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# MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Monday 9 September 2024

Released to the public on 10 September 2024



## **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 SEPTEMBER 2024

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### THE MEETING OPENED AT 6.56PM

#### WELCOME

The Chairperson, Mayor Newton 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. Susanne Newton (Mayor) (Chairperson)  
Cr. Tim Laurence (Deputy Mayor)  
Cr. Emily Dimitriadis  
Cr. Gaetano Greco  
Cr. Julie Williams  
Cr. Lina Messina  
Cr. Susan Rennie  
Cr. Tom Hannan  
Cr. Trent McCarthy

##### **Council Officers**

Vanessa Petrie - General Manager City Sustainability and Strategy  
Felicity Walsh – Interim Manager Governance and Communications  
Chad Griffiths – Manager City Development  
Jolyon Boyle – Coordinator Priority Development  
Jack Allworth – Principal Planner

#### 2. APOLOGIES

Nil

#### 3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

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

**Committee Decision**

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

**That** the Minutes of the Planning Committee Meeting held on 12 August 2024 be confirmed as a correct record of business transacted.

**CARRIED UNANIMOUSLY**

## 5. CONSIDERATION OF REPORTS

### 5.1 APPLICATION TO AMEND A DEVELOPMENT PLAN - POD/1/2007/J 1056-1140 & 1142 PLENTY ROAD, BUNDOORA

**Author:** Senior Statutory Planner

**Reviewed By:** General Manager City Sustainability and Strategy

Applicant	Owner	Consultant
Deal Corporation C/- Urban Planning Collective	<i>Deal Corporation P/L (Dealcorp)</i>	Urban Planning Collective

### SUMMARY

<b>Property:</b>	1056-1140 & 1142 Plenty Road, Bundoora
<b>Proposal:</b>	Amendment of Development Plan (POD/1/2007) as it relates to this site address, including: <ul style="list-style-type: none"> <li>• Introduce residential land uses to both north and south buildings.</li> <li>• Increase the height of the Northern Building (1B-02) from 5 to 6 storeys to 7 to 8 storeys.</li> <li>• Increase the height of the Southern Building (1B-01) from 8 to 9 storeys to 9 to 10 storeys.</li> </ul>
<b>Car parking:</b>	Two to three levels of basement car parking.
<b>Zoning and Overlay/s:</b>	<ul style="list-style-type: none"> <li>• Mixed Use Zone (MUZ)</li> <li>• Development Plan Overlay – Schedule 1 (DPO1)</li> <li>• Development Contributions Plan Overlay (DCPO)</li> </ul>
<b>Is a Developer Contribution required?</b>	No. A Developer Contribution is not directly associated with this matter (but should be applicable to any future planning permit issued).
<b>Council 100YR Flooding:</b>	Yes
<b>Consultation:</b>	<ul style="list-style-type: none"> <li>• Non-statutory notice - Letters were sent to surrounding owners and occupiers as informal notice.</li> </ul>
<b>Submissions:</b>	<ul style="list-style-type: none"> <li>• One (1)</li> </ul>

<p><b>Key reasons for refusal:</b></p>	<ul style="list-style-type: none"> <li>• The amended Development Plan is inconsistent with the North East Corridor Strategic Plan in regard to the overall Vision, General Policies and the objectives of the Larundel Village Framework. The outcome sought within the amendment is inconsistent with the building height, setbacks, land uses, landscaping, frontages and access objectives, as set out within the North East Corridor Strategic Plan.</li> <li>• The amended Development Plan does not represent orderly planning.</li> <li>• The amended Development Plan allows for buildings that would be out of character, being excessively bulky and out-of-scale with their surrounds.</li> <li>• The amended Development Plan fails to provide suitable space for car parking, access, public transport and active transport modes.</li> <li>• The amended Development Plan does not provide for suitable landscaping outcomes.</li> <li>• The amended Development Plan allows for uses to be dominated by residential accommodation and does not achieve the retail and commercial needs of the area.</li> <li>• The amended Development Plan does not meet the information requirements of Development Plan Overlay (Schedule 1) and includes substantial inconsistencies.</li> </ul>
<p><b>Recommendation</b></p>	<p>Refuse the proposed amendment to the Development Plan.</p>

**Committee Decision**

**MOVED: Cr. T Laurence**  
**SECONDED: Cr. S Rennie**

**That** the amended Polaris Development Plan (amendment J) not be supported on the following grounds:

1. The amended Development Plan is inconsistent with the North-East Corridor Strategic Plan as it:
  - a) Fails to provide suitable area for car parking within the development.
  - b) Fails to provide appropriate space for landscaping.
  - c) Fails to realise the opportunity to deliver a balanced mix of activity and employment uses with active frontages to Plenty Road.
  - d) Fails to support a high quality of design.
2. The amended Development Plan does not represent orderly planning, contrary to Clause 65.01 (Approval of an application or plan) of the Darebin Planning Scheme. The proposal represents a piecemeal planning application, unsupported by a comprehensive re-examination of the wider Development Plan area and surrounds and may result in substantial off-site amenity impacts.



3. The amended Development Plan is not in keeping with the character of the area as it allows for excessively tall and bulky buildings, out-of-scale with the surrounding area, resulting in amenity impacts and impacts upon the adjacent heritage fabric, contrary to Clause 02.03-4 (Built environment and heritage), Clause 15.01-S (Urban Design), Clause 15.01-1R (Urban Design – Metropolitan Melbourne), Clause 15.01-1L01 (Urban Design), Clause 15.03-1S (Heritage Conservation) and Clause 15.03-1L (Heritage), of the Darebin Planning Scheme.
4. The amended Development Plan provides a poor urban design outcome which fails respond to the context of the area, provides inactive frontages and poor site permeability and legibility, especially for pedestrians.
5. The proposed scale and type of land uses are not supplemented by a suitable provision of floor area for car parking and access.
6. The amended Development Plan does not set aside sufficient land for suitable landscaping that would be consistent with the character and appearance of the area.
7. The amended Development Plan provides for a land use outcome dominated by residential accommodation, with limited retail and commercial floor space to meet the activity and employment needs of the Development Plan area and surrounds, contrary to Clause 02.02 (Vision) and Clause 15.01-4R (Healthy Neighbourhoods – Metropolitan Melbourne), of the Darebin Planning Scheme.
8. The amended Development Plan has significant inconsistencies and fails to address the information requirements of the Development Plan Overlay (Schedule 1), of the Darebin Planning Scheme, including the requirements for the plan to show:
  - a) Layout of existing and proposed buildings and works.
  - b) Proposed uses on all parts of the land.
  - c) Elevation drawings of all buildings.
  - d) Details of materials and finishes to all buildings and surfaces.
  - e) A traffic management plan outlining traffic requirements both within and outside the site.

**CARRIED UNANIMOUSLY**

**6. OTHER BUSINESS**

**6.1 APPLICATIONS DETERMINED BY VCAT - REPORT FOR PLANNING COMMITTEE**

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**EXECUTIVE SUMMARY**

The General Planning Information attached at Appendix A contains:

- A summary of decisions by VCAT to date in financial year 2024-2025, at Table 1; and
- A summary of decisions issued since last reported to Council (financial year 2024-2025) at Table 2.

**Committee Decision**

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

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

**CARRIED UNANIMOUSLY**

**7. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL**

**8. CLOSE OF MEETING**


The meeting closed at 7.29pm.

**CITY OF  
DAREBIN**

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