



City of
Moonee Valley

Planning & Citizens Meeting

Tuesday, 6 December 2011

Minutes

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The following reports were considered:

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4. Presentations

Cr Rankin presented a Certificate from Youth Now in appreciation for being a minor sponsor of the Western Metropolitan Region Employer Champion Awards 2011. Sponsorship of these awards has enabled local businesses to be recognised for the invaluable support they give young people through providing quality workplace learning opportunities.

5. Petitions and Joint Letters

6.1 Change to Parking Provisions - Roseberry Street, Ascot Vale

File No. 63/018/018

Minute No. PC2011/105

Cr Rankin tabled a petition signed by 35 residents of Roseberry Street, Ascot Vale requesting that Council modify current parking provisions to 'resident parking only' for that section of Roseberry Street, extending from Dutton Lane westbound to No. 30 Roseberry Street, Ascot Vale.

6.2 Draft Vision and Master Plan for the Avondale Heights Community Precinct

File No. FOL/11/1299

Minute No. PC2011/106

Cr Cornish tabled a joint letter signed by 62 individuals objecting to the proposal to relocate the Rhonda Davis Kindergarten to the Avondale Heights Community Precinct.

In tabling a petition/joint letter, the Appropriate Officer is required to undertake the necessary action and if necessary provide a further report to Council.

6. Notices of Motion

Nil.

7. Reports

7.1 **66 Mascoma Street, Strathmore (Lot 911 on PS 014088) - Construction of three double storey dwellings**

File No: MV/168/2011
Author: Senior Town Planner
Directorate: City Works & Development
Ward: Buckley
Minute No: PC2011/107

Committee Resolution

Moved by Cr Giuliano, seconded by Cr Sharpe that Council issue a Notice of Decision to Grant a Permit in relation to Planning Permit Application No. MV/168/2011 for the construction of three double storey dwellings at 66 Mascoma Street, Strathmore, (Lot 911 on PS 014088), subject to the following conditions:

1. Before the development starts, amended plans (three copies) must be submitted to and approved to the satisfaction of the Responsible Authority. The plans must be drawn to scale, with dimensions, and be generally in accordance with the plans submitted and assessed with the application but modified to show:
 - a) The garages of Dwellings 2 and 3 are to be setback a minimum of 5.5m from the Odin Street frontage in accordance with the plans submitted on the 5 September 2011 and referenced as the Proposed Ground Floor Plan, Revision: 02/09/11.
 - b) A notation on the plan requesting a tandem open carspace to be provided in front of the garage of Dwellings 2 and 3.
 - c) A notation on the plan which states that the carport associated with Dwelling 3 is to be a readily removable lightweight structure including all structural members and roofing.
 - d) Internal elevations of all dwellings.
 - e) A schedule of all external material and finishes. The schedule must show the material, colour (including colour samples) and finishes of all external walls, roof, fascias, windows frames, fences and paving.
 - f) All obscure glazed windows to be clearly delineated to be fixed or provided with a maximum opening of 100mm.
 - g) A notation on the plan which states that the concrete slab associated with the garage of Dwelling 3 to include 'saw cuts' where it extends over the easement. Such a notation must be placed on the plans.
 - h) A front boundary fence a maximum 1m in height above the Natural Ground Level for each dwelling.

- i) The eastern elevation of bedroom 3 within Dwelling 1 to have a maximum internal wall height/ pitching height of 1.8 metres above the finished floor level of the first floor.
- j) An acoustic fence to be constructed on the north east boundary.

Once approved these plans become the endorsed plans of this permit.

2. The layout of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified without the further written consent of the Responsible Authority.
3. The upper-floor retreat area of Dwellings 2 and 3 must be used exclusively for living purposes in accordance with the endorsed plan and must not be altered or modified for the purpose of a bedroom without the further written consent of the Responsible Authority.
4. Prior to the issue of an occupancy permit for the development all retaining walls and boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
5. Floor levels shown on the endorsed plan(s) must not be altered or modified without written consent of the Responsible Authority.
6. The privacy screens as shown on the endorsed plans must be installed prior to the occupation of the buildings.
7. Building or works must not be constructed over any easement without the written consent of the relevant authorities or agencies to the satisfaction of the Responsible Authority.
8. The car parking areas and access ways as shown on the endorsed plans must be formed to such levels so that they may be used in accordance with the plan, and must be properly constructed, surfaced, drained and line-marked (where applicable). The car park area and driveways must be maintained to the satisfaction of the Responsible Authority.
9. Standard concrete vehicular crossing(s) must be constructed to suit the proposed driveway(s) in accordance with the Responsible Authority's standard specification and any vehicle crossing(s) no longer required must be removed and the land, footpath and kerb and channel replaced all to the satisfaction of the Responsible Authority. All vehicle access points must be located a minimum of 1.0 metre from any infrastructure including service pits. Alternatively, such assets may be incorporated into the crossover with the written consent of the Responsible Authority and the relevant servicing authority/agency. Subsequent works and costs in association with relocation and/or amendment must be incurred at the owner's cost, to the satisfaction of the relevant servicing authority/agency and the Responsible Authority.

10. Provision must be made for the drainage of the land including landscaped and pavement area. The discharge of water from the land must be controlled around its limits to prevent any discharge onto any adjoining or adjacent property or streets other than by means of an underground pipe drain which is discharged to an approved legal point of discharge to the satisfaction of the Responsible Authority.
11. An on-site stormwater detention drainage system must be installed on the subject land to the satisfaction of the Responsible Authority. Prior to the commencement of building and works a drainage layout plan, together with computations and manufacturers specifications, must be prepared by a suitably qualified Civil Engineer and submitted to and approved by the Responsible Authority. Once approved by the Responsible Authority the plan must be carried out to the satisfaction of the Responsible Authority.
12. The development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkways. Lighting must be located, directed and shielded and of limited intensity so that no nuisance or loss of amenity is caused to any person within or beyond the site to the satisfaction of the Responsible Authority.
13. Before the development starts, or any trees or vegetation removed, a landscape plan (three copies) prepared by a suitably qualified person or firm shall be submitted to and approved to the satisfaction of the Responsible Authority. The plans must be drawn to scale, with dimensions, and be generally in accordance with the plans submitted with the application but modified to show:
 - a) Plans which accord with the site layout plan for endorsement as a consequence of Condition 1 of this permit.
 - b) A planting schedule to show the number and species of proposed plants including pot size at planting and height and spread at maturity.
 - c) The inclusion of two canopy trees within the front yard of Dwellings 1 and one canopy tree within the front setback of Dwellings 2 and 3.
 - d) The inclusion of drought tolerant species.
 - e) An automatic drip system to be installed.
 - f) The proposed design features such as paths, paving, lawn and mulch.

Landscaping in accordance with this approved plan and schedule shall be completed before the building is occupied.

14. Prior to the occupation of the development hereby permitted, all landscaping, (including trees, shrubs and lawn) must be completed in accordance with any approved landscape plan to the satisfaction of the Responsible Authority.

15. Prior to the occupancy permit being issued, all new boundary fences as identified on the endorsed plans must be constructed to the satisfaction of the Responsible Authority. The cost associated with the construction of the boundary fences must be borne by the owner /permit holder.
16. This permit will expire if:-
 - a) the development does not start within two (2) years of the date of issue of this permit, or
 - b) the development is not completed within four (4) years of the date of issue of this permit.

Before the permit expires or within three (3) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

Permit Notes

- This is not a building permit under the Building Act. A separate building permit is required to be obtained for any demolition or building works.
- Before commencement of the development occurs, the applicant should contact the Moonee Valley City Council's engineering Services Department regarding legal point of discharge, new crossings, building over easements etc.
- All works undertaken within any existing road reserves must accord with the requirements of the Moonee Valley City Council's Engineering Services Department and to the satisfaction of the Responsible Authority.
- A Legal Point of Discharge is required for any development of this site.
- No on-street carparking permit will be issued to residents of the proposed development.
- It is the responsibility of the developer to verify the exact location and condition of the Council easement and barrel drain prior to the commencement of any works.
- The On-Site Detention (OSD) is to limit the rate of stormwater discharge from the property to pre-development levels ($C=0.4$, $t_c=5$ mins, ARI 1in5). An ARI of 1in10 shall be used for storage and the greater of post development C or $C=0.80$. A drainage layout prepared by a Civil Engineer together with computations for the On Site Detention System and manufacturers specifications are to be submitted to this department for approval.

CARRIED

7.2 12 Allan Street, Aberfeldie (Lot 73 PS055808) - Construction of two attached double storey dwellings with basement garages on one lot

File No: MV/20986/2010
Author: Planner
Directorate: City Works & Development
Ward: Buckley
Minute No: PC2011/108

Committee Resolution

Moved by Cr Giuliano, seconded by Cr Sharpe that Council issue a Notice of Decision to Grant a Permit in relation to Planning Permit Application No. MV/20986/2010 for the construction of two attached double storey dwellings with basement garages on one lot at 12 Allan Street, Aberfeldie (Lot 73 PS055808) subject to the following conditions:

1. Before the development starts, amended plans (three copies) must be submitted to and approved to the satisfaction of the Responsible Authority. The plans must be drawn to scale, with dimensions, and be generally in accordance with the plans submitted and assessed with the application but modified to show:
 - a) All changes associated with the plans Revision E, dated 29 August 2011 submitted to Council on 5 September 2011.
 - b) Notations indicating that the boundary fencing will be 1.8 metres in height above natural ground level and tapering down at the front of the site on the east and west boundary in accordance with Condition 10 of this permit.
 - c) A schedule of all external finishes. The schedule must show material and colour (including colour samples) and finishes of all external walls, roofs, fascias, window frames, retaining walls, doors, garage doors, driveways and fences.

Once approved these plans become the endorsed plans of this permit.

2. The layout of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified without further written consent of the Responsible Authority.
3. Prior to the issue of an Occupancy Permit, all boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
4. Floor levels shown on the endorsed plan(s) must not be altered or modified without the written consent of the Responsible Authority.

5. Standard concrete vehicular crossing(s) must be constructed to suit the proposed driveway(s) in accordance with the Responsible Authority's standard specification and any vehicle crossing(s) no longer required must be removed and the land, footpath and kerb and channel replaced to the all to the satisfaction of the Responsible Authority. All vehicle access points must be located a minimum of 1.0 metre from any infrastructure including service pits. Alternatively, such assets may be incorporated into the crossover with the written consent of the Responsible Authority and the relevant servicing authority/agency. Subsequent works and costs in association with relocation and/or amendment must be incurred at the owner's cost, to the satisfaction of the relevant servicing authority/agency and the Responsible Authority.
6. Provision must be made for the drainage of the land including landscaped and pavement areas all to the satisfaction of the Responsible Authority.
7. Paving abutting an adjacent property must be provided with a 150mm high concrete kerb.
8. All drainage works must be in accordance with the requirements of Moonee Valley City Council's Engineering Services Department and to the satisfaction of the Responsible Authority.
9. All piping and ducting, excepting for guttering and rainwater downpipes, above the ground floor storey of the building must be concealed to the satisfaction of the Responsible Authority.
10. Prior to the issue of an Occupancy Permit, a fence of 1.8 metres in height must be erected along the east, north and west boundaries. The east and west fences are to taper down at the front of the site to maintain viewlines to the footpaths. The cost of such fencing must be met by the permit holder and carried out to the satisfaction of the Responsible Authority.
11. Prior to the issue of an Occupancy Permit all landscaping, (including trees, shrubs and lawn) must be completed in accordance with any approved landscape plan to the satisfaction of the Responsible Authority.
12. This permit will expire if:-
 - a) the development does not start within two (2) years of the date of issue of this permit, or
 - b) the development is not completed within four (4) years of the date of issue of this permit.

Before the permit expires or within three (3) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

Permit Notes

- This is not a building permit under the Building Act. A separate building permit is required to be obtained for any demolition or building works.

- Before commencement of the development occurs, the applicant shall contact the Moonee Valley City Council's Engineering Services Department regarding legal point of discharge, new crossings, building over easements etc.
- All works in the road reserve shall be in accordance with the requirements of the Moonee Valley city Council's Engineering Services Department.
- No on street parking permits will be provided to the occupiers of the subject site.

CARRIED

7.3 Maribyrnong and Northern Maribyrnong Integrated Transport Strategies

File No: 43/18/34-2

Author: Manager Transport & Major Projects

Directorate: City Works & Development

Ward: Municipal

Minute No: PC2011/109

Committee Resolution

Moved by Cr Kenos, seconded by Cr Sipek that Council:

1. Endorse the submission on the review of two draft documents, Maribyrnong Integrated Transport Strategy and Northern Maribyrnong Integrated Transport Strategy – as detailed in Appendix A.
2. Forward the submission to Maribyrnong City Council.

CARRIED

7.4 Junction Lane - Declaration as Road

File No: 43/018/029

Author: Manager Assets & Engineering

Directorate: City Works & Development

Ward: Municipal

Minute No: PC2011/110

Committee Resolution

Moved by Cr Chantry, seconded by Cr Sipek that Council:

1. By notice in the Government Gazette, declare the central paved strip shown in Appendix A as a road pursuant to Section 11(1) (a) of the Road Management Act 2004.
2. Declare the road to be a public road under Section 17 of the Road Management Act 2004 and include it on the Register of Public Roads.
3. Resolve to permit vehicular access to the road between 7pm and 7am daily, pursuant to Clause 9 of Schedule 11 of the Local Government Act 1989.
4. Advertise the intention to restrict access and consider submissions under Section 223 of the Local Government Act 1989.
5. Administer the road and the side strips using Council's normal range of powers under the Road Safety Act 1986 and the General Purposes Local Law 2008.

CARRIED

7.5 Walking and Cycling Strategy

File No: FOL/10/1220
Author: Manager Transport & Major Projects
Directorate: City Works & Development
Ward: Municipal
Minute No: PC2011/111

Committee Resolution

Moved by Cr Giuliano, seconded by Cr Sharpe that Council:

1. Endorse the Draft Walking and Cycling Strategy, provided as Appendix A, for public consultation purposes.
2. Widely circulate the Draft Walking and Cycling Strategy, for a 4 week public consultation period, as presented in Appendix C.
3. Receive a further report at the conclusion of the consultation on the draft strategy.
4. Investigate options on leasing or potentially taking over surplus land abutting our shared paths.

CARRIED

**7.6 Proposed Granting of Easement over Council Reserve at 1A
Clarkes Road Keilor East to City West Water**

File No: FOL/10/1213
Author: Coordinator Property Services
Directorate: Corporate Services
Ward: Rose Hill
Minute No: PC2011/112

Committee Resolution

Moved by Cr Giuliano, seconded by Cr Sipek that Council:

1. Grant an easement in favour of City West Water and transfer its interest in the 243m² area of easement over Council land contained on Certificate of Title Volume 10953 Folio 937 and on Plan of Subdivision 438596U to City West Water Ltd pursuant to section 191 of the *Local Government Act* 1989.
2. Require City West Water Ltd to pay Council a consideration of \$15,000 plus GST for the 243m² area of land for easement plus any associated costs in affecting the granting and creation of easement.
3. Authorise the Chief Executive to sign all relevant documents relating to the creation of the Easement over the land.

CARRIED

7.7 State Imposed Charges to be identified in Rate Notices

File No: FOL/11/1002
Author: Manager Finance
Directorate: Corporate Services
Ward: Municipal
Minute No: PC2011/113

Committee Resolution

Moved by Cr Sipek, seconded by Cr Kenos that Council separate all State Government imposed levies on the existing annual rate notice and display this amount in red on the rate notice.

CARRIED

Cr Sipek left the meeting at 8.05pm and returned at 8.07pm.

**7.8 Community Engagement in Budget Processes and
Establishment of a Ten Year Capital Works Plan**

File No: FOL/11/1182
Author: Manager Finance
Directorate: Corporate Services
Ward: Municipal
Minute No: PC2011/114

Committee Resolution

Moved by Cr Rankin, seconded by Cr Chantry that Council:

1. Continue with the existing budget process.
2. Does not restrict the opportunity to consider other projects based on funding opportunities and needs.

CARRIED

8. Urgent Business

Nil.

9. Confidential Report

Nil.

The meeting concluded at 8.13pm.

CONFIRMED

**CR JIM CUSACK
CHAIRPERSON**