



City of  
**Moonee Valley**

---

# **Special Meeting of Council**

**Tuesday, 19 August 2014 at 6:30pm**

**Agenda**

---

# Special Meeting of Council

Tuesday, 19 August 2014 at 6:30pm  
to be held at Moonee Valley Civic Centre

---

**TO:**

**Members:** Cr Jan Chantry Mayor  
Cr Nicole Marshall  
Cr Shirley Cornish  
Cr Jim Cusack  
Cr Paul Giuliano  
Cr Cam Nation  
Cr Narelle Sharpe  
Cr John Sipek  
Cr Andrea Surace

**Officers:** Mr Neville Smith Chief Executive  
Mr Bryan Lancaster Director City Works & Development  
Mr Anthony Smith Director Corporate Services  
Mr Tony Ball Director Community Services  
Mr Scott Widdicombe Director Environment & Lifestyle  
Ms Yvonne Hansen Manager Governance & Local Laws

**Business**

**1. Opening**

**2. Apologies**

**3. Declarations of Conflict of Interest**

**4. Reports**

4.1 Submission on the Essendon Airport Hotel Development - Draft  
Major Development Plan .....3

**5. Close Of Meeting**

**NEVILLE SMITH**  
Chief Executive

## COUNCIL REPORTS

### 4.1 Submission on the Essendon Airport Hotel Development - Draft Major Development Plan

**File No:** FOL/13/190  
**Author:** Senior Strategic Planning Officer  
**Directorate:** City Works & Development  
**Ward:** Buckley & Myrnong

---

#### Purpose

To provide an overview of the draft Major Development Plan for the proposed hotel at Essendon Airport and to seek endorsement of a submission prepared on behalf of Moonee Valley City Council.

#### Executive Summary

- The Essendon Airport Master Plan 2013 was approved by the Department of Infrastructure and Regional Development on 23 April 2014 which includes a proposed hotel within the English Precinct.
- The hotel is now in its conceptual stage and requires the preparation of a major development plan in accordance with Section 89(1)(e) of the *Airports Act 1996*. A copy of the draft Major Development Plan has been included in **Appendix A** – (separately circulated).
- The hotel is proposed to accommodate a building of up to 46.5 metres (9 storeys) in height and up to 180 hotel rooms. In addition, ancillary facilities are proposed to include food and beverage facilities, a restaurant, conference centre and car parking.
- Overall, Council supports the proposed hotel but has some concerns in relation to the level of detail that has been provided in the draft Major Development Plan and whether it meets the requirements of the *Airports Act 1996*. Further detail has been provided in the discussion section of this report.
- The submission on behalf of Moonee Valley City Council has now been prepared for Council's consideration and is included in **Appendix B** – (separately circulated).
- The closing date for submissions to the draft Major Development Plan for the proposed hotel is 20 August 2014.

## Recommendation

That Council:

1. Endorse the submission to Essendon Airport's draft Major Development Plan for the proposed hotel as included in **Appendix B** - (separately circulated).
2. Lodge the submission on the draft Major Development Plan for the Essendon Airport hotel development with Essendon Airport Pty Ltd by 20 August 2014.

## Background

Essendon Airport is a 305 hectare site on Commonwealth land and is located 11km from Melbourne CBD and 7km east of Melbourne Airport. Essendon Airport Pty Ltd was granted a 50 year lease with a 49 year option to renew in 1998.

Under the *Airports Act 1996* (the Act), every general aviation airport in Australia is required to develop a master plan. These master plans provide a 20 year strategic vision for the airport including future land uses. These master plans are also required to be reviewed every five years. The Essendon Airport Master Plan has recently been reviewed. On 23 April 2014, the Department of Infrastructure and Regional Development approved the Essendon Airport Master Plan 2013.

Within the approved Essendon Airport Master Plan 2013 a proposed new hotel has been included as a development which could be undertaken in the next five years.

As Essendon Airport is located on Commonwealth land, major developments on airport land are subject to the *Airports Act 1996* (the Act) and associated regulations.

Under Section 89(1)(e) of the Act, where the construction of a building exceeds \$20 million, a major development plan is required. At the conclusion of the consultation, Essendon Airport is required to forward all submissions and the draft Major Development Plan to the Minister for Infrastructure and Regional Development. The Minister for Infrastructure and Regional Development will make the decision on whether to approve the Major Development Plan for the proposed hotel.

The Act requires at Section 90 that a "major airport development" must not be carried out, except in accordance with an approved major development plan.

Due to a proposed construction cost which will exceed \$20 million, a major development plan is required for the proposed hotel. Section 91(1) of the Act outlines what must be included in the major development plan.

## Discussion

Essendon Airport Pty Ltd proposes to develop a hotel at Essendon Airport, situated on the north eastern side of the intersection of English Street and the Tullamarine Freeway.

The hotel site comprises approximately 7,700m<sup>2</sup> of currently vacant land and is bounded by English Street to the south, Larkin Street to the east and the Tullamarine Freeway to the west. The proposal is in its conceptual stage and is proposed to accommodate a building up to 46.5 metres in height (9 storeys) and up to 180 hotel rooms. In addition, ancillary facilities are proposed to include food and beverage facilities, a restaurant, conference centre and car parking.

A full copy of the draft Major Development Plan for the proposed hotel has been included in **Appendix A** – (separately circulated).

### **Council Submission**

A submission has been developed in response to the release of the draft Major Development Plan for the proposed hotel. The submission focuses on specific parts of the draft Major Development Plan that are the most directly relevant to the municipality.

Overall, Council supports the proposed hotel. It considers that the proposed location provides the potential for an iconic building that addresses the gateway to both Essendon Airport and the City of Moonee Valley. The hotel will also provide investment and employment opportunities to the municipality.

The draft Major Development Plan, however, currently lacks detail on important elements such as traffic, built form and environmental sustainability, which has made it difficult for Council to provide meaningful feedback.

It is Council's submission that the draft Major Development Plan in its current form fails to provide all the information required to comply with Section 91(1) of the Act. The areas covered in the submission are discussed below.

- **Planning**

The draft Major Development Plan fails to address the relevant clauses within the Moonee Valley Planning Scheme, specifically Clause 15.01 (Built Environment and Heritage) within the State Planning Policy Framework and Clause 21.05 (Built Environment) within the Local Planning Policy Framework. Council also consider that a Construction Management Plan should be prepared in addition to or as part of the Construction Environmental Management Plan.

- **Traffic**

Council's submission provides comments on car parking, pick up and drop off areas, pedestrian and cycle access and traffic generation. The traffic assessment prepared for the hotel does not provide the detail necessary for Council to make an informed review of the proposed development.

- **Environment**

For a project of this scale it is considered that an Environmentally Sustainable Design Report should be prepared. The draft Major Development Plan also fails to address Water Sensitive Urban Design (WSUD) and considers that a STORM or MUSIC report should be prepared and information provided on what WSUD measures are being proposed.

It is considered that the information provided to Council lacks the detail expected in a Major Development Plan and therefore makes it difficult to provide meaningful feedback on the proposed hotel.

A copy of Council's submission has been included in **Appendix B** – (separately circulated).

### **Consultation**

Essendon Airport Pty Ltd (EAPL) is required pursuant to Section 92(2A) of the *Airports Act 1996* to advertise the draft Major Development Plan for a period of 60 business days. The closing date for submissions to the draft Major Development Plan is 20 August 2014.

EAPL was required to publish notices on the airport's website and in a newspaper inviting members of the public to provide comment.

Information regarding the draft Major Development Plan has been made available on Council's website.

Internal Council departments including Technical Services, Statutory Planning and Environment have contributed to the preparation of Council's submission.

## **Implications**

### **1. Legislative**

There are no statutory requirements as a result of this report. The submission is in accordance with Section 92 of the *Airports Act 1996*.

### **2. Council Plan / Policy**

Council's submission to the draft Major Development Plan accords with Theme 1, Strategic objective 5 to '*Support other organisations in contributing to community wellbeing*' and Theme 4, Strategic objective 4 to '*Partner with the community to reduce its environmental impact*' of the 2013-2017 Council Plan.

### **3. Financial**

There are relevant considerations to this report.

### **4. Environmental**

Environmental issues and opportunities have been responded to in the discussion section of this report.

## **Conclusion**

Essendon Airport Pty Ltd (EAPL) has released for comment its draft Major Development Plan for the proposed hotel at Essendon Airport. Council has the opportunity to make a submission to Essendon Airport Pty Ltd on the draft Major Development Plan.

Overall, Council supports the proposed hotel and its location provides the potential for an iconic building. The draft Major Development Plan, however, currently lacks detail on important elements such as traffic, built form and environment, which has made it difficult for Council to provide meaningful feedback.

Council officers have prepared a submission that outlines Council's key concerns with the draft Major Development Plan by EAPL. The submission should be endorsed and submitted to EAPL prior to 20 August 2014.