets)



Domestic Animals (Puppy Farms and Pet Shops) Bill 2016

# Bird sales

CAGED BIRDS\*



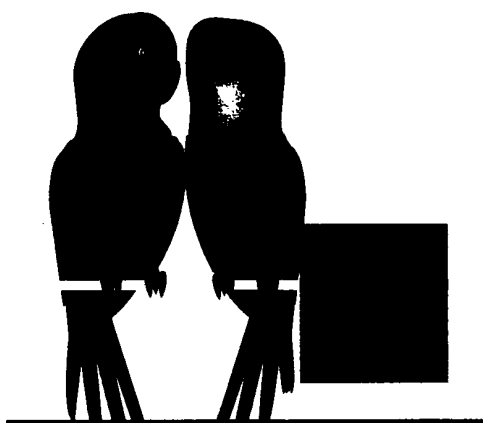
## To become a declared bird organisation

Victorian bird clubs can apply to the Minister to become a declared bird organisation.

Before declaring, the Minister must be satisfied that:

- the organisation represents members with an interest in birds and bird keeping, and the promotion of aviculture, and the wellbeing of birds whether in captivity or in the wild, and
- the organisation has a process in place to educate and ensure that members comply with the *Code of Practice for the Housing of Caged Birds* (POCTAA), or another code of practice relating to caged birds that the Minister approves.

If approved, the Minister will publish that the organisation is a declared bird organisation in the **Government Gazette**.



## To hold a sale

A declared bird organisation must notify the Secretary of the Department of Economic Development, Jobs, Transport and Resources (DEDJTR) if they intend to hold a sale in a public place.

The notification must be at least 14 days before the sale commences.

Declared bird organisations can notify the Secretary of DEDJTR once per year of all events where birds may be sold.

DEDJTR will notify Local Councils of bird sales occurring in each municipality.

\*Note These examples apply to birds not held under a Wildlife License under the *Wildlife Act 1975*

For more information visit  
[vic.gov.au/pets](http://vic.gov.au/pets)





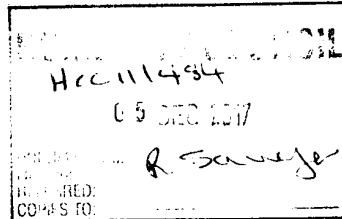
The Hon Jaala Pulford MP

Minister for Agriculture  
Minister for Regional Development

15 Spring Street  
Melbourne, Victoria 3000 Australia  
Telephone: +61 3 8392 6000  
DX 210292

Ref: BMIN17003461R

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



28 November 2018

Dear Cr Jessop

**DOMESTIC ANIMALS AMENDMENT (PUPPY FARM AND PET SHOP BILL) 2016**

The Andrews Labor Government is putting animal welfare first by ending industrial scale breeding of puppies and kittens, and introducing lifetime traceability for dogs and cats – so dodgy breeders cannot hide.

As you may be aware, in 2016 the Government introduced proposed changes to the *Domestic Animals Act 1994* (the Act) through the Domestic Animals Amendment (Puppy Farms and Pet Shops) Bill 2016 (the Bill).

Since the initial introduction of the Bill, I have been consulting widely with key stakeholders. I have spoken with a large number of councils and noted the concerns raised in those discussions, as well as the issues raised through the Parliamentary Inquiry into the Bill. In response, the Government is introducing amendments to the Bill in Parliament.

A dog and cat advertised in Victoria will soon be required to have a source number that will track – for life – where and by whom the pet was bred. This breeder ID will be permanently attached to the animals microchip record.

Hobby breeders will be registered on a State Government database, visible to new State Government intelligence officers, municipal authorised officers and the RSPCA Victoria's Special Investigations Unit.



We believe dogs and cats belong in a home, not a factory. That's why the Government is giving consumers certainty about where their puppies and kittens have come from.

Specifically, amendments to the Bill include:

- limiting dog breeding domestic animal businesses to ten fertile females with council approval alone
- introducing a commercial dog breeding permit, allowing a registered domestic animal business to also receive – in exceptional circumstances – approval from myself to operate with 11-50 fertile females
- allowing Applicable Organisations to continue to regulate their own breeding members. Breeding members with up to ten fertile females will be known as Recreational Breeders
- clarifying the definition of farm working dogs, such that registered farm working dogs will not count towards the number of fertile female dogs
- defining foster carers and establishing a new voluntary scheme so that foster carers can register with council and receive a reduced registration rate for dogs and cats in their care
- amending pet store requirements, so that pet stores can only source animals from registered pounds, shelters or registered foster carers; and limiting the selling of dogs to older than six months, or kittens from eight weeks
- clearer criteria for approval of Applicable Organisations and Approved Obedience Training Organisations
- organisations being able to apply to the Minister for Agriculture for an animal sales permit to sell animals in a public place
- a new scheme to allow for caged bird sales in Victoria
- breeding businesses, shelters or pet stores not being able to register as multiple domestic animal businesses
- the expansion of the breeders' register, to be known as the Pet Exchange Register, so that all advertisers (including domestic animal businesses) of cats and dogs to be sold or given away are required to apply for a unique source number from this register
- broadening advertising offences so that advertisers of cats and dogs must include a valid microchip number and source number when advertising for sale or to give away
- revising the date for Domestic Animal Management Plans to 4 December 2021, and every four years thereafter
- new enforcement powers for authorised officers.

Key aspects of the current Act that are not changing include:

- Owners of one or two fertile females are not required to register with council as a domestic animal business, but will be required to register on the Pet Exchange Register for the purposes of advertising.
- Applicable Organisation members are not required to register with council if they have ten or less fertile females, but will be required to register on the Pet Exchange Register for the purposes of advertising.

The majority of these changes will come into effect on 10 April 2018, with some arrangements for pet shops coming into effect on 1 July 2018. The Pet Exchange Register will come into effect on 1 July 2019 and numbers of breeding females will come into force on 10 April 2020.

I have also written to your CEO to further explain the changes that are being made to the Act. The Department of Economic Development, Jobs, Transport and Resources (DEDJTR) will make contact with your authorised officers regarding training opportunities and information sessions on these changes.

If you require further information, please contact Ms Sally Fensling, Executive Director Domestic Animals, Fisheries, Forestry and Game Policy, DEDJTR on telephone (03) 8392 6897 or [sally.fensling@ecodev.vic.gov.au](mailto:sally.fensling@ecodev.vic.gov.au).

Yours sincerely



**Hon Jaala Pulford MP**  
Minister for Agriculture



– OFFICE OF THE MAYOR –

Our File: HCC04/307  
Enquiries: George Osborne  
Telephone:



Friday 1 December 2017

The Hon John Eren MP  
Minister for Tourism and Major Events  
Level 36, 121 Exhibition Street  
MELBOURNE VIC 3000

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](http://www.hume.vic.gov.au)

Dear Minister *John*,

**RE: VISITOR ECONOMY – HUME CITY**

On behalf of Hume City Council I would like to thank you for taking the time to tour the Marnong Estate tourism development.

The Visitor Economy is Hume's fourth largest economic driver and one of Hume City's fastest growing sectors with an estimated output of \$1.950 billion. Over 5,500 jobs can be attributed to the Visitor Economy in Hume and with the significant growth in new investment in this sector this will continue to grow.

Hume City Council is actively involved in supporting the Visitor Economy and works strategically with key tourism industry stakeholders charged with promoting Greater Melbourne as a destination, and local operators to further support the development of this growing sector.

In June 2017, Council was advised by the Daylesford and Macedon Ranges Regional Tourism Board (DMRRTB) that Hume would be formally removed from the Daylesford Macedon Ranges region. Hume City Council was a partner of DMRRTB from its inception in 2010 and through this partnership was able to access a range of support including marketing and public relations, social media, Hume specific visitor statistics and advocacy support.

Hume's sole Regional Tourism Organisation (RTO) is now Destination Melbourne. Currently Destination Melbourne, together with six councils in the North are in the process of developing a *Melbourne's North Regional Destination Visitor Management Plan*. Whilst this plan will identify visitor economy opportunities in the North, Destination Melbourne is not structured or funded to provide the same level of support as that provided by a RTO such as the DMRRTB.

Council strongly advocates for Destination Melbourne to be funded and structured to provide the support of an RTO for its local government members. Council would also welcome advice on how Visit Victoria can support it to remain engaged and continue the growth of the Visitor Economy in Hume.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Geoff Porter', written over the words 'Yours sincerely'.

**CR GEOFF PORTER  
MAYOR**

cc: Mr John Pandazopoulos, Chair - Visitor Economy Ministerial Advisory Committee



Mail: PO Box 3213, Broadmeadows VIC 3047 | Tel: 9300 3851 | Fax: 9300 3915 | [frank.mcguire@parliament.vic.gov.au](mailto:frank.mcguire@parliament.vic.gov.au)

## Media Release

Thursday 30 November, 2017

### **SPORTS CLUBS ENCOURAGED TO APPLY FOR NEW GRANTS**

Sports clubs in the Broadmeadows area will be looking to get the edge over their rivals, thanks to more funding to buy new equipment and help coaches and officials learn new skills.

Member for Broadmeadows, Frank McGuire, today encouraged applications from local clubs for the next round of the \$4.6 million *Sporting Club Grants Program*.

The program delivers on the Andrews Labor Government's work to make it easier for all Victorians, no matter they live, to play the sports they love.

The *Sporting Club Grants Program* gives clubs the chance to secure grants to buy new sports uniforms and equipment, or to expand the skills of coaches and officials.

*"We're making sure our clubs in the Broadmeadows community are as strong as possible – that's what these grants are all about,"* Mr McGuire said.

Already, the program has provided over \$2.8 million to more than 2,000 sport and active recreation organisations across the state.

Grants of up to \$1,000 are available to buy new team uniforms or equipment, while grants of up to \$2,000 are available to expand the skills of coaches and officials.

Clubs can also receive up to \$5,000 for initiatives that strengthen their operations and grow their membership.

There are also grants to support travel and accommodation costs over a 12 month period for athletes, coaches, officials or teams that are required to travel to train or compete – whether it's their local competition or an Aboriginal sporting festival.

The new Aboriginal Participation category is specifically working to break down barriers and make it easier for Aboriginal Victorians to get involved in grassroots sport.

Mr McGuire said that giving administrators and volunteers opportunities to improve their skills would also give clubs in the area the edge to make sure that they're sustainable going forward.

*"I encourage clubs to make the most of this support and apply online now for new uniforms, better equipment or training for their coaches."*

Applications for round six are now open until 24 January 2018. For more information or to apply online, visit [sport.vic.gov.au](http://sport.vic.gov.au).

**Contact: Frank McGuire 0417 516 367**

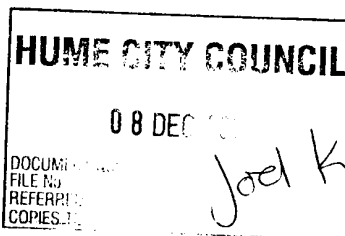
# Ros Spence MP

STATE MEMBER FOR YUROKE



1<sup>st</sup> December 2017

Cr Geoff Porter  
Mayor  
Hume City Council  
PO Box 119  
Dallas VIC 3047



46121 459-2

Dear Mayor,

I am writing to advise you of the opening of the *Sporting Club Grants Program* which provides funding to buy new equipment and help coaches and officials learn new skills.

The new round of the \$4.6 million *Sporting Club Grants Program* is open now and will close on 24<sup>th</sup> January 2018.

This program gives clubs the chance to secure grants to buy new sports uniforms and equipment, or to expand the skills of coaches and officials.

Grants of up to \$1,000 are available to buy new team uniforms or equipment, while grants of up to \$2,000 are available to expand the skills of coaches and officials. Clubs can also receive up to \$5,000 for initiatives that strengthen their operations and grow their membership.

There are also grants to support travel and accommodation costs over a 12 month period for athletes, coaches, officials or teams that are required to travel to train or compete.

For more information or to apply online, visit [sport.vic.gov.au](http://sport.vic.gov.au).

I encourage you to circulate this information among your networks. Please do not hesitate to contact me if you have any questions on 9305 7177.

Kind regards,

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

CC: Aitken & Meadow Valley Ward Councillors; Joel Kimber

**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](mailto:ros.spence@parliament.vic.gov.au)



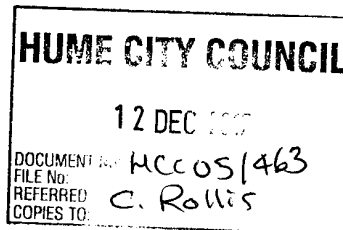


Hon Richard Wynne MP

Minister for Planning

8 Nicholson Street  
East Melbourne, Victoria 3002  
Telephone: 03 8683 0964  
DX210098

Cr Geoff Porter  
Mayor  
Hume City Council  
PO Box 119  
DALLAS VIC 3047



Ref: MIN036931



(M)

cc M Sharp  
Mayor  
P White

X OUT 2017 | 20259

Dear Mayor

**HUME PLANNING SCHEME AMENDMENT C205 AND HUME'S INTER URBAN BREAK**

I refer to the letter of 13 October 2017 from your predecessor Cr Drew Jessop about Amendment C205 to the Hume Planning Scheme and its implications for Hume City Council's Inter Urban Break (IUB) policy. I understand that the council is concerned about the lot density and lot sizes envisaged in the Lindum Vale Precinct Structure Plan (PSP).

Amendment C205, which proposes to implement the PSP, is anticipated to deliver an additional 1 500 dwellings in Melbourne's north. This will ensure that there is an adequate supply of new housing for Melbourne's needs now and into the future.

The Victorian Planning Authority (VPA) is currently reviewing submissions on Amendment C205, and I encourage council officers to raise their concerns at the panel hearing scheduled for the amendment. For information about the VPA's review and the timing of the panel hearing, please contact Tony Marks, Senior Strategic Planner, VPA, on (03) 9651 9600.

I am confident that the panel process for Amendment C205 will provide a suitable forum for the PSP to be assessed against the intent of council's IUB policy.

If you have further questions, please contact Tom Anderson, Planner, Department of Environment, Land, Water and Planning, on (03) 8683 0926 or email [tom.anderson@delwp.vic.gov.au](mailto:tom.anderson@delwp.vic.gov.au).

Yours sincerely

HON RICHARD WYNNE MP  
Minister for Planning

3 112 17

Cc: Tony Marks, Victorian Planning Authority





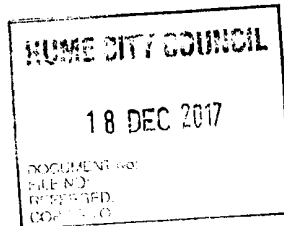
Jenny Mikakos MP

Minister for Families and Children  
Minister for Early Childhood Education  
Minister for Youth Affairs

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[www.dhhs.vic.gov.au](http://www.dhhs.vic.gov.au)  
[www.education.vic.gov.au](http://www.education.vic.gov.au)

Application number: ICC2017-18007

Mr Domenic Isola  
Chief Executive Officer  
Hume City Council  
PO Box 119  
DALLAS 3047  
[domenici@hume.vic.gov.au](mailto:domenici@hume.vic.gov.au)



Dear Mr Isola

I am delighted to advise that your application for an Integrated Children's Centre grant for the Greenvale West Integrated Community Centre has been successful, and your organisation will receive \$1,600,000 through the Children's Facilities Capital Program.

The Victorian School Building Authority will email the primary contact nominated in your application, Ms Cathy Marshall, to make further arrangements, including the preparation of a funding agreement.

New and upgraded early childhood facilities are a key element of the Victorian Government's commitment to build a world-class education system and transform Victoria into the 'Education State'.

I congratulate you on your successful application and work to date. I look forward to hearing about the future progress of your project.

If you would like any further information, please contact the Children's Facilities Capital Program team, Victorian School Building Authority, on (03) 9651 3399, or by email at: [childrens.capital.program@edumail.vic.gov.au](mailto:childrens.capital.program@edumail.vic.gov.au)

Yours sincerely

Jenny Mikakos MP  
Minister for Families and Children  
Minister for Early Childhood Education  
Minister for Youth Affairs

13 12/ 2017

Cc: Ms Cathy Marshall, Coordinator, Social and Community Planning, [cathym@hume.vic.gov.au](mailto:cathym@hume.vic.gov.au)



# Ros Spence MP

STATE MEMBER FOR YUROKE



15<sup>th</sup> December 2017

Cr Geoff Porter  
Mayor  
Hume City Council  
PO Box 119  
DALLAS VIC 3047

HUME CITY COUNCIL (M)  
05 JAN 2018  
DOCUMENT No HCC15/864  
FILE No  
REFERRED  
COPIES TO Joel Kimber  
cc Mayor  
cc Paul White

Dear Mayor, *Geoff*

I am writing to congratulate Hume City Council on receiving a \$1.6 million grant from the Andrews Labor Government's Children's Capital Grants fund to help build the Greenvale West Integrated Children's Centre.

I am advised that the Greenvale West Integrated Children's Centre will be a flexible, multipurpose space for children, families and the local community, providing maternal and child health services, a specialist consulting room and multipurpose activity space.

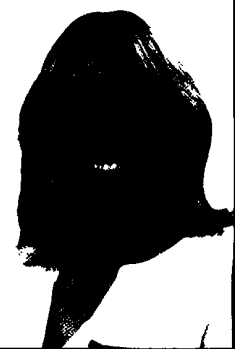
I am pleased that the Andrews Labor Government is able to work with Hume to deliver another vitally important project and I look forward to this new centre making a real difference for families in our community.

Kind regards,

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

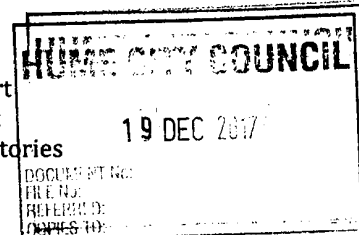
*CC Aitken & Meadow Valley Ward Councillors; Joel Kimber*

**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 Darren Chester MP**  
Minister for Infrastructure and Transport  
A/g Minister for Regional Development  
A/g Minister for Local Government and Territories  
*Deputy Leader of the House*  
*Member for Gippsland*

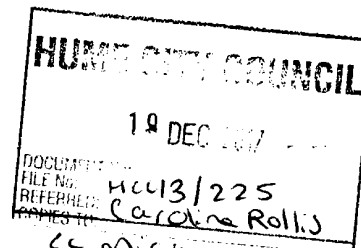


11 DEC 2017

PDR ID: MC17-005659

Councillor Geoff Porter  
Mayor  
Hume City Council  
PO Box 119  
DALLAS VIC 3047

Dear *Geoff* Mayor



Thank you for your letter of 17 November 2017 regarding the importance of the Melbourne Airport Rail Link.

As you are aware, the Australian Government has committed \$30 million to progress a business case to identify the preferred alignment, determine the cost and develop a funding and financing strategy for a new rail link to Melbourne Airport.

I was pleased to see that your Chief Executive Officer, Mr Domenic Isola, attended the stakeholder workshop held in Melbourne on 22 November 2017. The workshop provided an opportunity to update key stakeholders on how the business case will be developed for a world class rail link.

Once the business case is developed, it should be submitted to Infrastructure Australia (IA) for assessment of the merits of the proposal. Any request for Australian Government funding, including as part of a co-contribution with the Victorian Government, will be considered in the context of the IA assessment and Budget priorities.

Thank you again for taking the time to write to me on this matter.

Yours sincerely

**DARREN CHESTER**



Jenny Mikakos MP

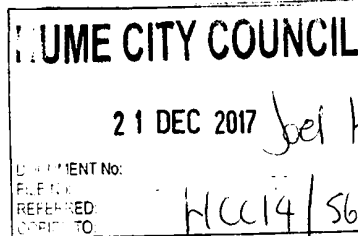
Minister for Families and Children  
Minister for Early Childhood Education  
Minister for Youth Affairs



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e4715917

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



a.p. white

Dear Mr Isola

I am delighted to advise you that Hume City Council has received funding of \$100,000 (Exclusive of GST) through the Engage! 2018-20 program to deliver the Hume Youth Action Committee project from 1 January 2018 to 31 December 2020.

Over 270 applications were received in this grant round and your organisation's application aligned strongly with the aims of the Engage! program and the funding criteria. Your project will provide young people with valuable capacity building opportunities in their local community.

This grant offer is subject to terms and conditions set out in the Department of Health and Human Services' Service Agreement. The department will be in contact with you in the near future to finalise details of the Service Agreement, your work plan and grant payment schedules over the next three years.

I would like you to treat this information confidentially until I publically announce the successful recipients of the Engage! 2018-20 program funding in January 2018.

If you would like to discuss this matter further, please contact Ms Sally Moonie, Senior Project Officer, Office for Youth on (03) 9096 3004.

I would like to take this opportunity to wish you every success with your Engage! program over the next three years and I look forward to hearing about the outcomes for young people in the local community.

Yours sincerely

**Jenny Mikakos MP**  
Minister for Families and Children  
Minister for Early Childhood Education  
Minister for Youth Affairs

18 / 12 / 2017





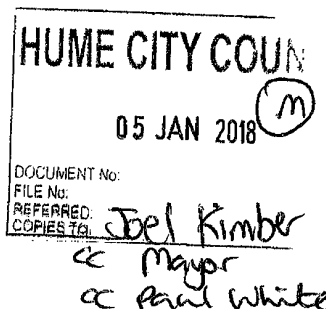
# Ros Spence MP

STATE MEMBER FOR YUROKE



15<sup>th</sup> December 2017

Cr Geoff Porter  
Mayor  
Hume City Council  
PO Box 119  
DALLAS VIC 3047



Dear Mayor,

I am writing to let you know about Startup Guide and Toolkit for Local Government recently developed by LaunchVic which will help local governments support and develop their local startup communities.

To complement this new guide, a new round of funding will give councils the tools required to identify and nurture startup activity and encourage greater community participation.

LaunchVic will provide up to \$100,000 to local councils for one-year programs that align with the framework outlined in the Startup Guide. Joint submissions from multiple councils will also be considered and may be eligible for more than \$100,000.

The funding can be used by councils to establish programs including meetup groups, and mentoring programs that give entrepreneurs access to quality startup education and resources.

Applications for Round 6 grant funding open today and close on 22 March 2018.

Funding guidelines and the Startup Guide and Toolkit for Local Government are available at [www.launchvic.org.au](http://www.launchvic.org.au). Please don't hesitate to contact my office on 9305 7177 for additional details or a letter of support.

Kind regards,

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

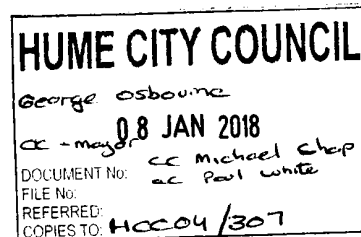
*CC Aitken Ward & Meadow Valley Ward Councillors; Joel Kimber*

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PRIME MINISTER



Reference: MC17-085009

20 DEC 2017

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

Dear Councillor Jessop

Thank you for your letter dated 13 October 2017 regarding my Government's plan to attract investment and create jobs in the Hume City Council area. My Government is committed to spreading the benefits of economic growth across Australia to create jobs and deliver vital infrastructure, including in the Hume City Council area.

The manufacturing sector is important to the local economy in the Hume City Council area and in the 2017-18 Budget my Government announced the \$100 million Advanced Manufacturing Fund to create jobs, improve productivity and help businesses remain globally competitive. This included \$47.5 million for a new Advanced Manufacturing Growth Fund to increase investment in advanced manufacturing activities in Victoria and South Australia.

Another example is the Next Generation Manufacturing Investment Program which provided support to the following businesses in the Hume City Council area under Round Two of the Program:

- Textor Technologies - \$783,000 to increase its production capacity at its Tullamarine plant; and
- Third Zeton Pty Ltd - \$664,000 to establish an automated lean production line at its manufacturing site in Campbellfield.

My Government's infrastructure plan is also helping to create jobs and reduce congestion in the Hume City Council area and its surrounding regions. Key investments include:

- \$500 million towards the \$1 billion M80 Ring Road Upgrade project;
- \$200 million towards the \$250 million Tullamarine Freeway Widening project;
- \$30 million for planning a Melbourne Airport Rail link;
- \$25.8 million towards the \$81 million Hume Freeway – O'Herns Road Interchange Upgrade; and
- \$70 million to improve suburban roads and congestion points in Melbourne funded by the interest earned on the East-West Link prepayment.

Parliament House CANBERRA ACT 2600  
Telephone (02) 6277 7700  
www.pm.gov.au

We also remain committed to support local governments across the nation through the Financial Assistance Grant program. This Program will deliver \$14.7 million for Hume City Council in 2017-18 to support local infrastructure and services – this includes an early payment of around \$6.8 million in June 2017.

Separate to the Financial Assistance Grant program, my Government is also providing Hume City Council with funding to support specific infrastructure upgrades, including:

- \$8.98 million under the Roads to Recovery program over the five years to 2018-19;
- \$6.6 million to deliver 13 Black Spot projects from 2013-14 to 2017-18; and
- \$358,000 under Round Four of the Heavy Vehicle Safety and Productivity Program toward the \$1.1 million project to upgrade Potter Street in Craigieburn.

Thank you again for writing and for your continued advocacy and work as a Councillor of the Hume City Council.

Yours sincerely



MALCOLM TURNBULL

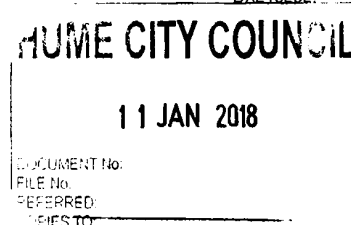


The Hon Luke Donnellan MP

Minister for Roads and Road Safety  
Minister for Ports

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

CMIN180036  
(File No.: PC034322)



Cr Geoff Porter  
Mayor  
Hume City Council  
PO Box 119  
DALLAS VIC 3047

Dear Cr Porter

Thank you for your letter dated 17 November 2017, regarding Bulla Bridge. I apologise for the delay in responding.

VicRoads recently completed a detailed planning investigation for a link between Melbourne Airport and the future outer metropolitan ring road transport corridor, which included a bypass of the Bulla township.

The Minister for Planning, the Hon Richard Wynne MLA, has asked me to consider further options that address safety and congestion and future traffic demands for the Sunbury and Bulla communities. VicRoads is currently undertaking that work.

In regards to your suggestion to duplicate Bulla Bridge on the existing alignment in the short-term, I understand that the existing route along Bulla Road is constrained by steep grades and tight curves as the road crosses Deep Creek. In addition, duplicating the bridge within these existing constraints will come at a significant cost and would require a similar, detailed planning investigation exploring environmental, social and heritage impacts.

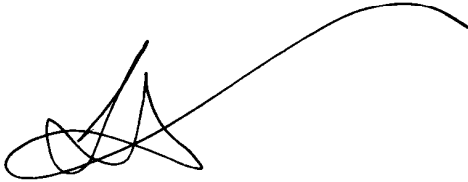
VicRoads completed safety improvement works on Bulla Road between Bulla-Diggers Rest and Wildwood Roads in 2016 and reduced the speed limit on Sunbury Road from 100km/h to 80km/h in 2015. VicRoads will continue to work with the council to identify further opportunities to improve safety and access to and from Sunbury while the planning works for a bypass are in progress.



Thank you for raising this matter with me.

Should you require any further information, Mr Vince Punaro, VicRoads Regional Director, Metropolitan North West Region (Tel: 9313 1111), would be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Luke Donnellan', with a long, sweeping horizontal stroke extending to the right.

**Hon Luke Donnellan MP**  
Minister for Roads and Road Safety

5 / 1 / 2018

Cc: Mr Josh Bull MP, Member for Sunbury

- OFFICE OF THE MAYOR -



Our File: HCC13/396  
Enquiries: Domenic Isola  
Telephone: 9205 2204

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DALLAS 3047

Telephone: 03 9205 2200  
Facsimile: 03 9309 0109  
[www.hume.vic.gov.au](http://www.hume.vic.gov.au)

Friday 12 January 2018

The Hon Matthew Guy MP  
Leader of the Opposition  
157 Spring Street  
MELBOURNE VIC 3000

Dear Mr Guy

**RE: CITY OF SUNBURY BACK ON THE AGENDA**

I was surprised to see that our local paper, *Star Weekly*, had published a story titled 'The City of Sunbury back on the agenda' on 9 January 2018, quoting you in the article (copy attached).

I read with interest your comments in the article regarding the creation of a City of Sunbury should the Liberal Party win the next State Election.

You will appreciate that the previous process occupied a considerable amount of Council time, it was a divisive issue and it caused an enormous amount of anxiety and concern for staff within the organisation.

Council is keen to get an understanding of the Victorian Liberal Party's policy plans for the future of Sunbury.

I seek an urgent meeting with you to understand the Liberal Party's position on this matter as well as providing Hume City Council an opportunity to express its concerns directly with you. I will be accompanied to the meeting by the Chief Executive Officer of Hume City Council, Mr Domenic Isola.

Please contact my Personal Assistant, Ms Aida Baptista, on 9205 2204 to arrange a mutually convenient time for us to meet. I look forward to your favourable response to our request.

Yours sincerely

A handwritten signature in black ink, appearing to read 'CR Geoff Porter', written over a horizontal line.

**CR GEOFF PORTER  
MAYOR**

Encl

# City of Sunbury back on the agenda

The state opposition has renewed its commitment to establish Sunbury as a standalone municipality if elected in November.

Speaking exclusively to *Star Weekly*, Opposition Leader Matthew Guy said the Liberals would make good on a promise made four years ago for Sunbury to cut ties with Hume.

“We have clear commitments for Sunbury – a specific City of Sunbury, which we stand by as a promise,” Mr Guy said. “We will have a City of Sunbury, we will give them their own council, we will have that split from Hume.”

Sunbury Residents Association vice president Trevor Dance said the association was strongly in favour of the move, but wanted “no political games this time”.

“Even if the Sunbury seat is won by Labor but Liberals win the election then Sunbury out of Hume is to still occur,” Mr Dance said.

The idea of Sunbury splitting from Hume council has been discussed for a number of years. Agitation for the break-up stemmed from semi-rural Sunbury residents arguing their metropolitan neighbours were not on top of their needs.

In September 2014, the Napthine government announced Sunbury and Bulla would be allowed to leave Hume council, after a poll held in October 2013 showed Hume residents were in favour of the split.

The non-compulsory postal poll was completed by 60,576 Hume residents, revealing 59.96 per cent favoured Sunbury breaking away.

But the move was abandoned by the Andrews government in October 2015, after independent Transition Auditors advised against it, claiming it would come at a significant financial cost to local residents.

The Andrews government said it was in favor of the split prior to the October announcement.

Mr Guy said he believed the Liberals had “what it takes” to claim the seat of Sunbury from current Sunbury MP Josh Bull in the state election.

*Star Weekly* contacted Hume council.