



City of  
**Moonee Valley**

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# **Special Meeting of Council**

Monday, 27 February 2017 at 6.00pm

**Minutes**

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# Report Index

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The following report was considered:

4. Reports

- 4.1 40 Hall Street, Moonee Ponds - Council consideration of the amended plans in relation to Stage 2 of the former Moonee Ponds Market Site to be presented to the Advisory Committee... 4

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# Minutes of the Special Meeting of Council

Monday, 27 February 2017 at 6.22pm  
held at the Moonee Valley Civic Centre

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## PRESENT :

**Members:** Cr Andrea Surace Mayor  
Cr Samantha Byrne  
Cr Jim Cusack  
Cr Richard Lawrence  
Cr Nicole Marshall

**Officers:** Mr Bryan Lancaster Chief Executive Officer  
Ms Natalie Reiter Director Planning & Development  
Mr Petrus Barry Manager Statutory Planning  
Mr Troy Delia Senior Coordinator Legislative Services & Support  
Mr Matt Spozio Principal Planner / Appeals Advocate

## 1. Opening

The Mayor, Cr Surace, opened the Special Meeting of Monday, 27 February 2017, welcomed all present and respectfully acknowledged the traditional custodians of this land - the Wurundjeri people of the Kulin Nation, their spirits, ancestors, elders and community members past and present. Council also extends this respect to the elders and descendants of other Aboriginal peoples here today.

The Mayor then recited the Councillor Creed:

“We commit to making positive strategic decisions for the future, remembering we are here to collectively deliver on the broader vision for Moonee Valley in a fair and equitable manner, always showing respect for one another.

Through strong leadership and maturity, we will engage in robust, intelligent debate before coming to informed, evidence-based decisions, being respectful of the outcome once the votes are cast. We will ensure we focus on policy, always mindful our role is to serve our local community.

The Mayor also acknowledged last week’s tragic accident at DFO Essendon Fields which saw the loss of five lives and on behalf of Moonee Valley City Council, offered Council’s deepest condolences to the families and friends of those lost.

## 2. Apologies

Apologies were received from Cr Sipek, Cr Gauci Maurici, Cr Nation and Cr Sharpe.

## 3. Declarations of Conflict of Interest

Nil

## 4. Reports

### 4.1 **40 Hall Street, Moonee Ponds - Council consideration of the amended plans in relation to Stage 2 of the former Moonee Ponds Market Site to be presented to the Advisory Committee**

**Author:** Principal Planner/Appeals Advocate

**Directorate:** Planning & Development

**Minute No:** 2017/09

#### **Council Resolution**

Moved by Cr Marshall, seconded by Cr Cusack that Council, with respect to the application for review, resolves to advise the Former Moonee Ponds Market Site Advisory Committee and permit applicant that the application should be refused on the following grounds:

1. The proposal fails to meet the strategies contained at Clause 15.01-2 (Urban design principles) and Clause 21.06-4 (Urban Design) of the Moonee Valley Planning Scheme as building separation and heights do not appropriately respond to the location and surrounding context.
2. The proposal exceeds the preferred heights nominated within Precinct 2D under Schedule 1 to the Activity Centre Zone.
3. The proposal fails to provide sufficient degree of housing diversity contrary to the objectives and strategies contained within Clause 21.05-2 (Housing Diversity) of the Moonee Valley Planning Scheme.
4. The proposal fails to achieve an appropriate level of internal amenity for apartments.
5. The proposal fails to minimise off-site amenity impacts and would lead to unreasonable wind impacts on surrounding areas.
6. The proposal fails to provide sufficient car parking as required under Clause 52.06 (Car Parking) of the Moonee Valley Planning Scheme and is expected to lead to an increased pressure for on-street parking in the surrounding area to an unacceptable degree.
7. The proposal, by its degree of exceedance of the preferred heights nominated within Precinct 2D under Schedule 1 to the Activity Centre Zone, is pursuing a 'de facto' strategic planning review and amendment, contrary to Moonee Valley Planning Scheme Amendment

C100 and contrary to the planning scheme amendment regime established by Parliament under Part 3 of the Planning and Environment Act 1987.

**CARRIED UNANIMOUSLY**

**5. Close of Meeting**

The meeting concluded at 6.44pm.

**CR ANDREA SURACE  
CHAIRPERSON**