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MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Monday 9 May 2022

In the Council Chamber 350 High Street Preston

Released to the public on 12 May 2022



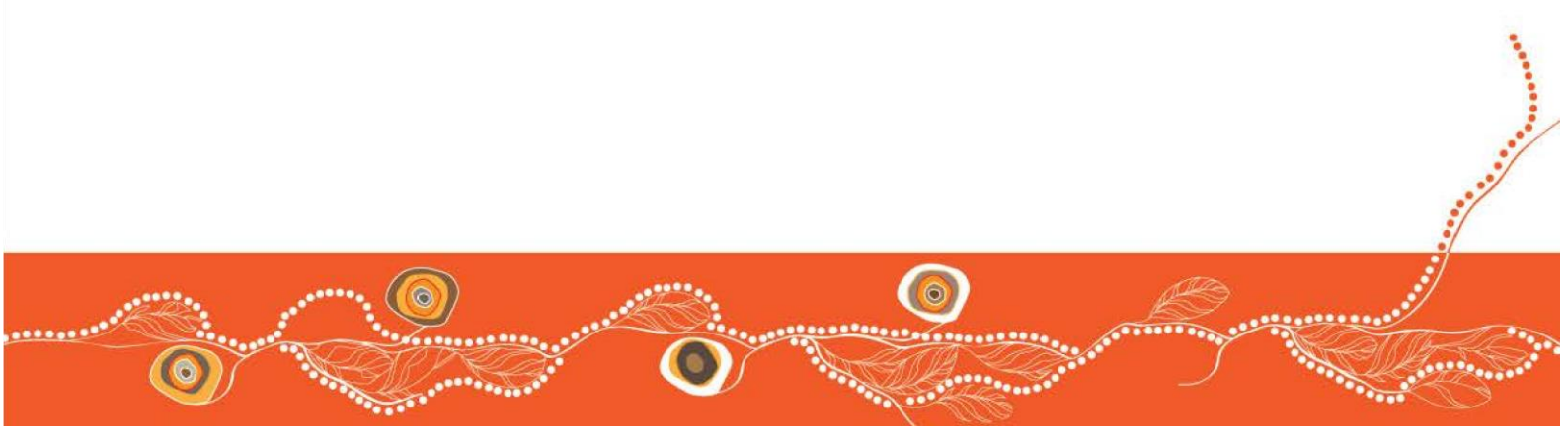
ACKNOWLEDGEMENT OF TRADITIONAL OWNERS AND ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITIES IN DAREBIN

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.



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 'ਪੇਜਨਾਰਬੰਦੀ 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 DAREBIN CIVIC CENTRE, 350 HIGH STREET PRESTON ON MONDAY 9 MAY 2022

THE MEETING OPENED AT 6:34PM.

WELCOME

The Chairperson, Mayor Lina Messina 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. Lina Messina (Mayor) (Chairperson)

Cr. Trent McCarthy (Deputy Mayor)

Cr. Emily Dimitriadis

Cr. Tom Hannan

Cr. Tim Laurence

Cr. Susanne Newton

Cr. Susan Rennie

Cr. Julie Williams

Council Officers

Rachel Ollivier - Acting Chief Executive Officer

Vanessa Petrie – Acting Manager City Sustainability and Strategy

Kathryn Pound – Manager City Development

Matt Cullen - Coordinator Statutory Planning

Stevie Meyer - Coordinator Strategic Planning

Shikha Goel - Senior Urban Designer

Vanessa O'Shea – Senior Strategic Planner

Stephen Mahon - Coordinator Council Business

Michelle Martin - Council Business Officer

Georgina Steele – Council Business Officer

2. APOLOGIES

An apology was received from Councillor Gaetano Greco.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

Recommendation

That the Minutes of the Planning Committee Meeting held on 11 April 2022 be confirmed as a correct record of business transacted.

Committee Decision

MINUTE NO. 22-089

MOVED: Cr. T McCarthy
SECONDED: Cr. J Williams

That the Minutes of the Planning Committee Meeting held on 11 April 2022 be confirmed as a correct record of business transacted.

CARRIED UNANIMOUSLY

5. CONSIDERATION OF REPORTS

5.1 APPLICATION FOR PLANNING PERMIT D/989/2011/D 231 St Georges Road Northcote

Author: Statutory Planner

Reviewed By: Acting General Manager City Sustainability and Strategy

Applicant	Owner	Consultant
Trinity 1 Holdings P/L	Kallena Hall Pty. Ltd.	PAJ Consultants

SUMMARY

- The application seeks permission for a licensed premise (packaged liquor license), under Clause 52.27 of the Darebin Planning Scheme (the Scheme) through the amendment of planning permit D/989/2011/C. A copy of the current planning permit is contained at **Attachment A**.
- The application proposes to sell packaged liquor within the approved supermarket. The supermarket is currently under construction (internal works) and sits within the ground floor retail space of a new five storey mixed use development comprising 39 dwellings and one retail premise. An aerial map is included at **Attachment B** and the extent of the proposed licensed area is shown in **Attachment C**.
- There is an existing packaged liquor license for this site (#32052621) associated with the previous supermarket that occupied the site. That supermarket was demolished in 2019 to enable the construction of the mixed-use development approved under planning permit D/989/2011. The licensee has kept this license active, with the current expiry date being 31 December 2022. A copy of the current liquor license is contained at **Attachment D**.
- The site is zoned Commercial 1 Zone and is affected by the Development Contributions Plan Overlay (Schedule 1), the Design and Development Overlay (Schedule 16) and the Environmental Audit Overlay (EAO).
- There is no restrictive covenant on title.
- Seven (7) objections were received against this application. All of the objections were from owners/occupiers from within 200 metres of the subject site.
- The proposal is generally consistent with the relevant provisions of the Darebin Planning Scheme including the objectives and decision guidelines of Clause 52.27 (Licensed Premises).
- It is recommended that the application be supported, subject to conditions.

CONSULTATION:

- Public notice was given via one (1) sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred to Council's Equity and Wellbeing Department.
- This application was not required to be referred to any external authorities.

The following person addressed the meeting in relation to Item 5.1 Application for Planning Permit D/989/2011/D 231 St Georges Road, Northcote:

- **Fouad Siib – Applicant**

Recommendation

That Planning Permit Amendment Application D/989/2011/D be supported and a Notice of Decision to Amend a Permit be issued for Use and development of 39 dwellings with reduced car parking, waiver of on-site loading bay requirement, the deletion of access to Road Zone Category 1, and use of the land for a licensed premises (packaged liquor license) at 231 St Georges Road, Northcote, subject to the following changes to planning permit D/989/2011/C:

- 1) The planning permit preamble amended from *'Use and development of 39 dwellings with reduced car parking, waiver of on-site loading bay requirement and the deletion of access to Road Zone Category 1, in accordance with the endorsed plans'*

To

'Use and development of 39 dwellings with reduced car parking, waiver of on-site loading bay requirement, the deletion of access to Road Zone Category 1, and use of the land for a licensed premise (packaged liquor license), in accordance with the endorsed plans'.

- 2) Condition No. 1 amended to refer to the current amendment D plans as follows (change showed in bold):

1. *Before the development starts, amended plans must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and three copies are to be submitted. When approved the plans will be endorsed as evidence of their approval and they will thereby become the endorsed plans in relation to this permit. The plans must be generally in accordance with the plans submitted as Exhibit P1 as submitted to the Victorian Civil and Administrative Tribunal in relation to its hearing of planning application for review P2845/2012 **and those submitted to Council under Amendment D to Planning Permit D/989/2011 (identified as Ground Floor Plan' 13012 TP2.01, Undated, and received by Council 28/10/2021, prepared by Kryiacou Architects, and 'Red Line License Plan' 20657 LL-01, dated January 2021 and received by Council 28/10/2021, and prepared by TRG)** but modified to show:*

- a) *any modifications in accordance with the Sustainability Management Plan (Refer to Condition No. 7 of this Permit);*
- b) *a schedule of external materials, colours and finishes (including colour samples) with construction materials to be of low maintenance, with external materials and finishes (including glazing) to be low reflective with painted surfaces minimized and with annotated coloured elevations showing the location/application of the materials, colours and finishes;*
- c) *provision of a textured finish to the south elevation;*
- d) **CONDITION DELETED.**

- e) *location and design of all advertising signage except where further planning permission is required by the planning scheme;*
 - f) *external retractable shading devices to all west facing habitable room windows on Level 2, 3 and 4.*
 - g) *finished floor levels and overall building heights to Australian Height Datum;*
 - h) *the canopy over the public footpath setback at least 0.75 metres from the kerb and to have a minimum clearance height of 3 metres above the level of the public foot path;*
 - i) *a single communal antenna for the development (refer also to Condition No. 15 of this Permit). The location of the antenna must be shown on the roof plan and elevations and the height of the antenna must be nominated;*
 - j) *the location of all plant and equipment (including air conditioners and the like) to be co-located where possible, screened to not to be visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building; and*
 - k) *screening to west facing balconies for units 9 and 10 and first floor courtyard on the central south side of the building.*
- 3) The inclusion of a new Condition 26, which states:
The licensed premises use (sale of packaged liquor) may operate only between the hours of:
- 1. *Monday – Saturday: 9.00am – 10.00pm*
 - 2. *Sunday: 10.00am – 10.00pm*
 - 3. *ANZAC Day: 12.00pm – 10.00pm*
 - 4. *Good Friday and Christmas Day: No trade.*
- 4) The inclusion of a new Condition 27, which states:
The amenity of the area must not be adversely affected by the use or development as a result of the:
- 1. *Transport of materials, goods or commodities to or from the land; and/or*
 - 2. *Appearance of any building, works, stored goods or materials; and/or*
 - 3. *Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and/or*
- in any other way, to the satisfaction of the Responsible Authority.

Committee Decision

MINUTE NO. 22-090

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

That Planning Permit Amendment Application D/989/2011/D be supported and a Notice of Decision to Amend a Permit be issued for Use and development of 39 dwellings with reduced car parking, waiver of on-site loading bay requirement, the deletion of access to Road Zone Category 1, and use of the land for a licensed premises (packaged liquor license) at 231 St Georges Road, Northcote, subject to the following changes to planning permit D/989/2011/C:

- 1) The planning permit preamble amended from *'Use and development of 39 dwellings with reduced car parking, waiver of on-site loading bay requirement and the deletion of access to Road Zone Category 1, in accordance with the endorsed plans'*

To

'Use and development of 39 dwellings with reduced car parking, waiver of on-site loading bay requirement, the deletion of access to Road Zone Category 1, and use of the land for a licensed premise (packaged liquor license), in accordance with the endorsed plans'.

- 2) Condition No. 1 amended to refer to the current amendment D plans as follows (change showed in bold):

1. *Before the development starts, amended plans must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and three copies are to be submitted. When approved the plans will be endorsed as evidence of their approval and they will thereby become the endorsed plans in relation to this permit. The plans must be generally in accordance with the plans submitted as Exhibit P1 as submitted to the Victorian Civil and Administrative Tribunal in relation to its hearing of planning application for review P2845/2012 **and those submitted to Council under Amendment D to Planning Permit D/989/2011 (identified as Ground Floor Plan' 13012 TP2.01, Undated, and received by Council 28/10/2021, prepared by Kryiacou Architects, and 'Red Line License Plan' 20657 LL-01, dated January 2021 and received by Council 28/10/2021, and prepared by TRG)** but modified to show:*
 - a) *any modifications in accordance with the Sustainability Management Plan (Refer to Condition No. 7 of this Permit);*
 - b) *a schedule of external materials, colours and finishes (including colour samples) with construction materials to be of low maintenance, with external materials and finishes (including glazing) to be low reflective with painted surfaces minimized and with annotated coloured elevations showing the location/application of the materials, colours and finishes;*
 - c) *provision of a textured finish to the south elevation;*
 - d) *CONDITION DELETED.*
 - e) *location and design of all advertising signage except where further planning permission is required by the planning scheme;*
 - f) *external retractable shading devices to all west facing habitable room windows on Level 2, 3 and 4.*
 - g) *finished floor levels and overall building heights to Australian Height Datum;*
 - h) *the canopy over the public footpath setback at least 0.75 metres from the kerb and to have a minimum clearance height of 3 metres above the level of the public foot path;*
 - i) *a single communal antenna for the development (refer also to Condition No. 15 of this Permit). The location of the antenna must be shown on the roof plan and elevations and the height of the antenna must be nominated;*

- j) *the location of all plant and equipment (including air conditioners and the like) to be co-located where possible, screened to not to be visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building; and*
 - k) *screening to west facing balconies for units 9 and 10 and first floor courtyard on the central south side of the building.*
- 3) The inclusion of a new Condition 26, which states:
The licensed premises use (sale of packaged liquor) may operate only between the hours of:
- 1. *Monday – Saturday: 9.00am – 10.00pm*
 - 2. *Sunday: 10.00am – 10.00pm*
 - 3. *ANZAC Day: 12.00pm – 10.00pm*
 - 4. *Good Friday and Christmas Day: No trade.*
- 4) The inclusion of a new Condition 27, which states:
The amenity of the area must not be adversely affected by the use or development as a result of the:
- 1. *Transport of materials, goods or commodities to or from the land; and/or*
 - 2. *Appearance of any building, works, stored goods or materials; and/or*
 - 3. *Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and/or*
- in any other way, to the satisfaction of the Responsible Authority.

CARRIED UNANIMOUSLY

5.2 HOUSING CONVERSATION - STAGE 1**Author:** Senior Strategic Planner**Reviewed By:** Acting General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

This report seeks the Planning Committee's endorsement of the draft *Darebin Neighbourhood Character Study – Existing Character Report, Ethos Urban 2021* (**Attachment B**) and the *Housing Demand and Supply Analysis, SGS 2020* (**Attachment C**) for the purpose of community consultation as part of a broader Housing Conversation.

Darebin has experienced significant population growth over the past two decades, and this growth is expected to continue with an additional 26,800 new dwellings in Darebin projected by 2036. Council needs to ensure its housing strategy and neighbourhood character framework are updated to direct growth to the most appropriate areas, and to facilitate good housing and design outcomes.

Background studies have been developed to inform the new Housing Strategy and Neighbourhood Character Study (HS&NCS) for Darebin and to inform upcoming community engagement.

There will be three stages of community engagement to inform the delivery of the HS&NCS. These stages are:

- Stage 1 – Housing Conversation
- Stage 2 – Draft Housing Strategy and Neighbourhood Character Study
- Stage 3 – Exhibition for a planning scheme amendment.

The purpose of the Stage 1 - Housing Conversation is to understand the community's concerns, values, expectations and aspirations around housing to inform the draft HS&NCS. The level of engagement is consultative and the process will be educational and aim to build community understanding on housing issues. Feedback received from the first phase of engagement will shape the design and communication strategies for the remaining two phases of community engagement.

A draft neighbourhood character study – existing conditions report (**Attachment B**) and housing discussion paper will inform the engagement process. The study identifies the built form elements and characteristics of different areas that make each neighbourhood distinct. This is only part one of a new neighbourhood character study. The upcoming engagement sessions will allow residents to help test and refine these precinct statements, and tell Council what they think the preferred future character for different areas should be.

The housing conversation and methodology proposed is outlined in this report and the community engagement approach outline is provided at **Attachment A**. An inclusive approach reaches Darebin's diverse community will include a municipal wide on-line representative survey, face to face, neighbourhood based pop-up stands and targeted stakeholder workshops.

In addition to these activities, there will be eight community engagement sessions in different neighbourhoods throughout the municipality, with further sessions with targeted groups. A key aim of engagement is to gain feedback from groups who are harder to reach and are typically underrepresented in community engagement processes, including lower income households, renters (both private and social), young people (including those under 18), Aboriginal and Torres Strait Islander communities, CALD communities and people with a disability.

Officer Recommendation**That Council:**

- (1) Endorses the draft *Darebin Neighbourhood Character Study – Existing Character Report, Ethos Urban 2021 (Attachment B)* and the *Housing Demand and Supply Analysis, SGS 2020 (Attachment C)* for the purposes of community consultation as part of a broader Housing Conversation.
- (2) Notes the range of community engagement activities proposed to be conducted for the Housing Conversation as outlined within **Attachment A**.
- (3) Authorises the General Manager City Sustainability and Strategy to make minor changes and clarifications to documents and the engagement approach if required.

Committee Decision**MINUTE NO. 22-091**

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

That Council:

- (1) Endorses the draft *Darebin Neighbourhood Character Study – Existing Character Report, Ethos Urban 2021 (Attachment B)* and the *Housing Demand and Supply Analysis, SGS 2020 (Attachment C)* for the purposes of community consultation as part of a broader Housing Conversation.
- (2) Notes the range of community engagement activities proposed to be conducted for the Housing Conversation as outlined within **Attachment A**.
- (3) Authorises the General Manager City Sustainability and Strategy to make minor changes and clarifications to documents and the engagement approach if required.

CARRIED UNANIMOUSLY

5.3 PRESTON CENTRAL BUILT FORM FRAMEWORK & COMMUNITY ENGAGEMENT

Author: Senior Urban Designer/Strategic Planner

Reviewed By: Acting General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

The Preston Central Activity Centre is undergoing significant change with high levels of projected population growth, level crossing removals and the Preston Market Precinct development.

The current Preston Central Structure Plan and Urban Design framework (2006) is 16 years old and is no longer delivering high quality development, with recent planning applications exceeding current height provisions with poor quality design. The controls therefore need to be updated and revised to strengthen their ability to direct higher quality development within the centre and ensure net community benefits.

The revision of the Preston Central Structure Plan is being undertaken in stages, with consultation being undertaken progressively on each key component. The first round of community engagement in 2018 has informed a new draft vision and strategic objectives.

A new draft Preston Central Built Form Framework has been prepared to improve how we direct growth and plan for higher densities across key precincts within the activity centre, and to ensure this growth delivers community benefits, like landscaping, open spaces and canopy trees.

The proposed vision and key directions are generally consistent with the existing strategic direction for Preston Central; it is a major activity centre designated for significant residential and commercial growth.

Likewise, the proposed built form framework is generally consistent with the existing provisions, albeit with slight increases to the discretionary heights and new mandatory development capacity controls (FARs). The key features of this framework are:

- maintaining discretionary heights (between 4 to 10 storeys)
- introducing mandatory floor areas caps (FARs)
- new street wall heights (generally between 2 to 4 storeys)
- sensitive interface controls for abutting residential areas
- solar access controls to protect civic spaces.

The proposed built form frameworks will have the following benefits for the community:

- prevent inappropriate development
- promote sustainability and improved design
- controls facilitate more landscaping, greenery, open spaces and walking/cycling links
- interface controls protect the amenity of people living in and around the centre
- accommodate a diversity of buildings; encourage affordable, smaller and diverse ownership
- development certainty from planning decisions.

The next round of community engagement is planned from June to July 2022 for 6 weeks. It will be delivered with the help of an external consultant. The purpose of this round is to seek feedback from the community on the draft vision, draft Preston Central Built Form Framework and key strategic opportunities for the Structure Plan.

Key priorities for engagement include:

- building community understanding of challenges facing the area.
- engaging with a broad cross-section of the community and stakeholders, particularly harder to reach groups and CALD communities.
- ensure accessibility and equity of access for all stakeholders.

Council officers will use feedback from this round of consultation to refine the vision and strategic directions, finalise the draft Preston Central Built Form Framework and inform updates to the Structure Plan.

Officer Recommendation

That Council:

- (1) Endorses the draft Central Preston Vision (**Appendix A**), draft Preston Central Built Form Framework (**Appendix B**) and draft Central Preston Strategic Issues and Opportunities (**Appendix C**) for the purpose of community engagement.
- (2) Notes the range of community engagement activities proposed to be conducted as outlined within **Appendix E**.
- (3) Authorises the General Manager City Sustainability and Strategy to make minor changes and clarifications to documents and engagement approach if required.

Committee Decision

MINUTE NO. 22-092

MOVED: Cr. S Rennie
SECONDED: Cr. J Williams

That Council:

- (1) Endorses the draft Central Preston Vision (**Appendix A**), draft Preston Central Built Form Framework (**Appendix B**) and draft Central Preston Strategic Issues and Opportunities (**Appendix C**) for the purpose of community engagement.
- (2) Notes the range of community engagement activities proposed to be conducted as outlined within **Appendix E**.
- (3) Authorises the General Manager City Sustainability and Strategy to make minor changes and clarifications to documents and engagement approach if required.

CARRIED UNANIMOUSLY

6. OTHER BUSINESS

6.1 GENERAL PLANNING INFORMATION: SCHEDULED VCAT APPLICATIONS

The General Planning Information attached at **Appendix A** contains lists of:

- Scheduled VCAT appeals for the information of the Planning Committee. The table includes appeals heard as well as those scheduled for the coming months (but does not include mediations and practice day hearings).

Officer Recommendation

That the General Planning Information attached as **Appendix A** be noted.

Committee Decision

MINUTE NO. 22-093

MOVED: Cr. T McCarthy
SECONDED: Cr. J Williams

That the General Planning Information attached as **Appendix A** be noted.

CARRIED UNANIMOUSLY

7. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

Nil

8. CLOSE OF MEETING


The meeting closed at 7:07pm.

**CITY OF
DAREBIN**

274 Gower Street, Preston
PO Box 91, Preston, Vic 3072
T 8470 8888 F 8470 8877
E mailbox@darebin.vic.gov.au
darebin.vic.gov.au

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