



**ORDINARY COUNCIL (TOWN PLANNING) MEETING OF
THE HUME CITY COUNCIL**

MONDAY, 28 AUGUST 2017

CONFIRMED - 11 SEPTEMBER 2017

HUME CITY COUNCIL

Minutes of the
ORDINARY COUNCIL (TOWN PLANNING) MEETING OF THE HUME CITY COUNCIL
held on Monday, 28 August 2017
at 7.04 pm
at the Council Chamber, Hume Global Learning Centre, Broadmeadows

To: a: Council	Cr Drew Jessop Cr Ann Potter Cr Joseph Haweil Cr Jodi Jackson Cr Carly Moore Cr Leigh Johnson Cr Jack Medcraft Cr Naim Kurt Cr Geoff Porter Cr Karen Sherry Cr Jana Taylor	Mayor Deputy Mayor Arrived at 7.05pm
b: Officers	Mr Domenic Isola Mr Peter Waite Mr Daryl Whitfort Mr Hector Gaston Mr Michael Sharp Ms Kylie Ezzy Ms Kirsty Miller Mr Fadi Srour Mr John Monaghan Mr Gavan O'Keefe Mr Brad Mathieson	Chief Executive Officer Director Sustainable Infrastructure and Services Director Corporate Services Acting Director Community Services Acting Director Planning and Development Director Communications, Engagement and Advocacy Manager Statutory Planning And Building Control Services Manager Finance and Property Development Manager Capital Works and Building Maintenance Manager Governance Governance Support Officer

ACKNOWLEDGEMENT OF THE TRADITIONAL CUSTODIANS OF THIS LAND

The Mayor read the following:

"I would like to acknowledge that we are meeting on Gunung-Willam-Balluk land. The Gunung-Willam-Balluk of the Wurundjeri are the first and original people of this land. I would like to pay my respects to their Elders, past and present, and the Elders from other communities who may be here today."

Proceedings to be Recorded

The Mayor reminded Councillors and members of the Gallery that an audio recording of the Council meeting will be made and published to Council's website within 2 working days of the meeting.

Gallery Behaviour

The Mayor reminded the gallery that Council's Code of Meeting Procedures requires the gallery to be silent at all times, and that members of the gallery must not interject or take part in the debate. Any person who is called to order, may be asked to leave the Chamber. The Mayor advised that notwithstanding this, he will invite members of the gallery to speak, for up to two minutes either in support of or against an officer's recommendation.

ORDER OF BUSINESS**1. PRAYER**

The Mayor Read The Prayer

Almighty God, we humbly beseech Thee to vouchsafe Thy blessing upon this Council. Direct and prosper its deliberations to the advancement of Thy glory and the true welfare of the people of the Hume City.

Amen

2. APOLOGIES

Nil

3. DISCLOSURE OF INTEREST

The Mayor drew Councillors' attention to the provisions of the Local Government Act 1989 in relation to the disclosure of conflicts of interests. Councillors are required to disclose any conflict of interest immediately before consideration or discussion of the relevant item. Councillors are then required to leave the Chamber during discussion and not vote on the relevant item.

Cr Leigh Johnson declared an indirect interest in item SU243 - *Panel Submission on the Sunbury South and Lancefield Road Precinct Structure Plans.*

Cr Jack Medcraft declared an indirect interest in item SU243 - *Panel Submission on the Sunbury South and Lancefield Road Precinct Structure Plans.*

Suspension of Standing Orders

Moved Cr Jana Taylor, **Seconded** Cr Ann Potter

7:08 PM That standing orders be suspended.

CARRIED

UB24 PASSING OF FIONA RICHARDSON – MINISTER FOR PREVENTION OF FAMILY VIOLENCE – MINISTER FOR WOMEN

That a letter be sent on behalf of Council to the Parliament of Victoria to express condolences on the recent passing of Minister for Family Violence Prevention, Fiona Richardson, and that condolences be also passed onto Ms Richardson's family.

Moved Cr Jana Taylor, **Seconded** Cr Ann Potter

7:15 PM That standing orders be resumed.

CARRIED

4. OFFICER'S REPORTS**Reports Identified as Requiring Individual Discussion**

Report No.	Report	Page in Agenda
SU235	10 Ballymena Street, Greenvale - The development of three double storey dwellings	9

Ms Noura Sabbagh addressed Council regarding the Officer's recommendation.

Moved Cr Leigh Johnson, **Seconded** Cr Naim Kurt

That Council, having considered the application on its merits and the objections received, resolves to issue a Notice of Decision to Grant a Planning Permit for the development of three double storey dwellings at 10 Ballymena Street, Greenvale subject to the following conditions:

1. Before the development permitted by this permit commences, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans dated 31 March 2017 (Rev E) but modified to show:
 - a) Deletion of sitting area on the first floor of dwelling 2.
 - b) Increase the southern setback of the bathroom of dwelling 2 to 1.6 metres and position the said dwellings bedroom 2 entry door further north.
 - c) Bedroom 1 of dwelling 3 to be recessed along its west elevation a minimum of 500mm without reducing any other setback.
 - d) The provision of an indented concrete parking bay consistent with Council standard drawing SD207 or SD207a with the cost to be paid by the land owner/developer of 10 Ballymena Crescent, Greenvale.
2. The development shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.
3. The external materials, finishes and paint colours of the approved building must be to the satisfaction of the responsible authority.
4. Except with the prior written consent of the responsible authority, no service equipment or architectural features other than those shown on the endorsed plans are permitted above the roof level of the buildings.
5. The landscape area(s) shown on the endorsed plan(s) must be planted and maintained to the satisfaction of the responsible authority and once landscaped must not be used for any other purpose. Maintenance must include the removal of weeds and the replacement of any dead plants in accordance with the endorsed landscape planting schedule.
6. Before the use starts or the development is occupied (whichever occurs first), the areas set aside for the parking of vehicles together with the aisles and access lanes as shown on the endorsed plans must be:
 - (a) constructed;
 - (b) surfaced with a durable all-weather seal;
 - (c) drained to the nominated point of discharged;
 - (d) line-marked to indicate each car space and access lanes;
 - (e) marked to show the direction of traffic along access lanes and driveways; and
 - (f) provided with concrete kerbs or other barriers to prevent direct vehicle access to an adjoining road other than by a vehicle crossing,all to the satisfaction of the responsible authority.

The areas must be maintained in a useable condition to the satisfaction of the responsible authority.
7. Car spaces, access lanes and driveways shown on the endorsed plan must be kept available for these purposes at all times to the satisfaction of the responsible authority.

8. Before the development is occupied, vehicle access to and from the land from any roadway or service lane must be by way of a vehicle crossing constructed in accordance with Council's Vehicle Crossing Specifications to suit the proposed driveway(s) and the vehicles that will use the crossing(s). After obtaining a road opening permit from Council, the location, design and construction of the vehicle crossing(s) must be approved by the responsible authority.
9. Any services within the road reserve requiring relocation must be approved by the relevant service authority and carried out and completed to the satisfaction of the responsible authority.
10. No vehicles are to park behind the garages of dwellings 1, 2 and 3. These areas are turning areas therefore no parking is permitted.
11. The maximum gradient of a domestic driveway shall be 1 in 4 (25%) for a maximum length of 20 metres or less and 1 in 5 (20%) for a length greater than 20 meters as per AS2890.1:2004 cl2.6.
12. Before the development is occupied or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
13. Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the landscape plan will be endorsed and will then form part of the permit. The plan must be prepared by a suitably qualified person drawn to scale with dimensions and three copies must be provided. The landscaping plan must show:
 - a. a survey (including botanical names) of all existing vegetation to be retained and/or removed;
 - b. buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary;
 - c. details of surface finishes of pathways and driveways;
 - d. a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant;
 - e. landscaping and planting within all open areas;
 - f. One large canopy tree (minimum two metres tall when planted) and understorey landscaping in the site frontage.
 - g. a tree protection zone and structural root zone for each tree to be retained; and
 - h. the location and details of root control barriers;
14. Stormwater from all paved area must be drained to underground stormwater system.
15. Any cut or fill must not interfere with the natural overland stormwater flow.
16. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during construction.

17. This permit will expire if one of the following circumstances applies:
- the development is not started within three years of the date of this permit; or
 - the development is not completed within six years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing:

- before or within six months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

NOTE:

If a request for an extension of commencement/completion dates is made out of time allowed, the responsible authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.

Permit Notes:

- An application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing is to be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details is to be attached to the application. Any service relocations are to the approval of the Service Authority and at the owners cost.
- A drainage investigation is required for this development (fees apply). Plans to be submitted to Council's Civil Design section for assessment. This will determine if on-site detention system, upgrading of Council's existing drainage pipes or new drainage pipes are required for the owners/developers.
- Following the drainage investigation, internal drainage plans to be submitted to Council Civil Design section for approval.
- An application for a 'Consent to Dig in the Road Reserve' permit for intended parking is to be submitted to the Council for approval.
- Where the difference in grade is between two section of ramp or floor is greater than 1:8 (12.5%) for a summit grade change, or greater than 1:6.7 (15%) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.
- An application for Legal Point of Stormwater discharge is required to be obtained approval for the connection to the legal point of discharge.
- Prior to the commencement of any works within the road reserve or, an application for 'Consent to work within a Hume City Council Road Reserve' is required to be submitted to Council.

CARRIED

Report No.	Report	Page in Agenda
SU237	2-4 Emma Court, Sunbury- Use and Development of land for the purposes of a Childcare Centre, Variation to Restrictive covenant AG9048834K to allow a building other than a dwelling and fencing to the front boundary and the ending of a Section 173 Agreement	48

Ms Julie Lancashire addressed Council regarding the Officer's recommendation.

Moved Cr Jack Medcraft, **Seconded** Cr Geoff Porter

That Council, having considered the application on its merits and the objections received, resolves to issue a Notice of Decision to Grant a Planning Permit for the Use and development of land for the purposes of a Childcare Centre, Variation to Restrictive Covenant AG9048834K and the ending of a Section 173 Agreement at 2-4 Emma Court, Sunbury subject to the following conditions:

1. **Before the development permitted by this permit commences, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans dated November 2016 but modified to show:**
 - a) **A turning area provided at the northern end of the accessway to allow vehicles to enter and exit the site in a forward manner**
 - b) **An acoustic fence to a minimum height of 1.7 metres installed along the northern and eastern boundaries, including all details of the proposed fence**
 - c) **An enclosure for the bin store area**
 - d) **Tree Protection Zones (TPZ) recommendation for the trees to be retained in accordance with the approved Arborist Report required under condition 9 of this permit.**
 - e) **A printed sample of all external colours and materials including details of the copper mural on the corner of Emma Court and Phillip Drive**
 - f) **The setback from Phillip Drive shown as 7.8m instead of 3.9m.**
2. **The use and/or development as shown on the endorsed plans or described in the endorsed documents must not be altered or modified except with the written consent of the Responsible Authority.**
3. **The layout of the site and/or the size of the proposed buildings and works and the internal layout and use of the buildings as shown on the endorsed plans shall not be altered or modified except with the written consent of the Responsible Authority.**
4. **Once the development permitted by this permit has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.**
5. **Except with the prior written consent of the responsible authority the approved child care centre may operate only between the following times:**

- Monday to Friday 6:30am to 6:30pm
6. Except with the written consent of the responsible authority the approved outdoor play area must only be used between the following times:
 - Monday to Friday 8:30am to 11am and 2pm to 5pm
 7. Except with the prior written consent of the responsible authority the number of child care places must not exceed 97 at any one time.
 8. The proposed access from Phillip Drive must be restricted to left in/left out movements only.
 9. Prior to the endorsement of the Condition 1 plans, an Arborist Report prepared by a suitably qualified arborist must be provided which details the following information for the trees in the north eastern corner of the site and any trees along the shared boundary with No.6 Emma Court:
 - An accurate tree location within a labelled plan showing the trees.
 - Species accurately identified by botanical and common names.
 - DBH (diameter at breast height i.e. 1.4m above ground level).
 - Tree protection zone calculated in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites.
 - Where encroachment is proposed to be more than 10 % of the tree protection zone of a tree to be retained, information is to be provided to demonstrate how the tree will survive the encroachment in accordance with AS 4970-2009.
 - A description of the recommended protection measures to be put in place to ensure the protection of trees to be retained, and a description of any proposed method of tree removal
 - Conclusions and recommendations based on the recorded observations, site and species characteristics for the two eucalyptus trees to be retained in the north eastern corner of the site detailing their health and structure and any remedial works required to be undertaken to increase their longevity.
 10. The building hereby permitted must be designed and constructed in accordance with Australian Standard 1428-1993 "Design Rules for Access by the Disabled".
 11. Except with the further consent of the Responsible Authority no form of public address system shall be used on the premises so as to be audible outside the building.
 12. Provision shall be made on site for the storage of trade waste disposal bins. The bins provided shall not occupy or obstruct access to any car parking area indicated on the endorsed plan
 13. The proposed parking bays to be line marking including disabled parking bay symbol and bollard to be installed adjacent to the disabled parking bay as shown on the plan and as per Australian Standards.

14. The development, permitted by this permit must not be commenced until a satisfactory detailed landscaping plan for the whole of the subject land, including a maintenance schedule, is submitted to and approved by the responsible authority. Such plan must be prepared by a person suitably qualified or experienced in landscape design and when approved an endorsed copy must form part of this permit.
15. No street trees are to be removed or relocated as part of this development without the prior written approval of the Responsible Authority. Any street trees approved to be removed and/or replaced are to be removed and/or replaced by Council at the owner's or developer's expense. Existing street trees are to be protected during the construction period.
16. The use or development permitted by this permit must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.
17. The land must be maintained in an orderly and neat manner at all times to the satisfaction of responsible authority and its appearance including any building on the land must not adversely affect the amenity of the area.
18. Outdoor lighting must be designed, baffled and located to the satisfaction of the responsible authority so as to prevent any adverse effect on adjoining land.
19. Noise levels emanating from the land must not exceed the requirements of State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1.
20. Any equipment required for refrigeration, air-conditioning, heating and the like must be located on the land/building and must be suitably insulated for the purpose of reducing noise emissions, to the satisfaction of the responsible authority.
21. With the exception of public waste bins, receptacles for any form of rubbish or refuse must not be visible from any public road or thoroughfare. Odour must not emit from any receptacles so as to cause unreasonable offence to any persons outside the land.
22. Deliveries to and from the land (including waste collection) may only occur between:
 - Monday to Friday 7:00am to 6:00pm
23. No external sound amplification equipment or loud speakers may be used for the purpose of announcements, broadcasts, playing of music or the like, except with the prior written consent of the responsible authority.
24. Any alarm or security system installed on the subject land or premises must be of a silent type, connected to a registered security firm. All external materials, finishes and paint colours are to be to the satisfaction of the Responsible Authority.

25. All external cladding and roofing of the buildings hereby permitted must be of a non-reflective nature and must be coloured in muted shades to the Responsible Authority.
26. All air-conditioning equipment and other plant equipment must be screened and must not be visible from outside the land to the satisfaction of the responsible authority.
27. The landscape areas shown on the endorsed plans must be planted and maintained to the satisfaction of the Responsible Authority and once landscaped must not be used for any other purpose. Maintenance must include the removal of weeds and the replacement of any dead plants in accordance with the endorsed landscape planting schedule.
28. Before the use allowed by this permit starts or the development is occupied, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority.
29. Existing trees on the subject land and identified for retention on the enclosed plan(s) must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the Responsible Authority. Such trees must be satisfactorily protected during building and construction works.
30. Areas set aside for the parking of vehicles together with the aisles and access lanes must be properly formed to such levels that they can be utilised in accordance with the endorsed plan(s) and must be drained and provided with an all-weather seal coat. The areas must be constructed, drained and provided and maintained in a continuously useable condition to the satisfaction of the Responsible Authority.
31. Car spaces, access lanes and driveways shown on the endorsed plan must be kept available for these purposes at all times to the satisfaction of the responsible authority.
32. The boundaries of all car spaces, access lanes and the direction in which vehicles should proceed along the lanes must be clearly indicated on the ground to the satisfaction of the responsible authority.
33. The loading and unloading of goods from vehicles and the delivery of goods must at all times be carried out within the boundaries of the subject land
34. Vehicle access to and from the subject land from any roadway or service lane must be by way of a vehicle crossing constructed in accordance with Council's Vehicle Crossing Specifications to suit the proposed driveway(s) and the vehicles that will use the crossing(s). The location, design and construction of the vehicle crossing(s) must be approved by the Responsible Authority after first obtaining a road opening permit from Council.
35. Any existing unused vehicle crossing(s) not required as part of the development hereby permitted must be removed and replaced with kerb and channel, footpath and nature strip to the satisfaction of the Responsible Authority.
36. Any services within the road reserve that require relocation must be approved by the relevant service authority and any such relocation must be made at the owner's or developer's cost.

37. Provision must be made in the parking area on the subject land to the satisfaction of the Responsible Authority for one car parking spaces clearly marked for the disabled.
38. In areas set aside for parking, kerbs or barriers or other means of protection must be installed to the satisfaction of the Responsible Authority so as to prevent damage by vehicles to the fence.
39. Unless the Responsible Authority otherwise allows, in writing, upon the termination of the use permitted by this permit, the area(s) set aside for the temporary parking of vehicles together with the associated access lanes must be reinstated to the satisfaction of the Responsible Authority by stripping of the hard standing surface and replacing it with not less than 100mm of top soil to the approximate original level of the subject land, closing up and making good vehicles crossings no longer required and restoring kerb and channel, footpath and nature strip along the road carriageway
40. The building hereby permitted must be designed and constructed in accordance with Australian Standard 1428-1993 "Design Rules for Access by the Disabled".
41. The lighting of the car park area shown on the endorsed plans must be located and designed with suitable baffles so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.
42. The whole of the subject land, including any landscaped and paved areas, must be graded and drained to the satisfaction of the Responsible Authority so as to prevent the discharge of stormwater causing damage/nuisance from the subject land across any road or footpath or onto adjoining land. All stormwater storage tanks must have the overflow pipe connected to the legal point of discharge.
43. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain to a Council nominated point of discharge in a road or to an underground pipe drain and the drainage system must be designed to the requirements and satisfaction of the relevant Building Surveyor.
44. Effluent or polluted drainage must not be allowed to discharge beyond the boundaries of the subject land onto other land or any street or road or directly or indirectly into any watercourse.
45. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during construction.
46. Stormwater from all paved area must be retained within the property and drained to the sites underground stormwater system.
47. Any cut or fill must not interfere with the natural overland stormwater flow.
48. The covenant created in instrument AG9048834K on PS539783H Certificate of Title Volume 11119 Vol 696 must only be varied to allow the childcare use to operate and to allow this site to be developed as shown on the Plans endorsed under this permit.

- 49 The restrictive covenant must be revised, certified and lodged with the Land Registry before the use and development hereby approved can commence.
50. This permit will expire if one of the following circumstances applies:
- The development is not started within three years of the date of this permit; or
 - The development is not completed within six years of the date of this permit.
 - The use is not started within two years after the completion of the development
 - The use is discontinued for a period of two years.

The responsible authority may extend the periods referred to if a request is made in writing:

- Before or within six months after the permit expiry date, where the development allowed by the permit has not yet started; or
- Within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Notes:

- If a request for an extension of commencement/completion dates is made out of time allowed by condition 43, the responsible authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.
- For the variation of restriction permitted by this permit to have force and effect, a certified copy of the variation of restriction must be lodged with and approved by the Lands Title Office.
- An application for a 'Legal Point of Stormwater Discharge' permit is required to be obtained from Council for approval to connect to the legal point of discharge.
- Prior to any works carried out within Road Reserve (nature strip), an Application/permit 'Non-Utility Minor Works within Municipal Road Reserve' permit must be obtained from Council.
- An application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing is to be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details is to be attached to the application.
- Any service relocation associated with the works are to be approved by the Service Authorities and at the owners cost.
- The applicant needs to meet all the requirements of the *Education and Care National Regulations*.

CARRIED

Report No.	Report	Page in Agenda
SU238	320 Bulla-Diggers Rest Road, Diggers Rest - Buildings and works associated with the construction of a Telecommunications Facility.	66

Mr Matt Evans, Mr Domenico Mastrantuono, Mr Ian Payne, Mr Amit Khairjani, Mr Gabriele Diluzio and Mr Frank Kuringz addressed Council regarding the Officer's recommendation.

Moved Cr Geoff Porter, Seconded Cr Naim Kurt

That Council, having considered the application on its merits, resolves to issue a Notice of Decision to Grant a Planning Permit for buildings and works associated with the construction of a telecommunications facility at 320 Bulla-Diggers Rest Road, Diggers Rest subject to the following conditions:

- 1. Before the development starts, plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans dated 23 September 2016 received by Council on 1 February 2017 but modified to show:
 - a) A minimum setback of 10 metres from the Crinnion Road, (west title boundary) to the fenced enclosure and the provision of an appropriate landscape buffer including large canopy trees and a depth of understorey planting within this setback;**
 - b) Provision of a 3 metre landscape buffer adjacent to the fenced enclosure on the north, east and south side of the fenced enclosure (except for the area containing the gates).**
 - c) Landscaping pursuant to Condition 3 of the planning permit.**
 - d) The location of the rabbit and grazing animal proof fence referred to in Condition 5.****
- 2. The development shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.**
- 3. Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the landscape plan will be endorsed and will then form part of the permit. The plan must be prepared by a suitably qualified person drawn to scale with dimensions and three copies must be provided. The landscaping plan must show:
 - (a) Screen tree planting around the fenced enclosure on the northern, eastern and southern side for the whole distance of the fenced enclosure at a depth of 3 metres.**
 - (b) Screen tree planting around the fenced enclosure on the western side for the whole distance (10 metres) between the fenced enclosure and the title boundary on Crinnon Road.**
 - (c) Unless otherwise agreed in writing by the Responsible Authority, all trees and shrubs must be species of local provenance and trees must be capable of achieving a minimum height of 10 metres at maturity.****
- 4. The landscape area(s) shown on the endorsed plan(s) must be planted and maintained to the satisfaction of the responsible authority and once landscaped must not be used for any other purpose. Maintenance must include the removal of weeds and the replacement of any dead plants in accordance with the endorsed landscape planting schedule.**

5. The vegetation is to be enclosed by a rabbit and grazing animal proof fence until such time as the vegetation reaches a size where it is no longer at risk from rabbits and grazing animals.
6. The headwalls must be constructed as driveable endwalls as per VicRoads standards.
7. Any structure or building activity (including construction cranes) on the subject land, either permanent or temporary, must not penetrate “prescribed airspace” surfaces without the approval of the Department of Infrastructure and Regional Development in accordance with the *Airports (Protection of Airspace) Regulations 1996*.
8. Safe airport operations require the minimisation of the risk of glare experienced by pilots. Accordingly, any roofed areas of the proposed buildings must be coloured in non-reflective muted tones or constructed of suitable materials that absorb light rather than creating unnecessary glare.
9. External lighting must be installed or baffled such that it does not cause light spillage above the horizontal plane or beyond the subject site in order to prevent potential visual distraction to pilots.
10. This permit will expire if one of the following circumstances applies:
 - the development is not started within three years of the date of this permit; or
 - the development is not completed within six years of the date of this permit.
 - The use is discontinued for a period of two years.

The responsible authority may extend the periods referred to if a request is made in writing:

- before or within six months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

NOTE:

If a request for an extension of commencement/completion dates is made out of time allowed, the responsible authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.

Any service relocations are to the approval of the service authority and at the owners cost.

CARRIED

Moved Cr Joseph Haweil, **Seconded** Cr Karen Sherry

That this item be deferred.

CARRIED

Councillor Jack Medcraft left the meeting, the time being 7:53 pm.

Report No.	Report	Page in Agenda
GE218	<p>Policy Reviews - Place Names and Proposals for Memorialisation Within the Municipality of Hume</p> <p>Moved Cr Jana Taylor, Seconded Cr Karen Sherry</p> <p>2.1 That Council revokes the Place Names Policy adopted on 15 March 2016.</p> <p>2.2 That Council revokes the Proposals for Memorialisation within the Municipality Policy adopted on 23 February 2015.</p> <p>2.3 That Council adopts the Place Names Policy provided as Attachment 1 to this report.</p> <p>2.4 That Council adopts the Proposals for Memorialisation within the Municipality of Hume Policy provided as Attachment 2 to this report.</p>	163

Amendment

Moved Cr Joseph Haweil, **Seconded** Cr Jodi Jackson
That 5.5.2 be struck out from the Place Names Policy.

Councillor Jack Medcraft returned to the meeting after the amendment motion was moved on item GE218 - *Policy Reviews - Place Names and Proposals for Memorialisation Within the Municipality of Hume*, the time being 7:56 pm.

Division

A division was requested: The result of the division was as follows:

For	Against
Cr Joseph Haweil	Cr Ann Potter
Cr Jack Medcraft	Cr Leigh Johnson
Cr Jodi Jackson	Cr Drew Jessop
	Cr Geoff Porter
	Cr Jana Taylor
	Cr Naim Kurt
	Cr Karen Sherry
	Cr Carly Moore

LOST

Councillor Ann Potter left the meeting after the vote on the amendment motion to item GE218 - *Policy Reviews - Place Names and Proposals for Memorialisation Within the Municipality of Hume*, the time being 8:08 pm. Cr Potter did not vote on the substantive motion below.

The substantive motion was then put.

Moved Cr Jana Taylor, **Seconded** Cr Karen Sherry

2.1 That Council revokes the Place Names Policy adopted on 15 March 2016.

2.2 That Council revokes the Proposals for Memorialisation within the Municipality Policy adopted on 23 February 2015.

2.3 That Council adopts the Place Names Policy provided as Attachment 1 to this report.

2.4 That Council adopts the Proposals for Memorialisation within the Municipality of Hume Policy provided as Attachment 2 to this report.

CARRIED

Report No.	Report	Page in Agenda
SU243	Panel Submission on the Sunbury South and Lancefield Road Precinct Structure Plans	153

Councillor Ann Potter returned to the meeting, the time being 8:10 pm.

Cr Leigh Johnson, having declared an indirect interest by the way of close association in item SU243 - *Panel Submission on the Sunbury South and Lancefield Road Precinct Structure Plans*, left the Chamber prior to the motion being moved, the time being 8:10 pm, and did not take part in any discussion or debate on the item.

Cr Jack Medcraft, having declared an indirect interest by the way of close association in item SU243 - *Panel Submission on the Sunbury South and Lancefield Road Precinct Structure Plans*, left the Chamber prior to the motion being moved, the time being 8:10 pm, and did not take part in any discussion or debate on the item.

Moved Cr Geoff Porter, **Seconded** Cr Carly Moore

That Council:

- 2.1 notes the Panel Hearing process to hear submissions to the PSPs.
- 2.2 notes that the matters raised in Council's submission remain unresolved, and that a submission will be made to the Panel consistent with the matters raised in the original submission endorsed by Council on 27 February 2017.

CARRIED

Report No.	Report	Page in Agenda
GE219	Infringement Management Policy Review	183

Cr Leigh Johnson returned to the meeting prior to the motion was moved on item GE219 - *Infringement Management Policy Review*, the time being 8:15 pm.

Cr Jack Medcraft returned to the meeting prior to the motion was moved on item GE219 - *Infringement Management Policy Review*, the time being 8:15 pm.

Moved Cr Geoff Porter, **Seconded** Cr Jana Taylor

- 2.1 **THAT Council revokes the Infringement Management Policy that was adopted by Council on 27 April 2015.**
- 2.2 **THAT Council adopts the Infringement Management Policy provided as Attachment 1 to this report.**

Amendment:

Moved Cr Joseph Haweil, **Seconded** Cr Jack Medcraft

- 2.3. **Infringement Policy draft be amended to include first time offence as a ground for review.**

Deferral:

Moved Cr Ann Potter, **Seconded** Cr Leigh Johnson
That this item be deferred.

CARRIED

Report No.	Report	Page in Agenda
GE223	<p>ANZAC Centenary Event - Broadmeadows Town Park</p> <p>Moved Cr Naim Kurt, Seconded Cr Jana Taylor</p> <p>That Council:</p> <p>2.1. Approves the staging of a commemorative ANZAC Day service from 10.30am to 11.30am on 25 April 2018 to mark the conclusion of the ANZAC Centenary (2014- 2018).</p> <p>2.2. Invites key community stakeholders to establish a community organising committee to provide input into the planning and delivery of the 2018 service, ensuring it is in keeping with ANZAC Day ceremony protocols;</p> <p>2.3. Notes the event is proposed to complement existing services that will be held on the day in Broadmeadows, Craigieburn and Sunbury, and is consistent with the range of activities and events that Council has staged throughout the ANZAC Centenary;</p> <p>2.4. Notes that the event will also be used to gauge community interest in the event ongoing and assess whether there is interest for the continuation of the community organizing committee beyond 2018. If so, ongoing responsibility to plan an annual ANZAC Day Service in Broadmeadows Town Park will transition from Council to the community;</p> <p>2.5. Notes the ANZAC Day service and associated costs of approximately \$5,000 have not been budgeted for in Council's 2017-2018 operations budget and approves the additional funds of \$5,000 to stage the commemorative service.</p>	283
		CARRIED

Report No.	Report	Page in Agenda
GE224	<p>Correspondence received from or sent to Government Ministers or Members of Parliament - July 2017</p> <p>Moved Cr Jack Medcraft, Seconded Cr Jodi Jackson</p> <p>That Council notes this report on correspondence sent to and received from Government Ministers and Members of Parliament.</p>	286
		CARRIED

Reports Not Otherwise Dealt With

Moved Cr Carly Moore, **Seconded** Cr Naim Kurt

THAT the recommendations relating to:

Report No.	Report	Page in Agenda
CC056	Sports Aid Grants - August 2017	4
SU236	1 Greenacre Grove, Gladstone Park- Development of three double storey dwellings.	31
SU239	1350 Pascoe Vale Road, Coolaroo - Amendment to Planning Permit P14924.03 to change the preamble to remove reference to a Car Wash and allow the use and development of a Convenience Restaurant, including various modifications to the conditions of the permit.	86

SU240	27 Gordon Street Tullamarine- development of three double storey dwellings and one single storey dwelling	107
SU241	23 Gordon Street, Tullamarine - Construction of three double storey dwellings and one single storey dwelling	122
SU242	Statutory Planning Monthly Report August 2017	140
GE220	Review of Council Policy Register	201
GE221	S163 Agreement - Building Act 1993 3 Glenmore Place Greenvale	279
GE222	S163 Agreement - Building Act 1993 6 Maple Court Campbellfield	281

be adopted.

CARRIED

Report No.	Report	Page in Agenda
CC056	Sports Aid Grants - August 2017	4

Moved Cr Carly Moore, **Seconded** Cr Naim Kurt

That Council award the following individuals a Hume City Council Sports Aid Grant:

Name	Sport	Travel Category	Amount
Markis Atoa	Rugby League	State Representation with Interstate Travel	\$400.00
Tuilepogai Ieremia	Rugby League	State Representation with Interstate Travel	\$400.00
Alexander Mercier	Lacrosse	State Representation with Interstate Travel	\$400.00
Dean Ieremia	Rugby League	State Representation with Interstate Travel	\$400.00

CARRIED

Report No.	Report	Page in Agenda
SU236	1 Greenacre Grove, Gladstone Park- Development of three double storey dwellings.	31

Moved Cr Carly Moore, **Seconded** Cr Naim Kurt

That Council, having considered the application on its merits and the objections received, resolves to issue a Notice of Decision to Grant a Planning Permit for the development of three double storey dwellings at 1 Greenacre Grove, Gladstone Park subject to the following conditions:

- Before the development permitted by this permit commences, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans dated 17/3/17 TP1 to TP3 and TP7 but modified to show:**

- a) The garage and study of dwelling 1 moved back an additional 1 metre from the street to increase the street setback on Greenacre Grove.
 - b) The existing crossover removed with the kerb, channel and nature strip re-instated.
 - c) The side entry pit along Aylesbury Crescent street frontage where the crossover of dwelling 3 would be located is to be modified to be a heavy duty channel grated pit.
 - d) Removal of the footpath from within the front setbacks of dwellings 2 and 3 so that the front porches are accessed from the driveway in order to maximise permeable surfaces.
 - e) All first floor windows on the west elevation of dwellings 1, 2 and 3 to be obscure glazed and non-openable to 1.7 metres from the internal finished floor area in accordance with Standard B22 of Clause 55 of the Hume Planning Scheme.
2. The development shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.
 3. The external materials, finishes and paint colours of the approved building must be to the satisfaction of the responsible authority.
 4. All services, including water, electricity, gas, sewerage and telephone, must be located and installed underground to the satisfaction of the responsible authority.
 5. Except with the prior written consent of the responsible authority, no service equipment or architectural features other than those shown on the endorsed plans are permitted above the roof level of the buildings.
 6. The landscape area(s) shown on the endorsed plan(s) must be planted and maintained to the satisfaction of the responsible authority and once landscaped must not be used for any other purpose. Maintenance must include the removal of weeds and the replacement of any dead plants in accordance with the endorsed landscape planting schedule.
 7. Areas set aside for the parking of vehicles together with the aisles and access lanes must be properly formed to such levels that they can be utilised in accordance with the endorsed plan(s) and must be drained and provided with an all-weather seal coat. The areas must be constructed, drained and provided and maintained in a continuously useable condition to the satisfaction of the responsible authority.

The areas must be maintained in a useable condition to the satisfaction of the responsible authority.
 8. Car spaces, access lanes and driveways shown on the endorsed plan must be kept available for these purposes at all times to the satisfaction of the responsible authority.

9. Before the development is occupied, vehicle access to and from the land from any roadway or service lane must be by way of a vehicle crossing constructed in accordance with Council's Vehicle Crossing Specifications to suit the proposed driveway(s) and the vehicles that will use the crossing(s). After obtaining a road opening permit from Council, the location, design and construction of the vehicle crossing(s) must be approved by the responsible authority.
10. Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the landscape plan will be endorsed and will then form part of the permit. The plan must be prepared by a suitably qualified person drawn to scale with dimensions and three copies must be provided. The landscaping plan must show:
 - a. a survey (including botanical names) of all existing vegetation to be retained and/or removed;
 - b. buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary;
 - c. details of surface finishes of pathways and driveways;
 - d. a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant;
 - e. landscaping and planting within all open areas;
 - f. One large canopy tree (minimum two metres tall when planted) and understorey landscaping in the site frontage.
 - g. a tree protection zone and structural root zone for each tree to be retained; and
 - h. the location and details of root control barriers;
11. Stormwater from all paved area must be drained to underground stormwater system.
12. Any cut or fill must not interfere with the natural overland stormwater flow.
13. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during construction.
14. Prior to the removal of any street trees, consent is required from Council's Parks Department. All associated fees for the removal and replacement of trees must be paid by the owner/developer to Council. Street trees must only be removed by Council's Parks Department after the associated fees have been paid.
15. This permit will expire if one of the following circumstances applies:
 - the development is not started within three years of the date of this permit; or
 - the development is not completed within six years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing:

- before or within six months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

NOTE:

If a request for an extension of commencement/completion dates is made out of the time allowed by condition 15, the responsible authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.

Permit Notes:

- An application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing must be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details must be attached to the application. Any service relocations must be carried out to the approval of the Service Authority and at the owners cost.
- A drainage investigation is required for this development (fees apply). Stormwater plans must be submitted to Council's Civil Design section for assessment. This will determine if an on-site detention system, upgrading of Council's existing drainage pipes or new drainage pipes are required for the site.
- Following the drainage investigation, internal drainage plans must be submitted to Council's Civil Design Department for approval.
- An application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing must be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details must be attached to the application form.
- An application for a Legal Point of Stormwater Discharge is required to be obtained from Council.
- Approval is required from Council and other responsible authorities for the construction of the garage to be built on the easement.
- Prior to the commencement of any works within the road reserve an application to work within a Hume City Council's road reserve' is required to be submitted to Council for approval.
- Any services within the road reserve requiring relocation must be approved by the relevant service authority and carried out and completed to the satisfaction of the responsible authority.

CARRIED

Report No.	Report	Page in Agenda
SU239	1350 Pascoe Vale Road, Coolaroo - Amendment to Planning Permit P14924.03 to change the preamble to remove reference to a Car Wash and allow the use and development of a Convenience Restaurant, including various modifications to the conditions of the permit.	86

Moved Cr Carly Moore, Seconded Cr Naim Kurt

That Council having considered the application, resolves to approve the proposed amendment to Planning Permit P14924.03 by amending the preamble of the Planning Permit to remove the reference to a car wash and which consequently should now be read as follows:

Allow the use and development of a convenience restaurant, take away food premises, convenience shop, service station, medical centre and indoor recreation facility (gym) with associated business signage and a reduction in loading bay requirements at 1350 Pascoe Vale Road, Coolaroo. Additionally, the permit conditions will be modified as follows:

- a) Amend Condition 6 to delete reference to the car wash and introduce operating hours for the convenience restaurant as follows:

Monday to Friday– 5.30am to 11:00pm

Saturday – 6:00am to 11:30pm

Sunday – 7:00am to 11:00pm

- b) Amend Condition 22 to alter the maximum number of patrons permitted within the convenience restaurant to 47 as follows:

Accommodation for patrons within the convenience restaurant must not exceed 47 seats except with the written consent of the responsible authority.

- c) Amend Condition 37 to alter the signage expiry date to 15 years as follows:

This permit in relation to advertising signs expires 15 years after the date it is issued. To allow the sign to continue to be displayed, a new application must be made to the responsible authority.

- d) Amend Condition 4c, to be replaced as follows:

External lighting must be installed or baffled such that it does not cause light spillage above the horizontal plane or beyond the subject site in order to prevent potential visual distraction to pilots.

- e) Amend Condition 4d, to be replaced as follows:

If any new landscaping is to occur on the site it must not comprise bird attracted species which may impact on safe aircraft operations and must comply with the Melbourne Airport Planting Guidelines.

- f) Add a new condition as follows:

Any structure or building activity (including construction cranes) on the subject land either permanent or temporary, must not penetrate “prescribed airspace” surfaces without the approval of Melbourne Airport in accordance with the Airports (Protection of Airspace) Regulations 1996.

- g) Add a new condition as follows:
Any activity on the subject land must not result in the emissions of smoke, dust or other particulate matter or the emission of steam or other gas, where these emissions are capable of affecting the ability of aircraft to operate in the prescribed airspace in accordance with Visual Flight Rules.
- h) Add a new note as follows:
'Any building allowed by this permit for the restricted retail, play centre and offices must be constructed so as to comply with any noise attenuation measures required by Section 3 of Australian Standard AS 2021-2015, *Acoustics - Aircraft Noise Intrusion – Building Siting and Construction*, issued by Standards Australia International Ltd.'
- i) Delete Condition 4a. This Condition is replaced by the note inserted as per point i).
- j) Delete Condition 1k which was introduced to cater to the car wash.
- k) Delete Condition 1l which was introduced to cater to the car wash.
- l) Delete Condition 1h which was introduced to cater to the car wash.
- m) Renumber conditions accordingly.

CARRIED

Report No.	Report	Page in Agenda
SU240	27 Gordon Street Tullamarine- development of three double storey dwellings and one single storey dwelling	107

Moved Cr Carly Moore, Seconded Cr Naim Kurt

That Council, having considered the application on its merits and the objections received, resolves to issue a Notice of Decision to Grant a Planning Permit for the development of three double storey dwellings and one single storey dwelling at 27 Gordon Street, Tullamarine subject to the following conditions:

1. Before the development permitted by this permit commences, three copies of plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with plan reference TP1/5-TP5/5, 28th February 2017 but modified to show:
 - a) The provision of bollard lighting for the common accessway.
2. The development shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.
3. Once the approved development has started, it must be continued and completed to the satisfaction of the responsible authority.

4. The development permitted by this permit must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality.
5. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority such that no direct light is emitted outside the boundaries of the subject land.
6. Any equipment required for refrigeration, air-conditioning, heating and the like must be located on the subject land or premises and/or must be suitably insulated for the purpose of reducing noise emissions, to the satisfaction of the Responsible Authority.
7. All external materials, finishes and paint colours are to be to the satisfaction of the Responsible Authority.
8. All external cladding and roofing of the buildings hereby permitted must be of a non-reflective nature and must be coloured or painted in muted shades satisfactory to the Responsible Authority.
9. Areas set aside for the parking of vehicles together with the aisles and access lanes must be properly formed to such levels that they can be utilised in accordance with the endorsed plan(s) and must be drained and provided with an all-weather seal coat. The areas must be constructed, drained and provided and maintained in a continuously useable condition to the satisfaction of the Responsible Authority.
10. No parking is permitted between the garage of Dwelling 3 and the car space of Dwelling 4 at any given time.
11. Areas set aside for the parking and movement of vehicles as shown on the endorsed plan(s) must be made available for such use and must not be used for any other purpose.
12. Any services within the road reserve that require relocation must be approved by the relevant service authority and any such relocation must be made at the owner's or developer's cost.
13. Prior to the occupation of the dwellings, the 1.9 metre high dividing fence shown on the endorsed plans must be installed at finished ground level to the satisfaction of the responsible authority.
14. The development permitted by this permit must not be commenced until a satisfactory landscape plan for the whole of the subject land is submitted to and approved by the Responsible Authority. Such plan must show the area(s) set aside for landscaping and in accordance with Council's guidelines and include a schedule of all proposed trees, shrubs and groundcover (including size of maturity and botanical names), and when approved an endorsed copy must form part of this permit.
15. Before the use allowed by this permit starts or the development is occupied, landscaping works as shown on the endorsed plan(s) must be completed to the satisfaction of the Responsible Authority.

16. The landscape area(s) shown on the endorsed plan(s) must be planted and maintained to the satisfaction of the Responsible Authority and once landscaped must not be used for any other purpose. Maintenance must include the removal of weeds and the replacement of any dead plants in accordance with the endorsed landscape planting schedule.
17. The whole of the subject land, including any landscaped and paved areas, must be graded and drained to the satisfaction of the Responsible Authority so as to prevent the discharge of stormwater causing damage/nuisance from the subject land across any road or footpath or onto adjoining land. All stormwater storage tanks must have the overflow pipe connected to the legal point of discharge.
18. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain to a Council nominated point of discharge in a road or to an underground pipe drain and the drainage system must be designed to the requirements and satisfaction of the relevant Building Surveyor.
19. Effluent or polluted drainage must not be allowed to discharge beyond the boundaries of the subject land onto other land or any street or road or directly or indirectly into any watercourse.
20. Any cut or fill must not interfere with the natural overland stormwater flow.
21. No polluted and/or sediment laden runoff is to be discharge directly or indirectly into Council's drains or watercourses during and after development.
22. This permit will expire if one of the following circumstances applies:
 - a) the development is not started within three years of the date of this permit; or
 - b) the development is not completed within six years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing:

- before or within six months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

NOTE:

If a request for an extension of commencement/completion dates is made out of time allowed, the responsible authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.

Permit Notes:

- An application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing is to be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details is to be attached to the application. Any service relocations are to the approval of the Service Authority and at the owners cost.

- Any modifications to existing vehicle crossings require an application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing is to be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details is to be attached to the application.
- An application for Legal Point of Stormwater discharge is required to obtain approval for the connection to the legal point of discharge.
- Any service relocations are to the approval of the service authority and at the owners cost.
- Prior to any works being carried out within the road reserve (nature strip), an application for "Non Utility Minor Works within the Municipal Road Reserve" must be lodged and approved by Council.
- Approval is required from Council and other responsible authorities for the construction of the garage over the side easement.

CARRIED

Report No.	Report	Page in Agenda
SU241	23 Gordon Street, Tullamarine - Construction of three double storey dwellings and one single storey dwelling	122

Moved Cr Carly Moore, Seconded Cr Naim Kurt

That Council, having considered the application on its merits and the objections received, resolves to issue a Notice of Decision to Grant a Planning Permit for the development of three double storey dwellings and one single storey dwelling at 23 Gordon Street, Tullamarine subject to the following conditions:

1. Before the development permitted by this permit commences, three copies of plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with plan reference TP-01 to 08 Revision E, 10 June 2016 but modified to show:
 - a) The accessway width adjacent to the garage entrances for Dwellings 1 and 2 to be increased to 5.8m.
 - b) The Dwelling 3 garage entrance increased in width to 3m.
 - c) The provision of bollard lighting for the common accessway.
2. Before the development permitted by this permit commences, the permit holder must contact Council's Parks Department (9205 2302) to arrange for:
 - a) the removal or relocation of the street tree within the Gordon Street road reservation adjacent to the proposed vehicle crossing;

- b) In the instance of the street tree on Gordon Street requiring removal, it's replacement with an approved species within the Gordon Street road reservation a minimum of 2.5m from the proposed shared vehicle crossing.

The permit holder must pay the following costs to Council's Parks Department:

- c) Tree Removal \$181 per tree
d) Tree replacement \$483 per tree

All costs are subject to GST. The tree must only be removed by a responsible staff member from Council's Parks Department or a Council recommended contractor. It is an offence to prune or remove trees on Council land without prior consent from Council.

3. The development as shown on the endorsed plans or described in the endorsed documents must not be altered or modified except with the written consent of the Responsible Authority.
4. Once the development permitted by this permit has commenced, it must be continued, completed and maintained thereafter to the satisfaction of the Responsible Authority.
5. The development permitted by this permit must not, in the opinion of the Responsible Authority, adversely affect the amenity of the locality.
6. Prior to the occupation of the dwellings hereby approved, the 1.9m high paling fence as shown on the endorsed plans along the north, south and western boundaries must be positioned on any finished ground levels to the satisfaction of the responsible authority
7. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority such that no direct light is emitted outside the boundaries of the subject land.
8. Any equipment required for refrigeration, air-conditioning, heating and the like must be located on the subject land or premises and/or must be suitably insulated for the purpose of reducing noise emissions, to the satisfaction of the Responsible Authority.
9. All external materials, finishes and paint colours are to be to the satisfaction of the Responsible Authority.
10. All external cladding and roofing of the buildings hereby permitted must be of a non-reflective nature and must be coloured or painted in muted shades satisfactory to the Responsible Authority.
11. Areas set aside for the parking of vehicles together with the aisles and access lanes must be properly formed to such levels that they can be utilised in accordance with the endorsed plan(s) and must be drained and provided with an all-weather seal coat. The areas must be constructed, drained and provided and maintained in a continuously useable condition to the satisfaction of the Responsible Authority.
12. Areas set aside for the parking and movement of vehicles as shown on the endorsed plan(s) must be made available for such use and must not be used for any other purpose.

13. Vehicle access to and from the subject land from any roadway or service lane must be by way of a vehicle crossing constructed in accordance with Council's Vehicle Crossing Specifications to suit the proposed driveway(s) and the vehicles that will use the crossing(s). The location, design and construction of the vehicle crossing(s) must be approved by the Responsible Authority after first obtaining a road opening permit from Council.
14. Any existing unused vehicle crossing(s) not required as part of the development hereby permitted must be removed and replaced with kerb and channel, footpath and nature strip to the satisfaction of the Responsible Authority.
15. Any services within the road reserve that require relocation must be approved by the relevant service authority and any such relocation must be made at the owner's or developer's cost.
16. The development permitted by this permit must not be commenced until a satisfactory landscape plan for the whole of the subject land is submitted to and approved by the Responsible Authority. Such plan must show the area(s) set aside for landscaping and in accordance with Council's guidelines and include a schedule of all proposed trees, shrubs and groundcover (including size of maturity and botanical names), and when approved an endorsed copy must form part of this permit.
17. Before the use allowed by this permit starts or the development is occupied, landscaping works as shown on the endorsed plan(s) must be completed to the satisfaction of the Responsible Authority.
18. The landscape area(s) shown on the endorsed plan(s) must be planted and maintained to the satisfaction of the Responsible Authority and once landscaped must not be used for any other purpose. Maintenance must include the removal of weeds and the replacement of any dead plants in accordance with the endorsed landscape planting schedule.
19. The whole of the subject land, including any landscaped and paved areas, must be graded and drained to the satisfaction of the Responsible Authority so as to prevent the discharge of stormwater causing damage/nuisance from the subject land across any road or footpath or onto adjoining land. All stormwater storage tanks must have the overflow pipe connected to the legal point of discharge.
20. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain to a Council nominated point of discharge in a road or to an underground pipe drain and the drainage system must be designed to the requirements and satisfaction of the relevant Building Surveyor.
21. Effluent or polluted drainage must not be allowed to discharge beyond the boundaries of the subject land onto other land or any street or road or directly or indirectly into any watercourse.
22. Any cut or fill must not interfere with the natural overland stormwater flow.

23. No polluted and/or sediment laden runoff is to be discharge directly or indirectly into Council's drains or watercourses during and after development.
24. This permit will expire if one of the following circumstances applies:
 - a) the development is not started within three years of the date of this permit; or
 - b) the development is not completed within six years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing:

- c) before or within six months after the permit expiry date, where the use or development allowed by the permit has not yet started; or
- d) within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

NOTES:

1. If a request for an extension of commencement/completion dates is made out of time allowed by condition, the responsible authority cannot consider the request and the permit holder will not be able to apply to VCAT for a review of the matter.
2. An application for a 'Consent to Dig in the Road Reserve' permit for a vehicle crossing is to be submitted to Council for approval. A copy of the Council endorsed plan showing all vehicle crossing details is to be attached to the application. Any service relocations are to the approval of the service authority and at the owners cost.
3. The proposed crossover must have a minimum clearance of 2.5m to any tree or consultation with Council's Parks Department.
4. Approval is required from Council and other responsible authorities prior to the construction of the garage for Dwelling 4 over the 2.44m wide drainage, sewerage and gas easement along the western boundary of the land.
5. Application for Legal Point of Stormwater Discharge is required prior to connecting to the legal point of discharge.
6. Drainage investigation is required for this development (fees apply). Plans are to be submitted to Council's Civil Design Department for assessment. This will determine if on-site detention system, upgrading of Council's existing drainage pipes or new drainage pipes are required by the owners/developers.
Following the drainage investigation, internal drainage plans are to be submitted to Council's Civil Design Department for approval.
7. The construction of any buildings (including sheds and outbuildings) within the 1.83m wide drainage easement will require separate approval from Council's Assets Department and any other relevant authority.

CARRIED

Report No.	Report	Page in Agenda
SU242	Statutory Planning Monthly Report August 2017 Moved Cr Carly Moore, Seconded Cr Naim Kurt That the report be noted.	140
		CARRIED
Report No.	Report	Page in Agenda
GE220	Review of Council Policy Register Moved Cr Carly Moore, Seconded Cr Naim Kurt 2.1 That Council notes those policies listed in Table 1 of this report as being current policies, which require no further action at this time. 2.2 That Council notes those policies listed in Table 2 of this report are past their review dates, but which are currently under active review for presentation to Council. 2.3 That Council re-adopts the Flyers and Petitions – Display at Council Buildings Policy as listed in Table 3 of this report (which is provided as Attachment 1), without any amendment to policy content, to June 2022. 2.4 That Council re-adopts without amendment to June 2018 those policies listed in Table 4 of this report (which are provided as Attachment 2), which are past their review dates, and notes that these policies will be reviewed and presented to Council prior to June 2018. 2.5 That Council revokes those policies listed in Table 5 of this report (which are provided as Attachment 3). 2.6 That Council notes that the Responsible Officers and Departments listed against each policy in Tables 1 to 4 are current and correct, and that where applicable, policies available on Council’s website will be updated so that they show the current Responsible Officer and Department.	201
		CARRIED
Report No.	Report	Page in Agenda
GE221	S163 Agreement - Building Act 1993 3 Glenmore Place Greenvale Moved Cr Carly Moore, Seconded Cr Naim Kurt That: 2.1 Four copies of the Agreement detailed in this report be executed and sealed by Council. 2.2 a copy of the sealed agreement is to be given to the land owners. 2.3 the sealed agreement be registered on the title appurtenant to the land. 2.4 a copy of the sealed agreement be lodged with the Building Appeals Board.	279
		CARRIED

Report No.	Report	Page in Agenda
GE222	S163 Agreement - Building Act 1993 6 Maple Court Campbellfield Moved Cr Carly Moore, Seconded Cr Naim Kurt That: 2.1 Four copies of the Agreement detailed in this report be executed and sealed by Council. 2.2 a copy of the sealed agreement is to be given to the land owners. 2.3 the sealed agreement be registered on the title appurtenant to the land. 2.4 a copy of the sealed agreement be lodged with the Building Appeals Board.	281

CARRIED

5. CONFIDENTIAL MATTERS

The Meeting may be closed to members of the public to consider confidential matters.

Moved Cr Naim Kurt, **Seconded** Cr Ann Potter

THAT the Council close the meeting to the public pursuant to Section 89(2) (sub sections as listed), of the Local Government Act 1989 to consider the following items, which are confidential for the reasons indicated:

Report No.	Title	Reason for Confidential
COSU072	Construction and Redevelopment Works to the Broadmeadows Town Hall	(d) contractual matters
COCC020	Road Reconstruction of Garner Parade, Dallas	(d) contractual matters
COGE151	Capital Works Program Update	(d) contractual matters
COGE152	Rates Report	(b) the personal hardship of any resident or ratepayer
COGE153	Precinct Development Contribution Plan – Property Report	(e) proposed developments
COGE154	Designation of Information provided at Strategy and Policy Briefings as confidential information	(h) any other matter which the Council or special committee considers would prejudice the Council or any person

CARRIED

The meeting was closed to the public at 8:40 PM.

The meeting was reopened to the public at 9:00 PM.

6 CLOSURE OF MEETING

The meeting closed at 9:00 PM

.....
COUNCILLOR DREW JESSOP
MAYOR