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MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Monday 11 May 2020

Released to the public on Thursday 14 May 2020



ACKNOWLEDGEMENT OF TRADITIONAL OWNERS AND ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITIES IN DAREBIN

Darebin City Council acknowledges the Wurundjeri Woi-Wurrung people as the Traditional Owners and custodians of the land we now call Darebin and pays respect to their Elders, past, present and emerging.

Council pays respect to all other Aboriginal and Torres Strait Islander communities in Darebin.

Council recognises, and pays tribute to, the diverse culture, resilience and heritage of Aboriginal and Torres Strait Islander people.

We acknowledge the leadership of Aboriginal and Torres Strait Islander communities and the right to self-determination in the spirit of mutual understanding and respect.



(2)

English

These are the Minutes for the Planning Committee meeting. For assistance with any of the items in the minutes, please telephone 8470 8888.

Arabic

هذه هي محاضر اجتماع لجنة التخطيط. للحصول على المساعدة في أي من البنود في المحاضر، يرجى الاتصال بالهاتف 8470 8888.

Chinese

这些是规划委员会会议纪要。如需协助了解任何纪要项目，请致电8470 8888。

Greek

Αυτά είναι τα Πρακτικά της συνεδρίασης της Επιτροπής Προγραμματισμού. Για βοήθεια με οποιαδήποτε θέματα στα πρακτικά, παρακαλείστε να καλέσετε το 8470 8888.

Hindi

ये योजना समिति की बैठक का सारांश है। सारांश के किसी भी आइटम में सहायता के लिए, कृपया 8470 8888 पर टेलीफोन करें।

Italian

Questo è il verbale della riunione del comitato di pianificazione. Per assistenza con qualsiasi punto del verbale, si prega di chiamare il numero 8470 8888.

Macedonian

Ова е Записникот од состанокот на Одборот за градежно планирање. За помош во врска со која и да било точка од записникот, ве молиме телефонирајте на 8470 8888.

Nepali

यी योजना समितिको बैठकका माइन्युटहरू हुन्। माइन्युटका कुनै पनि वस्तुसम्बन्धी सहायताका लागि कृपया 8470 8888 मा कल गर्नुहोस्।

Punjabi

ਇਹ 'ਯੋਜਨਾ ਸਮਿਤੀ ਕਮੇਟੀ' (Planning Committee) ਦੀ ਮੀਟਿੰਗ ਵਾਸਤੇ ਸੰਖੇਪ ਸਾਰਾਂਸ਼ ਹੈ। ਸੰਖੇਪ ਸਾਰਾਂਸ਼ ਵਿਚਲੀਆਂ ਕਿਸੇ ਵੀ ਆਈਟਮਾਂ ਸੰਬੰਧੀ ਸਹਾਇਤਾ ਵਾਸਤੇ, ਕਿਰਪਾ ਕਰਕੇ 8470 8888 ਨੂੰ ਟੈਲੀਫੋਨ ਕਰੋ।

Somali

Kuwaani waa qodobada kulanka Guddiga Qorshaynta. Caawimada mid kasta oo ka mid ah qodobada laga wada hadlay, fadlan la xiriiir 8470 8888.

Spanish

Estas son las Actas de la reunión del Comité de planificación. Para recibir ayuda acerca de algún tema de las actas, llame al teléfono 8470 8888.

Urdu

یہ پلاننگ کمیٹی کی میٹنگ کی روداد کے نقاط ہیں۔ روداد کے کسی بھی حصے کے بارے میں مدد کے لیے براہ مہربانی 8470 8888 پر فون کریں۔

Vietnamese

Đây là những Biên bản Hội Ủy ban Quy hoạch. Muốn có người trợ giúp mình về bất kỳ mục nào trong biên bản họp, xin quý vị gọi điện thoại số 8470 8888.

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**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
THE DAREBIN CITY COUNCIL HELD AT COUNCIL CHAMBER
DAREBIN CIVIC CENTRE,
350 HIGH STREET PRESTON ON MONDAY 11 MAY 2020**

THE MEETING OPENED AT 6.02 pm

WELCOME

The Chairperson, Mayor Rennie opened the meeting with the following statement:

“I acknowledge the Wurundjeri Woi-wurrung people who are the Traditional Owners of the land. I recognise their continuing connection to the land, water and culture. I pay my respects to Elders past, present and emerging.”

1. PRESENT

Councillors

Cr. Susan Rennie (Mayor) (Chairperson)

Cr. Susanne Newton (Deputy Mayor)

Cr. Steph Amir

Cr. Gaetano Greco

Cr. Kim Le Cerf

Cr. Trent McCarthy

Cr. Julie Williams

Council Officers

Sue Wilkinson - Chief Executive Officer

Darren Rudd – Manager City Development

Stevie Meyer – Coordinator Strategic Planning

Stephen Mahon - Coordinator Governance, Council Business and Civic Services

Michelle Martin - Council Business Officer

Chaden Barbari – IT Support

2. APOLOGIES

Cr. Tim Laurence

Cr. Lina Messina

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

Committee Decision

MOVED: Cr. G Greco
SECONDED: Cr. J Williams

That the Minutes of the Planning Committee Meeting held on 14 April 2020 be confirmed as a correct record of business transacted.

CARRIED

5. CONSIDERATION OF REPORTS

**5.1 APPLICATION WITHIN THE CITY OF YARRA
224 - 256 HEIDELBERG ROAD, FAIRFIELD**

Author: Town Planner

Reviewed By: General Manager City Sustainability and Strategy

Applicant	Owner	Consultant
Porta Investments Pty Ltd	Porta Investments Pty Ltd	SJB Consulting Hayball Hellier McFarland Tract Bryce Raworth Golder Associates Octave Acoustics Biosis Tree Logic Ark Resources Ratio Consultants Leigh Design Vipac Engineers and Scientists

SUMMARY

- A planning permit has been sought in the City of Yarra for a 13 storey mixed use development
- The development involves the partial demolition of a heritage building and construction of five (5) buildings ranging in height from 7 storeys to 13 storeys (plus basement car parking and rooftop services) for 334 dwellings and 1,772 square metres commercial uses
- Council has been notified of the application by Yarra City Council because the application is on the municipal boundary with City of Darebin

CONSULTATION:

- This application was referred internally to the City Designer, Council’s Urban Designer, Council’s Climate Emergency and Sustainable Transport unit and Council’s Heritage Advisor

Recommendation

That Council confirms the objection with the City of Yarra in regards to Planning Permit Application PLN19/092 on the grounds of:

1. The proposed development is excessive in height, results in visual bulk with a lack of building separation that, overwhelms the heritage chimney/landmark
2. The development offers poor landscaping outcomes

3. The development lacks appropriate street walls with side facades lacking articulation and visual interest

Committee Decision

MOVED: Cr. S Amir
SECONDED: Cr. T McCarthy

That Council confirms the objection with the City of Yarra in regards to Planning Permit Application PLN19/092 on the grounds of:

1. The proposed development is excessive in height, results in visual bulk with a lack of building separation that, overwhelms the heritage chimney/landmark
2. The development offers poor landscaping outcomes
3. The development lacks appropriate street walls with side facades lacking articulation and visual interest

CARRIED UNANIMOUSLY

**5.2 APPLICATION TO EXTEND TWO PLANNING PERMITS
Preston Market site (north west corner) - Cramer Street and
Murray Road, Preston**

Author: Principal Planner

Reviewed By: General Manager City Sustainability and Strategy

Applicant	Owner	Consultant
Urbis Pty Ltd	Preston Market Developments Pty Ltd	Urbis Pty Ltd

SUMMARY

Preston Market Developments Pty Ltd (the Applicant) has applied to Council to extend the time to commence/complete the redevelopment of the north-west corner of the Preston Market car park authorised by Planning Permit Nos. D/393/2016 and D/398/2016 (the Permits). This is the first request to extend the Permits.

The permits allow the development of two (2) 10 storey buildings and one (1) 14 storey building (with basement car parking), comprising dwellings, office spaces, retail uses, a reduction in car parking and alterations to the vehicle access to Murray Road.

The existing permits set out requirements under Condition 1 that requires a number of plans to be submitted to Council for endorsement. None of these have been submitted to date and all other conditions of both permits have not been submitted to Council for endorsement to date. This means there has been no attempt to act on the permit.

The applications were referred internally to Council’s City Design and Strategic Planning Unit, to allow consideration and review of planning controls, heritage issues and related structure plans. The applications were also referred externally to the Level Crossing Removal Authority and the Victorian Planning Authority.

It is recommended that extension of Planning Permits D/393/2016 and D/398/2016 be refused.

Recommendation

That the Applications to extend Planning Permits D/393/2016 and D/398/2016 be refused on the following grounds:

1. The timing of lodgement to extend the permits, approximately 7 months prior to the expiry of the permit and approximately 13 months prior to the latest date to lodge an extension of time application is considered premature, particularly in the context of the review of the planning controls being undertaken by the Victorian Planning Authority later in 2020
2. The development could undermine the vision and strategy for the Preston Market and be prejudicial to the amended Structure Plan and future planning controls
3. The development is likely to be inconsistent with the future planning controls that the Victorian Planning Authority will apply to the Preston Market
4. There has been no attempt to act on the permit as demonstrated through the failure to lodge further information required by condition 1 of the permit
5. Due to the substantial change to the site context which will result from the state government's plans to elevate the adjacent railway line, the new Preston Station and associated public spaces, an extension of the permits is regarded as an inappropriate planning outcome which could be detrimental to the future appearance and function of the rail corridor and the amenity and functionality of the uses and apartments interfacing with the elevated rail-line

Motion

MOVED: Cr. T McCarthy
SECONDED: Cr. S Newton

That the Applications to extend Planning Permits D/393/2016 and D/398/2016 be refused on the following grounds:

1. The timing of lodgement to extend the permits, approximately 7 months prior to the expiry of the permit and approximately 13 months prior to the latest date to lodge an extension of time application is considered premature, particularly in the context of the review of the planning controls being undertaken by the Victorian Planning Authority later in 2020
2. The development could undermine the vision and strategy for the Preston Market and be prejudicial to the amended Structure Plan and future planning controls
3. The development is likely to be inconsistent with the future planning controls that the Victorian Planning Authority will apply to the Preston Market
4. There has been no attempt to act on the permit as demonstrated through the failure to lodge further information required by condition 1 of the permit
5. The Level Crossing Removal Project's reservations about the permitted proposals and their relationship to the elevated rail line and public open space located adjacent the Western interface of the development
6. Due to the substantial change to the site context which will result from the state government's plans to elevate the adjacent railway line, the new Preston Station and associated public spaces, an extension of the permits is regarded as an inappropriate planning outcome which could be detrimental to the future appearance and function of

the rail corridor and the amenity and functionality of the uses and apartments interfacing with the elevated rail-line

Amendment

Cr. Greco moved

That recommendation 3 be amended to read:

3. The development is likely to be inconsistent with the future planning controls that the Victorian Planning Authority will apply to the Preston Market that may include a heritage overlay over the market recommended to be considered by the Heritage Council of Victoria.

The mover and the seconder consented to the amendment.

The motion as amended was put and carried.

Committee Decision

MOVED: Cr. T McCarthy
SECONDED: Cr. S Newton

That the Applications to extend Planning Permits D/393/2016 and D/398/2016 be refused on the following grounds:

1. The timing of lodgement to extend the permits, approximately 7 months prior to the expiry of the permit and approximately 13 months prior to the latest date to lodge an extension of time application is considered premature, particularly in the context of the review of the planning controls being undertaken by the Victoria Planning Authority later in 2020
2. The development could undermine the vision and strategy for the Preston Market and be prejudicial to the amended Structure Plan and future planning controls
3. The development is likely to be inconsistent with the future planning controls that the Victorian Planning Authority will apply to the Preston Market that may include a heritage overlay over the market recommended to be considered by the Heritage Council of Victoria.
4. There has been no attempt to act on the permit as demonstrated through the failure to lodge further information required by condition 1 of the permit
5. The Level Crossing Removal Project's reservations about the permitted proposals and their relationship to the elevated rail line and public open space located adjacent the Western interface of the development.
6. Due to the substantial change to the site context which will result from the state government's plans to elevate the adjacent railway line, the new Preston Station and associated public spaces, an extension of the permits is regarded as an inappropriate planning outcome which could be detrimental to the future appearance and function of the rail corridor and the amenity and functionality of the uses and apartments interfacing with the elevated rail-line

CARRIED

6. OTHER BUSINESS

6.1 GENERAL PLANNING INFORMATION: SCHEDULED VCAT APPLICATIONS

There is no General Planning Information supplied this month – General Planning Information will be supplied at the next planning meeting and will cover both months.

7. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

Nil

8. CLOSE OF MEETING


The meeting closed at 6.44 pm.

**CITY OF
DAREBIN**

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