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MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Monday 21 October 2019

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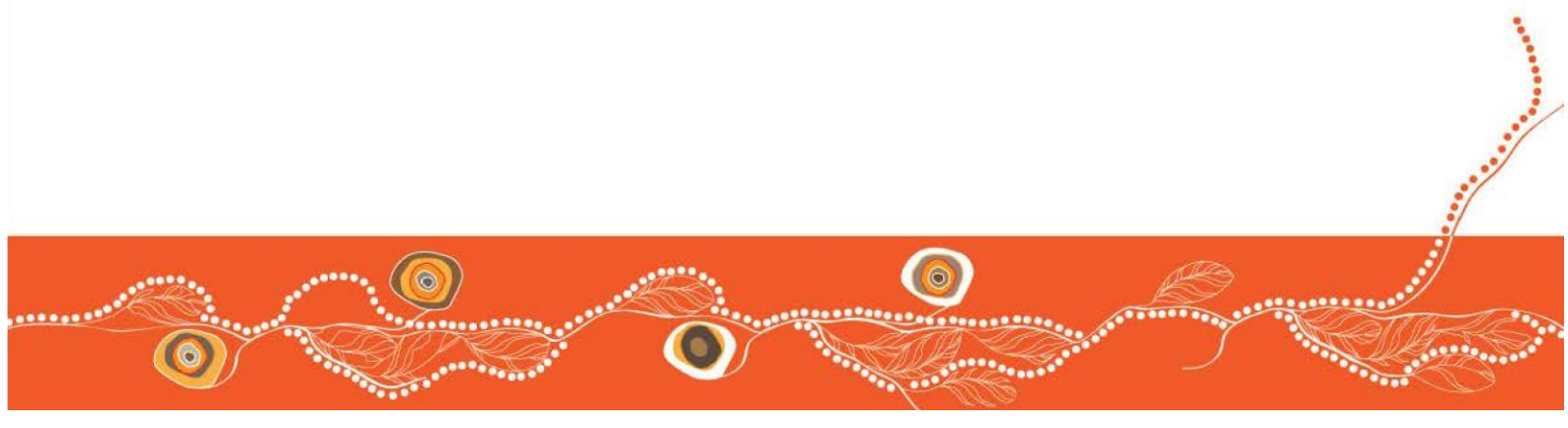
ACKNOWLEDGEMENT OF TRADITIONAL OWNERS AND ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITIES IN DAREBIN

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

Council also 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 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 'ਯੋਜਨਾਬੰਦੀ 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 21 OCTOBER 2019**

THE MEETING OPENED AT 6.00pm

1. PRESENT

Councillors

Cr. Susan Rennie (Mayor) (Chairperson)
Cr. Susanne Newton (Deputy Mayor)
Cr. Steph Amir
Cr. Gaetano Greco (6.01pm)
Cr. Kim Le Cerf
Cr. Trent McCarthy
Cr. Lina Messina
Cr. Julie Williams (6.02pm)

Council Officers

Rachel Ollivier - General Manager City Sustainability and Strategy
Sam Hewitt - Operations & Capital
Darren Rudd - Manager City Development
Julie Smout - Co Ordinator Statutory Planning
Stephen Mahon - Coordinator Governance, Council Business and Civic Services
Michelle Martin - Council Business Officer
David Lee – IT Service Desk Officer

2. APOLOGIES

AN APOLOGY WAS RECEIVED FROM CR. TIM LAURENCE.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

Committee Decision

MOVED: Cr. K Le Cerf
SECONDED: Cr. T McCarthy

That the Minutes of the Planning Committee Meeting held on 16 September 2019 be confirmed as a correct record of business transacted.

CARRIED

5. CONSIDERATION OF REPORTS

5.1 APPLICATION FOR PLANNING PERMIT D/732/2018 6 - 8 Tanner Grove Northcote

Author: Principal Planner

Reviewed By: General Manager City Sustainability and Strategy

Applicant	Owner	Consultant
Greig Carter C/- Burton & Carter Pty Ltd	John Roger Southam	<ul style="list-style-type: none"> • Ask Planning Services • Burton & Carter Pty Ltd • Woods Environmental Services • Green Rate Sustainable Building Consultant

SUMMARY

- This report recommends that the application not be supported because it does not attain a satisfactory level of compliance with the objectives, standards and decision guidelines of Clause 22.02 Council’s Neighbourhood Character Policy and elements of Clause 55 of the Darebin Planning Scheme.
- It is proposed to construct four (4) double storey attached dwellings over two (2) lots at 6 – 8 Tanner Grove, Northcote.
- Each dwelling would have four (4) bedrooms and access to two (2) on site car-spaces, one (1) within a garage.
- Each dwelling would be provided with a minimum of 40 square metres of secluded private open space to the rear of the dwellings, plus the front garden.
- The overall height of the proposal is 7.5 metres from natural ground level (NGL)
- The site is zoned General Residential Zone – Schedule 2.
- The mandatory garden area requirement for the combined lot size of 1264 square metres is 35%. The proposal achieves a garden area of 37% or 469 square metres of the total site area.
- There is no restrictive covenant on each title.
- Five (5) objections were received against this application.

CONSULTATION:

- Public notice was given via one (1) sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to the following units in Council: Public Places; Transport Engineering and Strategy; Arboricultural Planning; Infrastructure and Capital Delivery, City Architect and Council’s Environmental Sustainability Officer. Referral comments are included later in this report.

- This application was not required to be referred to external authorities.

Committee Decision

MOVED: Cr. T McCarthy

SECONDED: Cr. L Messina

That the opinion is formed to not support Planning Application D/732/2018 based on the following grounds:

1. The proposal does not comply with the following objectives of Council's Neighbourhood Character Study - Precinct E1 with respect to:
 - a) Vegetation:
 - The proposed development fails to provide sufficient space for the planting of meaningful vegetation to soften the development from the streetscape and along the eastern and western property boundaries.
 - The proposed design response does not strengthen the garden setting to the streetscape and sets an undesirable precedent that promotes large paved driveways, garages and limited front garden areas.
 - b) Siting:
 - The proposed design response results in excessive built form across both lots that reduces the opportunity to landscape the site and provide a meaningful front garden.
 - The proposal design response results in large expanses of paving, garages and car spaces that dominate the front setback. The central location of each double garage becomes the focal point of the design which is unacceptable.
 - c) Height and building form/frontage width:
 - The proposed building form across the width of each block is excessive and will dominate the streetscape. The attached townhouse configuration results in 23 metres of unbroken built form which is discordant with the streetscape.
 - The proposed lengthways subdivision is inconsistent with the streetscape and results in multiple vehicle crossings that dominate the view of the development.
 - The proposed lengthways subdivision results in narrow frontage widths that do not respect the rhythm of dwelling spacing found in the streetscape.
 - The proposed dwellings and upper levels have not been adequately recessed or concealed either through building materials, reduced floor to ceiling heights, architectural features or within the built form and will contribute to an unacceptable level of visual bulk to the streetscape.
 - d) Materials & Design Detail:
 - The built form does not contribute positively to the streetscape with unsympathetic use of render, multiple roof elements and a complicated materials palette.
2. The proposal does not meet the objectives of Clause 55 of the Darebin Planning Scheme, more particularly

- a) Standard B1: Neighbourhood Character – The design response is inappropriate and fails to adequately respond to the specific attributes of Neighbourhood Character Precinct E1 of Clause 22.02 Neighbourhood Character Policy.
- b) Standard B2: Residential Policy – The proposed design response is inappropriate and therefore non-compliance with residential policy.
- c) Standard B13: Landscaping – The proposal fails to provide sufficient space to the front, side and rear of the dwellings to incorporate appropriate landscaping and there is excessive hard paving to the street frontages.
- d) Standard B19: Daylight to existing windows – The proposal does not comply numerically with the standard for those north facing windows at 4 Tanner Grove, Northcote.
- e) Standard B20: North facing windows objective – The proposal does not comply numerically with the standard for those north facing windows at 4 Tanner Grove, Northcote.
- f) Standard B31: Design Detail - The design of the development does not respect the existing or preferred neighbourhood character façade articulation, multiple roof elements and garages that are visually discordant with the streetscape.

CARRIED

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).

Committee Decision

MOVED: Cr. K Le Cerf
SECONDED: Cr. G Greco

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

CARRIED

CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

8. CLOSE OF MEETING


The meeting closed at 6.04pm.

**CITY OF
DAREBIN**

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