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MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Monday 14 February 2022

Released to the public on 21 February 2022

IN ACCORDANCE WITH THE COVID-19 OMNIBUS (EMERGENCY MEASURE) ACT 2020, THIS COMMITTEE WAS HELD VIRTUALLY.

LIVE STREAMING OF THE PLANNING COMMITTEE MEETING WAS MADE AVAILABLE ON COUNCIL'S INTERNET SITE



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 '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 VIRTUALLY ON MONDAY 14 FEBRUARY 2022

THE MEETING OPENED AT 6.31 PM

The Chairperson, Mayor Messina advised that the meeting was being held virtually and streamed live and that the audio and video would be made available on the Council's website as soon as practically after the meeting.

WELCOME

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

Darebin City Council acknowledges the Wurundjeri Woi-Wurrung people as the Traditional Owners and custodians of the land and waters 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.

1. PRESENT

Councillors

Cr. Lina Messina (Mayor) (Chairperson)

Cr. Trent McCarthy (Deputy Mayor)

Cr. Emily Dimitriadis

Cr. Gaetano Greco

Cr. Tom Hannan (arrived at 6.35pm)

Cr. Susanne Newton

Cr. Susan Rennie

Cr. Julie Williams (arrived at 6.35pm)

Council Officers

Rachel Ollivier - General Manager City Sustainability and Strategy

Jodie Watson - General Manager Governance and Engagement

Chad Griffiths – Manager City Futures

Vanessa Petrie – Acting Manager City Development

Stevie Meyer – Coordinator Strategic Planning

Jolyon Boyle – Coordinator Priority Development

Hamish Jacobsen – Senior Strategic Planner

Stephen Mahon - Coordinator Council Business

Rachna Gupta Singh - Senior Council Business Officer

Georgina Steele - Council Business Officer

Rebecca Papoulias - Council Business Officer

2. APOLOGIES

AN APOLOGY WAS RECEIVED FROM COUNCILLOR TIM LAURENCE.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE**Officer Recommendation**

That the Minutes of the Planning Committee Meeting held on 13 December 2021 be confirmed as a correct record of business transacted.

Committee Decision

MOVED: Cr. G Greco
SECONDED: Cr. S Rennie

That the Minutes of the Planning Committee Meeting held on 13 December 2021 be confirmed as a correct record of business transacted.

CARRIED UNANIMOUSLY

5. CONSIDERATION OF REPORTS

5.1 DEVELOPMENT CONTRIBUTIONS PLAN - PLANNING SCHEME AMENDMENT C170DARE

EXECUTIVE SUMMARY

Amendment C170dare to the Darebin Planning Scheme is now in the final stages to implement a new Development Contributions Plan (DCP) applying to all land in the municipality.

Following exhibition in late 2020, Council considered submissions at its meeting on 22 March 2021, and referred all submissions to an independent Planning Panel. The Panel considered objectors' and Council's submissions at a hearing in May 2021, with a report provided on July 29 (**Appendix A**). The Panel supports Council's position on the majority of issues raised by submitters, and considers that Amendment C170dare is strategically justified, well founded and should be implemented as proposed, subject to some relatively minor changes.

This report addresses the changes recommended by the Panel, which range from very minor administrative matters, some of which were identified by Council following exhibition, to more notable changes concerning the exemption mechanism. Following assessment, it is proposed that Council decline to support one of the Panel's recommendations on transitional provisions for the reasons detailed in this report.

Fundamentally, it is recommended that Council adopt the amendment with changes and submit to the Minister for Planning for approval.

The implementation of a new municipal DCP will support Council's long-term financial sustainability and its ability to deliver infrastructure necessary to meet the needs of the Darebin community over the next 20 years. The DCP relates to 70 projects with a total estimated cost of \$115.5 million. Through the DCP, future development is estimated to contribute \$28 million, or about 24% of the total costs of these projects.

The following person addressed the meeting in relation to Item 5.1 'Development Contributions Plan - Planning Scheme Amendment C170dare'

- **Oscar McLennan, Director Ys Housing**

Officer Recommendation**That Council:**

- (1) Considers the Amendment C170dare Panel Report (**Appendix A**), pursuant to section 27 of the *Planning and Environment Act 1987*.
- (2) Adopts Amendment C170dare and the Darebin Development Contributions Plan 2019 (November 2021) in accordance with section 29 of the *Planning and Environment Act 1987*, with changes reflected in **Appendix B and C**.
- (3) Authorise the Manager City Futures to make any further minor changes to the amendment documents where these are insubstantial but required for correctness, clarity or the like, including changes after approval of the Amendment by the Minister for Planning to ensure consistency with the approved planning provisions.
- (4) Submit the adopted Amendment C170dare, together with the prescribed information, to the Minister for Planning for approval pursuant to section 31 of the *Planning and Environment Act 1987*.
- (5) As part of its submission requesting approval of Amendment C170dare, advise the Minister for Planning that Council has not accepted all of the Panel's recommendations, for the reasons detailed in **Appendix D**.
- (6) Write to all submitters thanking them for their submission and advising them of Council's decision.

Committee Decision

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

That Council:

- (1) Considers the Amendment C170dare Panel Report (**Appendix A**), pursuant to section 27 of the *Planning and Environment Act 1987*.
- (2) Adopts Amendment C170dare and the Darebin Development Contributions Plan 2019 (November 2021) in accordance with section 29 of the *Planning and Environment Act 1987*, with changes reflected in **Appendix B and C**.
- (3) Authorise the Manager City Futures to make any further minor changes to the amendment documents where these are insubstantial but required for correctness, clarity or the like, including changes after approval of the Amendment by the Minister for Planning to ensure consistency with the approved planning provisions.
- (4) Submit the adopted Amendment C170dare, together with the prescribed information, to the Minister for Planning for approval pursuant to section 31 of the *Planning and Environment Act 1987*.
- (5) As part of its submission requesting approval of Amendment C170dare, advise the Minister for Planning that Council has not accepted all of the Panel's recommendations, for the reasons detailed in **Appendix D**.
- (6) Write to all submitters thanking them for their submission and advising them of Council's decision.

CARRIED UNANIMOUSLY

5.2 STATE GOVERNMENT RESCODE REFORM - COUNCIL SUBMISSION

SUMMARY

On 8 November 2021 the Department of Environment, Land, Water and Planning (DELWP) started consultation on *Improving the operation of ResCode*. It is seeking feedback on proposed changes outlined in its discussion paper.

DELWP's discussion paper proposes a new process for ResCode assessments (Clauses 54, 55 and 58 of all Victorian Planning Schemes). The proposed new model seeks to standardise how the assessment provisions operate.

Assessment of the proposed changes to ResCode has found that they could undermine current local planning policy and in particular make it very hard to consider and reflect local neighbourhood character in planning permit decisions. One of the effects of the changes proposed is that for elements of a building design like height, overlooking, and setbacks, standard 'rules' would apply and consideration of local context or neighbourhood character would not be considered. It would reduce Council's ability to in making planning decisions to balance various objectives and needs and respond to local issues or aspirations.

This report recommends that Council makes a submission that raises key concerns about the state government's proposed changes.

In line with its resolution of August 2021, Council is actively advocating to the state government for significant change to several other proposed State Government reforms to the planning system, and for full consultation with community and local government. This broader advocacy is a Council priority, however is not the subject of this report or decision.

Officer Recommendation

That the Planning Committee endorse Darebin City Council's draft submission to Victorian Department of Environment, Land, Water and Planning's 'Improving the Operation of Rescode' project, included at Attachment A.

Committee Decision

MOVED: Cr. T McCarthy

SECONDED: Cr. G Greco

That the Planning Committee endorse Darebin City Council's draft submission to Victorian Department of Environment, Land, Water and Planning's 'Improving the Operation of Rescode' project, included at Attachment A.

CARRIED

For: Cr's. Greco, Hannan, McCarthy, Messina, Newton, Rennie and Williams (7)

Abstained: Cr. Dimitriadis (1)

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

MOVED: Cr. S Rennie
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 7.25pm.

**CITY OF
DAREBIN**

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